

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 1:30 p.m. Tuesday, July 19, 2005**  
**Glenn S. Dumke Auditorium**

Kyriakos Tsakopoulos, Chair  
Moctesuma Esparza, Vice Chair  
Larry Adamson  
George G. Gowgani  
Melinda Guzman Moore  
Corey Jackson  
Kathleen E. Kaiser

#### **Consent Items**

Approval of Minutes of Meeting of May 10, 2005

1. Amend the 2005/2006 Capital Outlay Program, Nonstate Funded, *Action*

#### **Discussion Items**

2. California Environmental Quality Act Annual Report, *Information*
3. Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Change at San Diego State University, *Action*
4. Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Change at California State University, Chico, *Action*
5. Status Report on the 2005/2006 State Funded Capital Outlay Program, *Information*
6. Revised Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management, *Information*
7. Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2007/2008–2011/2012, *Action*
8. Approval of Schematic Plans, *Action*

**MINUTES OF MEETING OF  
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Trustees of The California State University  
Office of the Chancellor  
401 Golden Shore  
Long Beach, California**

**May 10, 2005**

**Members Present**

Raymond W. Holdsworth, Acting Chair  
Jeffrey L. Bleich  
Moctesuma Esparza  
Murray L. Galinson, Chair of the Board  
George G. Gowgani  
Kathleen E. Kaiser  
Charles B. Reed, Chancellor

**Approval of Minutes**

The minutes of March 15, 2005 were approved as submitted.

**Amend the 2004/05 Capital Outlay Program, Nonstate Funded**

With the concurrence of the committee, Chair Holdsworth presented Agenda Item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 05-05-07).

**Status Report on the 2005/2006 State Funded Capital Outlay Program**

Ms. Elvyra San Juan, assistant vice chancellor, capital planning, design and construction, presented agenda item 2. Ms. San Juan reported that significant progress has been made in the approval of the capital program by both the Assembly and Senate subcommittees. The Assembly subcommittee approved the capital program per the Governor's budget on April 27. The proposed changes by capital planning, design, and construction to projects at Pomona and East Bay to address scope changes and cost increases (noted at the March trustees' meeting) were approved by the Department of Finance as reflected in the May 1<sup>st</sup> Technical Letter. The Senate subcommittee approved the entire program including the May 1<sup>st</sup> changes on May 9. It is anticipated that the May Revision of the Governor's budget will include the capital renewal program. The other remaining action is approval of the projects included in the May 1<sup>st</sup> Technical Letter by the Assembly subcommittee.

Ms. San Juan gave a brief report on the progress of the Sustainability Advisory Committee, which met on Saturday, May 7, in San Luis Obispo to facilitate attendance by student and faculty committee members. The committee reviewed the draft report on energy conservation and renewable energy generation. The committee agreed in principle on proposed policy language

for energy conservation, renewable energy, and incorporation of a LEED or LEED equivalent design target. The committee continues to work towards a July item to the trustees addressing the proposed policy additions.

Mr. Tylor Middlestadt, ASI Vice President and President-elect at Cal Poly San Luis Obispo and student member of the Sustainability Advisory Committee, gave a brief presentation on the importance of the sustainability policy, emphasizing the importance of setting goals in order to achieve results that both protect and sustain the environment.

Dr. Woody Clark, Energy Director for the Los Angeles Community College District, also gave a brief presentation on the sustainability policy, stating how he believed the CSU could successfully implement sustainability both financially and programmatically.

### **Draft State and Nonstate Funded Five-Year Capital Improvement Program 2006/2007 through 2010/2011**

With the use of a slide presentation, Ms. San Juan presented the item, which seeks trustee approval of the draft five-year capital improvement program and the 2006/07 capital outlay program. The draft program was included in the mail out of the trustees' agenda materials. Funding for the program is dependent upon a new two-year general obligation bond, or absent a general obligation bond, legislative approval of lease revenue bond funds. The anticipated level of funding is \$345 million per year based on the Governor's Compact.

The draft list of state funded projects is only partially ranked, consistent with the criteria the trustees approved to set priorities for the 2006/07 program. Finalized multiyear enrollment projections, the Department of General Services' cost index for 2006/07, and further refinements to project scope and budget will be included in the final program in September.

The state funding summary for the 5-year program shows that the CSU has primarily relied on general obligation bonds to fund the state funded capital outlay program. Lease revenue bond funds have been used when the General Obligation bonds have failed and limited general funds have been used when the state could afford it. The 2006/07 program includes a number of projects requesting preliminary design funds only, recognizing the need for more time during the design phase.

Trustee Kaiser expressed concerns over doubling the capital request in the next year.

Ms. San Juan responded that the subsequent phases, of projects started in 2006/07, for working drawings and construction drives the significant increase in 2007/08.

Trustee Foster asked about the significant increases in capital need over the present funding levels, and how that need would be met.

Executive Vice Chancellor Richard West responded that it is clear that in the next year or two alternatives to traditional financing of capital need to be examined. The Governor's Compact

called for \$345 million, which could be funded from lease revenue bonds, but this is not the long-term solution. Other options need to be considered.

Trustee Foster requested a presentation of options for funding future capital needs in the near future. This report will be prepared for the September trustees' meeting.

Trustee Holdsworth asked if deferred maintenance was included in the projected capital need.

Ms. San Juan stated that the capital plan does include renovations and renewal of older buildings.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-05-08).

**Certify the Final Supplemental Environmental Impact Report, Approve the Campus Master Plan Revision and Amend the Nonstate Funded Capital Outlay Program for the Home Depot Center, Phase II at California State University, Dominguez Hills**

Ms. San Juan presented this item with a slide presentation. In May 2000, the trustees approved the concept of a public/private partnership with Anschutz Southern California Sports Complex to construct and operate a sports complex on the Dominguez Hills campus. The development plan was approved in September 2000 and in June 2001 the Board of Trustees approved the proposed master plan and certified the final EIR siting the sports complex facilities.

In November 2004, the Board of Trustees approved the concept plan for a second phase of development. The additional development is proposed to be located on the existing leased area currently used for parking. It includes a field house, a training center office complex, an athletes' dormitory, and a hotel. The estimated cost is \$55 million, which will be entirely funded by Anschutz Entertainment Group (AEG). The final supplemental EIR, together with the prior certified national training center final EIR analysis of environmental impacts, identifies mitigation measures and responds to public comment. The one remaining unavoidable significant impact is in the area of construction noise as it impacts university operations. A portable sound attenuator will be constructed and used during construction.

Trustee Holdsworth introduced the speakers from the community.

Dr. Rita Boggs, community member, spoke how the impact of the project would negatively affect the community with the noise, traffic, and pollution problems.

Mr. Gil Smith, community member and resident/member of the University Heights Homeowners' Association, spoke to the board about the negative impact that this project would have on the future growth, development, and management of CSU Dominguez Hills. Mr. Smith also stated that AEG and CSU Dominguez Hills are not in compliance with the requirements of

the original final EIR regarding track and field lights and camera surveillance perimeter coverage. Copies of Mr. Smith's presentation were given to the trustees.

Dr. Rod Butler, community member, spoke to the board on how this project would be a real compliment to the City of Carson and that all negative details could be worked out through reason and logic.

Ms. Cybil Brown, community member, stated that she lives in the mobile home park about 500 feet from the university and she fully supports the Home Depot project, and welcomes the hotel as well.

Pastor Joshua Canales, pastor of youth at Mission Ebenezer Family Church, presented a letter written by his father, Pastor Isaac Canales, in support of the Home Depot Center, Phase II project. He spoke about how important the Home Depot Center is to his congregation.

Mr. Brian Raber, graduate from CSU Dominguez Hills, resident of Carson and a member of the Carson Economics Development Commission, spoke to the board in favor of the Phase II project. He's a season ticket holder for the Los Angeles Galaxy games, and attends other events at the Home Depot Center. He has never experienced any negative impacts with the center and is fully in support of the project.

Ms. Margaret Blue, Academic Senate Chair at CSU Dominguez Hills, also in spoke favor of the project.

Mr. Robert Leslie, community member, opposing the project, was the final speaker.

Following the last community speaker, Trustee Guerra directed a question to CSU Fullerton President Milton Gordon, regarding the impact of the Marriott Hotel on academic life. President Gordon responded that the hotel, which was built 17 years ago, has had minimal impact on campus life, largely due to both its relatively small size and location. Trustee Guerra asked CSU Dominguez Hills President James Lyons to comment on the campus name recognition issue, CSU Dominguez Hills versus Home Depot Center. President Lyons responded that this was a critical issue, and that he continues to have conversations with AEG to ensure that the campus name is used in media spots advertising events occurring at the Home Depot Center.

Trustee Carter requested more information on unfulfilled commitments from Phase I of the Home Depot Center, as reported by some community speakers.

Chair Galinson asked Richard West and Vi San Juan to follow up on Trustee Carter's request, also referring to Mr. Gil Smith's letter, which discusses commitments not met from Phase I of the Home Depot Center development.

Trustee Esparza added that he wants formal assurance that all unfulfilled commitments of Phase I are resolved prior to approving the second phase. He stated that if the commitments are not made contractual, it is unlikely that AEG will respond. Trustee Esparza also expressed concern whether the projected revenue resulting from the project was comparable to market rates. He

further stated dissatisfaction over the agreement that the City of Carson would not receive a bed tax from the proposed hotel.

Trustee Achtenberg reiterated the importance of promoting the CSU Dominguez Hills name versus 'Home Depot Center' for all media and promotional releases.

A question regarding AEG's position on name recognition was posed to Mr. Ted Tanner, Senior Vice President, AEG. Mr. Tanner stated that the company takes their commitments seriously, but would be agreeable to a contractual obligation protecting the university's name recognition.

Trustee Guzman Moore asked if the timing for the project dictated that the item be approved today.

Trustee Esparza articulated that the contract regarding name recognition should include specifications for any third-party licensing agreements.

The trustees continued to discuss their concern that there exists noncompliance with the original EIR, in addition to the matters over campus name recognition and whether the projected revenue was comparable to market rates.

Mr. Gil Smith spoke to clearly state that the University Heights Homeowners' Association letter never said that CSU Dominguez Hills was in full compliance with the original EIR.

Trustee Holdsworth requested that the chancellor provide information in response to the three issues raised by various Trustees at the July Board meeting. Trustee Esparza also asked if the item needed to be approved today. Mr. Tanner responded affirmatively, in order to keep the project on schedule and avoid the withdrawal of the hotel operator.

Trustee Kaiser made a motion to amend the proposed resolution per the trustees' request for additional information on three items.

The committee recommended approval by the board of the proposed resolution as amended (RCPBG 05-05-09).

### **Approval of Schematic Plans**

This item proposed the approval of schematic plans for the CSU Bakersfield—Math and Computer Science Building, the CSU Long Beach—Peterson Hall 3 Replacement Building, the CSU Los Angeles—Student Union Replacement, the CSU Monterey Bay—Cogeneration Plant and Infrastructure Improvements, the CSU San Bernardino—College of Education, the San Diego State University—Pool Complex, and the Cal Poly San Luis Obispo—Housing Administration Building. With the use of an audio-visual presentation, Ms. San Juan presented the item. She stated that all CEQA actions on the projects had been completed and staff recommended approval.

Trustee Kaiser commented on the sustainability features on all of the proposed projects, adding that she could not imagine a more significant change in the footprint than at Monterey Bay.

Trustee Guerra made a comment regarding the \$16 fee per student in support of the pool complex at San Diego. He was concerned whether the students were getting the most for their dollars.

Sally Roush, Vice President of Business and Financial Affairs, stated that the fee is the result of a student referendum that occurred about a year ago. The pool complex will provide recreational opportunities for the students, academic activities through the exercise and nutritional program, as well as a competition venue for three woman's sports programs.

Trustee Esparza requested to have the fees, contingencies and service figures broken out instead of lumped together. It's difficult to do an analysis with the costs lumped together.

Trustee Holdsworth said that it would be in the follow up report at the next meeting.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-05-10).

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Amend the 2005/06 Capital Outlay Program, Nonstate Funded**

**Presentation By**

Elvyra F. San Juan  
Assistant Vice Chancellor  
Capital Planning, Design and Construction

**Summary**

This item requests approval to amend the 2005/06 nonstate funded capital outlay program to include the following three projects:

<b>1. California State University, Monterey Bay Center for Reading Diagnosis</b>	<b>PWCE</b>	<b>\$1,134,000</b>
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CSU Monterey Bay wishes to renovate Building 59, a former army barrack, to house the Center for Reading Diagnosis and Instruction. The center will be a regional community resource, which will provide professional development to teachers, serve as a resource and research center, and provide specialized, multi-faceted services to families to enhance reading and literacy of youths in the tri-county region (Monterey, Santa Cruz, and San Benito). The project will renovate a 5,600 gross square foot building, accommodating two small classrooms, three faculty offices, a reception area, reading assessment rooms, tutoring areas, a conference room, a workroom and storage space. The project will be funded from the Goldman Sachs Philanthropy Fund and is expected to be complete by March 2006.

<b>2. California State University, Monterey Bay North Campus Faculty and Staff Housing, Phase I</b>	<b>PWC</b>	<b>\$170,632,000</b>
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CSU Monterey Bay wishes to proceed with the design and construction of the North Campus Faculty and Staff Housing, Phase I project. The project consists of 492 residential units for faculty and staff, which will be located on approximately 87.0 acres of land in the northern quad of the campus. The project will be a mixture of 175 rental apartments and 317 for sale units (80 townhomes, 36 bungalows, and 201 detached single-family homes) at below-market prices. The project scope includes parks, landscaping, recreational facilities, and infrastructure development. The university has a critical need for affordable faculty and staff housing. This will be the first phase of a two-phase project that will provide a total of 1,025 units. The proposed housing site was included in the campus master plan that was approved by the board, November 16, 2004.

The project will be financed through the CSU Systemwide Revenue Bond program, which will be repaid by the net proceeds of the home sales, apartment rentals, and lease payments.

**3. California State University, San Marcos**  
**Parking Lot F (1,200 spaces) PWC \$3,327,000**

California State University, San Marcos wishes to proceed with the design and construction of Parking Lot F on the southern edge of the campus. Parking Lot F was previously approved for 600 spaces on 9.6 acres, but is revised to a 1,200-space parking lot to accommodate increased enrollment. The project includes 31 spaces for disabled parking, which consists of 25 standard accessible spaces and 6 van accessible spaces. The project components consist of asphalt paving, concrete curbs, light standards, code blue emergency phones, security fencing, designated pedestrian access lanes and signage. Palm Canyon Road will be extended to the new parking lot location. The university is scheduled to begin construction November 2005 and complete construction by June 2006. The project will be funded from parking reserves.

**4. Sonoma State University**  
**Real Property Acquisition A \$3,199,000**

Sonoma State wishes to proceed with the acquisition of 66.6 acres from the Sonoma State Enterprises (SSE) for faculty/staff/student housing and parking. The property is a portion of two parcels located one mile north of the campus. The SSE closed escrow in June 2005 on the acquisition of these two properties totaling 88.8 acres, for \$4,225,000. The properties are currently being used as agricultural land, consisting of open grassland fields in an unincorporated section of Sonoma County. Sonoma State University has performed the due diligence responsibilities as required by the State University Administrative Manual and has determined that no conditions exist which would cause liability to the California State University. The planning for the new land use and development of the property is subject to, and will not proceed until the necessary CEQA compliance has been completed and the trustees have certified the necessary compliance documentation. In approving this project, it is understood that should the trustees not certify the CEQA analysis for the property or the necessary entitlement, and if necessary permit approval by any responsible agencies is not obtained, then one option available is to sell the property back to SSE (Educational Code 89048(g) and (h)). The campus envisions a phased development of approximately 300 single-family attached and detached housing at affordable prices. The campus will acquire 44.4 acres using \$2,133,000 from the campus housing reserves and an additional 22.2 acres using \$1,066,000 from parking reserves. SSE will retain the remaining 22.2 acres. The EIR for the proposed use and development plan will be brought to the board for action in the summer 2006.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that:

1. The 2005/06 Nonstate Funded Capital Outlay Program be amended to include:  
1) \$1,134,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Monterey Bay, Center for Reading Diagnosis; 2) \$170,632,000 for preliminary plans, working drawings, and construction for the California State University, Monterey Bay, North Campus Faculty and Staff Housing, Phase I; 3) \$3,327,000 for preliminary plans, working drawings, and construction for the California State University, San Marcos, Parking Lot F; and 4) \$3,199,000 for the acquisition of Real Property for Sonoma State University.
  
2. The Board of Trustees recognizes and acknowledges that, in their discretionary, decision-making capacity, the approval of the purchase and acquisition of the Real Property for possible development of faculty, staff, and student housing and parking at Sonoma State University, is subject to and will not proceed until compliance with all requirements of the California Environmental Quality Act (CEQA) are met, and be it further stated that in the event the necessary CEQA compliance documentation is not certified by this board, or if any responsible agency fails to approve a required permit for development or for any other reason the property is deemed not suitable for the intended use, then the trustees will sell the property back to Sonoma State Enterprises (SSE), and SSE will reimburse to the trustees the entire purchase cost, including a reasonable processing fee.

## **COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

### **California Environmental Quality Act Annual Report**

#### **Presentation By**

Elvyra F. San Juan  
Assistant Vice Chancellor  
Capital Planning, Design and Construction

#### **Summary**

Pursuant to the Board of Trustees' policy, this information item provides the annual report on the CSU's compliance actions required by the California Environmental Quality Act (CEQA). The board must certify all Final Environmental Impact Reports (EIRs) and other CEQA compliance documents for major capital projects and major master plan revisions before approving the implementation and construction of new facilities. Certain minor projects are delegated for approval administratively to the assistant vice chancellor, capital planning design and construction.

#### **Background**

CEQA became law in 1970; it is codified in the Public Resources Code, Division 13. It is further implemented with administrative procedures (State CEQA Guidelines) published in the California Code of Regulations, Title 14, and University CEQA procedures. The board of Trustees must comply with the California Environmental Quality Act in assessing the potential environmental impacts of CSU development projects. The board is the "Lead Agency" for all CEQA approval actions involving projects sited on trustee property.

As the Lead Agency, the board has a responsibility to ensure that all relevant information on environmental impacts of a project is disclosed. They must also determine when the benefits to the educational mission of the CSU, of any particular project, will outweigh any adverse impacts that may result from the construction of improvements on a campus. The essential requirement in making these decisions is that the board, in its Findings of Fact and Statement of Overriding Considerations must, through the Administrative Record, set forth the basis for such a decision. The chancellor is delegated responsibility for implementing actions to ensure compliance for campus development projects. The assistant vice chancellor of capital planning, design and construction (CPDC) is delegated authority to approve certain capital projects (e.g., architecturally not significant or utility projects) and their related environmental compliance documents (primarily Negative Declarations). A Negative Declaration signifies that a

determination has been made that a project does not have the potential for adverse environmental impacts. Both EIRs and Negative Declarations require public notice to provide opportunity for comments from agencies and the public regarding proposed CEQA related project actions. Minor changes and adjustments to facilities typically are exempt from CEQA analysis.

### **CSU Compliance Actions**

Attachment A lists activity during 2004. In summary:

- An Environmental Impact Report (EIR) was certified for the master plan revision for Channel Islands, Humboldt and Monterey Bay campuses. Environmental Impact Reports were also certified for specific projects at Long Beach, San Diego and San Luis Obispo.
- Six Mitigated Negative Declarations and Five Negative Declarations were certified for individual capital projects.
- Fifteen Categorical Exemptions were submitted by Dominguez Hills, East Bay, Fullerton (four), Long Beach, Northridge (two), Pomona, Sacramento, San Bernardino and San Francisco (two) for Major Capital Outlay projects and minor master plan revisions that are included on Attachment A.
- Not included in Attachment A are administratively approved minor capital outlay projects for which a Notice of Exemption was submitted by the respective campus directly to the State Clearinghouse.

### **CEQA Updates**

CPDC staff continues to conduct training seminars in CEQA compliance procedures as part of the ongoing systemwide Capital Training Program. These seminars provide review of the technical and practical aspects of CEQA compliance that can reduce the time and costs to meet environmental review requirements. In this regard, no substantial amendments to the basic statutes were enacted during 2004/2005.

CPDC continues to monitor legislative bills that propose changes to CEQA compliance requirements that affect CSU policies and procedures. Of particular concern have been a number of initiatives dealing with the issue of CSU responsibility for the costs of off-site mitigation of impacts from university capital projects needed to accommodate growing enrollment demand. Based on legislative intent, the CSU is prohibited from funding these types of improvements on non-CSU owned property, and by policy does not pay for or construct such improvements. These include all off-site street, traffic, infrastructure, and mass transit improvements. This issue has consistently been a factor in litigation that attempts to exact monetary contributions and fees

from the CSU for mitigation costs that statutorily are the recognized responsibility of other public agencies. Existing CSU policies and procedures in this regard are clear, and have served to ensure appropriate consideration of these issues in all CSU construction projects and master plan revisions on the campuses.

Presently, a case involving CSU Monterey Bay is pending a hearing before the California Supreme Court, addressing the issue of off-site mitigation funding requirements. The essential issue is whether a local jurisdiction (city, county, special district) can compel the CSU to fund or otherwise participate in shared funding for major roadway and related infrastructure improvements that are identified in an EIR as necessary to mitigate potential future impacts related to the growth and development of any CSU campus. Existing statute (Government Code Section 54999 et seq.) authorizes the CSU to enter into an agreement to pay a negotiated share of the capital costs for public utility facilities where necessary to serve the capacity needs of a campus, including facilities for the provision of water, light, heat, communications, power, garbage, flood control or sewage.

THE CALIFORNIA STATE UNIVERSITY  
 CALIFORNIA ENVIRONMENTAL QUALITY ACT ANNUAL REPORT  
 January 2004 through December 2004

CAMPUS/Project	CEQA Action Prepared					
	Exempt	MIT. N.D.	N.D.	E I R	BOT Action	NOD Filed
<b>CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS</b> Certify FSEIR and Approval of the Campus Master Plan Revision				√	3/17/2004	3/19/2004
<b>CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS</b> Tennis Pavilion Parking Lot and Nature Preserve	√	√			10/21/2004 3/15/2004	10/25/2004 3/23/2004
<b>CALIFORNIA STATE UNIVERSITY, EAST BAY</b> Cellular Node and Antenna Installation	√				9/9/2004	9/13/2004
<b>CALIFORNIA STATE UNIVERSITY, FRESNO</b> ICTW <i>Schematic Plan Approval</i>	√				1/15/2004	1/15/2004
<b>CALIFORNIA STATE UNIVERSITY, FULLERTON</b> Campus Exterior Seating KHS Interior Parking Structure II <i>Schematic Plan Approval</i> Campus Wide Fire Life Safety Telecommunications Infrastructure Upgrade	√ √ √ √	√			3/11/2004 3/11/2004 11/17/2004 9/7/2004 9/7/2004	4/6/2004 4/6/2004 11/18/2004 9/13/2004 9/13/2004
<b>HUMBOLDT STATE UNIVERSITY</b> Certify FEIR and Approval of the Campus Master Plan Revision				√	11/17/2004	11/18/2004
<b>CALIFORNIA STATE UNIVERSITY, LONG BEACH</b> Parking Structures 2 and 3 <i>Schematic Plan Approval</i> Peterson Hall 3 Replacement Building Schematic Plan Approval	√			√	1/28/2004 7/20/2004	1/29/2004 7/30/2004
<b>CALIFORNIA STATE UNIVERSITY, MONTEREY BAY</b> Certify FSEIR and Approval of the Campus Master Plan Revision				√	11/17/2004	11/18/2004
<b>CALIFORNIA STATE UNIVERSITY, NORTHRIDGE</b> Exchange Food Service Facility Schematic Plan Approval Science I Replacement Schematic Plan Approval	√ √				7/8/2004 11/19/2004	7/12/2004 11/23/2004
<b>CALIFORNIA STATE POLYTECHNIC UNIVERSITY, POMONA</b> Lower Reservoir Replacement Tank Parking Structure I <i>Schematic Plan Approval</i> Library Addition and Renovation, Phase I <i>Schematic Plan Approval</i>	√	√	√		5/23/2004 1/28/2004 3/17/2004	5/27/2004 1/29/2004 3/26/2004
<b>CALIFORNIA STATE UNIVERSITY, SACRAMENTO</b> Approval of Campus Master Plan Revision Foundation Bookstore Building <i>Schematic Plan Approval</i> Infrastructure II Schematic Plan Approval	√		√ √		1/28/2004 7/14/2004 11/5/2004	1/29/2004 7/15/2004 11/9/2004
<b>CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO</b> Parking Facilities and Parking Services Building Schematic Plan Approval Approval of Campus Master Plan Revision Science Renovation Phase II Schematic Plan Approval	√		√ √		6/3/2004 7/14/2004 9/16/2004	7/2/2004 7/15/2004 9/16/2004
<b>SAN DIEGO STATE UNIVERSITY</b> Social Sciences/Parking Structure 8 <i>Schematic Plan Approval</i> BioScience Center <i>Schematic Plan Approval</i> Student Health Services Building <i>Schematic Plan Approval</i>		√		√ √	1/28/2004 3/17/2004 5/19/2004	1/29/2004 3/19/2004 5/20/2004
<b>SAN FRANCISCO STATE UNIVERSITY</b> Romberg Tiburon Center Building 36 - Phase II Renovation Schematic Plan Approval Parkmerced Lot #42 Property Acquisition J. Paul Leonard Library/Sutro Library <i>Schematic Plan Approval</i>	√ √	√			1/10/2004 1/10/2004 1/28/2004	1/14/2004 1/14/2004 1/29/2004
<b>CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO</b> Engineering/Architecture Renovation and Replacement, Phase IIA <i>Schematic Plan Approval</i> Engineering/Architecture Renov. & Replacement (NS), Phase IIA <i>Schematic Plan Approval</i> Student Housing North Project <i>Schematic Plan Approval</i> Certify FEIR for entire Stadium Expansion; Alex G. Spanos Stadium, West Bleachers and Infrastructure Improvements <i>Schematic Plan Approval</i>				√ √ √ √	1/28/2004 3/17/2004 9/15/2004 11/17/2004	1/29/2004 3/19/2004 9/16/2004 11/18/2004
<b>SONOMA STATE UNIVERSITY</b> Darwin Hall <i>Schematic Plan Approval</i>	√				2/15/2004	2/15/2004

EXEMPT           Categorical Exemption  
 MIT. N.D.       Mitigated Negative Declaration  
 N.D.             Negative Declaration  
 EIR              Environmental Impact Report  
 BOT Action     Meeting Date Action Taken (or Delegated Approval)  
 NOD Filed      Date Notice of Determination Filed with State Clearinghouse Office of Planning and Research or Date of Notice of Exemption

## **COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

### **Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Change at San Diego State University**

#### **Presentation By**

Elvyra F. San Juan  
Assistant Vice Chancellor  
Capital Planning, Design and Construction

#### **Summary**

This item requests the following actions by the Board of Trustees for San Diego State University:

1. Certify a Final Environmental Impact Report (FEIR).
2. Approve an increase in the master plan enrollment ceiling from 25,000 Full Time Equivalent Students (FTE) to 35,000 (FTE).
3. Approve the proposed campus master plan revision.

Attachment A is the proposed campus master plan. Attachment B is the existing campus master plan approved by the Board of Trustees in March 2001.

The Board of Trustees must certify that the FEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the campus master plan revision. The FEIR with Findings of Fact and Statements of Overriding Considerations, and the Environmental Mitigation Measures Monitoring and Reporting Program are available for review by the Board and the public at: [www.sdsu.edu/masterplan](http://www.sdsu.edu/masterplan). The unavoidable significant impacts resulting from the proposed master plan revision are in the areas of transportation/circulation (traffic) and air quality. All other impacts can be mitigated to below a significant level.

#### **Potential Contested Issues**

Pursuant to the trustees' request that potential contested issues be noted early in the agenda item, the following is provided:

1. Adobe Falls/North Campus Housing. This project proposes to construct 540 units of Faculty/Staff and Graduate Student Housing on existing campus land. This component of the proposed master plan revision was the focal point of 136 of the 150 public comment letters received on the Draft EIR. Central to the comments was opposition focused on traffic concerns including:

- a) the need to provide alternative access to the project site rather than access through an established single-family neighborhood, and
- b) pedestrian safety and the safety of school children in the vicinity of two schools due to the increase in vehicular traffic resulting from the Adobe Falls development.

*CSU Response:* SDSU acknowledges the community's concerns with respect to the potential traffic impacts to the Del Cerro community that would result with the development of the Adobe Falls/North Campus Housing. However, as presented in the Draft EIR Section 3.13, based on applicable City of San Diego roadway standards, the existing Del Cerro roadways have sufficient vehicle capacity to accommodate the projected increase in traffic. Therefore, while the Adobe Falls project will add additional traffic to the Del Cerro community roadways, the amount of additional traffic can be accommodated by the existing roadway system without creating unsafe or overloaded traffic conditions resulting in "significant impacts" under CEQA. A summary of the Draft EIR analysis, updated to include information received following the release of the Draft EIR, is presented in FEIR General Response 3, Del Cerro Roadway Classification (FEIR Section 10.4-12-18).

As a follow-up to the Draft EIR analysis, the FEIR includes a revision to mitigation measure TCP-18, which resulted in the inclusion of a more thorough description of the Traffic Calming Study. Additionally, in response to concerns expressed regarding access, a new mitigation measure was added, TCP-19, Alternate Access.

2. Off-Site Mitigation Contributions. A number of comments received relate to financial contributions by SDSU toward off-site mitigations, which include traffic and transportation improvements, infrastructure improvements, and other local off-site mitigation measures.

*CSU Response:* CSU is exempt and/or restricted from local land-use regulations and fee assessments, unless specified by the legislature. The California Legislature enacted Government Code Section 54999 to expressly allow state agencies to negotiate with public utility service providers for an appropriate capital facilities fee required to provide water, storm drainage, wastewater disposal, and other utility capital improvements as specified in the statute.

3. Traffic. A number of comments received relate to financial contributions by SDSU toward off-site mitigations for traffic impacts to local roadways.

*CSU Response:* The FEIR outlines significant and unavoidable impacts to city roadways, intersections, and Interstate-8 associated with new trips and trips to the project area. CEQA provides that each public agency shall mitigate or avoid the significant effects on the environment for projects it approves, or carries out, whenever it is feasible to do so (Public Resources Code Section 21002.1[b]). The CSU has specific authority to mitigate effects that occur within its

jurisdiction namely within the campus, but no authority over those that occur outside of the project site. Since the CSU cannot implement mitigation measures that are under the jurisdiction and responsibility of another agency, the impact remains significant and unavoidable under CEQA. Per CEQA guidelines, the CSU Board of Trustees, in their role as Lead Agency under CEQA, may approve a project with remaining significant environmental effects. The Board of Trustees will need to adopt a Statement of Overriding Considerations in order to approve the project with remaining significant impacts to transportation and air quality that cannot be mitigated by the CSU.

Implementation of the mitigation measures set forth in the FEIR for transportation and circulation have been determined to be the responsibility of an agency other than the CSU, and because implementation of these measures are currently disputed by the responsible agencies, mitigation of the identified impacts to a less than significant level cannot be assured by CSU, thus such impacts must be considered significant and unavoidable. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees may determine that specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the FEIR and that the identified traffic impacts are thereby acceptable because of specific overriding considerations.

### **Statement of Overriding Considerations**

A Statement of Overriding Considerations will need to be adopted by the Board of Trustees, as the statutorily authorized Lead Agency, in two impact areas in order to proceed with approval of the master plan revision and the specified near-term projects.

- 1) **Transportation and Circulation:** As previously mentioned in Potential Contested Issues above, implementation of the mitigation measures set forth in the FEIR (Section 3.13.11) for transportation and circulation have been determined to be the responsibility of an agency other than CSU/SDSU, and because implementation of these measures are currently disputed by the responsible agencies, mitigation of the identified impacts to a less than significant level cannot be assured by CSU, such impacts must be considered significant and unavoidable.
  
- 2) **Air Quality:** The FEIR air quality analysis study (FEIR Appendix C) found that there are no feasible measures available to mitigate the air quality impacts attributable to increased vehicular emissions and thereby, reduce air quality impacts to a level below significant. However, the FEIR found and includes feasible mitigations (FEIR Section 3.2.7) that would partially reduce the identified impacts. The unmitigated impacts causing reduced air quality must be considered unavoidably significant even after implementation of all feasible air quality mitigation measures. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees may determine that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the

FEIR and the identified air quality impacts are thereby acceptable because of specific overriding considerations.

## **Background**

San Diego State University was founded in 1897 in downtown San Diego as a state normal school with a primary mission of training elementary school teachers. In February 1930, the campus was relocated to Montezuma Mesa and operated from seven Spanish Colonial style buildings surrounding a main quad. In 1960, the Donahoe Higher Education Act brought each of the state colleges together as a system. By 1962, the California Department of Education mandated that all metropolitan campuses plan for a student enrollment of 20,000 full-time equivalent students (FTE). As a result, a comprehensive planning effort led to the first master plan for the campus in 1963. A number of revisions and updates in the 1970's increased the campus enrollment ceiling to 25,000 FTE. Over the subsequent thirty years several additional revisions were made to physical components of the master plan. A comprehensive planning effort in 1999 and 2000 lead to the latest revisions made in March 2001.

In May 2003, the Board of Trustees adopted a resolution directing each campus to take steps necessary to accommodate projected enrollment increases of 107,000 students by 2011 within the system. The board also directed individual campuses to review their respective current campus master plans, and where appropriate consider increasing enrollment ceilings. The board also authorized those campuses that are at or near the historical system maximum of 25,000 FTE, to prepare and present to the board campus master plan revisions that exceed 25,000 FTE enrollment.

The proposed campus master plan revision will enable SDSU to meet projected increases in student demand for higher education, as well as further enhance its status as a premier undergraduate, graduate, and applied research university. The proposed campus master plan revision and FEIR provide a framework for implementing the university's goals and programs for the campus by identifying needed buildings, facilities, improvements, and services to support campus growth and development from the current enrollment of 25,000 FTE to a new campus master plan enrollment of 35,000 FTE by the 2024/25 academic year.

SDSU began a comprehensive review of its master plan in September 2003, which has led to the completion of this master plan revision intended to guide the development of the campus through 2025 and beyond. This plan was developed in collaboration with a master plan sub-committee formed to discuss the aspects of enrollment increases, academic growth, housing, transportation, and sustainable physical growth. Input was received from the Campus Development Committee, the Academic Senate, and Associated Students. The master plan process contained a series of public meetings and presentations to various regional groups and organizations. Beyond those meetings, a formal public hearing was held during the Draft EIR public comment period, which was extended to

60 days in order to receive adequate community input and comment.

### **Enrollment Ceiling Change**

For many years, enrollment projections for higher education in California warned of a vast increase during the first decade of the 21st century. In 1995, the Department of Finance, Demographic Research Unit, projected that the CSU would enroll 406,317 students in the fall 2004 (FEIR Appendix L). The projection was only slightly off, as in fall 2004 the CSU enrolled 399,324 students. The Department of Finance is currently projecting a CSU enrollment of 506,077 students for fall 2013, the horizon year of the study. This projection anticipates an increase of almost 107,000 students to the CSU system over the next nine years. The study can be reviewed at: [www.dof.ca.gov/HTML/DEMOGRAP/POST2ND\\_04.HTM](http://www.dof.ca.gov/HTML/DEMOGRAP/POST2ND_04.HTM).

The California Postsecondary Education Commission (CPEC) also has shown concern for planning for higher education enrollment growth in California. In 2000, CPEC completed two comprehensive, long-range higher education planning reports. The reports (FEIR Appendix N), entitled *Providing for Progress; California Higher Education Enrollment Demand and Resources into the 21st Century*, and *Policy for Progress Reaffirming California Higher Education Accessibility, Affordability, and Accountability into the 21st Century*, together combine CPEC's work over the past twenty-five years and its current effort to move higher education policy forward to embrace the issues of the 21st century. In completing both reports, the Commission took into account a number of critical demographic, economic, social, and educational factors that will likely significantly influence the future course of higher education in the state. CPEC has drawn upon these reports and their respective resources collecting major findings and recommendations. Among other conclusions, the Commission's reports address California's continued burgeoning growth in higher education enrollment demand, and the state's necessity to respond.

San Diego County's population was estimated at 2.9 million in 2000. The regional planning agency, San Diego Association of Governments, has projected that the county's population will grow to over 3.4 million in 2010 and to 3.9 million in 2020, a regional growth of approximately 1 million people in a twenty-year time span (FEIR Appendix L). The CSU Office of Analytic Studies has estimated an increased demand of over 8,000 students for SDSU over the next ten years (2005-2015). (CSU Office of Analytic Studies, Enrollment Needs Study for San Diego County, FEIR Appendix N).

Enrollment for fiscal year 2003/04 was 24,156 FTE for fall semester on-campus instructional FTE and 23,403 FTE for fall 2004/05. Thus, even with the implementation of campuswide Enrollment Management policies in 1999, which artificially hold enrollment levels down, the campus is on the verge of reaching its enrollment ceiling of 25,000 FTE. Based on SDSU's proposed enrollment growth of approximately 3% per year, enrollment is projected to reach 35,000 FTE in 2024/25.

These estimates are consistent with the recent surge in undergraduate applications for enrollment. For example, for the fall 2005 semester, the university received approximately 49,000 undergraduate applications for 8,300 openings. With the proposed master planned ceiling increase to 35,000 FTE the campus will be able to support the anticipated growth projected for the region.

Therefore, the development of proposed campus master plan revision has been a concerted effort to plan for the accommodation of the projected growth in demand for higher education in the region and to meet the CSU mission of providing accessibility to higher education for the citizens of California.

### **Proposed Revisions**

- Hexagon 1:* Adobe Falls/North Campus Housing (#180-181). This project will develop a 33-acre site north of Interstate 8 (I-8) to provide 540 housing units for faculty, staff, graduate students, and retired faculty/staff housing. This project proposes to develop 20 of the 33 acres with housing. The scope for the remaining 13 acres includes park and open space uses. The park would be preserved as a wildlife area with public hiking trails to provide access to the ponds, stream and falls.
- Hexagon 2:* Alvarado Campus Park (#161-165, 171-173). This project proposes the near-term and future development of Lot D and 10.1 acres of land adjacent and northeast of the campus, currently owned by the SDSU Research Foundation. This project would provide for the long-term development of approximately 1,065,000 square feet of instructional and research space, including a 2,000-space parking structure, Parking Structure 9 (#170), and the Education Building (#106), a near term project, which had been previously master planned in Lot D.
- Hexagon 3:* Alvarado Hotel (#160). This project will construct of a 120-room, 60,000 square foot hotel on a portion of Lot C immediately north of the Villa Alvarado Residence Hall complex. This near term project will contain meeting rooms and food service facilities.
- Hexagon 4:* East Campus Residence Hall (#108). This project will construct an additional 300-bed residence hall on Lot G immediately north of the existing Cuicicalli Residence Hall complex.
- Hexagon 5:* Student Union (#66). This project will build a satellite student union on Lot L immediately north of Cox Arena to contain additional meeting and conference room space, student government offices and social and recreational space.

## **Fiscal Impact**

The proposed master plan revision will require approximately \$240 million of state funding and approximately \$320 million of nonstate funding to implement over the next twenty years. Proposed public-private partnerships, principally with the development of the Alvarado Park component, may significantly reduce the state funding required to completely implement the plan.

## **California Environmental Quality Act Action**

A FEIR has been prepared to analyze the potential significant environmental effect of the proposed master plan revision in accordance with the requirements of CEQA and the state CEQA Guidelines. The FEIR is presented to the Board of Trustees for review and certification as part of this agenda item.

## **Topics of Known Concern**

To determine the scope of environmental review necessary, a Notice of Preparation and Initial Study (NOP/IS) was distributed on October 11, 2004 for the proposed project. The NOP was circulated to interested public agencies, organizations, community groups and individuals in order to receive input on the proposed project. A public meeting was held on November 4, 2004 to obtain public input on both the proposed project and the scope and content of the Draft EIR. Additionally, presentations were made during the NOP/IS circulation period to the College Area Community Council, the Navajo Community Planners, the SDSU Ambassadors for Higher Education, the SDSU Alumni Association, the Associated Students Executive Council, the Del Cerro Action Council, the Academic Senate and the SDSU Campus Development Committee to receive input on the proposed project. A copy of the NOP/IS is included in Appendix A of the Final EIR. Based on the NOP/IS process, it was determined that implementation of the proposed project would result in either less-than-significant impacts or no impacts in the following issue areas and, therefore, these issue areas were not considered in the FEIR: (a) Agricultural Resources and (b) Mineral Resources.

Based on the NOP/IS process, this FEIR addresses the following topics: (a) Aesthetics and Visual Quality, (b) Air Quality, (c) Biological Resources, (d) Cultural Resources, (e) Geotechnical/Soils, (f) Hazards and Hazardous Materials, (g) Hydrology and Water Quality, (h) Land Use and Planning, (i) Noise, (j) Paleontological Resources, (k) Population and Housing, (l) Public Utilities and Service Systems; and (m) Transportation/Circulation and Parking.

## **FEIR Level of Project Analysis**

This FEIR is intended as both a “program EIR” and a “project EIR” under CEQA and the CEQA Guidelines. Each of the five project components has been analyzed at the program level. The

Alvarado Campus Park and the Alvarado Hotel were analyzed previously as part of the EIR for the campus master plan 2000 project. At this time, SDSU has sufficient money and site detail for development to proceed on the proposed Education Building and the Alvarado Hotel. Therefore, these two individual near term projects are analyzed in this FEIR at the project level to facilitate project development.

### **Alternatives**

Because the FEIR must identify ways to mitigate or avoid the significant environmental effects of the proposed project, this FEIR identified various alternatives to the proposed project including: (a) No Project Alternative, (b) 5,000 FTE Increase Alternative, and (c) No Adobe Falls/North Campus Housing Alternative. In addition, the alternative analysis includes two variations to the Adobe Falls/North Campus Housing project density and access. The first involves a proposal to reduce residential density by 50% (from 540 to 270 residential units). The second includes an analysis of alternative traffic routes to and from the Adobe Falls housing site. The alternative analysis also discusses several institutional alternatives (see FEIR Appendix O) in an effort to serve the projected increase in student demand at SDSU. For a detailed discussion of these alternatives see Section 5.0, *Alternatives*, of the FEIR.

The following is a summary of the findings of the analysis for each of the alternatives studied:

- (a) *No Project Alternative*: This alternative is infeasible because it would not meet any of the project objectives; it would prevent SDSU from meeting projected student enrollment demands in accordance with its legislative mandate to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend and, it would not provide any of the project benefits outlined.
- (b) *5,000 FTE Increase Alternative*: This alternative is infeasible because it would not fully meet the project objectives; it would prevent SDSU from fully meeting projected student enrollment demands in accordance with its legislative mandate to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend and, it would not provide many of the project benefits outlined.
- (c) *The No Adobe Falls/North Campus Housing Alternative*: This alternative is infeasible because it would not fully meet the project objectives; it would conflict with the CSU statewide objective of maximizing the use of existing campus facilities and academic resources to meet the needs of the university and maintain and enhance the quality of the academic environment.
- (d) *50% Adobe Falls Alternative*: This alternative is infeasible because it would not fully meet the project objectives. It would conflict with the CSU statewide objective of maximizing the use of existing campus facilities and academic resources to meet the needs of the university and maintain and enhance the quality of the academic

environment.

The following is a summary of the institutional alternatives studied and the findings of the analysis:

- (a) Expansion of Summer Term Enrollment: SDSU proposes to grow summer term enrollment to 25% of the annualized FTES.
- (b) Expanded Use of Academic Technologies: SDSU proposes to continue to expand web-enhanced instruction.
- (c) Development of Off-Campus Centers: As enrollment demand demonstrates the need to provide off-site instruction, SDSU will make every effort to address this specific need.

The study determined that institutional alternatives alone would not enable SDSU to meet the projected 20-year student enrollment demands. Each of the institutional alternatives has exhibited varying degrees of success in accommodating discrete segments of the SDSU student enrollment demands. However, because the institutional alternatives serve as a complement to, rather than a substitute for the project, implementation of the institutional alternatives will continue in conjunction with the SDSU 2005 Master Plan.

### **Comments to Notice of Preparation and Initial Study**

Comments were received in response to the NOP/IS and the public information meeting for the proposed project, addressing the following issues:

- Potential impacts to traffic and safety within the Adobe Falls and College Area communities, and the local roadway network.
- Potential impacts to housing within the College Area community.
- Potential impacts to the historical nature of the Adobe Falls and Aztec Bowl and related archeological and Native American features.
- Potential impacts to Biological Resources on the Adobe Falls site.
- Potential impacts to “waters of the United States.”
- Potential impacts associated with the current or historic use of hazardous substances on the project site.
- Potential aesthetic and visual quality impacts to the surrounding communities.

These potential issues have been analyzed and addressed in the FEIR. With the exception of the previously discussed CEQA areas of transportation/circulation (traffic) and air quality impacts, mitigation measures have been proposed in the FEIR that, if implemented, would reduce all impacts to a level below significance.

### **Availability of EIR for Public Review**

SDSU prepared a Draft Environmental Impact Report (EIR) to analyze the potential environmental effects of the proposed SDSU 2005 Master Plan Revision. The Draft EIR was made available for public review on January 18, 2005 for a 60-day period ending on March 19, 2005. One agency, the San Diego River Conservancy, at their written request was given until April 18, 2005 to respond; however no response was received by that date. A public meeting was held on March 7, 2005 for the purpose of receiving public comments on the adequacy of the information presented in the Draft EIR. During the public comment period additional presentations and workshops were held with the Del Cerro Action Council, the College Area Community Council, the College Community Redevelopment PAC, the SDSU Academic Senate, the San Diego River Coalition, the Navajo Community Planners, and other regional groups and organizations.

During the 60-day comment period over 130 comment letters were received from residents of the Del Cerro Community, generally in opposition to the development of the Adobe Falls/North Campus Housing. One comment letter was received from a College Area resident. Additionally, comment letters from eleven (11) local organizations and agencies were received as follows:

- Navajo Community Planners
- College Area Community Council
- Del Cerro Action Council
- Smoketree Homeowners Association
- City of San Diego Redevelopment Agency
- City of San Diego – Land Development Review Division
- City of San Diego – Dick Murphy, Mayor
- City of San Diego - Jim Madaffer, Councilmember 7<sup>th</sup> District
- California Department of Transportation
- San Diego Association of Governments
- San Diego Archeological Society

The FEIR includes written response to all comments received. For complete copies of the comments and written responses, please refer to the Response to Comments, Attachment C of the FEIR. Following is a summary of major comments and responses:

Comment: Many of the Del Cerro residents commented that an alternate access should be developed to the proposed site that would not utilize the local street system.

CSU Response: The Draft EIR Section 5.4 analyzed multiple alternate access routes to and from the site at the program level of review, appropriate to the level of detail available at the master planning stage. A summary of the Draft EIR analysis, updated to include information received following the

release of the Draft EIR, is presented in FEIR General Response 1, Adobe Falls/North Campus Housing Alternate Access (Section 10.4-1-6). As a follow up to the Draft EIR analysis, the FEIR does include a mitigation measure requiring further, project specific, analysis of the alternate access routes prior to the preparation of final site plans for the proposed Adobe Falls/North Campus Housing project. The mitigation measure (TCP-19) will provide that in the event the project specific analysis identifies a financially feasible alternate access route that would result in fewer environmental impacts to transportation/circulation, noise and biological resources than the currently proposed route through the adjoining Del Cerro neighborhood, then SDSU will adopt the alternate access as a means of access to/from the site.

Comment: Many of the Del Cerro residents were concerned with the potential traffic impacts to the Del Cerro community that would result from the development of the Adobe Falls/North Campus Housing component of the proposed project. Additionally, there was concern expressed regarding pedestrian safety, generally, and the safety of school children in the vicinity of the Hearst Elementary and Temple Emanuel schools, specifically, due to the increase in vehicular traffic that will result with the development of the Adobe Falls/ North Campus Housing project component.

CSU Response: As presented in the FEIR Section 3.13 and based on applicable City of San Diego roadway standards, the existing Del Cerro roadways have sufficient vehicle capacity to accommodate the projected increase in traffic. Therefore, while the Adobe Falls project will add additional traffic to the Del Cerro community roadways, the amount of additional traffic can be handled by the existing roadway system without resulting in “significant impacts” under CEQA.

There are, however, two distinct aspects of a roadway that may be evaluated. The first is the physical carrying capacity of the roadway, and the second is the “quality of life” aspects such as roadway speeds and safety. While the FEIR roadway segment analysis determined that the Del Cerro roadways could accommodate the projected increase in traffic from a capacity perspective, vehicle speeds on these streets (rather than traffic volumes) could constitute a potentially significant impact. In response, the FEIR proposed mitigation measure TCP-18, which requires the preparation of a Traffic Calming Study to determine the methods available to control and/or reduce vehicle speeds on the Del Cerro community roadways, and further provides that all appropriate measures should be implemented prior to the occupancy of the Adobe Falls/North Campus Housing. In response to comments received on the Draft EIR, and, specifically, in response to concerns raised relating to pedestrian and school safety in the vicinity of the two elementary schools located near the intersection of Del Cerro Boulevard and College Avenue, the FEIR includes revisions to TCP-18, which further addresses the community’s concerns in this regard. Additional discussion of this issue is contained in General Response 1, Adobe Falls/North Campus Housing Traffic Calming Study (FEIR Section 10.4-7-11).

Comment: Many of the Del Cerro residents commented that their property values would be reduced

by the development of the Adobe Falls/North Campus Housing property development.

*CSU Response:* There is no evidence to suggest that development of the proposed project would have a negative effect on surrounding property values. As discussed in the FEIR, the proposed project would provide multi-family housing in an area that is presently surrounded by single and multi-family dwelling units. The proposed project also includes the set aside of 13 acres of open space, as well as the development of parkland and a community center. Aesthetically, the proposed housing could be designed to appear as an extension of the existing surrounding residential development.

While development of the proposed project would result in certain potentially significant environmental impacts, each of the identified impacts, with the exception of air quality and traffic impacts would be reduced to a level below significant with implementation of the mitigation measures proposed in the FEIR. With respect to air quality, the identified impacts derive mainly from the mobile sources associated with the increased number of vehicle trips generated in connection with the increased student enrollment and the additional Adobe Falls/North Campus Housing. These impacts would affect the San Diego Air Basin, generally, and would not be specific to the Del Cerro community. In summary, there are no impacts identified in the FEIR that would result in physical changes to the environment leading to a negative effect on surrounding property values.

A variety of other comments was received and has been addressed in the Responses to Comments Section of the FEIR.

The FEIR incorporates the responses to the comments received on the Draft EIR. A complete listing and discussion of significant environmental impacts associated with the proposed project and the proposed mitigation measures are analyzed in detail in Section 1.0 through 9.0 of the Draft EIR, and summarized in Section ES-1 through ES-9 of the Draft EIR. The FEIR includes all the comments received on the Draft EIR and responses to those comments. The FEIR also includes the Mitigation Monitoring Plan, describing the procedures the university and others will use to implement the mitigation measures to be adopted in the event that the Board of Trustees approves the proposed project.

The mitigation measures listed in the Mitigation Monitoring and Reporting Program will reduce most of the environmental effects identified in the FEIR to a less than significant level. However, certain significant environmental effects of the project are unavoidable even after incorporation of all feasible mitigation measures identified in the FEIR. All feasible mitigation measures which are within the purview of the university will be implemented, and any remaining significant unavoidable environmental impacts will be weighed and considered to be acceptable due to specific educational, economic, legal, social, technological, or other benefits based on the facts set forth in the FEIR.

Lead Agencies under CEQA may approve a project with remaining significant environmental effects. The Board of Trustees, as the Lead Agency, must adopt Overriding Considerations where project benefits will outweigh significant adverse impacts that remain unmitigated as a result of project implementation. The required findings are provided by reference in the proposed resolution.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that:

1. The FEIR for the San Diego State University master plan revision has been prepared to address the potential significant environmental impacts, mitigation measures, project alternatives, and comments and responses to comments associated with approval and implementation of the proposed master plan revision, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
2. The FEIR addresses the proposed increased enrollment, and all discretionary actions relating to it, including near term construction projects as identified in Project Description, Section 1.0 of the FEIR.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to the approval of a project along with a statement of facts supporting each finding.
4. This board hereby adopts the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item 3 of the July 19-20, 2005 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies specific impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.
5. The FEIR has identified potentially significant effects that may result from project implementation. However, the Board of Trustees, by adopting the Findings of Fact finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts, which are not reduced to less than significant levels, are identified and overridden due to specific project benefits.

6. The Findings of Fact that are hereby adopted include specific overriding considerations that outweigh certain remaining unavoidable significant impacts to 1) transportation and circulation and 2) air quality impacts.
7. Prior to the certification of the FEIR, the Board of Trustees has reviewed and considered the above-mentioned FEIR, and finds that the FEIR reflects the independent judgment of the Board of Trustees. The board hereby certifies the FEIR for the proposed project as complete and adequate in that the FEIR addresses all significant environmental impacts of the proposed project and fully complies with the requirements of CEQA and the CEQA Guidelines. For the purpose of CEQA and the CEQA Guidelines, the administrative record of proceedings for the project is comprised of the following:
  - a. The Draft EIR for the San Diego State University master plan revision;
  - b. The FEIR, including comments received on the Draft EIR, and responses to comments;
  - c. The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced at such proceedings; and
  - d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.

The above information is on file with The California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California 90802-4210 and at San Diego State University, Facilities Planning, Design and Construction, 5500 Campanile Drive, San Diego, California 92182-1624.

8. The board hereby certifies the FEIR for the San Diego State University master plan revision dated July 2005 as complete and in compliance with CEQA.
9. The mitigation measures identified in the Mitigation Monitoring and Reporting Plan are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item 3 of the July 19-20, 2005 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).
10. The San Diego State University master plan revision dated July 2005 is approved at a master plan enrollment ceiling of 35,000 FTE.

11. The chancellor, or his designee is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the San Diego State University master plan revision dated July 2005.
12. The designated “near term” projects identified in the FEIR are determined to be fully analyzed in the FEIR for the purposes of compliance with CEQA for future implementation.

# SAN DIEGO STATE UNIVERSITY

PROPOSED CAMPUS MASTER PLAN  
 JULY 2005

MASTER PLAN APPROVED BY THE BOARD OF TRUSTEES: MAY 1963  
 PROPOSED MASTER PLAN ENROLLMENT 35,000 FTE

## Legend

### CAMPUS BOUNDARY

- Existing
- Future
- Trolley Line

### BUILDINGS

- Existing
- Future
- Temporary

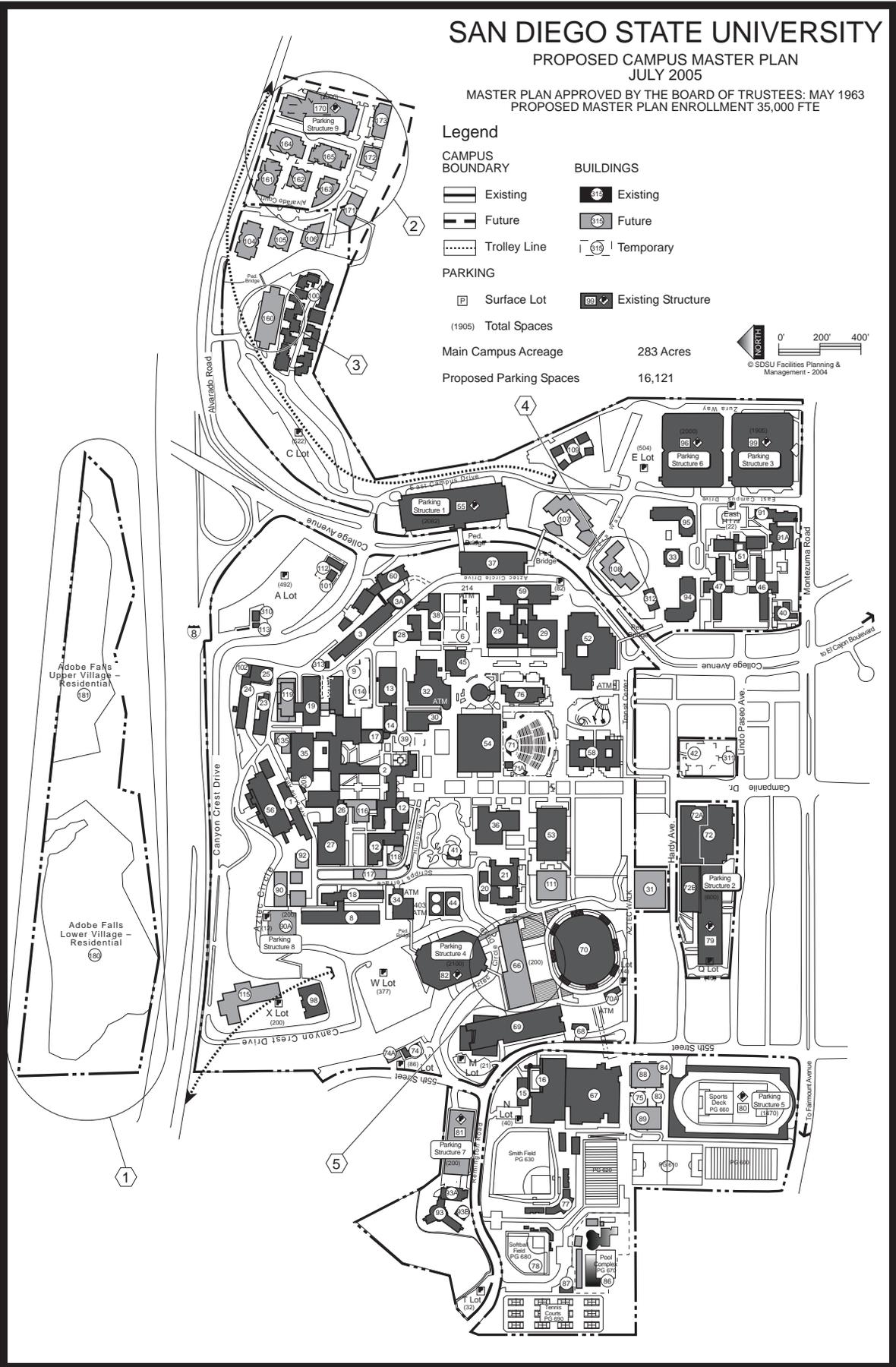
### PARKING

- Surface Lot
- Existing Structure

(1905) Total Spaces

Main Campus Acreage 283 Acres

Proposed Parking Spaces 16,121



## SAN DIEGO STATE UNIVERSITY

Master Plan Enrollment: 35,000 FTE

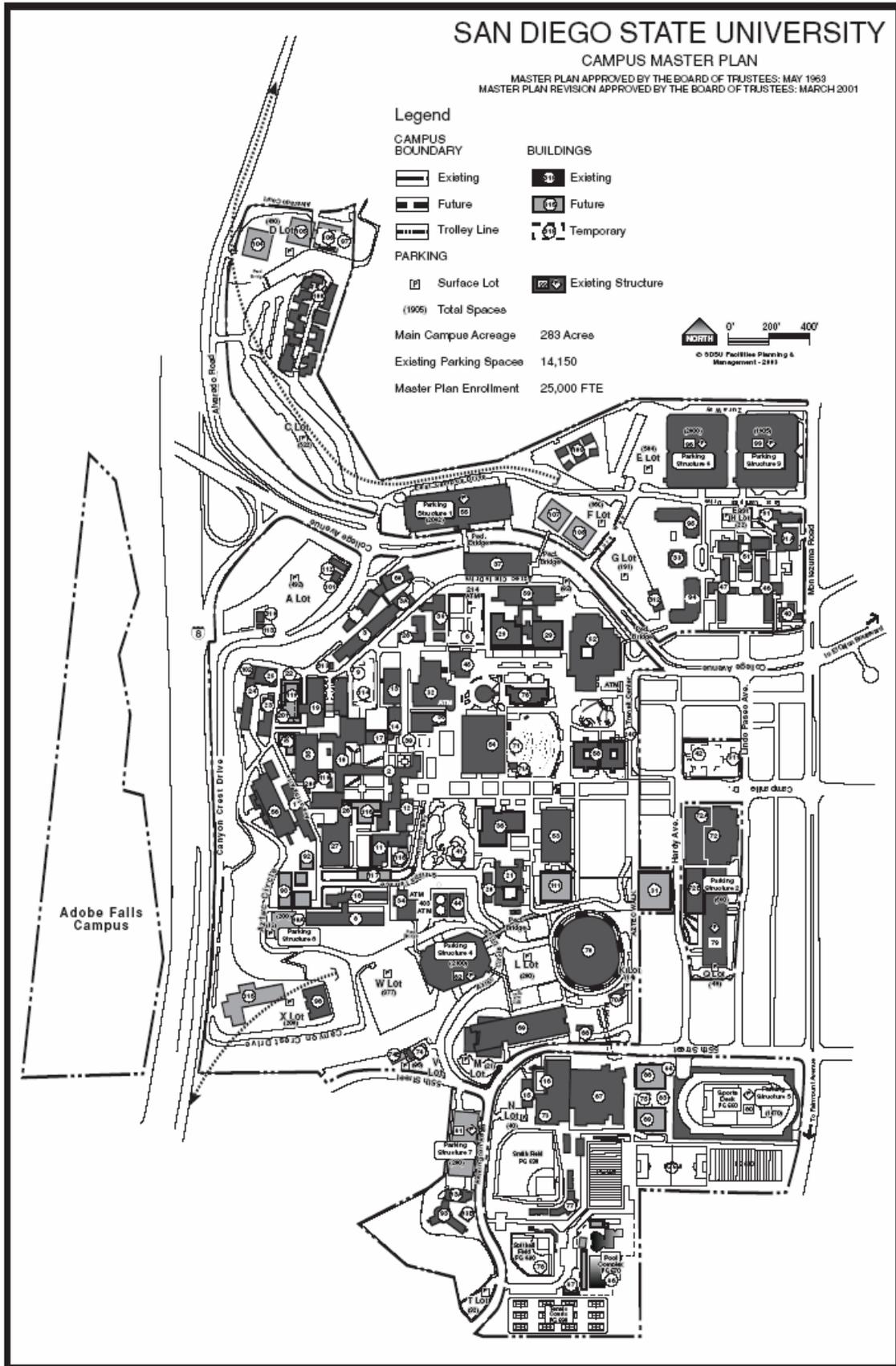
Proposed Master Plan July 2005

1.	Art - South	53.	Music	100.	Villa Alvarado Hall (Coeducational Residence)
2.	Hepner Hall	54.	Love Library	101.	Maintenance Garage
3.	Geology - Mathematics - Computer Science	55.	Parking Structure 1	102.	Cogeneration/Chill Plant
3a.	Geology - Mathematics - Computer Science Addition	56.	Art - North	104.	<i>Academic Bldg A</i>
5.	Engineering Laboratory	58.	Adams Humanities	105.	<i>Academic Bldg B</i>
6.	Education	59.	Student Services - East	106.	<i>Education Building</i>
8.	Storm Hall	60.	Chemical Sciences Laboratory	107.	<i>College of Business</i>
9.	Industrial Technology	66.	<i>Student Union</i>	108.	<i>East Campus Residence Hall</i>
10.	Life Science - South	67.	Aztec Athletics Center/Hall of Fame	109.	University Children's Center
11.	Little Theatre	68.	Arena Meeting Center	111.	<i>Performing Arts Complex</i>
12.	Communication	69.	Aztec Recreation Center	112.	Resource Conservation
13.	Physics	70.	Cox Arena at Aztec Bowl	113.	Waste Facility
14.	Physics - Astronomy	70a.	Arena Ticket Office	114.	<i>Science Research Building</i>
15.	Athletics	71.	Open Air Theater	115.	<i>Physical Plant/Corporation Yard</i>
16.	Peterson Gymnasium	71a.	Open Air Theater Hospitality House	116.	<i>School of Communication Addition A</i>
17.	Physical Sciences	72.	KPBS Radio/TV	117.	<i>School of Communication Addition B</i>
18.	Nasatir Hall	72a.	Gateway Center	118.	<i>School of Communication Addition C</i>
19.	Engineering	72b.	Extended Studies Center	119.	<i>Engineering Building Addition</i>
20.	Exercise & Nutritional Sciences Annex	73.	Racquetball Courts	135.	Bio Science Center
21.	Exercise & Nutritional Sciences	74.	International Student Center	160.	<i>Alvarado Hotel</i>
22.	CAM Lab (Computer Aided Mechanics)	75.	Football Coaches Offices/Weight-Training Facility	161.	<i>Alvarado Park – Academic Bldg 1</i>
23.	Physical Plant/Boiler Shop	76.	LLA/Centennial Hall	162.	<i>Alvarado Park – Academic Bldg 2</i>
24.	Physical Plant	77.	Tony Gwynn Stadium	163.	<i>Alvarado Park – Academic Bldg 3</i>
25.	Cogeneration Plant	78.	<i>Softball Stadium</i>	164.	<i>Alvarado Park – Academic Bldg 4</i>
26.	Hardy Memorial Tower	79.	Parking Structure 2	165.	<i>Alvarado Park – Academic Bldg 5</i>
27.	Professional Studies & Fine Arts	80.	Parking Structure 5/Sports Deck	170.	<i>Parking Structure 9</i>
28.	Communications Clinic	81.	<i>Parking Structure 7</i>	171.	<i>Alvarado Park – Research Bldg1</i>
29.	Student Services - West	82.	Parking Structure 4	172.	<i>Alvarado Park – Research Bldg2</i>
30.	Administration	83.	Athletics Offices	173.	<i>Alvarado Park – Research Bldg3</i>
31.	<i>Counseling, Disabled &amp; Student Health Services</i>	84.	Athletics Training Facility	180.	<i>Adobe Falls Lower Village – Residential</i>
32.	East Commons	86.	<i>Swimming Pool</i>	181.	<i>Adobe Falls Upper Village – Residential</i>
33.	Cuicacalli (Dining)	87.	Tennis Center Building	201.	Physical Plant Shops
34.	West Commons	88.	<i>Alumni Center</i>	208.	Betty's Hotdogger
35.	Life Science - North	89.	<i>Basketball Center</i>	240.	Transit Center
36.	Theatre Arts	90.	<i>Arts and Letters</i>	302.	Field Equipment Storage
37.	Business Administration	90a.	<i>Parking Structure 8</i>	303.	Grounds Storage
38.	North Education	91.	Tenochca Hall (Coeducational Residence)	310.	EHS Storage Shed
39.	Faculty/Staff Club	91a.	Tula Hall	311.	Substation D
40.	Housing Administration & Residential Education	92.	<i>Art Gallery</i>	312.	Substation B
41.	Scripps Cottage	93.	Chapultepec Hall (Coeducational Residence)	313.	Substation A
42.	Student Health Services ( <i>Retiring</i> )	93a.	Cholula Hall	745.	University House (President's Residence)
44.	Physical Plant/Chill Plant	93b.	Monty's Market		
45.	Aztec Shops Bookstore	94.	Tepeyac (Coeducational Residence)		
46.	Maya Hall	95.	Tacuba (Coeducational Residence)		
47.	Olmecca Hall (Coeducational Residence)	96.	Parking Structure 6		
51.	Zura Hall (Coeducational Residence)	97.	Rehabilitation Center		
52.	Aztec Center	98.	Business Services		
		99.	Parking Structure 3		

### LEGEND

EXISTING FACILITY/ *Proposed Facility*

Note: Building numbers correspond with building numbers in the Space and Facilities Date Base (SFDB).



## SAN DIEGO STATE UNIVERSITY

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: May 1963

Master Plan Revision approved by the Board of Trustees: March 2001

1. Art - South	45. Aztec Shops Bookstore	91a. Tula Hall
2. Hepner Hall	46. Maya Hall	92. <i>Art Gallery</i>
3. Geology - Mathematics - Computer Science	47. Olmeca Hall (Coeducational Residence)	93. Chapultepec Hall (Coeducational Residence)
3a. Geology - Mathematics - Computer Science Addition	51. Zura Hall (Coeducational Residence)	93a. Cholula Hall
5. Engineering Laboratory	52. Aztec Center	93b. Monty's Market
6. Education	53. Music	94. Tepeyac (Coeducational Residence)
8. Storm Hall	54. Love Library	95. Tacuba (Coeducational Residence)
9. Industrial Technology	55. Parking Structure 1	96. Parking Structure 6
10. Life Science - South	56. Art - North	97. Rehabilitation Center
11. Little Theatre	58. Adams Humanities	98. Business Services
12. Communication	59. Student Services - East	99. Parking Structure 3
13. Physics	60. Chemical Sciences Laboratory	100. Villa Alvarado Hall (Coeducational Residence)
14. Physics - Astronomy	67. Aztec Athletics Center/Hall of Fame	101. Maintenance Garage
15. Athletics	68. Arena Meeting Center	102. Cogeneration/Chill Plant
16. Peterson Gymnasium	69. Aztec Recreation Center	104. <i>Academic Bldg A</i>
17. Physical Sciences	70. Cox Arena at Aztec Bowl	105. <i>Academic Bldg B</i>
18. Nasatir Hall	70a. Arena Ticket Office	106. <i>Academic/Research C</i>
19. Engineering	71. Open Air Theater	107. <i>Business</i>
20. Exercise & Nutritional Sciences Annex	71a. Open Air Theater Hospitality House	108. <i>East Campus Residence Hall</i>
21. Exercise & Nutritional Sciences	72. KPBS Radio/TV	109. University Children's Center
22. CAM Lab (Computer AidedMechanics) ( <i>temp</i> )	72a. Gateway Center	110. Growth Chamber
23. Physical Plant/Boiler Shop	72b. Extended Studies Center	111. <i>Performing Arts Complex</i>
24. Physical Plant	73. Racquetball Courts	112. Resource Conservation
25. Cogeneration Plant	74. International Student Center	113. Waste Facility
26. Hardy Memorial Tower	74b. <i>International Student Center Expansion</i>	114. <i>Science Research Building</i>
27. Professional Studies & Fine Arts	75. Football Coaches Offices/Weight-Training Facility	115. <i>Physical Plant/Corporation Yard</i>
28. Communications Clinic	76. LLA/Centennial Hall	116. <i>School of Communication Addition A</i>
29. Student Services - West	77. Tony Gwynn Stadium	117. <i>School of Communication Addition B</i>
30. Administration	78. <i>Softball Stadium</i>	118. <i>School of Communication Addition C</i>
31. <i>Counseling, Disabled &amp; Student Health Services</i>	79. Parking Structure 2	119. <i>Engineering Building Addition</i>
32. East Commons	80. Parking Structure 5/Sports Deck	135. <i>Bio Science Center</i>
33. Cuicacalli (Dining)	81. <i>Parking Structure 7</i>	201. Physical Plant Shops
34. West Commons	82. Parking Structure 4	208. Betty's Hotdogger
35. Life Science - North	83. Athletics Offices	240. Transit Center
36. Theatre Arts	84. Athletics Training Facility	302. Field Equipment Storage
37. Business Administration	86. <i>Swimming Pool</i>	303. Grounds Storage
38. North Education	87. <i>Tennis Center</i>	310. EHS Storage Shed
39. Faculty/Staff Club	88. <i>Alumni Center</i>	311. Substation D
40. Housing Administration & Residential Education	89. <i>Basketball Center</i>	312. Substation B
41. Scripps Cottage	90. <i>Arts and Letters</i>	313. Substation A
42. Student Health Services ( <i>temporary</i> )	90a. <i>Parking Structure 8</i>	745. University House (President's Residence)
44. Physical Plant/Chill Plant	91. Tenochca Hall (Coeducational Residence)	

### LEGEND

EXISTING FACILITY/ *Proposed Facility*

Note: Building numbers correspond with building numbers in the Space and Facilities Date Base (SFDB).

## **COMMITTEE ON CAMPUS PLANNING BUILDINGS AND GROUNDS**

### **Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Change at California State University, Chico**

#### **Presentation By**

Elvyra F. San Juan  
Assistant Vice Chancellor  
Capital Planning, Design and Construction

#### **Summary**

This item requests the following actions by the Board of Trustees for California State University, Chico:

1. Certify a Final Environmental Impact Report (FEIR).
2. Approve an increase in the master plan enrollment ceiling from 14,000 Full Time Equivalent students (FTE) to 15,800 FTE.
3. Approve the proposed master plan revision.

Attachment A is the proposed campus master plan and includes the following elements:

1. Future sites for new and replacement campus facilities.
2. Open space and academic quadrangles for academic and recreational activities.
3. Future acquisition of property adjacent to the campus.

Attachment B is the existing campus master plan approved by the board in January 1990.

The Board of Trustees must certify that the FEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the campus master plan revision. The FEIR with Findings of Fact and Statements of Overriding Considerations and the Environmental Mitigation Measures Monitoring and Reporting Program are available for review by the board and the public at: <http://www.csuchico.edu/fcp/masterplan/mpindex.htm>. The unavoidable remaining significant impacts resulting from the master plan revision are in the areas of cultural resources and transportation and circulation.

#### **Potential Contested Issues**

Pursuant to the trustees' request that potential contested issues be noted early in the agenda item, the following is provided:

1. Transportation and Circulation The Butte County Association of Governments (BCAG), City of Chico, and the California Department of Transportation (Caltrans) all noted issues related to transportation and circulation. BCAG and Caltrans note that the transportation and circulation analysis in the Draft EIR does not include analysis of potential impacts to State Route 99.

The City of Chico suggests having a Transportation Management Plan prepared. Caltrans commented about the study area that was used for the analysis of transportation and circulation and indicated that the Draft EIR did not include an analysis of certain intersections and interchanges that they requested in their letter of October 15, 2004. Caltrans further commented on four concerns: 1) the demand for parking on campus and the current traffic flow volumes and levels of service, which they believe to be low due to the time when the traffic counts were taken; 2) peak hour intersection levels of service indicating that mitigation measures have not been identified for either the project specific or cumulative impacts; 3) under the Cumulative Impacts and Mitigations section of the Draft EIR that the impacts on State Route 99 were not addressed in the Draft EIR; and 4) they do not agree with the finding of “significant but unavoidable” and recommend that alternative mitigation measures be identified.

*CSU Response:* The Transportation and Circulation Section of the Draft EIR has been revised based on public and agency comments received and re-circulated for public review. The revision did not significantly expand or change the methodology of the traffic studies, however, it did identify the infeasibility of mitigation measures that are outside the jurisdiction of the university.

## 2. Cultural Resources

a. Professor Michael Magliari, History Department, CSU Chico, commented that no historians were involved in the Cultural Resources Assessment (Appendix C) of the Draft EIR.

*CSU Response:* The team that completed the study included a recognized consulting historian and archeologist who meets the Secretary of Interior standards in both history and archeology, and is a registered professional historian with the state certifying body, the California Council for the Promotion of History.

b. Professor Magliari, along with the Butte County Historical Society, the City of Chico, and the Chico Heritage Association, commented that the Cultural Resources Assessment is too vague, incomplete, and inadequate in regard to the numerous historic resources that will be adversely impacted by the various projects proposed in the new master plan. A complete list of all buildings and structures on the Chico campus, the university farm, and in the proposed acquisition zones that are 50 years old or older, and which are slated under the master plan for renovation, relocation, demolition, and/or acquisition by the university, needs to be included in the report.

CSU Response: The Draft EIR was prepared at the program level pursuant to CEQA Guidelines Section 15168. The CEQA Guidelines state: a Program FEIR may be prepared on a series of actions that can be characterized as one large project and are related either: geographically; as logical parts in the chain of contemplated actions; in connection with issuance of rules, regulations, plans, or general criteria to govern the conduct of a continuing program; as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects, which can be mitigated in similar ways.

This project consists of the adoption of a revised campus master plan for California State University, Chico. Subsequent development of specific building projects outlined in the master plan will require individual project approvals by the trustees and the university prior to construction. There will be no construction directly resulting from the adoption of the proposed campus master plan revision. Future approval processes will require additional environmental review. This includes the future acquisition of the Rio Chico area and the potentially historic homes located in that area.

In this case, the level of specificity is commensurate with the detail and information provided in the proposed campus master plan revision. The Draft EIR does not attempt to speculate on the impact of the specific details of future projects that are unknown at the present time and are not included in the master plan document. Limited fieldwork was conducted for the identified projects in the proposed campus master plan revision and programmatic recommendations for further work were included as mitigation measures in the FEIR.

This program level FEIR does not require a list of all of the buildings and structures on the campus, the Agricultural Teaching and Research Center (ATRC), and the proposed acquisition areas. The FEIR is only required to analyze the impacts of the proposed future projects in the locations where those projects are anticipated to occur.

c. The Mechoopda Indian Tribe of Chico Rancheria, California presented a variety of requests regarding wording in the Draft EIR as well as requesting an opportunity for the tribe to consult with the university as projects develop and progress in the future. They provided a cultural history and acculturation period of the Mechoopda for inclusion in the FEIR. The tribe expressed a desire to have greenways designed and maintained to reduce water demand and to protect the riparian corridor with a preference for native plants. In addition, the tribe commented that the land contained in the Agricultural Teaching and Research Center (ATRC) is of concern to them, as it is believed to be the center of their creation. They also indicated the importance of oral tradition to complement documented record searches, and the need for archival and ethnographic studies and comprehensive resources assessment/inventory/survey of the main campus and ATRC lands to identify culturally sensitive areas.

*CSU Response:* The Draft EIR discusses the potential impact on cultural resources. The Draft EIR evaluates the potential impacts of the adoption of the proposed campus master plan revision and analyzes the impacts of the proposed improvements to the main campus and the ATRC. The master plan does not include any provisions to acquire additional lands for the ATRC. The university agrees that an overall policy and preservation program would be desirable. However, this Draft EIR is limited in scope to discussing the potential environmental impacts of the adoption of the proposed campus master plan revision. While desirable, the preparation of an overall program that would encompass issues unrelated to the adoption of a revised master plan document is not required to be addressed under CEQA. Nevertheless, mitigation measure 3.4-2a has been revised to include consultation with the Mechoopda Indian Tribe prior to any excavation on campus or properties acquired by campus.

## **Background**

California State University, Chico was founded as the Chico Normal School in 1887. From its inception, the campus has been located in the midst of the City of Chico. Over time, the city has built completely around the campus. A number of campus buildings were not originally constructed by the university but were absorbed into the campus footprint that now attempts to make productive use of structures poorly suited to the university's needs.

Approximately 58 percent of CSU Chico's current enrollment comes from outside its service region. CSU Chico has always been a 'destination' campus that serves students attracted to the campus with its specialized programs as well as the traditional liberal arts program.

California State University, Chico has completed a master plan that will guide the physical development of the campus through 2025 and beyond. This plan was developed in a collaborative and public process, which included a series of public presentations.

## **Enrollment Ceiling Change**

For many years, enrollment projections for higher education in California have anticipated a vast increase during the first decade of the 21st Century. In 1995, the Department of Finance, Demographic Research Unit, projected that the CSU would enroll 406,317 students in the fall 2004. The projection was only slightly off, as in fall 2004 CSU enrolled 399,324 students. The Department of Finance is currently projecting a CSU enrollment of 506,077 students for fall 2013, the horizon year of the study ([www.dof.ca.gov/HTML/DEMOGRAP/POST2ND\\_04.HTM](http://www.dof.ca.gov/HTML/DEMOGRAP/POST2ND_04.HTM)). This projection warns of an increase of almost 107,000 students to the CSU system over the next nine years.

Approximately 58 percent of the university's students list their area of permanent residence as

outside the twelve northern California counties that comprise the primary service area. This underscores the popularity of the campus statewide. By applying the current proportion of CSU Chico students that live in the CSU Chico service area to the service area population and applying the proportion to estimated future population of the service area, an estimate can be derived for the future number of students coming from the service area. This estimate was performed using the 12 CSU Chico service area counties for which population projections were available for the year 2015 as provided by the Department of Finance. Adjustments were made to equate the future student populations to Full Time Equivalent students (FTE). This resulted in an estimated potential growth of 2,060 FTE by the year 2015.

In anticipation of this enrollment growth and in an effort to contribute to the CSU's system enrollment capacity while meeting regional needs, CSU Chico, as a part of the revised master plan, proposes to increase the enrollment ceiling to 15,800 FTE. The enrollment plan prescribes a slow and steady enrollment growth for the campus until 2025/26, when it is anticipated that the enrollment will reach the new ceiling.

### **Proposed Revisions**

The key physical elements of the proposed master plan revision include:

- The development of new academic buildings.
- Identifying interconnecting pathways and open space.
- The conversion of the abandoned portion of First Street to a pedestrian way.
- Creation of campus entryways.
- Acquisition of additional land for student housing, recreation, and academic uses.

These changes provide a new vision for the campus to improve the instructional facilities in a coordinated manner with accessibility and site safety improvements. The following projects have been analyzed at the program level in the FEIR.

*Hexagon 1:* Rio Chico Academic Facility (#105) – This proposed project requires the acquisition of the Rio Chico block, which is currently occupied by a small residential neighborhood and is surrounded by land owned by the university. The proposed new academic facility will accommodate the unmet needs of the Physical Education instructional program.

*Hexagon 2:* Wildcat Activity Center (#106) – This facility is to be placed on a university-owned site; it will displace the current warehouse buildings that house shipping and receiving operations, the mailroom, and storage. New facilities will be needed to house these functions when the current buildings are removed.

- Hexagon 3:* Aquatic Center (#107) – As part of the Wildcat Activity Center, a swimming complex for recreational use is planned.
- Hexagon 4:* Student Housing, Phase I (#74) – This project will remove the existing Recreation and Learning Center (#14) and construct on that site a housing facility that will include a residential dining center to replace the existing inadequate facilities in Whitney Hall (#13) and provide 171-200 bed spaces.
- Hexagon 5:* Parking Structure, South (#93) – This site has been identified as the optimal location for the development of additional parking facilities on the south side of campus.
- Hexagon 6:* Student Housing, Phase II (#76) – The acquisition of the College Park area, as called for in the 1990 master plan, will provide a site for the construction of additional on-campus housing units to accommodate 320 to 400 additional student residents and replaces proposed surface parking.
- Hexagon 7:* Parking Structure, North (#94) – The university needs more parking on the north side of campus to serve the needs of faculty, staff, and students. Parking on this site will also serve the needs of on-campus housing residents as well as participants and visitors to events held in the University Stadium, Nettleton Stadium, and the Soccer Stadium. The structure is planned to provide 480 parking spaces.
- Hexagon 8:* Agricultural Teaching and Research Center (ATRC) – Five new facilities will be added to the ATRC (the farm): a Conference Center (#82), an Equipment Storage Building (#83), a Demonstration and Research Building (#84), an Events Center (#85), and a Pesticide, Seed and Fertilizer Building (#86).

Other renovations and improvements planned for the center include: the demolition of the existing dairy facility (#5, 25 - 33, 41, 47, 48, 50, 66) and the planned construction of a new replacement complex; renovation and expansion of the Commodity Storage Facilities (#19, 44, 53 - 54); demolition and replacement of the student employee residence (#55); expansion and renovation of the Animal Waste Lagoons; construction of a visitor parking lot to serve the farm office and new conference facility; and construction of a new road extension for improved access to the Commodity Storage Facilities and the expanded waste lagoons.

### **Fiscal Impact**

Implementation of the proposed master plan revision with enrollment ceiling increase to 15,800 FTE will require state funded projects at an estimated cost (in today's dollars) of \$232 million and

nonstate funded projects at an estimated cost of \$207 million.

### **California Environmental Quality Act Action (CEQA)**

A program level FEIR has been prepared pursuant to the requirements of CEQA and the state CEQA Guidelines. The FEIR identifies remaining unavoidable significant impacts relating to cultural resources and transportation and circulation. The cultural resources impact refers to the potential for disturbance of archeological or historical resources as a result of improvements identified for the main CSU Chico campus. The traffic impact refers to the cumulative development in the study area that by the year 2025 additional traffic will be generated on the planned street system. Resolution of these impacts requires the trustees to adopt a Statement of Overriding Considerations, which is provided for in the proposed resolution. The Draft EIR also identified potentially significant impacts for which mitigation measures are included that reduce impacts below the level of significance. A complete description and discussion of project impacts and mitigation measures are included in Section 3 of the FEIR as part of this agenda item.

The FEIR is a program EIR, intended to encompass a range of future development over an extended period of time, defined broadly rather than explicitly. Project level CEQA analysis will be performed on each project when it is approved for design and construction.

### **Issues Identified Through Public Participation**

The Draft EIR addressed potential impacts associated with the CSU Chico proposed master plan revision after incorporating comments and changes noted above. A "Notice of Preparation" was completed on September 8, 2004. The campus held a public scoping meeting on Wednesday, September 29, 2004 to identify public concerns to be addressed in the FEIR. A series of community forums were held from December 2004 through February 2005 on the campus and in the City of Chico. Concerns were raised about the following issues:

- Transportation and Circulation
- Cultural Resources
- Proposed Land Acquisition
- Recreation
- Student Housing

The 45-day public comment period began on January 31, 2005 and ended on March 16, 2005. After the conclusion of the initial 45-day public review period and in response to comments received, the transportation section of the Draft EIR was revised and augmented and re-circulated for a 45-day public review starting on April 11, 2005 and ending on May 25, 2005. The following agencies and individuals submitted comments:

- Terry Roberts, Governor's Office of Planning and Research
- Jon Clark, Executive Director, Butte County Association of Governments
- Michael Magliari, Professor of History and Director of the Certificate in Public History Program, CSU Chico
- Peggie Adamson, President, Butte County Historical Society
- Bruce De Terra, Chief, California Department of Transportation, District 3
- Kim Seidler, AICP, Planning Director, City of Chico
- Steve Santos, Tribal Chairman, Mechoopda Indian Tribe of Chico Rancheria, California
- John Gallardo, President, Chico Heritage Association

The comment letters and the responses to these comments are provided in Sections 3 and 4 of the FEIR. The comments included concerns about:

- Transportation and Circulation
- Cultural Resources

The following is a summary of the major comments and responses.

Transportation and Circulation: The City of Chico and Caltrans both noted that the increase in traffic due to the increase in enrollment would require modifications that would adversely affect the level of service at several intersections, streets, and roadways not located on the CSU Chico campus.

CSU Response: The mentioned adverse effects are listed in the FEIR. These effects were re-assessed in the revised Traffic Impact Study and the results are shown in the revised and re-circulated Draft EIR for Transportation and Circulation. Although mitigation measures may be available such as operational improvements, transit improvements, and bicycle and pedestrian improvements, all of these are off-site improvements that are under the jurisdiction and responsibility of another agency. CSU Chico cannot ensure implementation of mitigation measures that are under the jurisdiction and responsibility of another agency. Therefore, the revised Draft EIR has concluded that this is a significant and unavoidable impact and no feasible mitigation measures are available.

Cultural Resources: The City of Chico, Butte County Historical Society, Chico Heritage Association, Michael Magliari (a Professor of history at CSU Chico), and the Mechoopda Indian Tribe noted the planned acquisition of additional land for the university has the possibility of adversely affecting several potentially historic structures, areas and/or objects of cultural significance.

CSU Response: The FEIR is a program EIR in keeping with CEQA Guidelines and as such does not require in depth research into individual projects, structures, or areas of potential historical or

cultural significance. When any of the projects in the proposed master plan revision moves forward at a future date, and is funded, then it will be necessary to conduct a project level environmental investigation to research the potential for disturbance or destruction of structures, areas, or objects of historic or cultural significance.

A variety of other comments were received on matters with less significant impact, or with impacts that will be mitigated to a less than significant level.

The mitigation measures listed in the Mitigation Monitoring and Reporting Program will substantially reduce most of the significant environmental effects identified in the FEIR and in public comments. Nonetheless, certain significant adverse environmental effects of the project are unavoidable, even after the incorporation of all feasible mitigation measures identified in the FEIR.

For the remaining adverse impacts related to cultural resources and transportation and circulation, the benefits of the project have been balanced, and any significant unavoidable adverse impacts remaining are outweighed by, and are considered to be acceptable, due to specific educational, economic, legal, social, and technological benefits, based upon the facts set forth in the findings in the FEIR.

## **Alternatives**

Section four of the FEIR analyzed the following three alternative development programs in accordance with CEQA and state CEQA Guidelines. The ability of each alternative to reduce impacts was also identified. The preferred alternative is California State University, Chico's proposed master plan revision with enrollment ceiling change to 15,800 FTE.

*Alternative 1: No Project – Continuation of the 1990 master plan*

*Alternative 2: Unmet Needs Alternative – This alternative would allow only those projects that are required to meet the existing unmet needs of the university. This alternative would include an additional five acres of outdoor physical education facilities to meet physical education space standards, improvements to Butte Hall, Taylor II, and a reduced scale Modoc II project designed to upgrade building systems and meet current building codes but not increase the physical capacity. Improvements to the Agricultural Teaching and Research Center (ATRC) would be limited to those considered essential. These projects would include all of the ATRC Phase I and ATRC Phase III projects as well as the renovated swine unit. Eliminated from this alternative would be the new dairy unit, the Conference Center, and the Events Center.*

*Alternative 3: Housing/Parking Alternative – This alternative would allow a project that included only those facilities designed to accommodate additional and improved housing and*

parking facilities. This alternative would eliminate all other projects included in the proposed master plan revision. Improvements to the ATRC would be the same as noted in the unmet needs alternative (#2) above.

The CEQA Findings of Fact and Statement of Overriding Considerations provide specific findings regarding the infeasibility of these alternatives. The preferred alternative will meet the needs of the university to provide current and projected instructional capacity and an acceptable level of instructional support. It will also provide facilities to enhance student life on campus. Only this alternative will allow the university to grow and prosper by addressing the needs of current and future students.

The following resolution is presented for approval:

**RESOLVED**, by the Board of Trustees of the California State University, that:

1. The FEIR for the California State University, Chico master plan revision was prepared to address the environmental effects, mitigation measures, project alternatives, and comments and responses to comments associated with the approval and implementation of the proposed master plan revision, pursuant to the requirements of the California Environmental Quality Act, the CEQA guidelines, and the CSU CEQA procedures.
2. The FEIR addresses the proposed increased enrollment, and all discretionary actions relating to it.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code (CEQA) and Section 15091 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to approval of a project along with a Statement of Fact supporting each finding.
4. This board hereby adopts the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item 4 of the July 19-20, 2005 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies specific impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.
5. The FEIR has identified potentially significant effects that may result from project implementation. However, the Board of Trustees, by adopting the Findings of Fact finds that the inclusion of certain mitigation measures as part of

the project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts, which are not reduced to less than significant levels, are identified and overridden due to specific project benefits.

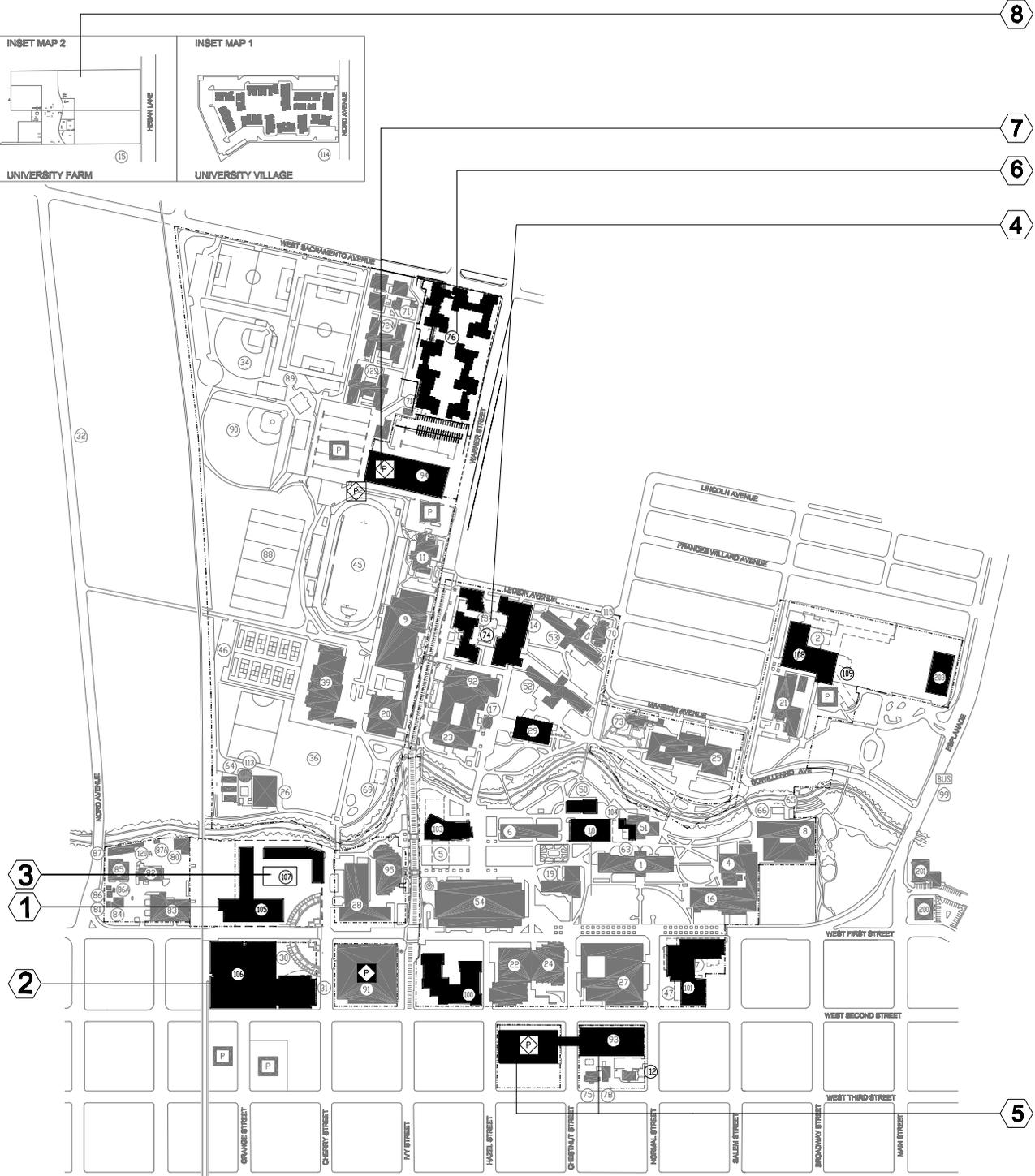
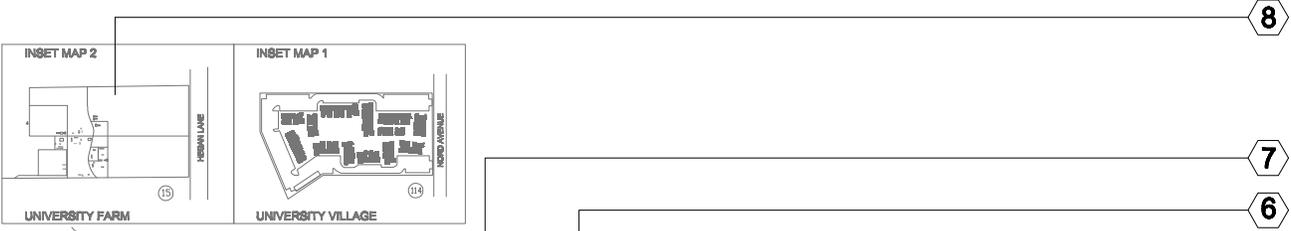
6. The Findings of Fact that are hereby adopted include specific overriding considerations that outweigh certain remaining unavoidable significant impacts to 1) cultural resources and 2) transportation and circulation.
7. Prior to the certification of the FEIR, the Board of Trustees has reviewed and considered the above-mentioned FEIR, and finds that the FEIR reflects the independent judgment of the Board of Trustees. The board hereby certifies the FEIR for the proposed project as complete and adequate in that the FEIR addresses all significant environmental impacts of the proposed project and fully complies with the requirements of CEQA and the CEQA Guidelines. For the purpose of CEQA and the CEQA Guidelines, the administrative record of the proceedings for the project is comprised of the following:
  - a. The Draft EIR for the California State University, Chico master plan revision;
  - b. The FEIR, including comments received on the Draft EIR, and responses to comments;
  - c. The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced at such proceedings; and
  - d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.

The above information is on file with the California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach California, 90802-4210 and at California State University, Chico, Department of Facilities Planning, 401 West First Street, Chico California 95929-0018.

8. The board hereby certifies the FEIR for the California State University, Chico master plan revision dated July 2005 as complete and in compliance with CEQA.
9. The mitigation measures identified in the Mitigation Monitoring Program are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item 4 of the July 19-20, 2005 meeting of the Board of Trustees' Committee on Campus Planning, Buildings,

and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).

10. The California State University, Chico master plan revision dated July 2005 is approved at a master plan enrollment ceiling of 15,800 FTE.
11. The chancellor, or his designee, is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the California State University, Chico master plan revision dated July 2005.



**Chico State University**

**Proposed Campus Master Plan**  
**July 2005**  
**Master Plan Enrollment: 15,800**  
**Approval Date: June 1965**  
**Main Campus Acreage: 119 acres**

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING	FUTURE ROAD	EXISTING STRUCTURE
		NEW STRUCTURE

0 500' 1000'

**California State University, Chico**

Proposed Campus Master Plan Enrollment: 15,800 FTE

Proposed Master Plan July 2005

- |                                       |  |  |
|---------------------------------------|--|--|
| 1. Kendall Hall                       | 80. Corporation Yard                             | 18. Lumber Shop                                  |
| 2. Aymer Jay Hamilton Bldg.           | 81. Hazardous Chemical Storage                   | 19. Surface Silo                                 |
| 4. Ayres Hall                         | 82. FMS Administration Building                  | 20. Boar Pens                                    |
| 5. Siskiyou Hall                      | 83. FMS Trades Shop                              | 21. Swine Farrowing Barn                         |
| 6. Glenn Hall                         | 84. FMS Central Supply                           | 22. Swine Evaluation Station                     |
| 7. Taylor Hall                        | 85. FMS Garage                                   | 23. Beef Fattening Barn                          |
| 8. Physical Science Building          | 86. Hazardous Materials Storage                  | 24. Beef Breeding Barn                           |
| 9. Acker Gymnasium                    | 86a. Hazardous Waste Storage                     | 25. Dairy Feed Barn                              |
| 10. Colusa Hall                       | 87. FMS Equipment Shed                           | 26. Dairy Freestall Barns (2)                    |
| 11. Student Health Center             | 87a. FMS Storage Shed                            | 27. Dairy Freestall Barn                         |
| 12. Sapp Hall                         | 88. Physical Education Field                     | 28. Dairy Sick Pen                               |
| 13. Whitney Hall                      | 89. Nettleton Stadium                            | 29. Dairy Feeder and Silo                        |
| 14. Recreation & Learning Ctr.        | 90. Bohler Field                                 | 30. Dairy Bull Pen Shed                          |
| 15. University Farm                   | 91. Parking Structure                            | 31. Dairy Calf Barn                              |
| 16. Laxson Auditorium                 | 92. Tehama Hall                                  | 32. Dairy Cow Wash Shed                          |
| 17. Butte Station                     | 93. <i>Parking Structure - South</i>             | 33. Dairy Residence                              |
| 19. Trinity Hall                      | 94. <i>Parking Structure - North</i>             | 34. Equip. Storage Building 1                    |
| 20. Shurmer Gymnasium                 | 95. John F. O'Connell Technology Ctr.            | 35. Building Maintenance Shop                    |
| 21. Modoc Hall                        | 100. <i>Student Services Center</i>              | 36. Sheep barn                                   |
| 22. Bell Memorial Union               | 101. <i>Taylor Hall Replacement / Addition</i>   | 37. Plan Science Greenhouse                      |
| 23. Plumas Hall                       | 103. <i>Siskiyou Hall II</i>                     | 38. Domestic Wall                                |
| 24. Bookstore Addition                | 104. <i>Selvester Café Renovation /Expansion</i> | 39. Fruit Crops Laboratory                       |
| 25. Holt Hall                         | 105. <i>Rio Chico Academic Facility</i>          | 40. Pump House                                   |
| 26. Boiler-Chiller Plant              | 106. <i>Wildcat Activity Center</i>              | 41. Pole Barn                                    |
| 27. Performing Arts Center            | 107. <i>Aquatic Center</i>                       | 42. Seed & Fertilizer Building                   |
| 28. Langdon Engineering Ctr.          | 108. <i>Modoc II</i>                             | 43. Pesticide Building                           |
| 29. Butte Hall                        | 109. <i>Childcare Facility</i>                   | 44. Grain Tanks                                  |
| 30. Stiles Warehouse                  | 110. <i>Whitney Addition</i>                     | 45. Swine Finishing Barn                         |
| 31. Reynolds Warehouse                | 111. <i>Recreation Building Addition</i>         | 46. Sawdust Storage                              |
| 34. Softball Field                    | 113. Thermal Energy Storage Tank                 | 47. Dairy Show Barn                              |
| 36. Physical Education Field          | 114. University Village                          | 48. Pole Barn II                                 |
| 39. Yolo Hall                         | 115. Housing Office Expansion                    | 49. Pole Barn III                                |
| 45. Stadium                           | 120a. Chemical Storage Shed                      | 50. Sprinkler Storage                            |
| 46. Tennis Courts                     | 200. 35 Main Street                              | 51. Covered Storage                              |
| 47. Yuba II                           | 201. 25 Main Street                              | 52. Covered Storage                              |
| 50. Continuing Education Bldg.        | 202. <i>Recreation Center</i>                    | 53. Utility Storage Shed                         |
| 51. Selvester's Cafe                  | 203. <i>Natural History Museum</i>               | 54. Rice Dryer & Storage                         |
| 52. Lassen Hall                       |  | 55. "A" Building                                 |
| 53. Shasta Hall                       |  | 56. Pavilion Storage                             |
| 54. Meriam Library                    |  | 57. "C" Building                                 |
| 63. University Center                 |  | 58. Pavilion                                     |
| 64. Greenhouse Complex                |  | 59. Sheep Management Center                      |
| 65. Physical Science Greenhouse       |  | 60. Dairy Maternity Shed                         |
| 66. Physical Science Headhouse        |  | 61. Weather Station                              |
| 69. Physical Education Storage        |  | 62. Plant Science Office                         |
| 70. Housing Office                    |  | 63. Plant Science Storage                        |
| 71. Konkow Hall                       |  | 64. Sheep Feed Storage                           |
| 71g. Housing Grounds Shop             |  | 65. Dog Kennel                                   |
| 71m. Housing Maintenance Shop         |  | 66. Loafing Shed                                 |
| 72n. Meechoopda Hall                  |  | 80. Fill Pit                                     |
| 72s. Esken Hall                       |  | 81. Sediment Pond                                |
| 73. Albert E. Warrens Recp Ctr        |  | 82. <i>Conference Center</i>                     |
| 74. <i>Student Housing – Phase I</i>  |  | 83. <i>Equipment Storage Building</i>            |
| 75. Sierra Hall                       |  | 85. Events Center                                |
| 76. <i>Student Housing – Phase II</i> |  | 86. <i>Pesticide, Seed, and Fertilizer Bldg.</i> |
| 78. Deen House                        |  |  |

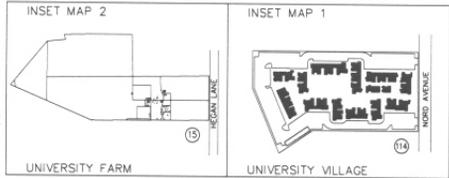
**ATRC (Farm) Buildings**

1. Ag Mechanics Shop
2. Farm Repair Shop
3. Meats laboratory
4. Beef Show Barn
5. Dairy Milk Barn
6. Swine Growing Barn
7. Ornamental Hort Headhouse
8. Ornamental Hort Greenhouse
9. Ornamental Hort New Plastic
10. Ornamental Hort Greenhouse
11. Ornamental Hort Polyhouse
12. Ornamental Hort Lath House
13. Ornamental Hort Storage
14. Ornamental Hort Greenhouse
15. Farm Office
16. Repair Shop Storage
17. Blacksmith Shop

**Legend**

Existing Facility / *Proposed Facility*

Note: Building Numbers Correspond with Building Numbers in the Space and Facilities Data Base (SFDB).



# California State University

## Chico

### Campus Master Plan

Master Plan Enrollment: 14,000 FTE

Approval Date: June 1965

Revised Date: November 1990

Main Campus Acreage: 119

Buildings	Campus Boundary	Parking
1 EXISTING BUILDING	--- EXISTING	P EXISTING LOT
2 FUTURE BUILDING	--- FUTURE	P FUTURE LOT
3 TEMPORARY BUILDING		⊕ EXISTING STRUCTURE
4 EXISTING BUILDING NOT IN USE		⊕ FUTURE STRUCTURE
		⋯ WARNER STREET TRANSIT MALL
		• TRANSIT CENTER

Scale: 0 200 400 Feet

**California State University, Chico**

Master Plan Enrollment: 14,000 FTE

Master Plan approved by the Board of Trustees: June 1965

Master Plan Revision approved by the Board of Trustees: November 1990

- |                                       |  |                                |
|---------------------------------------|--|--------------------------------|
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| 27. Performing Arts Center            | 109. <i>Childcare Facility</i>                   | 44. Grain Tanks                |
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| 70. Housing Office                    |  | 65. Dog Kennel                 |
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| 74. <i>Student Housing – Phase I</i>  |  |                                |
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| 76. <i>Student Housing – Phase II</i> |  |                                |
| 78. Deen House                        |  |                                |

**ATRC (Farm) Buildings**

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12. Ornamental Hort Lath House
13. Ornamental Hort Storage
14. Ornamental Hort Greenhouse
15. Farm Office
16. Repair Shop Storage
17. Blacksmith Shop
18. Lumber Shop
19. Surface Silo

**Legend**

Existing Facility / Proposed Facility

Note: Building Numbers Correspond with Building Numbers in the Space and Facilities Data Base (SFDB).

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Status Report on the 2005/2006 State Funded Capital Outlay Program**

**Presentation By**

Elvyra F. San Juan  
Assistant Vice Chancellor  
Capital Planning, Design and Construction

**Summary**

Attachment A provides a status report on the trustees' 2005/06 capital outlay budget request. The legislature has approved all 21 projects requested by the trustees and included in the May Revision of the governor's budget. This budget request reflects the reversion and refunding of projects for East Bay and Pomona and \$26 million to fund the Capital Renewal program. A final report will be presented if the 2005/06 Budget Act has been enacted.

**2005/06 State Funded Capital Outlay Program Budget Summary**

<i>Trustees' Request</i>	<i>Governor's Budget with May Revision</i>	<i>Legislative Analyst</i>	<i>Senate</i>	<i>Assembly</i>
<i>\$289.1 M</i>	<i>\$343.4 M</i>	<i>\$257.2 M</i>	<i>\$343.4 M</i>	<i>\$343.4 M</i>

### State Funded Capital Outlay Program 2005/06 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4328 and Equipment Price Index 2649

Rank Order	Cat.	Campus	Project Title	Trustees' Request		Governor's May Revise Budget		Legislative Analyst's Office		Senate		Assembly		
				FTE	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	IB	Statewide	Minor Capital Outlay		PWC	16,000,000	PWC	16,000,000	PWC	16,000,000	PWC	16,000,000	PWC	16,000,000
2	IB	Statewide	Capital Renewal		PWC	26,000,000	PWC	26,000,000 (f)		0	PWC	26,000,000	PWC	26,000,000
3	II	San Diego	Social Science/Parking Structure 8	N/A	E	3,324,000	E	3,324,000	E	3,324,000	E	3,324,000	E	3,324,000
4	IB	Chico	Student Services Center	N/A	E	2,201,000	E	2,201,000	E	2,201,000	E	2,201,000	E	2,201,000
5	IB	Los Angeles	Science Replacement Bldg. - Wing A	N/A	E	4,635,000	E	4,635,000	E	4,635,000	E	4,635,000	E	4,635,000
6	II	Sonoma	Darwin Renovation	N/A	E	2,221,000	E	2,221,000	E	2,221,000	E	2,221,000	E	2,221,000
7	II	San Luis Obispo	Engineering/Architecture R&R, Ph. IIA	N/A	E	5,573,000	E	5,573,000	E	5,573,000	E	5,573,000	E	5,573,000
8	IB	San Jose	Joint Library - Secondary Effects	N/A	E	2,566,000	E	2,171,000 (a)	E	2,171,000	E	2,171,000	E	2,171,000
9	IB	Stanislaus	Science II Replacement Bldg. (Seismic)	N/A	E	3,025,000	E	3,025,000	E	3,025,000	E	3,025,000	E	3,025,000
10	IB	San Marcos	Craven Hall Renovation	N/A	E	527,000	E	527,000	E	527,000	E	527,000	E	527,000
11	IA	East Bay	Seismic Upgrade, Warren Hall	N/A	W	1,113,000	W	0 (d)	W	0 (b)		0		0
12	IA	Long Beach	Seismic Upgrade, Liberal Arts 2, 3, & 4	N/A	PWC	1,253,000	PWC	1,253,000	PWC	1,253,000	PWC	1,253,000	PWC	1,253,000
13	II	Long Beach	Library Addition and Renovation	N/A	wC	31,326,000	wC	31,326,000	wC	31,326,000	wC	31,326,000	wC	31,326,000
14	II	Fresno	Library Addition and Renovation	0	WC	86,419,000	WC	86,419,000	WC	86,419,000	WC	86,419,000	WC	86,419,000
15	II	Dominguez Hills	Education Resource Center Addition	0	C	34,876,000	C	34,876,000	C	34,876,000	C	34,876,000	C	34,876,000
16	IB	Humboldt	Forbes PE Complex Renovation	40	WC	42,539,000	WC	41,488,000 (a)	WC	41,488,000	WC	41,488,000	WC	41,488,000
17	II	Long Beach	Peterson Hall 3 Replacement	1,177	W	2,048,000	W	2,048,000	W	0 (b)	W	2,048,000	W	2,048,000
18	II	Sonoma	Music/Faculty Office Building	300	C	16,247,000	C	16,247,000	C	16,247,000	C	16,247,000	C	16,247,000
19	II	Humboldt	Mai Kai Land Acquisition	N/A	A	6,000,000	A	6,000,000	A	6,000,000	A	6,000,000	A	6,000,000
20	II	Northridge	Performing Arts Center	381	P	1,210,000	P	1,210,000		0 (c)	P	1,210,000	P	1,210,000
21	II	East Bay	Student Services/Admin. Repl. Bldg.	N/A			PW	1,651,000 (d)			PW	1,651,000	PW	1,651,000
22	IA	Pomona	Library Addition and Renovation, Ph. I	863			WC	55,222,000 (e)			WC	55,222,000	WC	55,222,000
<b>Totals</b>				<b>2,761</b>		<b>\$289,103,000</b>		<b>\$343,417,000</b>		<b>\$257,286,000</b>		<b>\$343,417,000</b>		<b>\$343,417,000</b>

**Notes: Governor's May 1st Technical Letter and May Revise Budget**

(a) Amount reduced by Department of Finance.

(d) Hayward/East Bay Warren Hall Seismic Upgrade reversion of \$1,113,000 (W) replaced by new request for \$1,651,000 (PW) for Student Services/Admin. Replacement Bldg., based on a revised scope.

(e) Pomona Library Addition and Renovation, Phase I reversion of \$29,891,000 (C) funded in 2002/03 replaced by new request for \$55,222,000 (WC) to increase scope and address cost increases.

(f) Included in May Revise

**Legislative Analyst's Office**

(b) LAO recommended approval of these projects and that funds remaining in the 2004 bond fund be designated for their future costs.

(c) LAO recommended this project be approved contingent upon CSU committing to fund the completion with nonstate funds if state funds are not available.

**Categories:**

- I. Existing Facilities/Infrastructure
  - A. Critical Infrastructure Deficiencies
  - B. Modernization/Renovation
- II. New Facilities/Infrastructure

A = Acquisition P = Preliminary plans W = Working drawings C = Construction E = Equipment

## **COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

### **Revised Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management**

#### **Presentation By**

Elvyra F. San Juan  
Assistant Vice Chancellor  
Capital Planning, Design and Construction

#### **Summary**

This information item proposes revisions to the Board of Trustees Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management. The item will return to the September board meeting for approval.

#### **Background**

The current policy has been in place since 1978 and revised over time to incorporate energy conservation goals, requirements for energy performance in the California State University facilities, and most recently revised in May 2004 to incorporate sustainable building measures. At that same meeting, the board called for an assessment of achieving additional conservation, as well as the evaluation of additional on-site renewable energy installation and purchase of renewable energy.

The California State University's history of performance against energy consumption goals and the commitment to maximizing avoided cost for purchased utilities has been significant. Since 1974, when the CSU began tracking energy consumption and cost, we have seen electricity costs increase by approximately 28% based on 2004 dollars, while the campuses increased efficiencies and reduced Energy Use Intensity (EUI) by 46% (measured in British thermal units per gross square foot). The 2001 policy revisions established a goal to reduce energy usage by 15% by the end of 2004/05, as compared to 1999/2000. At this time, we are forecasted to achieve a major reduction in total energy consumption in support of this goal. This reduction is noteworthy as our facilities continue to house an increasing number of computers and data networks. In addition, complex science buildings are being constructed and the need to air-condition renovated older buildings continues as well.

However, given the volatility of energy markets and the effects world events and global demand have on market forces, it has become more difficult to control costs and manage the risk

associated with purchasing and generating energy for our campuses. The California State University's partnership with the University of California for purchasing electric commodity through Direct Access (D/A) contracts, as well as our gas purchase contracts with the Department of General Services have helped to manage costs by leveraging our purchasing power. Close monitoring of rate tariff changes proposed by the Investor-Owned Utilities and working with our institutional partners will continue in order to make effective commodity purchasing decisions.

### **Proposal**

The proposed policy revisions continue to promote responsible stewardship of state and nonstate facilities that aims to provide the best learning and working environment possible for the students, faculty, and staff of the California State University's 23 environmentally diverse campuses while minimizing the impacts to our environment. The proposed policy revisions contain specific goals for conservation, purchase, and on-site generation of renewable energy, as well as other on-site energy generation methods to achieve greater energy independence. The proposed goals are consistent with the governor's executive order S-12-04, which requests the California State University's active participation in statewide energy conservation and reduced electrical demand.

The strategy to reduce our reliance upon the electrical grid will assess various technologies dependent upon the individual campus infrastructure and location. Further efforts envision not only cogeneration plants and photovoltaics, but also increasing an individual campus' ability to immediately reduce electrical demand in order to respond to transmission shortages that result in brown outs and black outs. While such occurrences are expected only during very hot days, in mid June 2005, three of our campuses participating in a demand reduction program were asked to curtail their demand (e.g. turn down lights, fans or air conditioners) to help the electrical grid. Energy providers anticipate such occurrences will continue this summer. Our proposed portfolio approach to energy independence aims to improve the CSU's ability to maintain operations and continue serving our campus community.

The policy update also focuses on further defining sustainable design attributes and incorporating sustainable building practices into planning, design, construction, operations, and maintenance by instituting a rating system based on established standards of sustainability. It is envisioned that a CSU rating system would have a minimal cost impact to the project, while campuses that elect to pursue LEED<sup>TM</sup> certification would seek nonstate funding sources of an average of 2% of the building construction cost. The proposed incorporation of more stringent design standards that exceed the minimum State of California energy requirements reinforces the increased desire for energy efficiency and lower consumption. These revisions to the existing policy continue to promote building cost-effective quality buildings with a lowered environmental impact, while

allowing individual project solutions based on campus location, academic program needs, and available funding.

### **Proposed Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management**

[The existing policy is shown in regular font. Substantial changes from the existing policy are shown in *italics* and ~~striketrough~~.]

#### ***Energy Conservation Goal***

*Each campus will continue to reduce energy consumption. The next goal of reducing energy consumption by 15% will be evaluated at the end of the fiscal year 2009/2010 and reported to the trustees in January 2011. The baseline for this goal is fiscal year 2003/04, and is measured by BTU/GSF (British thermal unit per gross square foot) for both state and nonstate supported areas of the campuses.*

#### ***Energy Independence Goal***

*The CSU shall develop a strategic plan for energy procurement and production to reduce energy capacity requirements from the electricity grid, and to promote energy independence using available economically feasible technology (solar, wind, biomass) and for on-site generation. The CSU shall endeavor to increase its self-generated energy capacity from 26 to 50 megawatts (MW) by 2014.*

- 1. Campuses will consider installing and operating clean and ultra-clean cogeneration plants and proven renewable energy generation technologies in order to reduce greenhouse gas emissions, and to improve campus energy efficiency, utility reliability, and service diversity to increase production from 24 to 40 megawatts (MW).*
- 2. Campuses will pursue cost effective renewable generation in order to increase production from 2 to 10 megawatts (MW).*

#### ***Renewable Energy Procurement***

*The CSU will endeavor to meet or exceed the State of California and California Public Utilities Commission Renewable Portfolio Standard (RPS) that sets a goal of procuring 20% of its electricity needs from renewable sources by 2010 subject to the constraints of program needs and standard budget parameters.*

## **Energy Conservation**

1. All CSU buildings and facilities, regardless of the source of funding for their operation, will be operated in the most energy efficient manner without endangering public health and safety and without diminishing the quality of education. **(78-Adopt; 88-Revise; 01-No Change; 04-No Change)**
2. All CSU campuses will continue to identify energy efficiency improvement measures to the greatest extent possible, undertake all necessary steps to seek funding for their implementation and, upon securing availability of funds, expeditiously implement the measures. **(78-Adopt; 88-Revise; 01-No Change; 04-No Change)**
3. The CSU will promote the use of cost effective renewable non-depleting energy sources wherever possible, both in new construction projects and in existing buildings and facilities. The campuses will consider the implementation of load shifting technologies such as thermal energy storage. **(78-Adopt; 88-Revise; 01-Revise; 04-Revise)**
4. The CSU will take the necessary steps to provide adequate, reliable, and cost effective utilities infrastructure at all campuses for meeting the needs of present and planned buildings and facilities. **(78-Adopt; 88-Revise; 01-No Change; 04-Revise)**
5. The CSU will actively seek all available sources of funding for implementing energy efficiency improvement and utilities infrastructure renewal projects. Funding sources will include federal and state budget appropriations, federal, state and private sector grant opportunities, and other unique public/private sector financing arrangements, which have been made available through legislative actions in California and the United States Congress. In the event these funding sources are unable to meet the requirements for an approved energy program, priorities within the existing support appropriations will be examined to determine if funds could be made available for project development purposes. **(78-; 88-Adopt; 01-No Change; 04-No Change)**
6. The CSU will cooperate with federal, state, and local governments and other appropriate organizations in accomplishing energy conservation and utilities management objectives throughout the state; and inform students, faculty, staff and the general public of the need for and methods of energy conservation and utilities management. **(78-Adopt; 88-Revise; 01-No Change, 04-No Change)**
7. Each CSU campus will designate an energy/utilities manager with the responsibility and the authority for carrying out energy conservation and utilities management programs. The Chancellor's Office will have the responsibility to coordinate the individual campus programs into a systemwide program. **(78-Adopt; 88-Revise; 01-No Change; 04-No Change)**

8. The CSU will monitor energy usage monthly on all campuses and the Chancellor's Office, and will prepare a systemwide annual report on energy utilization. The Chancellor's Office will maintain a systemwide energy database in which monthly campus data will be compiled to produce systemwide energy reporting. Campuses will provide the Chancellor's Office the necessary energy and utility data for the systemwide database in a timely manner. **(78-; 88-Adopt; 01-Revise; 04-No Change)**
9. Each CSU campus will develop and maintain a campuswide integrated strategic energy resource plan, which will include tactical recommendations in the areas of new construction, deferred maintenance, facility renewal, energy projects, water conservation, solid waste management, and a structured energy management plan. This plan will drive the overall energy program at each campus. **(78-Adopt; 88-Revise; 01-Revise; 04-Revise)**
10. Each campus energy/utilities manager shall solicit and evaluate feedback from faculty, staff, and students to monitor the effects of energy conservation efforts on instructional programs and the environment. Training on new energy management concepts and programs will be provided as necessary. **(78-; 88-Adopt; 01- Revise; 04- No Change)**
11. A component of each campus's emergency plan shall address action required to respond to short-term electrical outages, large-scale grid failures, natural gas curtailments, and other utility shortages or failures. **(78-; 88-; 01-Adopt; 04-Revise)**
12. *All major capital projects starting design beginning in the FY 2006-2007 shall meet the following requirements: new construction projects shall at a minimum outperform the current Title 24 Standards (California Energy Code) by at least 15% and all major renovations projects shall at a minimum outperform the current Title 24 Standard by at least 10%. These efforts will help to reduce the BTU/square foot consumption of the projects.* **(05-New)**

### **Sustainable Building Practices**

1. All future CSU new construction, remodeling, renovation, and repair projects will be designed with consideration of optimum energy utilization, low life cycle operating costs, and compliance with all applicable energy codes (enhanced Title 24 energy codes) and regulations. In instances where a project's current funding does not include energy or sustainable design features consistent with low life cycle costing, augmentations may be sought, when warranted. In the areas of specialized construction that are not regulated through the current energy codes, such as historical buildings, museums, and auditoriums, the CSU will ensure that these facilities are designed to consider energy efficiency. Energy efficient and sustainable design features in the project plans and specifications will be

considered in balance with the academic program needs of the project within the available project budget. **(78-Adopt; 88-Revise; 01-Revise; 04-Revise)**

2. Capital planning for state and nonstate facilities and infrastructure shall consider features of a sustainable and durable design to achieve a low life cycle cost. Principles and best practices established by leading industry standards or professional organizations shall be implemented to the greatest extent possible. The CSU is supportive of campuses pursuing third-party accreditation for campus facilities, however current Department of Finance (DOF) policy does not permit the use of state capital funds for such administrative costs. Therefore, campuses considering outside accreditation shall identify alternative means of funding for associated costs. **(04-Adopt)**
3. Sustainable design for capital projects is a process of balancing long-term institutional needs for academic and related programs with environmental concerns. In the context of designing to provide for university and academic needs, the following attributes will be considered “sustainable:” **(04-Adopt)**
  - a. Siting and design considerations that optimize local geographic features to improve sustainability of the project, such as proximity to public transportation and maximizing use of vistas, microclimate, and prevailing winds;
  - b. Durable systems and finishes with long life cycles that minimize maintenance and replacement;
  - c. Optimization of layouts and designing spaces that can be reconfigured with the expectation that the facility will be renovated and re-used (versus demolished);
  - d. Systems designed for optimization of energy, water, and other natural resources;
  - e. Optimization of indoor environmental quality for occupants;
  - f. Utilization of environmentally preferable products and processes, such as recycled-content materials and recyclable materials;
  - g. Procedures that monitor, trend, and report operational performance as compared to the optimal design and operating parameters.
4. In order to implement the sustainable building goal in a cost effective manner, the process will: identify economic and environmental performance measures; determine cost savings; use extended life cycle costing; and adopt an integrated systems approach. Such an approach treats the entire building as one system and recognizes that individual building features, such as lighting, windows, heating and cooling systems, or control systems are not stand-alone systems. **(04-Adopt)**
5. The CSU encourages the use of materials and systems with reduced environmental impacts.

The design team (architect/engineer) shall recommend building materials and methods with life cycles (manufacture, installation, maintenance, repair, and replacement) of reduced environmental impacts. Considerations shall include energy efficiency, energy required in the manufacturing process, life cycle duration, and maintenance and replacement costs. **(04-Adopt)**

6. *The CSU shall design and build all new buildings and major renovations beginning in the FY 2006-2007 to a minimum standard equivalent to LEED<sup>TM</sup> 2.1 “Certified” rating utilizing the CSU Sustainability Rating system as part of self-certification or may pursue external certification through the LEED<sup>TM</sup> process in lieu of the internal process for a given project.* **(05-New)**
7. *Each campus will strive to achieve a standard equivalent to LEED<sup>TM</sup> “Silver” rating or higher utilizing the CSU Sustainability Rating system as part of self-certification or may pursue external certification through the LEED<sup>TM</sup> process in lieu of the internal process for a given project.* **(05-New)**
8. *In support of this measure, the Office of the Chancellor will develop the CSU Sustainability Rating system, internal evaluation and certification standard based on the LEED<sup>TM</sup> measures.* **(05-New)**
9. *In addition, the CSU will incorporate this policy into existing facilities related training programs with the aim of promoting and maintaining the goals of this policy.* **(05-New)**

### **Physical Plant Management**

1. Purchased energy resources on CSU facilities will not be used to heat above 68°F or cool below 78°F. Domestic hot water temperatures will not be set above 115°F. These limits will not apply in areas where other temperature settings are required by law or by specialized needs of equipment or scientific experimentation. **(78-; 88-Adopt; 01-Revise; 04-No change)**
2. Each campus shall operate and maintain a computerized energy management system that will provide centralized reporting and control of the campus energy related activities. **(78-Adopt; 88-Revise; 01-Revise; 04-No Change)**
3. Campus energy/utilities managers will make the necessary arrangements to achieve optimum efficiency in the use of natural gas, electricity, or any other purchased energy resources to meet the heating, cooling, and lighting needs of the buildings and/or facilities. Except for areas requiring special operating conditions, such as electronic data processing facilities, or other scientifically critical areas, where rigid temperature controls are required, building and/or facility temperatures will be allowed to fluctuate between the limits stated above.

Simultaneous heating and cooling operations to maintain a specific temperature in work areas will not be allowed unless special operating conditions dictate such a scheme to be implemented. (78-; 88-Adopt; 01-No Change; 04-No Change)

4. Scheduling of building and/or facility usage will be optimized consistent with the approved academic and non-academic programs to reduce the number of buildings operating at partial or low occupancy. To the extent possible, academic and non-academic programs will be consolidated in a manner to achieve the highest building utilization. Further, the scheduling of buildings will be implemented in a manner to promote central plant and individual building air conditioning system shutdown to the greatest extent possible during the weekend and other holiday periods. Campus energy/utilities managers will make all attempts to change or update building operating schedules to match the changes in the academic programs on a continuing basis. (78-; 88-Adopt; 01-No Change; 04-No Change)
5. All air conditioning equipment, including supply and return air fans, are to be shut off on weekends, holidays, and for varying periods each night, except where it would adversely affect instruction, electronic data processing installations, or other scientifically-critical or 24-hour operations. (78-; 88-Adopt; 01-No Change; 04-No Change)
6. Campuses will participate in state sponsored demand reduction programs, where practical, during periods of CAISO (*California Independent System Operator*) Stage Alerts. Reductions in non-critical loads will be made in an effort to aid in the state electrical grid integrity. (78-; 88-; 01-Adopt; 04-No Change)
7. Outdoor air ventilation will be set at 10 cfm/person or such other higher limits as prescribed by state law or regulations. This restriction does not apply to situations where 100% outside air is called for by properly installed and tuned economizer cycles. (78-; 88-Adopt; 01-Revise; 04-Revise)
8. All windows in buildings and/or facilities that are air-conditioned will be kept closed and as secure as possible to prevent loss of conditioned air, *unless facilities are equipped with an air-conditioning and heating interlock that shuts off mechanical cooling or heating when windows are opened.* (78-; 88-Adopt; 01-No Change; 04-No Change; 05-Revise)
9. Portable electric heaters and fans are not to be used in CSU facilities unless specifically required by occupants because of medical conditions, failure of the building heating, ventilating or air conditioning systems, or when building heating, ventilating or air conditioning systems cannot be adjusted to achieve minimum comfort levels within the provisions established under Item No. 1. Campus energy/utilities managers will grant such exemptions on a case-by-case basis. Use of refrigerators for non-instructional purposes should be consistent with good energy management practices. Each campus will prepare

their own guidelines to discourage proliferation of personal refrigerators. (78-; 88-Adopt; 01-No Change; 04-Revise)

10. All lighting, except what is required for security purposes, will be turned off when buildings and facilities are unoccupied, such as at the end of the workday. Custodial personnel will turn lights back on only for the time actually required for custodial work. (78-; 88-Adopt; 01-No Change; 04-No Change)
11. All CSU campuses will, to the greatest extent possible, change custodial hours from evening/night shifts to day shifts to reduce custodial energy usage. Any revisions to the custodial shift schedule will be made in consultation with the energy/utilities manager. Building ventilation and lighting systems will not be operated any more or longer than what is required under health and safety codes during the low load custodial occupancy periods. (78-; 88-Adopt; 01-No Change; 04-No Change)
12. Indoor lighting will be reduced in number and/or wattage, wherever possible, to provide for the minimum but adequate lighting levels consistent with the needs of instructional programs and state-mandated standards for the efficient and effective use of the space. Existing incandescent lamps for general-purpose lighting will be phased out and future incandescent lamps will not be allowed unless exempted for very limited and specialized tasks by the campus energy/utilities managers. New lighting systems will be in the form of the latest energy saving technology. (78-; 88-Adopt; 01-Revise; 04-No Change)
13. Outside lighting on building exteriors and campus grounds will be maintained at levels necessary to provide security and safety to promote confidence within the campus community. Good energy management practices shall be observed within this guideline. (78-; 88-Adopt; 01-No Change; 04-No Change)
14. Purely decorative lighting on CSU campuses beyond reasonable display lighting, inside or outside, will not be added. Existing decorative lighting beyond reasonable display lighting will be eliminated on a continuing basis. In general, decorative lighting will not be used for commercial or holiday purposes unless specifically exempted by the campus president. (78-; 88-Adopt; 01-No Change; 04-No Change)
15. All natural gas fired boilers on the campuses will be tuned at least twice annually and brought up to maximum efficiency unless automated combustion controls are installed. In the case of automatic controls, verification of combustion efficiency shall be conducted routinely or at least ~~once~~ monthly for central plant and quarterly for decentralized boilers. A permanent record of these readings will be maintained on each campus. (78-; 88-Adopt; 01-No Change; 04- No Change)

16. All CSU campuses will maintain their energy plant and utilities infrastructure improvements in good working order and will undertake preventive maintenance schedules to maintain the highest possible system efficiencies and, hence, the lowest operating costs. (78-; 88-Adopt; 01-No Change; 04-No Change)
17. When replacing energy consuming and/or utilities infrastructure equipment, the most cost effective models will be selected. Life cycle costing procedures, instead of first capital cost only, will be utilized as the basis for all future equipment selection. All possible efforts will be made to secure additional funding if required to effect lowest life cycle procurement. (78-; 88-Adopt; 01-No Change; 04-No Change)
18. All CSU campuses will implement a utilities charge back system to recover costs of utilities provided to self-supporting and external organizations. (78-; 88-Adopt; 01-No Change; 04-No Change)
19. All CSU campuses will take every necessary step to conserve water resources, including such steps as installing controls to optimize irrigation water, reducing water usage in restrooms and showers, and promoting the use of reclaimed water. The use of decorative fountains should be minimized. In the event of a declaration of drought, the CSU will cooperate with the state, city, and county governments to the greatest extent possible to effect additional water conservation. (78-; 88-Adopt; 01-No Change; 04-No Change)
20. The CSU will encourage continued energy conservation and lowest utilities operating costs on its campuses by instituting incentive plans designed to recognize and reward meritorious achievements by campus staff, faculty, and students beyond normal expectation. These incentive plans will be designed in such a fashion that they are adaptable to changing budget constraints from year to year. (78-Adopt; 88-Revise; 01-No Change; 04-Revise)

The following resolution will be presented for approval at the September meeting:

**WHEREAS**, the Board of Trustees of the California State University has historically supported an aggressive CSU energy conservation and utilities management policy and program; and

**WHEREAS**, sustainable building practices utilize energy, water, and materials efficiently throughout the building life cycle; enhance indoor air quality; improve occupants' health, comfort and productivity; incorporate environmentally preferable products; and thereby substantially reduce the environmental impacts associated with long-term building operations without compromising building performance or fulfilling the academic mission; and

**WHEREAS**, energy costs in California are projected to increase significantly in the next decade and such increases are estimated to take a greater percentage of the California State University operating budget; now, therefore, be it

**RESOLVED**, By the Board of Trustees of the California State University, that the goal is to site, design, deconstruct, construct, renovate, operate, and maintain campus facilities and infrastructure that endeavor to be models of energy, water, and materials efficiency, while providing healthy, productive, and comfortable indoor environments and long-term benefits to faculty, staff, and students; and be it further

**RESOLVED**, That the California State University shall facilitate the incorporation of sustainable building practices into the planning and operations of campus facilities. The objectives are to implement the sustainable building goal in a cost effective manner; and be it further

**RESOLVED**, That a new 15% goal for energy conservation be established. The baseline year will be 2003/04 and will be evaluated at the end of 2009/2010 and reported to the board in January 2011; and be it further

**RESOLVED**, That a new 50 MW goal for the generation of on-site power be established to achieve greater energy independence by 2014. The goal is comprised of a 10 MW goal for the installation of cost effective renewable energy generation, and a 40 MW goal for the installation of cost effective cogeneration plants; and be it further

**RESOLVED**, That the California State University will strive to meet or exceed the goal to procure 20% of its electricity needs from renewable resources by 2010, subject to the constraints of academic program needs and standard budget parameters; and be it further

**RESOLVED**, That the revised CSU Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management in Agenda Item XX of the September 20-21, 2005 meeting of the Trustees' Committee on Campus Planning, Buildings and Grounds is adopted; and be it further

**RESOLVED**, That the chancellor or his designee is authorized to take the necessary steps to implement the intent of this policy.

**COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Categories and Criteria for the State Funded Five-Year Capital Improvement Program,  
2007/2008–2011/2012**

**Presentation By**

Elvyra F. San Juan  
Assistant Vice Chancellor  
Capital Planning, Design and Construction

**Summary**

The Board of Trustees annually adopts categories and criteria that are used in setting priorities for the state funded capital outlay program. Attachment A contains the proposed CSU 2007/08–2011/12 categories and criteria, which is fairly consistent with those approved by the board last year. Campus administrative staff has reviewed the proposed categories and criteria.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that:

The Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2007/08–2011/12 in Attachment A of Agenda Item 7 of the July 19-20, 2005 meeting of the trustees' Committee on Campus Planning, Buildings and Grounds be approved; and

The chancellor is directed to use these categories and criteria to prepare the CSU State Funded Five-Year Capital Improvement Program.

**Categories and Criteria to Set Priorities**  
**2007/08–2011/12 State Funded Five-Year Capital Improvement Program**

**General Criteria**

A campus may submit a maximum of one project for the 2007/08 budget year, and one project for the 2008/09 planning year, including health and safety projects. A campus may submit a maximum of three projects per year, including health and safety projects, for the 2009/10 through 2011/12 planning years. Exceptions to this limit will be considered on an individual project basis. Equipment and seismic strengthening projects are excluded from this limit. Seismic strengthening projects will be prioritized according to recommendations from the CSU Seismic Review Board.

Campuses are to typically prepare their project requests for the five-year program using preliminary plan (P) phase funding separate from the working drawing and construction (WC) phases for new project starts. Campus requests for PWC lump sum funding will be considered on an individual project basis. Approval of a phased project will require the project to be completely funded (PWC) within the expected bond cycle.

Current trustee-approved campus physical master plan enrollment ceilings apply to on-campus station count enrollment only. These numbers are to be used as the basis of comparison for justifying capital projects that address enrollment demand to be accommodated on campus. Enrollment estimates that exceed these figures should be accommodated through distributed learning and other off-campus instructional means. Proposed renovation projects are expected to include additional instructional capacity (a minimum of 10% increase in the building's existing capacity) as a means to address enrollment demand in these types of projects. Projects that increase capacity will receive higher priority consideration than renovation projects without enrollment capacity increases. Priorities will be determined based upon the relative deficiency in campus space.

If there are two or more auditoriums or large lecture hall projects, priority shall be given to the project for which 50 percent or more of its funding will be from nonstate sources. At least \$5 million must be raised from nonstate sources for an auditorium project.

## **Individual Categories and Criteria**

### **I. Existing Facilities/Infrastructure**

#### **A. Critical Infrastructure Deficiencies**

These funds correct structural, health and safety code deficiencies by addressing life safety problems and promoting code compliance in existing facilities. Projects include seismic strengthening, correcting building code deficiencies, and addressing regulatory changes which impact campus facilities or equipment. These funds also include minor capital outlay and capital renewal projects.

#### **B. Modernization/Renovation**

These funds make new and remodeled facilities operable by providing group II equipment, and replacing utility services and building systems to make facilities and the campus infrastructure operable. These funds also meet campus needs by modernizing existing facilities or constructing new replacement buildings in response to academic, support program needs and enrollment demand as appropriate.

### **II. New Facilities/Infrastructure**

These funds eliminate instructional and support deficiencies, including new buildings and their group II equipment, additions, land acquisitions, and site development.

## **COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

### **Approval of Schematic Plans**

#### **Presentation By**

Elvyra F. San Juan  
Assistant Vice Chancellor  
Capital Planning, Design and Construction

#### **Summary**

Schematic plans for the following three projects will be presented for approval:

- 1. California State University, Fullerton—College of Business and Economics**  
*Project Architect: Hellmuth, Obata + Kassabaum, Inc.*

#### **Background and Scope**

CSU Fullerton proposes to construct a 195,000 GSF building for the College of Business and Economics. The new structure is designed with a steel braced frame encompassing five floors at the main building and two floors for the two lecture hall wings. The building exterior will be finished in a combination of glass fiber reinforced concrete panels, metal panels, and curtain wall. The programmed spaces will include several tiered lecture halls to seat 125 to 250 students, classrooms and case study rooms, computer labs, breakout rooms, and faculty offices with administrative space. The new facility will also provide space for information systems, a tutoring center, graduate students, and peer and business advising centers to support the college. Site improvements including utility relocations and infrastructure expansion are proposed to complete the project site work.

Sustainable features have been incorporated into many aspects of the building's design. Orientation of the building is with long facades facing in the north/south direction with shading devices of exterior glazing to limit solar gain. Building entry and stairways will use natural lighting. An automated energy management system to monitor and control all building systems will enhance efficiency, resulting in savings in operating costs. Sensor operated and low flow plumbing fixtures combined with drought tolerant landscaping will reduce water consumption.

#### **Timing (Estimated)**

Completion of Preliminary Drawings

September 2005

Completion of Working Drawings	April 2006
Start of Construction	June 2006
Occupancy	June 2008

**Basic Statistics**

Gross Building Area	195,134 square feet
Assignable Building Area	119,712 square feet
Efficiency	61 percent

**Cost Estimate—California Construction Cost Index 4100**

Building Cost (\$249 per GSF)	\$48,597,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure	\$12.36
b. Shell (Superstructure and Enclosure)	\$86.53
c. Interior (Partitions and Finishes)	\$36.68
d. Services (HVAC, Plumbing, Electrical, Fire)	\$69.85
e. Equipment and Furnishings	\$19.31
f. General Conditions	\$24.32

Site Development (includes landscaping)	<u>\$3,057,000</u>
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Total Construction Cost	\$51,654,000
Fees	6,807,000
Additional Services	864,000
Contingency	<u>8,258,000</u>

Total Project Cost (\$384 per GSF)	\$67,583,000
Group II Equipment	<u>6,365,000</u>

Grand Total	<u>\$73,948,000</u>
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**Cost Comparison**

This project's building cost of \$249 per GSF exceeds the prior construction cost guideline of \$210 per GSF at CCCI 4100, due in part to the design solution that utilizes three separate structures, thereby increasing the quantity of building exterior cladding, glazing, and exit passageways. The cost is less than the proposed cost guide of \$273 per GSF being tested for

new projects which reflects the recent industry-wide cost increases for steel, lumber, cement and fuel, which have also contributed significantly to the higher building cost. In order to maintain the proposed scope and longer life building materials, the campus has increased fund raising efforts to support the cost increase.

### **Funding Data**

The project received state funds in the amount of \$47,417,000 for preliminary plans, working drawings, and construction from the 2004 Higher Education Capital Outlay Bond Fund. The project was originally proposed to be co-funded by \$5,000,000 in donor funds, however due to the construction cost increases and proposed program, the campus is proposing to significantly increase the nonstate co-funding. The additional funding of \$20,166,000 will be jointly provided from increased donor funding, and a loan from their auxiliary to support a larger lobby café and plaza area. Future state funds of \$6,365,000 will be requested for Group II equipment.

### **California Environmental Quality Act (CEQA) Action**

The development of this academic facility was analyzed as part of the Final Environmental Impact Report (FEIR) prepared for the campus master plan update in August 2003. The FEIR was certified as complete and the revised campus master plan was approved by the Board of Trustees in November 2003. The College of Business and Economics building has been found to be consistent with the project description and the respective analysis in the FEIR previously approved by this board and identified above, and therefore a Finding of Consistency has been made and requires no additional review or analysis for CEQA compliance.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that:

1. The project is consistent with the CSU Fullerton campus master plan revision approved by the Board of Trustees in November 2003 and a Finding of Consistency has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the project description as analyzed in the previously certified Final EIR and does not propose substantial changes to the original project description, which would require major revision to the Final EIR or Findings adopted by this board.

3. With the implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will have no new or previously undisclosed significant effects on the environment, and the project will benefit the California State University.
4. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
5. The schematic plans for the California State University, Fullerton, College of Business and Economics are approved at a project cost of \$73,948,000 at CCCI 4100.

**2. California State University, Fullerton—Student Recreation Center**  
*Project Architect: Langdon Wilson*

**Background and Scope**

CSU Fullerton proposes to construct a two-story 95,000 GSF Student Recreation Center as an adjunct to the existing Titan Student Union. This project will be located in the northwest portion of the main campus, immediately north of the Titan Student Union and east of Parking Structure 2. The first floor will house the lobby, a rock-climbing wall, a cardio fitness area, two multi-purpose rooms, a three-basketball court gymnasium, men's and women's locker rooms, and building support services. The second floor will also include a cardio fitness area along with a multi-purpose room, two racquetball courts, a running track above the gymnasium, and administrative offices. The structure will be tilt-up concrete and structural steel, with a curtain wall system to promote natural light and provide an inviting entrance.

Windows placed over the central circulation space increases day lighting while glazing at the lobby will allow natural light. Additional sustainable elements incorporated into the project include recycled flooring for the gymnasium, local and regional materials, and a construction waste management program.

As part of the project's site improvements, a lap and recreation pool with a lounging deck will be constructed south of the building. Associated site development projects include a satellite central plant to provide heating and cooling, reconfiguration of the loading docks at Titan Student Union, relocation of West Campus Drive, and provision for a new pedestrian plaza.

**Timing (Estimated)**

Completion of Preliminary Drawings	August 2005
Completion of Working Drawings	December 2005
Start of Construction	June 2006
Occupancy	July 2008

**Basic Statistics**

Gross Building Area	95,419 square feet
Assignable Building Area	67,275 square feet
Efficiency	71 percent

**Cost Estimate—California Construction Cost Index CCCI 4019**

Building Cost (\$298 per GSF)	\$28,436,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 45.47
b. Shell (Structure and Enclosure)	\$ 74.38
c. Interiors (Partitions and Finishes)	\$ 46.55
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 77.54
e. Equipment and Furnishings	\$ 1.54
f. Special Construction & Demolition	\$ 19.93
g. General Conditions	\$ 32.60

Site Development (includes landscaping)	<u>\$4,201,000</u>
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Construction Cost with General Conditions	\$32,637,000
Fees	4,472,000
Additional Services	740,000
Contingency	<u>2,878,000</u>

Total Project Cost (\$427 per GSF)	\$40,727,000
Group II Equipment	<u>1,143,000</u>

Grand Total	<u>\$41,870,000</u>
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**Cost Comparison**

The CSU does not have a building cost standard for student recreation centers due to varying programmatic differences across campus projects. The project's cost of \$298 per GSF is higher

that a smaller student recreation center project at CSU San Bernardino (\$235 per GSF) in 2003. The difference in building costs is due in part to the other cost elements included in the Fullerton project, including a satellite central plant, and a storage area and a loading dock addition to the Student Union. These elements add additional costs to the site-constrained project. Other design features not included in the San Bernardino project are clerestory windows on the second floor and an elevated running track in the gymnasium.

### **Funding Data**

The project will be financed via the issuance of bonds through the CSU Systemwide Revenue Bond program, which will be repaid from Associated Student fees and reserves. Additional funding will be provided from CSU Fullerton Auxiliary Services and Parking and Transportation funds. Approval of the financing will be presented to the Board of Trustees at a future meeting.

### **California Environmental Quality Act (CEQA) Action**

The development of this nonstate facility was analyzed as part of the Final Environmental Impact Report (FEIR) prepared for the campus master plan update in August 2003. The FEIR was certified as complete and the revised campus master plan was approved by the Board of Trustees in November 2003. The Student Recreation Center building has been found to be consistent with the project description and the respective analysis in the FEIR previously approved by this board and identified above, and therefore a Finding of Consistency has been made and requires no additional review or analysis for CEQA compliance.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that:

1. The project is consistent with the CSU Fullerton campus master plan revision approved by the Board of Trustees in November 2003 and a Finding of Consistency has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The project before this board is consistent with the project description as analyzed in the previously certified Final EIR and does not propose substantial changes to the original project description, which would require major revision to the Final EIR or Findings adopted by this board in certifying said Final EIR.

3. With the implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will have no new or previously undisclosed significant effects on the environment, and the project will benefit the California State University.
4. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
5. The schematic plans for the California State University, Fullerton, Student Recreation Center are approved at a project cost of \$41,870,000 at CCCCI 4019.

**3. California State University, Monterey Bay—North Campus Faculty and Staff Housing, Phase I, For Sale and Infrastructure (317 Units)**  
*Project Architect: LCRA/The Steinberg Group*

**Background and Scope**

The CSU Monterey Bay, North Campus Faculty and Staff Housing, Phase I project consists of 492 residential units for faculty and staff. This item seeks trustee approval of schematic design for 317 for sale units consisting of a mixture of 80 town homes, 36 bungalow courts, and 201 detached single-family homes located on approximately 87 acres of land. The remaining units for Phase I will be 175 for rent apartments for which schematic approval from the board will be sought at a later date. The development will have a traditional neighborhood design with interconnected well-lit street blocks that frame open space community elements. Project components include the residential units, parks, landscaping, recreation facilities, and infrastructure development. The project will provide a total of 1,513 parking spaces across multiple structures and 88 parking spaces in surface lots.

Many sustainable features have been designed into the project. Construction waste management procedures have been specified. The site development will re-use concrete from demolished buildings as road base, include storm water management, plant native landscape to reduce water use, relocate existing large trees, use grey water for irrigation, and reduce impervious surfaces to decrease runoff.

The housing development includes programming buildings for appliances with Energy Star efficiency ratings; using “low e” glazing on windows, cementitious or truewood siding, and tank-less water heaters; requiring flyash content in concrete; installing recycling centers in each home unit; and using low to zero VOC paints and carpets.

The community's sustainable design is anchored by pedestrian walkways set on a quarter mile radii layout. In addition, community-wide sustainability includes managed irrigation of all public areas and front yards with a master control system; green waste recycling for all maintained open space areas; and the establishment of a car-share program.

**Timing (Estimated)**

	Phase 1A	Phase 1B	Phase 1C
<i>Infrastructure</i>			
Completion of Preliminary Drawings	January 2006	January 2006	January 2006
Completion of Working Drawings	April 2006	March 2007	April 2008
Start of Construction	May 2006	June 2007	July 2008
Occupancy	October 2007	November 2008	November 2009
<i>For Sale Units</i>			
Completion of Preliminary Drawings	January 2006	January 2006	January 2006
Completion of Working Drawings	July 2006	August 2007	August 2008
Start of Construction	September 2006	October 2007	October 2008
Occupancy	October 2007	November 2008	December 2009

**Basic Statistics**

Bungalows (907 GSF/Unit – 1,546 GSF/Unit)	45,034 square feet
Town Homes (1,180 GSF/Unit – 2,330 GSF/Unit)	129,840 square feet
Small Lot Detached Homes (1,628 GSF/Unit – 2,737 GSF/Unit)	265,703 square feet
Large Lot Detached Homes (2,602 GSF/Unit – 3,205 GSF/Unit)	<u>144,909 square feet</u>
Total Gross Building Area	585,486 square feet
Assignable Building Area	534,006 square feet
Efficiency	91 percent

**Cost Estimate—California Construction Cost Index 4328**

For Sale Building Cost (\$114 per GSF) \$66,965,000

<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 7.75
b. Shell (Structure and Enclosure)	\$47.11

c. Interiors (Partitions and Finishes)	\$20.92
d. Services (HVAC, Plumbing, Electrical, Fire)	\$20.30
e. Special Construction and Demolition	\$ 0.26
f. General Conditions	\$18.03
Site Development	<u>\$31,977,000</u>
Construction Cost	\$98,942,000
Fees	\$13,259,000
Contingency	\$17,144,000
Additional Services	<u>\$ 5,097,000</u>
Grand Total	<u>\$134,442,000</u>

### **Cost Comparison**

The for sale component building cost of \$114 per GSF is comparable to the costs of recent faculty and staff housing projects at CSU Channel Islands (\$96 per GSF). The higher cost can be attributed to the industry-wide cost increases for steel, lumber, cement and fuel.

### **Funding Data**

The project was presented to the Housing Proposal and Review Committee on November 17, 2004. The infrastructure and for sale faculty and staff housing will be financed through the CSU Systemwide Revenue Bond program, which will be repaid by the net proceeds of home sales and lease payments.

### **California Environmental Quality Act (CEQA) Action**

The North Campus Faculty and Staff Housing, Phase I project was analyzed as part of the campus master plan revision approved by the Board of Trustees in November 2004, which was the subject of a Supplemental Environmental Impact Report (SEIR) prepared in early 2004. The SEIR is supplemental to the Final EIR (FEIR), which was certified by the Board of Trustees in May 1998. The original FEIR evaluated the long-term build-out of a university campus on the site and approved the master plan for initial development of the project. The SEIR was required after the prior FEIR was certified in 1998 because the level of detail regarding future physical development led to adjustments in the plans.

The board certified the SEIR that included changes to the campus master plan to accommodate, among other projects, the proposed faculty and staff housing. Previous actions by this board as

Lead Agency under CEQA included, in the respective resolutions, a finding that all environmental impacts have been disclosed in the previously certified FEIR and the SEIR under consideration in this item, and that no additional mitigation measures are required for this project to proceed. The SEIR fully analyzed the North Campus Faculty and Staff Housing, Phase I project pursuant to the requirements of the California Environmental Quality Act. The Final SEIR, Findings of Fact and Statements of Overriding Considerations, and the Environmental Mitigation Measures Monitoring and Reporting Program are available for review by the board and the public at: <http://cpd.csumb.edu/> with links to the specific documents listed. A copy of the FEIR/SEIR will be available at the meeting.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that:

1. The board finds that the Final Supplemental Environmental Impact Report (SEIR) for the California State University, Monterey Bay master plan certified by the board on November 17, 2004 was prepared to include the construction of the North Campus Faculty and Staff Housing, Phase I project pursuant to the requirements of the California Environmental Quality Act.
2. The SEIR certified in November 2004 is Supplemental to the FEIR of 1998 and incorporates by reference all Findings of Fact, Mitigation Monitoring and Reporting Program, and Statements of Overriding Considerations.
3. The project does not propose substantial changes, which would require revision of the previously certified campus master plan Final SEIR.
4. The project does not involve any substantial changes in the circumstances under which the master plan Final SEIR was certified.
5. No substantial new information has been identified, which shows that the project would have one or more significant effects or requires additional mitigation measures not discussed in the master plan and Final SEIR.
6. The Final SEIR has been prepared to specifically include the North Campus Faculty and Staff Housing, Phase I construction project and has been considered an important part of the planning process and the deliberations of this board.

7. The board hereby concurs with the Findings of Fact and related mitigation measures adopted in their approval November 16, 2004, which certified the Final SEIR and determined that the proposed project will reduce the potential significant effects on the environment to less than significant with the exception of traffic and water supply.
8. The findings and the related mitigation measures in the November 17, 2004, action of the Board of Trustees, which certified the Final SEIR, are incorporated by reference and concurred with by this board.
9. The board has previously adopted Findings of Fact that in its certification of the May 1998 FEIR and November 2004 SEIR for the master plan that include specific overriding considerations that outweigh certain remaining unavoidable significant impacts specific to water supply and traffic; said Findings of Fact relating to specific overriding considerations are hereby incorporated by reference and concurred with by this board.
10. Water usage impacts have been addressed in the previously certified FEIR and SEIR by planned water conservation measures, which will reduce consumption to acceptable supply levels.
11. Traffic impacts cannot be mitigated by the campus as streets are under the jurisdiction of other agencies whose responsibility and authority have been identified in the Findings of Fact in the previously certified FEIR and SEIR.
12. The project will benefit the California State University.
13. The previously approved mitigation measures shall continue to be monitored and reported in accordance with the plan approved by the board at the November 17, 2004 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
14. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
16. The schematic plans for the California State University, Monterey Bay, North Campus Faculty and Staff Housing, Phase I, For Sale and Infrastructure (317 Units) are approved at a total project cost of \$134,442,000 at CCCCI 4328.