AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **1:15 p.m., Tuesday, July 18, 2017**
Glenn S. Dumke Auditorium

John Nilon, Chair
Jane W. Carney, Vice Chair
Adam Day
Thelma Meléndez de Santa Ana
Peter J. Taylor

Consent Approval of Minutes of the Meeting of May 23, 2017

1. Parking Structure for California State University, Northridge and Recreation/Wellness Center Expansion, Phase 2 for California State University, Sacramento, *Action*

Discussion

2. California State Polytechnic University, Pomona Lanterman Real Property Strategy, *Information*
3. University Glen, Phase 2 Housing Project for California State University Channel Islands, *Action*

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

Trustees of the California State University
Office of the Chancellor
Glenn S. Dumke Conference Center
401 Golden Shore
Long Beach, California

May 23, 2017

Members Present

Steven G. Stepanek, Chair
John Nilon, Vice Chair
Adam Day, Vice Chair of the Board
J. Lawrence Norton
Peter J. Taylor
Timothy P. White, Chancellor

Trustee Steven G. Stepanek called the meeting to order.

Public Comment

Comments were received from Josh Bourgeois, Golden State Environmental Justice Alliance and Hector Fernandez, State Employees Trades Council United.

Approval of Minutes

The minutes of the January 31, 2017 meeting were approved as submitted.

Categories and Criteria for the Five-Year Facilities Renewal and Capital Improvement Plan 2018-2019 through 2022-2023

Trustee Stepanek presented agenda item 1 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 05-17-04).

California Environmental Quality Act Annual Report

Trustee Stepanek presented agenda item 2 as a consent information item.

California State University Seismic Safety Program Annual Report

Trustee Stepanek presented agenda item 3 as a consent information item.

California Polytechnic State University, San Luis Obispo Intramural Field Upgrade Project: Adoption of the Final Initial Study/Mitigated Negative Declaration and Approval of the Amended 2016-2017 Capital Outlay Program and Schematic Plans

Trustee Stepanek presented agenda item 4 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 05-17-05).

San Diego State University Replacement Space for Residential Life Programs and Conference Center Project: Approval of the Proposed Campus Master Plan Revision, Amended 2016-2017 Capital Outlay Program and Schematic Plans

Several actions relating to the San Diego State University Replacement Space for Residential Life Programs and Conference Center project were presented for approval.

Trustee Jane Carney asked if the project was an appropriate use of housing funds and if the conference center will be used by groups outside the university. Assistant Vice Chancellor for Capital Planning, Design, and Construction Elvyra F. San Juan explained the project will support the housing program by providing community space for use by the student residents. President Elliot Hirshman stated that use by outside groups is anticipated and participation will benefit and reduce cost to students. Executive Vice Chancellor and Chief Financial Officer Steve Relyea added that the outside community revenue lowers cost such that when students are paying for housing, they are being somewhat subsidized by the outside entities.

In response to Trustee Douglas Faigin inquiry, Ms. San Juan clarified that student housing fees would pay for the project.

The committee recommended approval of the proposed resolution (RCPBG 05-17-06).

California Polytechnic State University, San Luis Obispo Replacement and Expansion of the Equine Center Project: Adoption of the Final Initial Study/Mitigated Negative Declaration and Approval of the Proposed Campus Master Plan Revision, Amended 2016-2017 Capital Outlay Program and Schematic Plans

The California Polytechnic State University, San Luis Obispo project for replacement and expansion of the Equine Center was presented for approval.

The committee recommended approval of the proposed resolution (RCPBG 05-17-07).

San Francisco State University Holloway Avenue Revitalization: Replacement of Student Housing and Creative Arts Project: Approval of the Proposed Campus Master Plan Revision, Amended 2016-2017 Capital Outlay Program and Schematic Plans and Certify the Focused Tiered Final Environmental Impact Report

Two projects and related California Environmental Quality Act actions were presented for approval.

Trustee Peter Taylor requested further detail regarding the proposed solar-ready roof. Ms. San Juan explained it is a roof built structurally for solar panels to be added in the future.

Trustee Adam Day asked about the difference between the analyses for historical resources in the 2007 Campus Master Plan Environmental Impact Report (EIR) as compared to the Holloway Revitalization EIR under consideration today. Mr. Thomas Lollini, Senior Associate Vice President, Physical Planning and Development, San Francisco State, responded that the Holloway Revitalization EIR has updated the historic analysis to address recent changes to the historic district and provided more detailed analysis of the historic resources.

The committee recommended approval of the proposed resolution (RCPBG 05-17-08).

California State University, Los Angeles North Campus Enhancements and Soccer Training Facility Project: Certify the Final Environmental Impact Report and Approval of the Proposed Campus Master Plan Revision

Trustee Silas Abrego inquired if student intramural sports will have access to the facility and playing field, and if Cal State Los Angeles will have a role in field scheduling decisions. President William Covino responded affirmatively to both questions.

The committee recommended approval of the proposed resolution (RCPBG 05-17-09).

Trustee Stepanek adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Parking Structure for California State University, Northridge and Recreation/Wellness Center Expansion, Phase 2 for California State University, Sacramento

Presentation By

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

Summary

The California State University Board of Trustees approved the 2017-2018 Capital Outlay Program at its November 2016 meeting. This item allows the board to consider the scope and budget of two projects not included in the previously approved capital outlay program.

1. California State University, Northridge
G6 Parking Structure **PWCE[1]** **$38,409,000**

California State University, Northridge wishes to proceed with the design and construction of the G6 Parking Structure (#157[2]). The university requires additional parking for the growing campus population. Parking on the east side of campus is in much greater demand since construction of the Student Recreation Center (#129), Student Union Wellness Center (#96), and Chaparral Hall Science building (#22a), and due to the increased attendance at athletic events. A parking feasibility study by Kaku Associates recommended construction of new parking structures to meet current and future needs. The G6 Parking Structure will provide 1,500 new parking spaces.

Funding for this project will be financed by the CSU Systemwide Revenue Bond program and from parking reserves. The bonds will be repaid from parking fee revenue.

2. California State University, Sacramento
Recreation/Wellness Center Expansion, Phase 2 **PWCE** **$37,228,000**

California State University, Sacramento wishes to proceed with the design and construction of the Recreation/Wellness Center (#109) Expansion, Phase 2 project to provide additional space for both the Student Health Center and student recreation. The WELL facility originally opened in 2010 and houses the WELL Fitness Center and Student Health and Counseling Services Center. Over time the number of visits to the WELL Fitness has increased by 40 percent, visits to

[1] Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction, E – Equipment
[2] The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

the Health Center have increased by 45 percent for health related services, and 30 percent for counseling services. This project will add Health and Wellness education classrooms, increase space for the Peer Health Education program, add a sports medicine facility, and will expand and renovate the existing Urgent Care facility. It will also expand locker room capacity, strength and free weight fitness space, group fitness studios, lounge space, and add multiple all-gender restrooms. In total, this project will remodel 27,120 gross square feet (GSF) and construct 28,950 GSF of new space.

Funding for this project will be financed by the CSU Systemwide Revenue Bond program, and from health facilities and student union reserves. The bonds will be repaid from University Union fees approved through the alternative consultation process by the university president per Executive Order 1054 on April 23, 2015.

Recommendation

The following resolution is presented for approval:

> **RESOLVED**, by the Board of Trustees of the California State University, that the 2017-2018 Capital Outlay Program be amended to include: 1) $38,409,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Northridge G6 Parking Structure; and 2) $37,228,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Sacramento Recreation/Wellness Center Expansion, Phase 2.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State Polytechnic University, Pomona Lanterman Real Property Strategy

Presentation By

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

Summary

In May 2015 the California State University Board of Trustees authorized the chancellor to negotiate and execute the terms of a Memorandum of Understanding (MOU) with the state to accept on behalf of the Board of Trustees the interest in 287 acres of real property, known as the Lanterman Development Center (Center). The Center was previously operated by the California Department of Developmental Services. This information item summarizes the actions taken by California State Polytechnic University, Pomona to determine the feasibility of retaining, repurposing, and developing the land.

Background

In July 2016, the California Department of Finance and the CSU executed a MOU, which indicated the intent to transfer the Lanterman property to the CSU to support its educational mission and stated that the CSU will undertake development planning of the Lanterman property within the context of the historical parameters of the site. The Department of Finance agreed the university could assess the site and determine by September 1, 2017 if it could be developed given the historical district constraints.

Subsequent to the execution of the MOU, Cal Poly Pomona engaged the Urban Land Institute to conduct a preliminary study. The study recommended the establishment of a campus team to partner with a pre-development consultant to oversee and direct the necessary due diligence work. The firm of Brailsford and Dunlavey was selected to serve as the owner's representative and assist in the selection of consultants to perform the necessary pre-development due diligence and feasibility studies.

Pre-Development Findings – Challenges and Opportunities

Hellmuth, Obata & Kassabaum (HOK) was selected to perform the pre-development feasibility studies. The HOK team's assessment of the Lanterman site included a comprehensive high-level site analysis that examined the surrounding region, existing site conditions, the local climate, site topography, geotechnical characteristics, available open space, building conditions, historical significance, and readily developable zones.

The HOK team evaluated potential uses for the property given the need for preservation and challenges presented by the site. These included academic use, offices, laboratories, industrial and workshop space, and housing. HOK also developed several financial models to test the various uses and related sensitivities. Additionally, the HOK team completed an assessment of traffic demands and suggested transportation mitigation measures.

Overall, HOK's findings strongly suggest the property holds great potential for development over time. The site is a large contiguous piece of landwith a character defining historic setting. Although the property is eligible for designation as a historic district, there is ample open space where new construction may take place to support the mission of the university. The property has great potential for becoming an integral part of the campus.

Lanterman Real Property Strategy

The development of the Lanterman property will encompass a comprehensive, long-term strategy over ten or more years and will occur in phases. The initial development projects will be structured to generate revenue to support subsequent projects. Plans will evolve during the development of the property and may be adjusted as development moves forward. The campus is prepared to be responsive to market changes, financial conditions, and the needs of the campus and the surrounding community.

A Request for Qualifications/Request for Proposals will be issued to engage a master developer or a team of developers to partner with the university to create a land parcel plan, infrastructure program, phasing plan, land use programming, business plan, and associated California Environmental Quality Act (CEQA) documentation. The campus will seek experienced developers who possess a demonstrated understanding and appreciation of the Cal Poly Pomona mission, expertise with historical preservation, and sensitivity to the campus priorities and the needs of the surrounding communities. Properly structured, a partnership with a developer will benefit the campus and lead to a financially stable development plan. The proper development of Lanterman is expected to provide a future revenue stream for the campus to further advance the university's educational mission.

Prior to the execution of commitments for the development and use of the Lanterman site, projects will be presented for approval at future meetings of the Board of Trustees. In addition, any related environmental documents, master plans, amendments to the capital outlay program, schematic plans, financial plans, and other key business points will be presented for board approval.

Next Steps

Based on the board's resolution in May 2015, the chancellor will inform the Department of Finance of the university's intention to retain and develop the Lanterman Site. Development of the Lanterman site provides opportunities to strategically address the academic program needs related to the long-term development of Lanterman and campus lands. Attention will be given to innovation in the areas of academic excellence, sustainability, and environmental responsibility. The campus will build strong working relationships with the neighboring communities and contribute to the quality of life and economic vitality of the region. The campus plans to develop an outreach program to solicit broad input and ensure that various constituents inside and outside of the university are kept informed of development considerations and plans.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

University Glen, Phase 2 Housing Project for California State University Channel Islands

Presentation By

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

Summary

This agenda item requests the following actions by the California State University Board of Trustees regarding the California State University Channel Islands University Glen, Phase 2 Housing project:

- Certify the Final Environmental Impact Report (FEIR) dated May 2017
- Approve the proposed campus master plan revision dated July 2017
- Approve the Amendment of the 2017-2018 Capital Outlay Program
- Approve the schematic design
- Approve the amendment to the Channel Islands Site Authority Ground Lease area

Attachment A is the proposed amendment to the campus master plan that includes the revisions needed to accommodate this development. Attachment B is the existing campus master plan approved by the Board of Trustees in July 2000.

The CSU Board of Trustees requires a long-range physical campus master plan for each campus showing existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student enrollment. Each campus master plan reflects the physical requirements of the academic program and auxiliary activities on the campus. Major revisions to the campus master plan are approved by the Board of Trustees.

Proposed Master Plan Revision

The campus is proposing revisions to the campus master plan to accommodate the change in use of the 32-acre University Glen parcel. The existing campus master plan shows the entire University Glen residential community of 900 units divided among three parcels. This parcel is designated as "Low/Low Medium Density" with a maximum density of 10 units per acre.

The campus master plan revision proposes to increase the maximum unit count to 1,258 and revise the parcel designation to "Low Medium/Medium High Density." The new density for the proposed development will be approximately 18.75 units per acre. The Specific Reuse Plan (SRP) is proposed to be amended with this revision by the Channel Islands Site Authority Board after the CSU Board of Trustees certifies the Environmental Impact Report (EIR) and approves this proposed campus master plan revision.

The proposed master plan change is noted on Attachment A:

Hexagon 1: University Glen, Phase 2 Residential Community (32-acre parcel)

Amend the 2017-2018 Capital Outlay Program

The Board of Trustees approved the 2017-2018 Capital Outlay Program in November 2016. CSU Channel Islands wishes to amend the 2017-2018 Capital Outlay Program for preliminary plans, working drawings, and construction for the University Glen, Phase 2 Housing project at a total estimated cost of $164,000,000. The proposed site, identified in the campus master plan revision dated July 2017, is a 32-acre parcel of the University Glen residential community. The project will be funded by Kennedy Wilson, a private developer.

University Glen Phase 2 Schematic Design
Project Architect: MVE+Partners
Design/Build Contractor: Kennedy Wilson

Background and Scope

The Board of Trustees approved a revision to the campus master plan in July 2000 that allowed up to 900 residential units, of which 658 were constructed in University Glen, Phase 1. The Channel Islands Site Authority adopted the Community Development Area SRP in 2000 which specifically included 72 for-sale detached residences, 112 for-sale attached townhouses, 88 rental townhomes, 328 apartments, the mixed-use Town Center (58 apartments above retail), and amenities including pools, fitness centers, and meeting rooms. The 242 for-sale houses remaining for University Glen, Phase 2 were not built due to the economic downturn in 2008. In March 2015, the trustees approved the development concept of a long-term public-private partnership to construct the University Glen, Phase 2 Housing project on Site Authority land on the CSU Channel Islands campus.

Once the board certifies the FEIR, an amendment to the SRP will be proposed for action by the Channel Islands Site Authority Board that includes a revision to the northernmost residential area of the East Campus. Up to 600 residential units are proposed on approximately 32 acres of vacant land that is currently entitled for 242 single-family residential units. The project includes a mix of rental and for-sale, multi-family, single-family, and age-restricted/income-based units, as well as

amenities that include a club house, recreation facility, pool, and open park spaces. These amenities will be made available to the entire University Glen residential community, with some exclusive-use amenities typical to a senior/affordable community. The age-restricted/income-based units will be subject to certain age, income, and rent restrictions. These restrictions are dictated by the Internal Revenue Service as part of its Low Income Housing Tax Credit program. The primary occupant must be at least 55 years of age with an income of no more than 60 percent of the Area Median Income (AMI) as calculated annually by the US Department of Housing and Urban Development (HUD). Rent is capped at a level determined by the AMI and is also determined by HUD.

The proposed increase in residential density in the SRP, from low to low-medium (0-10 units per acre) development to low-medium to medium-high (10-20 units per acre) residential density will accommodate the approximately 18.75 unit/acre layout.

University Benefits

The CSU Channel Islands campus is challenged to build critically needed facilities to accommodate enrollment growth and the community it serves during times of limited state capital resources. The proposed University Glen, Phase 2 Housing project allows the campus to improve its financial position and generate alternative sources of revenue derived from the long-term ground sublease payments, all of which will support future capital projects and help fulfill the campus' academic mission. In addition, this development will enhance the ability of the campus to attract quality faculty and staff to an area of historically expensive housing through reduced-cost housing options in the live/work community of University Glen, located adjacent to the academic core of the campus.

The project will build approximately 685,000 gross square feet (GSF) of residential structures and amenities to complete the University Glen residential community envisioned in the SRP. The University Glen, Phase 2 architecture is designed to complement the existing East Campus development and campus architectural standards. The structures are consistent with the campus' California Mission-style architectural aesthetic that includes plaster walls with wood accents, clay-tile roofs, and strategic fenestration and massing. The buildings vary in height but are generally two to three stories for multi-family units, with some lower massing elements, and two stories for single-family units.

Sustainability design features for the development include high-efficiency building systems, low-flow bathroom fixtures for water conservation, and drought tolerant landscaping with primarily drip irrigation to save recycled irrigation water. The site plan includes planting of native, drought-resistant species, installation of minimal irrigation, and the development of storm water runoff systems that tie into the campus' existing systems. Pedestrian walks and open space will be provided to facilitate a residential feel consistent with the existing Phase 1 development, as well as provide linkages to the academic core of the campus.

Timing (Estimated)

Preliminary Plans Completed	November 2017
Working Drawings Completed (phased)	March-July 2018
Site Infrastructure Start	April 2018
Building Construction Start	October 2018
First Occupancy (phased)	October 2019
Completion	February 2021

Basic Statistics

Market-Rate Apartments (one to three bedrooms, 750 – 1,340 GSF)	310 Units
Age-Restricted/Income-Based Apartments (one to two bedrooms, 550 – 710 GSF)	170 Units
For-Sale Residences (two to four bedrooms, 1,450 – 2,500 GSF)	120 Units

Community Amenities (for all University Glen residents):

- Clubhouse
- Pool
- Recreation Facility
- Open Green Space

Gross building area 685,000 square feet

Cost Estimate – California Construction Cost Index (CCCI) 6255[1]

The project costs listed below are provided for information based on estimates provided by the developer who will be responsible for fully funding the project.

Building Cost ($178 per GSF)		$121,836,000
Systems Breakdown	*($ per GSF)*	
a. Direct Construction Costs	$ 158.56	
b. General Conditions and Insurance	$ 19.30	
Site Development		11,347,000
Construction Cost		$133,183,000
Fees, Contingency, Services, and other costs		23,817,000
Total Project Cost ($229 per GSF)		$157,000,000
Upfront Ground Lease Payment		2,500,000

[1] The July 2017 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Home Sale Payments[2]	3,000,000
Community Services Fund	1,500,000
Grand Total (estimate)	$164,000,000

Cost Comparison

The project's building cost of $178 per GSF is lower than recent Student Housing projects at California State University campuses including San Francisco, Pomona, San Bernardino, and Sacramento that have been in the range of $324-$356 per GSF when adjusted to CCCI 6255. The project's building costs are lower due to the nature of the wood-framed typical low-rise residential construction methods used compared to the higher density student housing projects, which typically involve concrete and structural steel construction. In addition, the University Glen housing project is being designed, constructed, and operated by a private developer, which may realize some savings in general conditions and other project costs. The project development is more comparable to private housing projects, although all CSU requirements for agency plan check and inspection will be followed.

Funding Data

The project cost will be entirely financed by the developer, who will have sole responsibility for the debt service of the physical improvements. The developer will manage the sales and lease of the units. No state or CSU financing will be required and the debt will not be reflected on the CSU's financial statement. The Committee on Finance will consider approval of the Public-Private Partnership Development at its July 2017 meeting.

Channel Islands Site Authority Ground Lease Area Amendment

The campus is proposing to amend the boundaries of the Channel Islands Site Authority Ground Lease area to be consistent with the area being developed as the University Glen, Phase 2 Housing project. This amendment incorporates minor boundary changes identified during the project survey.

[2] $25,000 per for-sale residence at time of sale.

California Environmental Quality Act (CEQA) Action

A Final Environmental Impact Report (FEIR) has been prepared to analyze the potential significant environmental effects of the project in accordance with CEQA requirements and State CEQA Guidelines. The FEIR is presented to the Board of Trustees for review and certification. The Draft EIR was distributed for public comment to the public for review and comment from February 22, 2017 to April 7, 2017. A public meeting was held on March 28, 2017 to obtain public comments.

The FEIR has been prepared and is presented to the trustees for review and adoption. The final documents, including the Mitigation Monitoring and Reporting Program are available online at: http://www.csuci.edu/ci-2025/vision-plan.htm.

The FEIR found that all of the project impacts analyzed in this EIR were either less than significant or mitigated to less than significant levels with mitigation measures identified in the EIR. No significant impacts associated with the project were identified that cannot be fully mitigated.

Issues Identified Through Public Participation

Comment letters were received from the California Department of Fish and Wildlife, Ventura County Air Pollution Control District, County of Ventura, including the Public Works Department, Watershed Protection District, and Fire Protection District, Caltrans District 7, Camrosa Water District, Naval Base Ventura County, and local residents. Chapter eight of the FEIR provides these letters along with detailed responses. A summary of key comments is provided below.

Ventura County Watershed Protection District: requested additional information on possible changes to the outflow from the existing constructed wetlands/basin and the impact of the project on peak stormwater discharges.

CSU Response: As detailed in in Section 4.5.4, Hydrology and Water Quality (HWQ) of the FEIR, the existing outlet from a constructed wetlands/basin at the corner of Camarillo Street and Channel Islands Drive will be modified to ensure that peak discharge rates of stormwater runoff will be equal to or less than those under existing conditions. As a result, the proposed project would not increase peak flows onto adjacent properties and would meet district requirements.

California Department of Fish and Wildlife: was primarily focused on impacts to wildlife species resulting from human/wildlife interface impacts resulting from the management of small mammals (e.g. rodents) by homeowners as well as impacts to wildlife that currently use the project site as a wildlife corridor.

CSU Response: The comments did not provide any substantial evidence that the management of small mammals by homeowners is the number one leading cause of secondary poisoning of birds of prey, small carnivores, and large carnivores due to rodenticides and does not provide evidence as to how this particular effect would: (1) substantially reduce the habitat of a fish or wildlife species; (2) cause a fish or wildlife population to drop below self-sustaining levels; or (3) substantially reduce the number or restrict the range of an endangered, rare, or threatened species as a result of the proposed project. These three effect types are the significant impact determination thresholds for special-status species under CEQA. Furthermore, numerous developments exist in the vicinity of the project, and no evidence was provided that these developments have caused wildlife populations nearby to drop below self-sustaining levels as a result of secondary poisoning. Nonetheless, in response to the comment, rodenticides shall be utilized in a manner to prevent poisoning of wildlife species, raptors or other predators. Homeowners will be instructed through property maintenance guidelines to use rodenticides that do not cause secondary poisoning in raptors or predators and shall be administered in a manner to prevent/limit contact with non-target species.

Additionally, implementation of the proposed project would not result in significant impacts to wildlife corridors and movement. As described in the FEIR, the majority of the intermittent drainage that traverses the project site will not be impacted by the project. Impediments to wildlife movement are already present in the area because a majority of the site was previously developed and a box culvert already exists along the intermittent drainage. Overall movement through the drainage may actually improve because the box culvert is being enlarged to accommodate a 100-year storm event. The fact that the project site is immediately adjacent to large expanses of open space to the east, west, and north will also continue to allow for wildlife movement in the area.

Camrosa Water District: requested a number of clarifying edits be made to the FEIR primarily related to the nomenclature and information used describing its recycled water system and service.

CSU Response: All edits requested have been incorporated into the FEIR.

County of Ventura Public Works Agency, Transportation Department: stated that the cumulative impacts of the proposed project when considered with the cumulative impact of all other approved (or anticipated) development projects in the county, will be potentially significant and that to address this impact the appropriate Traffic Impact Mitigation Fee (TIMF) should be paid to the county prior to issuance of a building permit. The department also requested that the Traffic Impact Study for the project evaluate both the entrance driveway of Lewis Road at Camarillo Street for right-turn channelization on Camarillo Street and the intersection of Potrero Road and Oxnard Road for potential modifications that would facilitate access to the campus. It was also suggested that CSU Channel Islands enter into an agreement with the County of Ventura for pro rata share of maintenance and energy costs for traffic signals at (1) Lewis Road at Camarillo Street, and (2) Lewis Road at University Drive.

CSU Response: As described in the FEIR, implementation of the proposed project would not cause operations at any of the 11 study area intersections or any of the eight study area segments to exceed applicable significance criteria under the cumulative plus project condition. Therefore, cumulative impacts would be less than significant rather than potentially significant as asserted by the department. With regards to payment of the TIMF, it is the university's understanding that the requested trip fee is based on the project's projected daily trips even though the project does not contribute toward a potentially significant cumulative impact. The developer will coordinate with the county and the university on the payment of this fee prior to the issuance of a building permit by the CSU.

With regards to operation of the intersection of Lewis Road at Camarillo Street, and the segment of Camarillo Street between Lewis Road and Channel Islands Drive, all impacts would be less than significant under all analysis scenarios (i.e. existing plus project and cumulative plus project). Because impacts to the Camarillo Street/Lewis Road intersection and Camarillo Street roadway segment were determined to be less than significant in the Traffic Impact Study and the EIR, no mitigation was required. The potential changes in roadway configuration as suggested by the department are similarly not required.

Additional analysis of the Potrero Road/Oxnard Road intersection was provided in the FEIR in response to these comments. The evaluation of this access point indicates that the intersection is forecasted to operate at Level of Service (LOS) B for both existing and future with and without project scenarios. Based on this analysis and the forecasted LOS, no modifications are required or proposed at this location. Finally, the request to provide funds to operate the traffic signal at the intersection of Lewis Road and University Drive is unrelated to the CEQA process and has been noted.

Ventura County Air Pollution Control District (APCD): provided concurrence with the findings and methodology presented in the discussion of air quality issues in the FEIR, and that the required mitigation measure would reduce operational emissions of NOx to a less than significant level. APCD also requested clarification on why a screening health risk assessment was not prepared as requested in its response to the Notice of Preparation. APCD also requests Mitigation Measure AQ-2 include a requirement for signs containing the APCD Complaint Line telephone number for public complaints be posted on site during construction.

CSU Response: A screening health risk assessment was not included because diesel particulate matter (DPM) is not anticipated to pose a substantial health risk to nearby residents. As stated in the FEIR, grading would occur over a period of less than four months, prevailing winds would scatter DPM to the east whereas adjacent residences are located to the south of the western half of the project site, and grading activities would occur over the entirety of the 32-acre site so that much of the DPM would be dispersed prior to reaching sensitive receptors resulting in a less than significant impact. Nonetheless, additional measures recommended for inclusion by APCD are

recommended as conditions of approval to further reduce this already less than significant impact related to DPM emissions. Finally, the recommendation for posting of signs at the site with the APCD complaint line are also recommended as a condition of approval for the project.

Ventura County Fire Protection District, Fire Prevention Bureau: made several comments related to required roadway widths and access requirements. In addition, the bureau noted that the project site is located within a Very High Fire Hazards Severity Zone in the Local Responsibility Area with impacts to the State Responsibility Area (SRA) and that approval for the proposed fuel modification zone should be obtained from the Ventura County Fire Department.

CSU Response: The final design for the proposed project will comply with all applicable requirements of the Ventura County Fire Code. In addition, the final design of the proposed project will be provided to the department for review and comment to ensure compliance with all applicable code requirements. All required approvals for the proposed fuel modification zone will be obtained by the university at the required time. In addition, a portion of the site is under the jurisdiction of the Trustees of the California State University and was purchased to provide for a fuel modification zone.

Caltrans District 7: requested additional information regarding several of the assumptions used in the Traffic Impact Study as well as the source for some of the trip count information used in the analysis. Caltrans also requested updated queuing analysis to apply 85 percent of available storage space. Caltrans clarified that the entire cost for mitigation at the U.S. 101 southbound Ramps/Ventura Boulevard intersection (signal timing and cycle optimization) should be the responsibility of the applicant rather than a fair share proportion as indicated in the measure. Caltrans also requested analysis of a number of intersections using the Highway Capacity Manual (HCM) signalized methodology. At the same time Caltrans recommends traffic calming elements be included in the project design to promote bicycling and walking, and references the state and regional policy goals related to sustainable transportation and cites Caltrans' and Southern California Association of Governments' (SCAG) targets to increase trips via alternative transportation methods.

CSU Response: The requested data sources and assumptions used in the Traffic Impact Study were provided in response to these comments. The developer will pay the cost for signal timing and cycle optimization for the U.S. 101 southbound Ramps/Ventura Boulevard intersection if required. Furthermore, an additional HCM analysis for the Lewis Road/Pleasant Valley Road and Lewis Road/Daily Drive intersections was provided. The analysis indicates these locations will operate at acceptable levels, with and without the project, therefore there is no project impact at these locations per the Caltrans HCM analysis during peak hours. With regard to the remaining intersections where HCM analysis was requested, these locations were not included in the analysis because the study parameters, such as trip generation, trip distribution, and definition of the study area that was used to inform study locations did not indicate a potential for impact based on those

analysis locations in relation to the proposed project and the project site. As discussed in the FEIR, the proposed project would not conflict with adopted policies, plans or programs regarding public transit, bicycle or pedestrian facilities, or otherwise decrease the performance or safety of such facilities, and impacts would be less than significant. The suggestion for inclusion of traffic calming elements and provision of information/incentives regarding use of public transit will be considered. Also, the proposed project would result in higher density residential development within a mile of a major suburban employment center and a mile of the CSU Channel Islands Ventura County Transportation Commission bus stop, which provides public transit throughout Ventura County and between neighboring Santa Barbara and Los Angeles Counties. This is generally consistent with the goals in the 2016 SCAG Regional Transportation Plan/Sustainable Communities Strategy which calls for concentrating housing around employment centers and in proximity to transit.

Naval Base Ventura County (NBVC), Point Mugu: stated that its analysis indicated that the proposed project will not have significant direct or indirect impacts to resources at NBVC and concurred with the finding in the FEIR that the proposed project's impacts with regard to light and glare would be less than significant and that the project site is outside the NBVC Point Mugu Air Installations Compatible Use Zones Study Prospective (2020) Noise Contours (60dB). NBVC also concurred with the FEIR that mitigation measure HWQ-1 would address any potential downstream changes in flow and related indirect impacts to Calleguas Creek.

CSU Response: All comments are noted.

Other Comments: primarily related to emergency evacuation from the University Glen area during emergency events and recommended changes to the Camarillo Street/Lewis Road intersection.

CSU Response: As described in the FEIR, the roadways within the project site and throughout the University Glen community would be designed to comply with Ventura County Fire Code and would provide adequate emergency access to and from the area during emergency situations resulting in a less than significant impact under CEQA. However, in consideration of residents' concerns, mitigation measures were also recommended and included in the EIR to further reduce this already less than significant impact.

Project Alternatives

The alternatives considered to the project follow.

Alternative 1: No Project
The No Project Alternative assumes that the proposed University Glen, Phase 2 Housing project would not be implemented, and no action would occur. As such, the previously entitled 242-unit development would not be constructed, and the project site would remain in its current state of partial site development. Additional development on the project site would not occur, and the site may continue to be used for purposes such as overflow parking and vehicle storage. Overall, impacts resulting from the No Project Alternative would be less than for the proposed project or other identified alternatives (discussed below). The CSU Channel Islands SRP would not be amended under the No Project Alternative nor would it provide the envisioned land use of residential development identified in the SRP. The site would remain disturbed but undeveloped and proposed parks and open space resources would not be implemented. In addition, this alternative would not provide for higher density development near a major employment area. None of the project objectives would be achieved through implementation of the No Project Alternative.

Alternative 2: Previously Entitled Development
The Previously Entitled Development Alternative would implement the residential development previously entitled for the project site, consisting of 242 new single-family residential units. Under this alternative, the CSU Channel Islands SRP would not be amended to allow for the additional 358 residential units that would occur under the proposed project, because the SRP already accounts for the 242 units included under the Previously Entitled Development Alternative. As such, the project site would remain designated for low to low-medium residential density (zero to 10 units per acre) development, and the 242 single-family units previously approved for the project site would be constructed. Under Alternative 2, environmental impacts similar to those identified for the proposed project would occur, though for some impacts, such as in the areas of noise, transportation, circulation, and utilities and service systems, the magnitude would be lower for this alternative than the proposed project due to the development of 358 fewer residential units. The Previously Entitled Development Alternative would meet some of the objectives of the proposed project, as listed in Section 2.4, *Project Objectives* of the FEIR, however this alternative is no longer economically viable after the economic downturn of 2008, this alternative would not achieve the primary project objectives of providing multiple types of high-quality, local housing to attract faculty and staff to the CSU Channel Islands campus from outside the area and age- and income-restricted housing to respond to the community request for a mixed demographic of apartments, single-family detached houses, and townhomes; nor would it result in higher density residential development within a mile of a major suburban employment center, given that it would be comprised of relatively low-density, single-family residential development.

Alternative 3: Alternative Site Location - Inspiration Point
Alternative 3 would implement the proposed project as assessed in this EIR, but would not include any changes in the Inspiration Point area of the northern project site, including improvements to the existing culvert located within the access road and additional construction of up to 11 single-family residential units. Replacement of the existing culvert under Inspiration Point Road would not be implemented as part of this alternative, and the roadway and downstream area where new residential units would be constructed would continue to be subject to flooding hazards during large storm events. In addition, impacts to waters or wetlands under the jurisdiction of the Army Corps of Engineers, Regional Water Quality Control Board, and the California Department of Fish and Wildlife would remain potentially significant and mitigation would be required due to required improvements to the constructed wetland outlet. Other potential impacts of the Inspiration Point Alternative would be comparable to those associated with the proposed project, including air quality, greenhouse gas emissions, noise, public services, recreation, transportation, utilities, and public services, though incrementally lower than the proposed project due to the reduced population at the project site.

Recommendation:

The following resolution is presented for approval:

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

1. The Board of Trustees finds that the 2017 FEIR has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The Board of Trustees hereby certifies the project FEIR for CSU Channel Islands University Glen, Phase 2 Housing project.
3. Prior to certification of the FEIR, the Board of Trustees reviewed and considered the above EIR and finds that the FEIR reflects the independent judgement of the Board of Trustees. The board hereby certifies the FEIR as complete and adequate and finds that the FEIR addresses all potentially significant environmental impacts of the project and fully complies with the requirements of CEQA and the CEQA Guidelines. For purposes of CEQA and the CEQA Guidelines, the administrative record includes the following:
    a. The 2017 Final EIR for the CSU Channel Islands University Glen, Phase 2 Housing project which includes the Draft EIR in total, as revised due to comments received and other changes required, and responses to comments.
    b. All attachments, documents incorporated, and references made in the document as specified in item (a) above.

4. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines which require the Board of Trustees to make findings prior to approval of the project.
5. The board hereby adopts the Mitigation and Monitoring Reporting Program, including the mitigation measures identified therein for Agenda Item 3 of the July 18-19, 2017 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds which identifies the specific impacts of the CSU Channel Islands University Glen, Phase 2 Housing project and the related mitigation measures which are hereby incorporated by reference. The mitigation measures identified in the Mitigation and Monitoring Reporting Program shall be monitored and reported in accordance with the Mitigation and Monitoring Reporting Program, which meets the requirements of CEQA.
6. The project will benefit the California State University.
7. The CSU Channel Islands Master Plan Revision dated July 2017 is approved.
8. The 2017-2018 Capital Outlay Program is amended to include $164,000,000 for the CSU Channel Islands University Glen, Phase 2 Housing project.
9. The schematic plans for the CSU Channel Islands University Glen, Phase 2 Housing project are approved at a project cost of $164,000,000.
10. 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 FEIR for the CSU Channel Islands University Glen, Phase 2 Housing project.
11. The Amendment to the Channel Islands Site Authority Ground Lease area is approved.

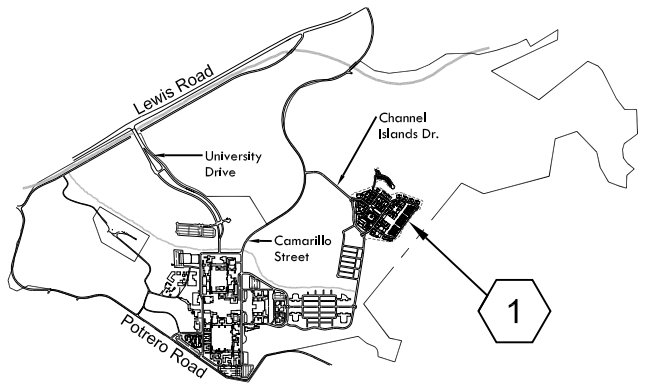
California State University Channel Islands

CAMPUS MASTER PLAN
MASTER PLAN ENROLLMENT: 15,000 FTE
APPROVAL DATE: JULY 2000
PROPOSED DATE: JULY 2017
CAMPUS ACREAGE: 1187

CAMPUS BOUNDARY
- EXISTING
- FUTURE

PARKING
- EXISTING LOT
- FUTURE LOT

BUILDINGS
- EXISTING BUILDINGS
- EXISTING BUILDINGS NOT IN USE
- FUTURE BUILDINGS
- TEMPORARY BUILDINGS



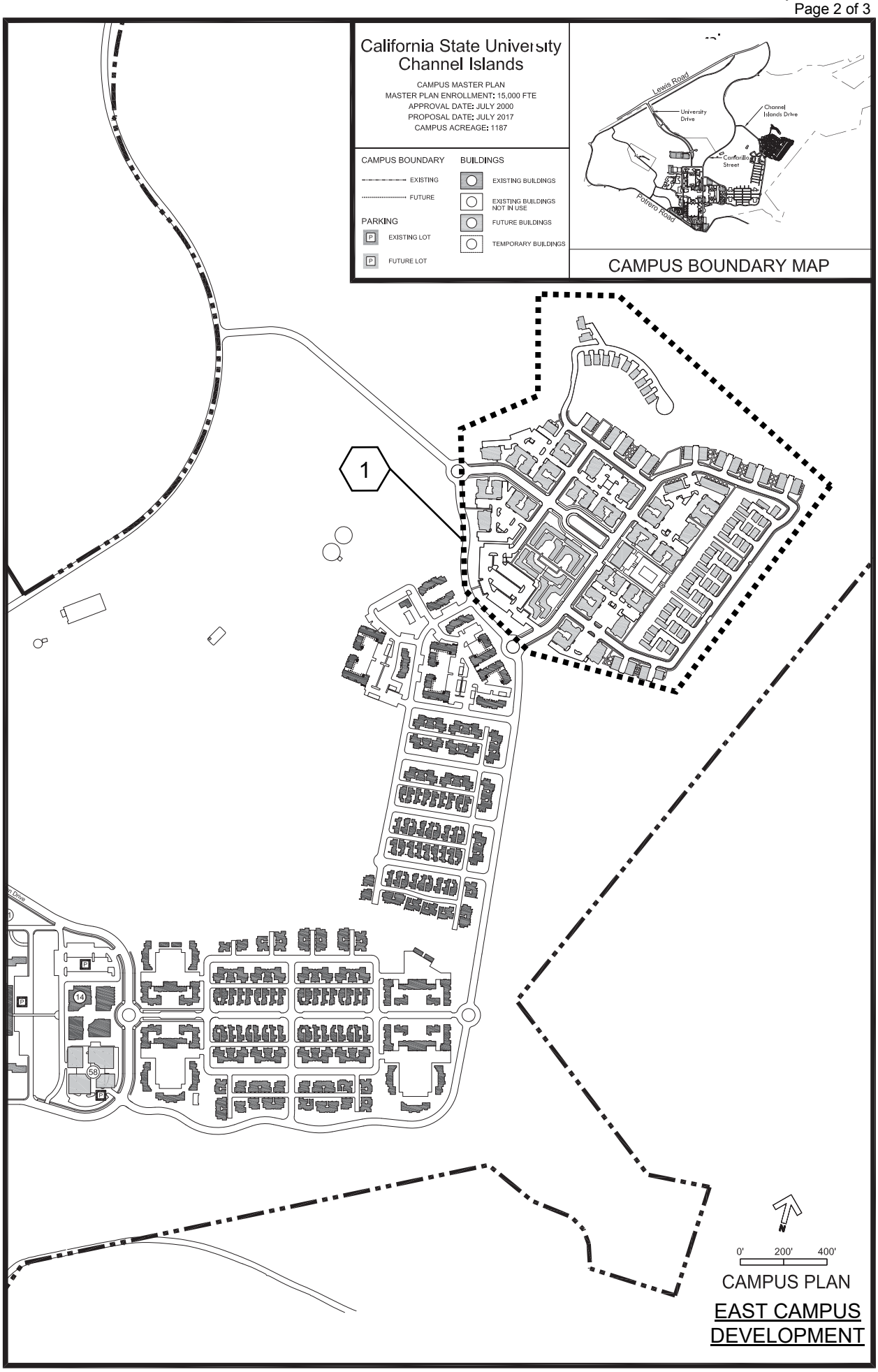
CAMPUS BOUNDARY MAP

Lewis Road
Calleguas Creek
Long Grade Creek
University Drive
Santa Barbara Avenue
Ventura Street
Camarillo Street
Rincon Drive
San Luis Street
Chapel Drive
Oxnard Street
Potrero Road
Santa Paula Street

0' 200' 400'

CAMPUS PLAN

ACADEMIC CORE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Channel Islands Drive
Camarillo Street
Potrero Road
CAMPUS BOUNDARY MAP
1
14
58
0'
200'
400'
CAMPUS PLAN
EAST CAMPUS DEVELOPMENT

California State University Channel Islands

Master Plan Enrollment: 15,000 FTE

Master Plan approved by the Board of Trustees: July 2000

Master Plan Revision approved by the Board of Trustees: March 2004, March 2009, July 2017

1. Not Used
2. Bell Tower
3. Bell Tower East
4. Bell Tower West
5. Ojai Hall
6. Student Union
7. Arroyo Hall
8. *Sierra Hall*
9. *Gateway Hall, Phase I*
10. Broome Library

10A. *North Annex*

10B. *South Annex*

11. Aliso Hall
12. Anacapa Village
13. Santa Cruz Village
14. Town Center
15. Placer Hall
16. Sage Hall
17. University Hall
18. Del Norte Hall
19. *Santa Rosa Village*
20. El Dorado Hall
21. Yuba Hall
22. Chaparral Hall
23. Malibu Hall
24. Ironwood Hall
25. Topanga Hall
26. Lindero Hall
27. Manzanita Hall
28. Islands Café
29. Central Plant
30. Smith Decision Center
31. *South Hall*
32. Aliso Annex
33. *Corporation Yard*
34. Warehouses
35. Shops
36. Madera Hall
37. Not Used
38. Not Used
39. *Mariposa Hall*
40. Solano Hall
41. *Marin Hall*
42. Napa Hall
43. *Wellness Center, Phase I*
44. *Calaveras Hall*
45. *Lassen Hall*
46. *Shasta Hall*
47. Conference Center
48. *Plumas Hall*
49. *Mendocino Hall*
50. *San Miguel Village*
53. Cogeneration Plant
54. Modoc Hall
55. Greenhouse
56. *Wellness Center, Phase II*
100. *Photovoltaic Array*

LEGEND:
Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

California State University Channel Islands

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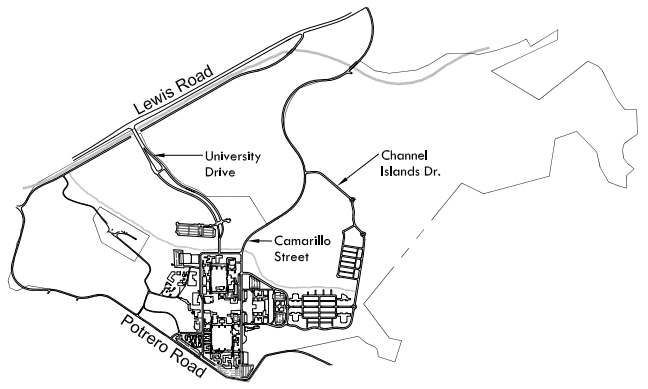

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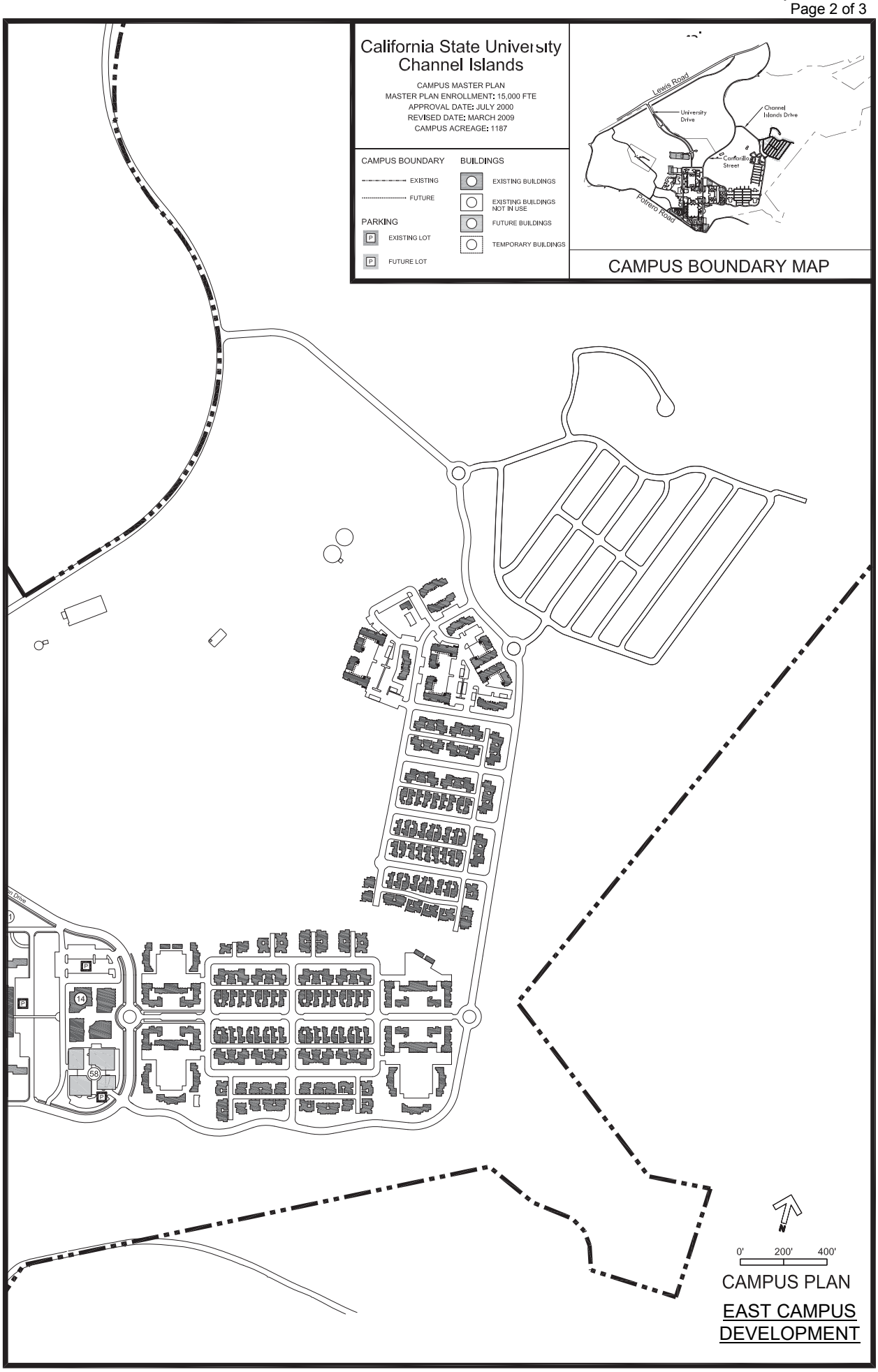
CAMPUS PLAN

ACADEMIC CORE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