AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **12:45 p.m., Tuesday, September 19, 2017**
Glenn S. Dumke Auditorium

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

Consent Approval of Minutes of the Meeting of July 18, 2017

1. Fermentation Sciences Complex for California Polytechnic University, San Luis Obispo, *Action*

Discussion

2. Master Plan Revision with Enrollment Ceiling Increase for California State University, San Bernardino, *Action*
3. New Student Residence Hall Project at San Diego State University, *Action*
4. Preliminary 2018-2019 Capital Outlay Program and the Preliminary 2018-2019 through 2022-2023 Five-Year Facilities Renewal and Capital Improvement Plan, *Information*

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

July 18, 2017

Members Present

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

Trustee John Nilon called the meeting to order noting there were no requests for public comment.

Approval of Minutes

The minutes of the May 23, 2017 meeting were approved as submitted.

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

Trustee Nilon presented agenda item 1 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 07-17-10).

California State Polytechnic University, Pomona Lanterman Real Property Strategy

An update on the Lanterman Developmental Center feasibility study and project development was presented. The CSU will provide notice to the California Department of Finance of its intent to retain and develop the property. The campus will issue a request for qualifications for a development partner and future actions relating to the project will be brought forth to the Board of Trustees for input and approval.

Following the presentation, trustees asked questions related to the historic district designation of buildings and confirmed the selection of a development partner will occur by the end of 2018.

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

Information about the proposed University Glen, Phase 2 housing development, increases to unit density, schematic designs, and estimated costs were presented.

Following the presentation, Chair of the Board Rebecca Eisen referenced comments received from the community in regards to the project's negative impact on surrounding area wildlife and encouraged the campus to not only minimize impact, but proactively seek out ways to recognize and contribute to the unique wildlife in the Channel Islands.

Trustee Adam Day asked if a traffic impact fee will be required. Assistant Vice Chancellor for Capital Planning, Design, and Construction Elvyra San Juan clarified that there are no off-site mitigations or significant impacts that need to be negotiated with the county, however, there is a county transportation fee for developers which would be paid by the developer.

Trustees also asked questions related to ownership of land title, age and income restricted housing, and consideration of solar energy.

The committee recommended approval of the proposed resolution (RCPBG 07-17-11).

Trustee Nilon adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Fermentation Sciences Complex for California Polytechnic State University, San Luis Obispo

Presentation By

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

Summary

This item requests approval to amend the 2017-2018 Capital Outlay Program and approval of schematic plans for the Fermentation Sciences Complex project for California Polytechnic State University, San Luis Obispo. 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 a project that was not included in the previously-approved capital outlay program.

Amend the 2017-2018 Capital Outlay Program

California Polytechnic State University, San Luis Obispo wishes to amend the 2017-2018 Capital Outlay Program for the design and construction of the Fermentation Sciences Complex (#30[1]), located on the eastern portion of the campus on Mt. Bishop Road and north of the existing Crops Science building (#17). This project will provide lab space, meeting rooms, and a bonded wine production and storage facility for the College of Agriculture, Food and Environmental Sciences and in support of the Wine and Viticulture program.

Fermentation Sciences Complex Schematic Design
CM at Risk Contractor: JW Design Incorporated
Architect: TLCD

Background and Scope

The Wine and Viticulture department, which opened in 2004 as part of the College of Agriculture, Food and Environmental Sciences, has developed into a world-class program in viticulture, enology, and the marketing, distribution and sales of wine, offering students a "learn-by-doing" experience. The Wine and Viticulture department is among the largest in the country with nearly 300 undergraduate students who also conduct undergraduate research and serve in internships with wineries throughout the state.

[1] The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

This project will construct a new home for the department to consolidate and centralize fermentation sciences program resources and provide a bonded winery capable of producing approximately 5,000 cases of wine per year. The Fermentation Sciences Complex will include a new 13,574 gross square foot (GSF) one-story Grange Hall (#30A) and a 16,655 GSF one-story Winery Building (#30B). The existing adjacent general permit parking lot H-1 will be available for use during events and reconfigured to provide truck access to the project.

Grange Hall will be the central hub for the Wine and Viticulture program housing an enology lab, viticulture lab, sensory evaluation lab, 200-seat meeting room with an approximately 50-seat outdoor patio, catering kitchen, and student and faculty on-demand use offices ('hoteling' in office design vernacular). The Winery Building will be essential to teaching the production of wine making. It will include a large fermentation hall, barrel rooms, fruit storage, bottling room, staff offices, and a testing lab.

Both buildings will be pre-engineered metal structures with materials primarily consisting of corrugated metal sidings and glass curtain wall entries. This agrarian design will complement the other campus buildings in proximity to the project site. The buildings will include stand-alone HVAC systems due to the distance to the campus central plant.

Sustainable building features will include water saving fixtures, LED lighting, water treatment that will allow processed water from the winery to be used in irrigation, and a low-impact stormwater system.

Timing (Estimated)

Preliminary Plans Completed	September 2017
Working Drawings Completed	November 2017
Construction Start	May 2018
Occupancy	July 2019

Basic Statistics

Gross Building Area	30,229 square feet
Assignable Building Area	24,697 square feet
Efficiency	82 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255[2]

Building Cost ($297 per GSF)		$8,969,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 30.20	
b. Shell (Structure and Enclosure)	$ 77.74	
c. Interiors (Partitions and Finishes)	$ 35.20	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 111.09	
e. Built-in Equipment and Furnishings	$ 11.71	
f. General Conditions and Insurance	$ 30.75	
Site Development (includes landscaping and demolition)		3,902,000
Construction Cost		$12,871,000
Fees, Contingency, Services		4,758,000
Total Project Cost ($583 per GSF)		$17,629,000
Fixtures, Furniture & Movable Equipment		845,000
Grand Total		$18,474,000

Cost Comparison

While the CSU Cost Guide does not include a guideline for this type of facility, the proposed building cost of $297 per GSF is reasonable in comparison to $409 per GSF for a food science building, including Group I Equipment. The cost is lower primarily due to the selected exterior skin material of corrugated metal and reduced cost for interiors and building services in large open areas like the fermentation hall and barrel rooms.

Funding Data

This project will be funded by donor funds. Construction will proceed when funds are in hand.

[2] The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

California Environmental Quality Act (CEQA) Action

The Final Mitigated Negative Declaration (MND) for the Fermentation Sciences Complex project was approved on August 28, 2017 pursuant to California Environmental Quality Act and State CEQA Guidelines in conjunction with a minor master plan revision, under delegated authority to the chancellor. The public review period began on March 22, 2017 and closed on April 22, 2017 with comments received related to air quality and utilities. Response to comments have been incorporated into the Final MND and, with implementation of the recommended mitigation measures, project impacts will be reduced to less than significant. The final documents are available online at: https://afd.calpoly.edu/facilities/facp_index.asp.

Recommendation

The following resolution is presented for approval:

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

1. The Final Initial Study/Mitigated Negative Declaration was prepared pursuant to California Environmental Quality Act and State CEQA Guidelines.
2. The California Polytechnic State University, San Luis Obispo Fermentation Sciences Complex project is consistent with the Final Mitigated Negative Declaration and the effects of the project were fully analyzed in the Final Mitigated Negative Declaration.
3. The project will benefit the California State University.
4. The 2017-2018 Capital Outlay Program is amended to include $18,474,000 for preliminary plans, working drawings, construction, and equipment for the California Polytechnic State University, San Luis Obispo Fermentation Sciences Complex project.
5. The schematic plans for the California Polytechnic State University, San Luis Obispo Fermentation Sciences Complex are approved at a project cost of $18,474,000 at CCCI 6255.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Master Plan Revision with Enrollment Ceiling Increase for California State University, San Bernardino

Presentation By

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

Summary

The California State University Board of Trustees requires that every campus have a long range physical master plan, showing existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student enrollment. The board serves as the Lead Agency as defined in the California Environmental Quality Act (CEQA) and approves significant changes to the master plan and takes action to certify CEQA as required to ensure compliance.

This agenda item requests the following actions by the Board of Trustees with regard to California State University, San Bernardino:

- Certify the Final Environmental Impact Report (FEIR) dated May 2017
- Approve the proposed Campus Master Plan 2017 revision dated September 2017 to increase the enrollment ceiling to 25,000 full-time equivalent students (FTE[1])
- Approve funding for future off-site fair share mitigation in the amount of $627,300

The Board of Trustees must certify that the FEIR is adequate and complete under CEQA in order to approve the campus master plan revision. Accordingly, because the FEIR has concluded that the proposed master plan revision would result in significant and unavoidable impacts, a Statement of Overriding Considerations is required to address these impacts relating to traffic, air quality, noise, and lighting. The FEIR with Findings of Fact and Statement of Overriding Considerations, and the environmental Mitigation Measures are available for review by the board and the public at https://www.csusb.edu/master-plan.

The campus has completed negotiations with the City of San Bernardino on the off-site impacts related to campus growth and is seeking Board of Trustees' approval to include $627,300 to pay the university's fair share amount for the off-site mitigation in future capital or operating budget funding from the state, self-support entities, private developers, the CSU, and/or other entities to support the academic program. The City of San Bernardino considered the campus fair share

[1] Campus master plan ceilings are based on academic year full-time equivalent student (FTE) enrollment excluding students enrolled in such classes as off-site teacher education and nursing, and on-line instruction.

amount for off-site improvements at its September 6, 2017 meeting and approved a Memorandum of Understanding between the CSU and city which reflects the city's agreement with the campus' fair share calculation.

Attachment A is the proposed campus master plan. Attachment B is the existing campus master plan, with the last revision approved by the trustees in July 2004.

Campus Master Plan 2017

The proposed comprehensive Campus Master Plan 2017 guides the future physical development of the California State University, San Bernardino campus through the 2035 planning horizon year and incorporates guidelines for design, landscape, and sustainability. The proposed master plan increases the enrollment level from 20,000 established by the current master plan approved in 2004 to 25,000 FTE.

The proposed increase in the master plan enrollment ceiling is in response to enrollment demand over the last several years that has significantly exceeded forecasts. Annual student enrollment is nearing the 20,000 FTE in the current master plan. While approximately 85 percent of CSU San Bernardino students come from the San Bernardino and Riverside counties, student enrollment demand is projected to rise statewide. This master plan will provide the necessary facilities to serve a student body of up to 25,000 FTE, encourage a more 24/7 campus environment, and expand opportunities for more students to connect to campus life and better attract students from outside the region, state, and country.

The major elements of the proposed master plan revision are described below.

Facilities: Addition of 1.5 million square feet of new academic and administrative space through the construction of eight new facilities, expansion of Physical Education (#10A[2]), Performing Arts (#20A), Student Union (#22A) and Student Recreation and Wellness Center (#39A), and new and expanded physical education/athletic fields and facilities for sports activities will be provided at the eastern end of the campus.

Housing: On-campus student housing directly supports academic excellence and a vibrant campus environment. The proposed master plan includes the replacement of the existing Serrano Village housing complex constructed in 1972 and the addition of 3,317 total beds for undergraduate and upperclassman student housing with an additional dining commons.

Infrastructure: The proposed master plan provides improvements and enhancements to campus infrastructure that will maximize the campus' sustainability features and physical assets. It recommends policies and practices to guide the sustainable development that sets targets and

[2] The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

metrics to measure the university's commitment to stewardship of its natural resources on the basis of water conservation, energy independence, and community resiliency. These include the expanded use of photovoltaic systems, high-performance building envelopes, bio-swales to manage stormwater run-off, and a drought tolerant landscape plant palette. The proposed master plan also addresses campus accessibility issues by reducing vehicle intrusion into campus while better-locating pedestrian and bicycle facilities.

Connectivity: The proposed master plan is designed to transform CSU San Bernardino from a suburban, commuter campus with long walking distances and large open spaces into a more walkable urban campus with engaging outdoor environments that are human-scaled, shaded, and protected from seasonal winds. The strategic infill of academic, housing, and student support facilities will create a vibrant, sustainable live-learn-work-play environment to serve and support 25,000 FTES.

The proposed master plan revision provides support to expand public transit on campus with shuttle connections and additional bus stops, improvement of on-campus traffic flow by enhancing campus entry roadways and redistributing parking facilities, and restructuring the pedestrian pathway system and bicycle routes to increase safety and functionality while creating a more integrated and aesthetically-pleasing campus.

Proposed Master Plan Revisions

Proposed significant changes to the existing Master Plan are shown on Attachment A and are noted below:

Hexagon 1: Gateway Suite/Apartments (#58A-D)
Hexagon 2: Performing Arts Center Addition (#20A)
Hexagon 3: West Gateway Parking Structure (#105)
Hexagon 4: Sierra Village Residential Hall I (#64A-D),
Sierra Village Residential Suites (#70A-C)
Hexagon 5: Dining Hall 2 (#65), Dining Hall 2 Plant (#66)
Hexagon 6: Children's Center Addition (#55)
Hexagon 7: University Alumni Center (#56)
Hexagon 8: Discovery Park A – Forensics Laboratory (#29) and
Discover Park B – Office Building (#67)
Hexagon 9: Discovery Park Parking Structure (#107)
Hexagon 10: North Parking Structure (#106)
Hexagon 11: Academic Buildings (#52A-B, 57, 63 and 69)
Hexagon 12: Lot N Parking Structure (#108)
Hexagon 13: Student Union Addition (#22A)

Hexagon 14: Academic Buildings (#10A, 40, and 62)
Hexagon 15: Physical Education/Athletic Fields (#33, 35, 53, 54, and 68)
Hexagon 16: Student Recreation and Wellness Center Addition (#39A)
Hexagon 17: Campus Hotel and Conference Center (#46)
Hexagon 18: Athletic Events Parking Structure (#104)
Hexagon 19: Residential Suites I (#42A-D), Serrano Village Replacement (#48A-G)
Hexagon 20: East Gateway Parking Structure/UTAP (#103), University Police Station (#103A)

Near Term Horizon Implementation

The campus facilities and improvements pursuant to the proposed Campus Master Plan will be developed incrementally over the next 20 years. The facilities envisioned to be developed in the near term (earliest within the master plan's timeframe) include:

John M. Pfau Renovation and Addition (#9B): The Library will be fully renovated and will include a 90,000 square-foot addition to the building.

Student Housing Phase 2/Residential Suites I (#42A-D): A new student housing residence complex with 400 beds for freshman students will be located east of the new Dining Commons (#45).

Student Union Addition (#22A): An expansion of 124,000 square feet to include additional banquet rooms, student meeting rooms, the campus bookstore, lounge areas, and other related functions. This project will extend the existing Student Union north to activate Coyote Walk.

Performing Arts/Theater Center Addition (#20A): An additional 105,000 square feet to provide classrooms, teaching labs, a 1,200-seat theater, dance studio, and public lobby facing the central quad.

Baseball and Softball Fields (#35): The existing baseball and softball fields will be replaced with college-level baseball and softball fields complete with bleachers to seat approximately 3,250 spectators at the baseball field and 570 at the softball field.

Discovery Park A - Forensics Laboratory (#29): A joint development with the regional law enforcement agencies for a forensics laboratory building on campus. The approximately 27,500 square-foot laboratory will be located within the public-private Discovery Park precinct.

East Gateway Parking Structure (#103) and University Police Station (#103A): A new parking structure will be constructed on the existing parking lot D. The parking structure will provide up to 1,200 spaces in three levels above ground and one level below grade. An approximately 27,000 square-foot campus police, parking offices and Emergency Operations Center will be located adjacent to the parking structure's ground level.

Fiscal Impact

An estimated $2 billion of future funding for new and renovated facilities will be required to address existing building deficiencies and provide needed site and facility improvements as proposed in the Campus Master Plan 2017.

An additional $627,300 will be required to fund the CSU's fair share of future off-site mitigation. As discussed above, the City of San Bernardino City Council considered the campus fair share amount for off-site improvements at its September 6, 2017 meeting and approved a Memorandum of Understanding between the CSU and city which reflects the city's agreement with the campus' fair share calculation.

California Environmental Quality Act (CEQA) Action

A Final Environmental Impact Report (FEIR) has been prepared to analyze the potential significant environmental effects of the proposed Campus Master Plan 2017 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 comment for a 45-day period concluding on May 11, 2017. The final documents are available online at: https://www.csusb.edu/master-plan.

The FEIR is a "Program EIR" with near-term projects under CEQA Guidelines, Sections 15161 and 15168. The Program EIR is an EIR prepared on a series of actions that can be characterized as one large project and consists of a series of actions and improvements associated with the Campus Master Plan which will be implemented over time to the planning horizon year 2035. The Program EIR allows such actions and improvements to be approved, provided that the effects of such projects were examined in the Program EIR, and no new effect could occur or no new mitigation measure would be required upon implementation of the subsequent action or improvements. At the time each facility improvement or other action pursuant to the Campus Master Plan is carried forward, each individual action or improvement will be reviewed to determine whether the Program EIR fully addresses the potential impacts and identified appropriate mitigation measures.

Issue areas are fully discussed and impacts have been analyzed to the extent possible. Where a potentially significant impact is identified, mitigation measures have been proposed to reduce the impact. The project provides for many environmental benefits such as improving pedestrian and bicycle circulation.

As noted however, the FEIR concluded that the project would result in significant and unavoidable impacts relating to traffic, air quality, noise, and lighting. Under such circumstances, CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of the project against its unavoidable environmental risks when determining whether to approve a project. If the specific benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable" and the agency is then required to adopt a Statement of Overriding Considerations in order to approve the project. Accordingly, because the FEIR has determined that the project would result in significant and unavoidable effects, a Statement of Overriding Considerations is required to address these significant and unavoidable impacts.

Issues Identified Through Public Review of the Draft EIR

Comment letters were received from the City of San Bernardino Municipal Water Department, Department of Toxic Substances Control (DTSC), San Manuel Band of Mission Indians, and California Department of Transportation (Caltrans). A summary of the response to the comments which are included in the Final EIR documentation is provided below.

City of San Bernardino Municipal Water Department: provided updated information about the transfer of sewer service to another department within the city and indicated that a new 12-inch domestic water line will need to be constructed to serve the campus.

CSU Response: Updated information on the city department responsible for sewer service has been included in the Final EIR. In addition, the university will comply with requirements associated with the payment of all legally required capital facilities fees pursuant to the California Government Code Section 54999 in regard to the water line.

Department of Toxic Substances Control (DTSC): provided a comment letter enumerating existing regulations and requirements with regards to hazardous materials, substances, and wastes.

CSU Response: The university has and will continue to comply with all applicable regulations and requirements with regards to hazardous materials, substances, and wastes.

San Manuel Band of Mission Indians: provided recommendations for additions and clarification of mitigation measures identified in the Draft EIR in the event that previously unknown Native American and/or tribal cultural resources are encountered during any phase of construction of the future planned facilities and improvements.

CSU Response: The mitigation measure recommendations have been incorporated in the Final EIR.

California Department of Transportation (Caltrans): provided a comment letter recommending clarifications to the traffic volume development and requesting traffic volume calculation worksheets.

CSU Response: The requested documentations have been provided and clarifications incorporated in the Final EIR.

Project Alternatives

The alternatives considered to the project include the following:

Alternative 1: "No Project" – Continuation of Current Master Plan alternative
The alternative would continue to implement the current Campus Master Plan. The continuation of the current Master Plan is not feasible because it does not provide for modern facilities to replace obsolete and inefficient buildings which are necessary to support the university's academic programs and academic mission. The No Project alternative would not include the addition of student housing envisioned in the proposed Campus Master Plan revision and thus not reduce vehicle trips associated with a commuter campus.

Alternative 2: Smaller Facility Development
This alternative would provide fewer facilities and improvements on campus and limit enrollment growth below that assumed in the proposed Campus Master Plan revision to lessen vehicular trips and thus reduce the significant impact on air quality. However, accommodating fewer students would result in the university falling short in fulfilling its mission in addressing the higher educational needs of the region and the state. As a consequence, this alternative would result in more students commuting to campus, which would generate potentially significant long-term impacts associated with additional traffic, air pollution, and greenhouse gas (GHG) emissions.

Alternative 3: More Student Housing on Campus
This alternative would triple the number of student beds provided by the Campus Master Plan. The provision of additional on-campus housing would reduce vehicular commute trips. However, this alternative would not result in avoiding significant traffic impacts in four locations and not reduce air quality impacts to a less than significant level. Furthermore, the tripling of new student housing facilities will cause an increase in the magnitude of construction air quality impacts.

Among the alternatives considered, none of the alternatives discussed is considered clearly environmentally superior to the proposed project. Each alternative would result in potential impacts, with a number of impacts that may be greater and some impacts that may be lesser than those associated with the proposed project.

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 FEIR addresses the proposed campus master plan revision and all discretionary actions related to the project as identified in the FEIR.
3. The Board of Trustees hereby certifies the FEIR for the California State University, San Bernardino Campus Master Plan dated September 2017.
4. Prior to the certification of the FEIR, the Board of Trustees reviewed and considered the above FEIR 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 2016 Draft EIR for the California State University, San Bernardino Campus Master Plan;
    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 master plan revision, 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.
5. 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 the approval of the project.
6. The board hereby adopts the CEQA Findings of Fact and Mitigation and Monitoring Reporting Program, including the mitigation measures identified therein for Agenda Item 2 of the September 19-20, 2017 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies the specific impacts of the proposed campus master plan and 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.

7. The board has adopted the Findings of Fact and Statement of Overriding Considerations that outweigh certain remaining significant and unavoidable traffic, air quality, noise and lighting impacts.
8. The FEIR has identified potentially significant impacts that may result from implementation of the proposed campus master plan revision. 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 as significant and unavoidable and are overridden due to specific project benefits to the CSU identified in the Findings of Fact and Statement of Overriding Considerations.
9. The board approves the use of $627,300 for its fair share of future off-site mitigation. The funds are expected to be provided from future state capital or operating budget funding, the CSU, self-support entities, private developers, and/or other entities.
10. The project will benefit the California State University.
11. The California State University, San Bernardino Campus Master Plan Revision dated September 2017 is approved.
12. 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 FEIR for the California State University, San Bernardino Campus Master Plan 2017.

California State University San Bernardino

Campus Master Plan
Master Plan Enrollment: 25,000 FTE
Approval Date: January 1965
Proposed Date: September 2017
Main Campus Acreage: 441

N

0 250' 500' 1000'

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE

California State University, San Bernardino

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: January 1965

Master Plan Revision approved by the Board of Trustees: April 1967, September 1971, July 1973, November 1975, May 1976, November 1986, January 1987, November 1987, May 1988, January 1999, July 2004, September 2017

1. Administration Building
2. Sierra Hall Building
3. Chaparral Hall Building
4. Facilities Management
4A. Environmental Health and Safety
4B. University Police
4C. Auto Fleet Services
4D. Plant/Central Warehouse
4E. Facilities Services Storage Facility
5. HVAC Central Plant
5A. *Central Plant Addition*
6. Animal House/Vivarium
7. Biological Sciences
8. Physical Sciences
9. John M. Pfau Library
9A. John M. Pfau Library Addition
9B. *John M. Pfau Library Addition 2*
10. Physical Education
10A *Health & Physical Education Center Addition*
11. Tokay Residence Hall
12. San Manuel Residence Hall
13. Joshua Residence Hall
14. Mojave Residence Hall
15. Morongo Residence Hall
15A. Serrano Village
16. Waterman Residence Hall
17. Badger Residence Hall
18. Shandin Residence Hall
19. Commons
20. Performing Arts
20A. *Performing Arts Center Addition*
21. Health Center
22. Santos Manuel Student Union
22A. *Student Union Addition*
23. Coyote Bookstore
24. Children's Center
25. Faculty Office Building
26. University Hall
27. *Extended Learning Addition*
28. Jack H. Brown Hall
29. *Discovery Park A - Forensics Laboratory*
30. Yasuda Center for Extended Learning
31. Arrowhead Village
32. Visual Arts Center
32A. Robert & Frances Fullerton Museum of Art
32B. *Museum of Art Expansion*
33. *Soccer Field Complex*
34. Health and Physical Education Complex
34A. Health and Physical Education Addition
35. *Baseball Grandstands*
36. Social and Behavioral Sciences
37. Chemical Sciences
38. College of Education
39. Student Recreation and Wellness Center
39A. *Student Recreation and Wellness Center Addition*
40. *Health and Physical Education Center (Kinesiology)*
41. University Enterprises
41A. *University Enterprises Building Addition*
42.(A-D) *Residential Suites I*
43. Administrative Services
44. *Student Residences (Phase 1)*
45. *Dining Hall 1*
46. *Campus Hotel and Conference Center*
47. Information Services Building No. 1
48.(A-G) *Serrano Village Replacement*
49. Handball Courts
50. *University Land Laboratory Preserve*
50A. Murillo Family Observatory
51. Information Services Building No. 2
52A. *Arts & Letters Hall A*
52B. *Arts & Letters Hall B*
53. *Tennis Complex*
54. *Dual Field Complex*
55. *Children's Center Addition*
56. *University Alumni Center*
57. *Science & Engineering Laboratory*
58.(A-D) *Gateway Suite/Apartments*
62. *Business School Hall*
63. *Social Science Hall*
64.(A-D) *Sierra Village Residential Hall I*
65. *Dining Hall 2*
66. *Dining Hall 2 Plant*
67. *Discovery Park B Office Building*
68. *Arena*
69. *Science Laboratory Building*
70.(A-C) *Sierra Village Residential Suites*
72. University Central Storage Facility
74. Geology Lab Facility
75. University Village Housing
101. West Parking Structure
102. East Parking Structure
103. *East Gateway Parking Structure*
103A. *University Police Station*
104 *Athletic Events Parking Structure*
105. *West Gateway Parking Structure*
106. *North Parking Structure*
107. *Discovery Park Parking Structure*
108. *Lot N Parking Structure*
115. University Center for Developmental Disabilities
212. Temporary Offices/Classrooms
216. Temporary Kinesiology Annex
301.-302 Temporary Modular Facility Offices/Classrooms
500. Utility- Ground Photovoltaic
501. Utility- Fuel Cell/Absorber Unit

Palm Desert Campus

Master Plan Enrollment: 2,500 FTE

Master Plan approved by the Board of Trustees: May 2000

1. *Information and Public Safety*
2. Mary Stuart Rogers Gateway Building
2A. Indian Wells Center for Educational Excellence
2B. Health Sciences Facility
2C. Indian Wells Theater
3. *College of Education*
4. *College of Social and Behavioral Sciences*
5. *College of Natural Sciences*
6. *College of Engineering*
7. *College of Business*
8. *College of Humanities*
9. *Extended Education*
10. *Rancho Mirage Student Center*
11. *Arena and Aquatic Center*
12. *Track and Field*
13. *Baseball Diamond*
14. *Housing*
15. *Physical Plant*
16. *President's Residence*
17. *Administration*
18. *Resource Center*
19. *Clock Tower*
20. Utility Substation

LEGEND:
Existing Facility / *Proposed Facility*

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

California State University San Bernardino

Campus Master Plan
Master Plan Enrollment: 20,000 FTE
Approval Date: January 1965
Revised Date: July 2004
Main Campus Acreage: 441

N

0 250' 500' 1000'

Buildings
- EXISTING BUILDING
- FUTURE BUILDING
- TEMPORARY BUILDING
- EXISTING BUILDING NOT IN USE

Campus Boundary
- EXISTING
- FUTURE

Parking
- EXISTING LOT
- FUTURE LOT
- EXISTING STRUCTURE
- FUTURE STRUCTURE

California State University, San Bernardino

Master Plan Enrollment: 20,000 FTE

Master Plan approved by the Board of Trustees: January 1965

Master Plan Revision approved by the Board of Trustees: April 1967, September 1971, July 1973, November 1975, May 1976, November 1986, January 1987, November 1987, May 1988, January 1999, July 2004

1. Administration
1A. *Administration Complex*
2. Sierra Hall
3. Chaparral Hall
3A. *University Distance Learning Center*
4. Facilities Management
4A. Environmental Health and Safety
4B. University Police
4C. Auto Fleet Services
4D. Plant/Central Warehouse
4E. Facilities Services Storage Facility
5. HVAC Central Plant
6. Animal House/Vivarium
7. Biological Sciences
8. Physical Sciences
9. John M. Pfau Library
10. Physical Education
11. Tokay Residence Hall
12. San Manuel Residence Hall
13. Joshua Residence Hall
14. Mojave Residence Hall
15. Morongo Residence Hall
15A. Serrano Village
16. Waterman Residence Hall
17. Badger Residence Hall
18. Shandin Residence Hall
19. Commons
20. Performing Arts
21. Health Center
22. Santos Manuel Student Union
23. Coyote Bookstore
24. Children's Center
25. Faculty Office Building
26. University Hall
28. Jack H. Brown Hall
29. *Conference and Faculty - Staff Center*
30. Yasuda Center for Extended Learning
31. Arrowhead Village
32. Visual Arts Center
33. *Theater Arts Building*
34. Health and Physical Education Complex
34A. Health and Physical Education Addition
36. Social and Behavioral Sciences
37. Chemical Sciences
38. College of Education
39. Student Recreation and Fitness Center
39A. *Student Recreation and Fitness Center Addition*
41. University Enterprises
41A. *University Enterprises Addition*
43. Administrative Services
44. *Student Housing and Dining Commons*
45. *Auditorium*
46. *Children's Center Addition*
47. Information Services Building No. 1
49. Handball Courts
50. *University Land Laboratory Preserve*
50A. Murillo Family Observatory
51. Information Services Building No. 2
53. *Social and Behavioral Sciences Addition*
54. *Engineering*
57. *College of Education Addition*
58. *Business and Public Administration Addition*
59. *Alumni Center*
60. *Extended Learning Addition*
61. *John M. Pfau Library Addition*
64. Soccer Field Complex
65. *Arena*
66. *Alternative Student and Faculty Housing*
67. *Grandstands for Baseball*
68. *Grandstands for Track*
69. *Experimental College*
70. *Information Services Building No. 3*
72. University Central Storage Facility
73. *Facilities Services Greenhouse*
74. Geology Lab Facility
75. University Village Housing
76. *Parking Services Building*
101. West Parking Structure
102. East Parking Structure
115. University Center for Developmental Disabilities
212. Temporary Modular Classrooms
216. Temporary Kinesiology Annex
301-302. Temporary Modular Offices
500. Utility-Ground Photovoltaic
501. Utility-Fuel Cell/Absorber Unit

Palm Desert Campus
Master Plan Enrollment: 2,500 FTE
Master Plan approved by the Board of Trustees: May 2000

1. *Information and Public Safety*
2. Mary Stuart Rogers Gateway Building
2A. Indian Wells Center for Educational Excellence
2B. Health Sciences Facility
2C. Indian Wells Theater
3. *College of Education*
4. *College of Social and Behavioral Sciences*
5. *College of Natural Sciences*
6. *College of Engineering*
7. *College of Business*
8. *College of Humanities*
9. *Extended Education*
10. *Rancho Mirage Student Center*
11. *Arena and Aquatic Center*
12. *Track and Field*
13. *Baseball Diamond*
14. *Housing*
15. *Physical Plant*
16. *President's Residence*
17. *Administration*
18. *Resource Center*
19. *Clock Tower*
20. Utility Substation

LEGEND:
Existing Facility / *Proposed Facility*

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

New Student Residence Hall Project at San Diego State University

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 with respect to the New Student Residence Hall project at San Diego State University (SDSU):

- Certify the Final Environmental Impact Report (FEIR) dated September 2017
- Approve the proposed campus master plan revision dated September 2017
- Approve the Amendment of the 2017-2018 Capital Outlay Program
- Approve the Schematic Design
- Committee on Finance will consider the project financing at this September 2017 meeting

Attachment A is the proposed amendment to the campus master plan that includes revisions to accommodate the New Student Residence Hall. Attachment B is the existing campus master plan approved by the Board of Trustees in May 2017.

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 physical master plan to accommodate the New Student Residence Hall project on the site of the existing parking lot 9 on the west side of campus at the corner of 55th Street and Remington Road, east of Chapultepec Residence Hall (Chapultepec) (#93[1]), an existing 600-bed residence hall. The site was chosen in order to create a vibrant housing community on the west side of campus, similar to that existing on the east side of campus. The existing Chapultepec Hall is currently isolated and underserved by social and service amenities.

[1] The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

The proposed campus master plan revision will aim to improve student academic performance and social development at San Diego State by providing additional on-campus beds and residence life amenities, and by enabling implementation of the Sophomore Success Program.

The Sophomore Success Program is an immersive, full-service academic and student support initiative, which requires all second-year students who are from outside of the San Diego State service area to live on campus. Program participants will enjoy customized career development support, flexible meal policies, and enhanced safety and security. The first cohort of sophomores to experience the program will be a part of the 2017 freshman class. This cohort will continue to live on campus in existing apartments and suites during their second year in 2018. The program will be fully implemented, benefiting all second-year, non-local students by fall 2019.

Proposed master plan changes noted on Attachment A include:

Hexagon 1: New Student Residence Hall (850 beds) (#167)
Hexagon 2: New Food Service/Community Building (#165) (to replace existing facilities Cholula Hall (#93A) and Aztec Market (#93B))

Amend the 2017-2018 Capital Outlay Program

San Diego State wishes to amend the 2017-2018 Capital Outlay Program for preliminary plans, working drawings, construction and equipment for the 850-bed New Student Residence Hall and a new two-story food service/community building. The existing Cholula Hall (#093A) and Aztec Market (#093B) will be demolished. The project scope will also include associated site improvements as well as an interior refresh of Chapultepec Residence Hall. The total estimated cost of the amendment is for $130,000,000.

New Student Residence Hall Schematic Design
Project Architect: AC Martin
Collaborative Design/Build Contractor: Clark Construction

Background and Scope

This project will construct a new 175,291 gross square foot (GSF) four- to five-story residence hall to provide 850 freshman style beds designed around two courtyards. The project will also construct an 8,128 GSF two-story food service and community space structure that will serve both the new housing and existing Chapultepec. The entire complex will be secured with a fence so that the social and food service amenities can be shared and used freely by the residents of the new housing as well as Chapultepec, once they have entered through a check-in point. Resident room floors will have an additional level of security, open only to residents living on that floor.

The New Residence Hall will be four stories along the south edge and five stories along the north edge due to the sloping site. The south side of the building will have three stories visible above grade at Remington Road. The building design will be consistent with the Mission Style architecture, employing sloped red tile roofs, arcades, and a warm white stucco exterior.

The residence hall building will include 850 beds in mostly double occupancy rooms with shared restrooms. Fourteen non-revenue beds are provided for resident assistants, and four apartments are provided for hall coordinators, graduate students, and faculty. Each residence floor will have a floor lounge as well as some reading and social nooks near the vertical circulation cores.

In addition to resident rooms, the courtyard level of the residence hall building will contain a shared laundry and building lounge with a community kitchen as well as bicycle storage and utility rooms. The main entries to the building and the complex will be on Remington Road. These entrances will have security desks, mailboxes, package rooms, offices for staff, and a small lobby and waiting area. A security desk at the east end of the building will primarily serve the new residence hall, while one on the west end of the building will serve both the new hall and Chapultepec Hall. The plaza in front of Chapultepec Hall will be redesigned to provide outdoor seating and social space as well as accommodation for food trucks.

A two-story food service and community space building will replace the existing Cholula (#93A) and Aztec Market (#93B). The building will provide a large community room on the courtyard level and an expanded food service facility on the upper (Remington Road) level. An existing structure at the lower courtyard level will be used as a central utility plant, saving the cost of re-creating this plant to serve the new building.

The project scope includes the construction of a new fire access road on the north side of the site. This road will be a combination of hard surface and turf blocks to provide additional outdoor space when not used as a fire lane. This area will also be used for move-in and move-out activities. Remington Road will be enhanced with street trees, new paving and sidewalks, and the provision of six pull-off spaces for rideshare drop-off, which will help reduce the existing conflict between pickup/drop-off traffic and community residential traffic.

Sustainable design features include bio-retention areas in the outside courtyards to improve water quality, the use of drought-tolerant landscaping, water saving fixtures throughout the building, and energy efficient lighting and appliances. In addition, the construction is on previously developed land within a half-mile of the green-line trolley and several bus routes.

Timing

Preliminary Plans Completed	September 2017
Working Drawings Completed	September 2017
Construction Start (demolition and abatement)	October 2017
Occupancy	June 2019

Basic Statistics

Residence Hall Component	
Gross Building Area	175,291 square feet
Assignable Building Area	96,617 square feet
Efficiency	55 percent
Bed Spaces	850 beds
Food Service/Community Building Component	
Gross Building Area	8,128 square feet
Assignable Building Area	6,727 square feet
Efficiency	83 percent
Combined Components	
Gross Building Area	183,419 square feet
Assignable Building Area	103,244 square feet
Efficiency	56 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255[2]

Residence Hall Cost ($419 per GSF) $73,390,000

Systems Breakdown	*($ per GSF)*
a. Substructure (Foundation)	$ 29.15
b. Shell (Structure and Enclosure)	$133.21
c. Interiors (Partitions and Finishes)	$ 72.11
d. Services (HVAC, Plumbing, Electrical, Fire)	$104.30
e. Built-in Equipment and Furnishings	$ 21.27
f. Special Construction and Demolition	$ 0.00
g. General Conditions and Insurance	$ 57.66

Food Service/Community Building Cost ($801 per GSF) $6,509,000

[2] The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Systems Breakdown	*($ per GSF)*
a. Substructure (Foundation)	$ 77.02
b. Shell (Structure and Enclosure)	$395.07
c. Interiors (Partitions and Finishes)	$ 58.69
d. Services (HVAC, Plumbing, Electrical, Fire)	$145.92
e. Built-in Equipment and Furnishings	$ 68.90
f. Special Construction and Demolition	$ 0.00
g. General Conditions and Insurance	$ 94.29

Site Development (includes landscaping and demolition)	11,345,000
Construction Cost	$91,244,000
Fees, Contingency, Services	35,006,000
Total Project Cost	$126,250,000
Chapultepec Interior Refresh	3,750,000
Grand Total ($709 per GSF)	$130,000,000

Cost Comparison

Residence Hall Component
The project's residence hall building cost of $419 per GSF is lower than the $465 per GSF for the similarly sized Campus Village II at San José State University, approved May 2014, but higher than the $356 per GSF for the recent Student Housing Replacement, Phase 1 at California State Polytechnic University, Pomona, approved January 2017, all adjusted to CCCI 6255. The reasons for the higher cost per GSF compared to the recent Pomona project are due to the sloping site, soil conditions, and regional cost differences.

Food Service/Community Building Component
The project's food service/community building cost of $801 per GSF is higher than the $538 per GSF for the Dining Commons at CSU San Bernardino, approved November 2015, and $483 per GSF for the Dining Center Replacement at CSU Maritime Academy, approved July 2011, all adjusted to CCCI 6255. The reasons for the higher cost per GSF are due to the small building size, high cost of the foundation and building shell, and regional cost differences.

Funding Data

The project will be financed with CSU Systemwide Revenue Bonds and housing program designated reserves. Campus housing revenue will repay the bond financing debt service. The project financing is being presented for approval at the September 2017 meeting of the Committee on Finance.

California Environmental Quality Act (CEQA) Action

A Final Environmental Impact Report (FEIR) has been prepared to analyze the potential significant environmental effects of this 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 Environmental Impact Report (DEIR) was distributed for public comment for a 45-day period concluding on June 5, 2017. A number of meetings were held with campus constituents in addition to the public meeting held on May 8, 2017, to obtain additional public comments. The final documents are available online at: http://newscenter.sdsu.edu/chapultepec-info/.

The DEIR originally analyzed a three-phase project:

- Phase I – 850 traditional freshman beds in two four- to six-story buildings with a separate food service and community building, to be constructed on an existing parking lot to the east of existing Chapultepec Hall. Phase I also included significant outdoor community space and is described in more detail in the Schematic Design section above.
- Phase II – 850 beds in a high-rise tower of 14 stories, all above the grade to be constructed east of Chapultepec Hall, along Remington Road. The student rooms in this building were designed in a semi-suite arrangement to provide flexibility for future student demand from freshman or sophomores.
- Phase III – 866 beds in an arrangement of radial wings cantilevering over the canyon to the north and east of Chapultepec Hall. This phase was proposed at 11 stories, with one to two stories partially below grade. The student rooms in this building were designed in a semi-suite arrangement to provide flexibility for future student demand from freshman or sophomores.

The DEIR identified significant and unavoidable impacts in two areas: aesthetics and traffic. The significant and unavoidable aesthetics impacts were associated with all of Phase III and portions of Phase II that exceeded the height of Chapultepec Hall. The significant and unavoidable traffic impacts were associated with Phase III.

In response to comments from the community and elected officials, and in order to eliminate all significant and unavoidable impacts and other potentially significant impacts, the project has been modified as follows:

- Phase I – 850 beds, with minor cost-reducing design modifications.
- Phase II – Eliminated from the project.
- Phase III – Eliminated from the project.

The Final Environmental Impact Report reflects the above information.

Issues Identified Through Public Participation

Comment letters were received from 165 individuals. Of these, approximately one-half (84) consisted of a form letter. Following the close of the public comment period, five additional letters from individuals were received, four of which were form letters. Written responses to these comments are also provided in the FEIR.

Fifteen comment letters were received from government agencies, private organizations, and an elected official. At the state level, comments were submitted by the California Native American Heritage Commission (NAHC), California Department of Toxic Substances Control (DTSC), California Department of Fish and Wildlife (DFW), and California Department of Transportation (Caltrans). At the local level, comment letters were submitted by the San Diego County Archeological Society, San Diego City Councilmember Georgette Gomez (9th District), San Diego Association of Governments (SANDAG), San Diego Metropolitan Transit System (MTS), and City of San Diego (multiple departments). Organizations submitting comment letters included: Viejas Tribal Government, College Area Community Planning Board (CACPB), San Diego County Sierra Club, Alvarado Community Association, San Diego Canyonlands, and College View Estates Association (CVEA).

The FEIR, Chapter 3.0, Responses to Comments, includes copies of each of the comment letters along with detailed responses to each of the comments raised in the letters.

The vast majority of the comments fall into five broad categories as outlined below.

Impacts to the Canyon: The majority of the comments related to the project's potential impacts on the canyon lying adjacent to the site of the proposed development. Most of the comments state that any construction in the canyon regardless of the size or scale will result in significant and irreversible damage to the canyon. The comments ranged from general (e.g., "save our canyon") to technical and specific comments questioning aspects of the biological impacts assessment presented in the EIR. Examples of more technical comments were critical of the methodology used to undertake the flora and fauna surveys. Several comments stated that the canyon site was designated as a San Diego Multi-Species Conservation Plan (MSCP) area and was in effect, conserved. In a meeting with the City of San Diego in April 2017, city staffers acknowledged that the designation was in error as state agencies are not subject to this plan and subsequently removed the canyon area adjacent to the campus from the MSCP. This was noted in the DEIR.

CSU Response: With the elimination of project Phases II and III, all potential direct impacts to the canyon have been removed. Impacts during construction will be mitigated through pre-construction surveys for nesting birds, construction monitoring and reporting, and fencing. Indirect impacts during operations will be mitigated through control of invasive species, light, and noise levels. Phase I does not impact any protected habitat as it will be constructed entirely on a disturbed site (existing parking lot).

Alternative Sites: The second most frequent comments related to the location of the proposed development site, and why the project would not be built on one of many suggested alternative sites:

A. The project should not be built in the canyon when other buildable sites are available to the campus.
B. Disagreement with the analysis of alternatives sites, and suggested that a full scale EIR on each of the sites should be completed.
C. Implication that the state is under a legal obligation to select the site with the least environmental impacts (implying that this is the case regardless of infeasibility or inability of the alternative site to meet the primary goals and objectives of the project).
D. Many suggested alternative building sites, including redeveloping the 55th Street Peninsula site, replacing Maya and Olmeca Residence Halls, and building on parking lots 15, 16, and 17, followed by parking lot 2A, among others.
E. Taller buildings should be built on the Phase I site to gain more beds (and avoid building on the Phase II and III sites).
F. Disagreement with the project goals and/or question the need for a Sophomore Success program and more on-campus student housing.

CSU Response: The site of the proposed project best meets San Diego State's project goals and objectives. The DEIR outlines eight objectives, summarized below:

1. Create a distinct west campus neighborhood
2. Alleviate the isolation of Chapultepec Hall
3. Provide additional freshman housing
4. Provide amenities for the entire west campus community in an underserved area
5. Add a large number of on-campus beds
6. Avoid losing beds when most needed
7. Utilize land owned by San Diego State and unencumbered by other uses
8. Increase walkability to existing academic, athletic, and social centers of campus

A. A detailed analysis of 15 alternative sites demonstrated that none of these sites met the primary project objectives as well as the proposed site, and several were infeasible due to significant increased cost, technical challenges, or the need to acquire/transfer property.
B. The analysis of alternative sites was adequate under CEQA. These sites included a range of reasonable alternatives, and reflected the project objectives.
C. CEQA does not require the choice of the least impactful alternative if it is infeasible or does not meet the project's objectives. CEQA requires an appropriate balance of project objectives with impacts. The consideration and analysis of alternatives meets this test.
D. Many of the suggested alternatives significantly increased the cost of the project by redeveloping sites with existing housing which would result in the removal of existing

beds. Setting aside the cost of demolition and abatement, the cost of adding replacement beds ranged from $63 million (Maya and Olmeca) to $115 million (55th Street Peninsula) before a single bed of increased capacity could be achieved. Furthermore, development on parking lots 15, 16, and 17 fail to meet the basic objectives of creating a west campus neighborhood and alleviate the isolation of Chapultepec Hall, in addition they are not in locations near existing freshman housing. Parking lot 2A, located above the trolley tunnel, would create a technical challenge and add significant cost to building on that location. Additionally, the topography between that site and the east residential community would pose significant challenges to integrate it with the housing community above it. Parking lot 2A also fails to meet project objectives 1, 2, and 4.

E. Phases II and III have been removed from the project and thus the comment is no longer relevant to the project.
F. The project meets the objective of providing additional freshman housing to make existing sophomore housing available to support the Sophomore Success Program.

Traffic and parking:

A. The addition of 2,600 beds to this area will result in severe gridlock on Remington Road, 55th Street, and neighborhood streets.
B. Current incidental drop-off traffic along Remington Road is illegal, and is not enforced so it creates significant congestion on Remington Road for the existing 600 students living in Chapultepec Hall. Thus adding more beds will only make this condition worse.
C. Concern regarding congestion created by current move-in/move-out traffic for the existing 600 students living in Chapultepec Hall who use Remington Road for that purpose; adding more beds will only make this worse.
D. Concern adding 2,600 new cars to campus without adding parking.

CSU Response: With the elimination of Phases II and III, the proposed project would now provide housing for approximately 850 students, not 2,600. The related significant impacts and mitigation measures associated with Phases II and III development phases are no longer applicable.

A-B. The traffic analysis demonstrated that development of Phase I would have no significant traffic impacts beyond temporary construction-related impacts. The temporary impacts would be mitigated through the preparation and implementation of a Traffic Control Plan, which would control construction-related traffic during peak hours by various means, including requiring remote parking for construction crews and limiting site materials delivery times to non-peak hours. San Diego State has agreed to provide pull-off spaces for six cars along Remington Road, thereby freeing up the flow of traffic on Remington.
C. San Diego State has agreed to use the fire lane along the north side of Phase I for the purpose of move-ins and move-outs for Chapultepec and the New Student Residence Hall. The congestion does not happen on a daily basis.
D. The comments are based on a misconception that the new beds are for new students, i.e., students not already traveling to campus. But the students who will be housed by the project

currently live off-campus and, therefore, are already bringing cars to campus albeit parking in all areas of campus, not just west campus. The university's parking permit sales data reports that adding on-campus beds is expected to reduce the number of cars on campus as a smaller percentage of students living on campus bring their cars to campus than the student population as a whole.

Aesthetics: Phase II and Phase III are out of scale with the existing, adjacent residential neighborhood.

CSU Response: The DEIR identified significant and unavoidable aesthetic impacts associated with Phase III and the portions of Phase II that exceed the height of existing Chapultepec. To eliminate these impacts, and in response to the comments that Phases II and III are out of scale with the existing adjacent residential neighborhood, both Phases II and III have been eliminated from the proposed project.

Process Comments: Although not directly related to the content of the DEIR, there were a number of comments related to the EIR process, including:

A. The timing of the release of the DEIR and the amount of time provided for inadequate public review and comment.
B. Concern over the speed of the project approval and CEQA process.
C. The opportunity for community input for a project for which planning began in 2013, but was (erroneously) identified as beginning in 2010.
D. A perceived lack of transparency and opportunities for community input.
E. Request for recirculation of the EIR due to the project modifications.

CSU Response:

A. Release of the DEIR and the length of time provided for public review fully complied with all CEQA requirements.
B. The schedule for presentation of the proposed project to the Board of Trustees complied with all applicable requirements and was shared with the community throughout the process, with adequate time provided to complete the required CEQA process and public review.
C. A preliminary feasibility study for a student housing project to be developed in the vicinity of Chapultepec was conducted in 2013, although further consideration of the proposed project was put on hold until a later date to be determined. A sub-consultant to the design team erroneously dated the preliminary study as 2010 on their website; this error has since been corrected.
D. San Diego State representatives have met and communicated with members of the affected community on multiple occasions since the December 2016 release of the EIR Notice of Preparation (NOP) in addition to the May 8, 2017 public meeting:

- The Notice of Preparation was published on December 9, 2016. A Scoping meeting for the NOP was held on January 18, 2017. The comment period was extended to January 20, 2017 (42 days instead of the required 30) to provide more time due to the release before the holidays;
- SDSU representatives attended meetings of the College Area Community Council on February 8, May 10, and June 14, 2017;
- SDSU representatives held a special meeting and presentation for the College View Estates Association on March 28, 2017;
- The Notice of Preparation documents and comments, the DEIR, and all PowerPoint presentations made to the community have been posted on a project-dedicated website;
- SDSU representatives met with Assembly Member Todd Gloria on June 16, 2017;
- SDSU representatives met with Senator Toni Atkins and San Diego Councilmember Georgette Gomez on June 23, 2017; and
- SDSU representatives have communicated with many individual community members at in-person meetings, by phone, or by email throughout the process.

E. CEQA does not require recirculation of a Draft EIR absent the addition of "significant new information." In this case, the new information, i.e., the modifications to the project, do not show new, substantial environmental impacts and, to the contrary, result in *reduced* impacts and the complete elimination of significant and unavoidable impacts. Furthermore, where applicable, the DEIR separately analyzed the potential environmental impacts resulting from each phase of the proposed project. As such, the DEIR identifies the impacts that would result with implementation of a Phase I project, with corresponding mitigation identified as necessary. The new information shows neither a feasible alternative nor mitigation measure, considerably different from those in the EIR, which clearly would lessen the significant environmental impacts. In sum, the elimination of project Phases II and III is not "significant new information" within the meaning of CEQA and, as such, recirculation is not required.

Specific issues brought up by the Agencies, Organizations and Elected Officials. Many of the agency and organization comments echoed the common themes of the individual comments and San Diego State provided similar responses as outlined above. Only the unique comments are outlined below:

California Native American Heritage Commission: noted the absence of a clearly delineated tribal cultural resources section or subsection and lack of mitigation measures related to tribal cultural resources. In addition the letter reminded San Diego State of the outreach requirements of AB 52.

CSU Response: The response outlined the process for evaluating tribal cultural resources, and as no tribal cultural resources were identified no mitigation measures were required; compliance with AB 52 was documented. Only one Native American tribe, the Jamul Indian Village, responded to the AB 52 outreach. On February 7, 2017, San Diego State staff met with representatives of the

Jamul Indian Village. The representatives did not identify any tribal cultural resources in the area and, instead, offered their services as tribal monitors.

California Department of Fish and Wildlife (CDFW): stated that the number and timing of avian surveys should be commensurate with the number of clearing activities and not just rely on a single survey at the beginning of construction. CDFW also noted that the mitigation ratio for the disturbed habitat should be 2:1 since San Diego State is not a signatory to the Natural Communities Conservation Plan and/or habitat conservation plan.

CSU Response: The subject mitigation measures have been revised to: require additional nesting bird surveys if grading activities are delayed for more than 48 hours; require preparation of an Avian Monitoring Plan, which outlines specific criteria for establishing nest buffers; and the modified project would not result in significant impacts to habitat and, therefore, mitigation is no longer required.

California Department of Transportation (Caltrans): submitted comments regarding several topics, including methodology issues related to the traffic impact analysis (TIA) located in the transportation technical report (Appendix K) prepared by traffic engineers Linscott, Law & Greenspan (LLG); multi-modal improvements; a previously prepared Interstate-8 corridor study; and potential mitigation.

A. Caltrans raised multiple methodology issues related to the TIA. The issues raised included the scope of the study area (request to include Interstate-8 ramps at Fairmont, and intersection of Lindo Paseo and College Avenue), travel speeds used in the modeling (at the ramps), the present geometry of certain intersections, and the peak hour volumes used in the analysis.
B. Caltrans requested the TIA be revised in response to the comments and be resubmitted.
C. Caltrans stated the agency's support for multi-modal transportation including the provision of bicycle, pedestrian and transit mode safety, access and connectivity improvements, but did not make any specific requests for accommodation.
D. Caltrans requested that the Interstate-8 Corridor Study prepared by SANDAG be referenced in the EIR. Caltrans requested that any mitigation measures to state facilities be included in the TIA, provided possible road improvements for consideration, and also suggested reducing vehicle miles traveled (VMT).

CSU Response:

A-B. The Final EIR responses to the Caltrans comments explain the methodology used in the study and why added traffic on the requested ramps and intersection did not meet thresholds requiring analysis, and thus the travel speeds were not relevant at these locations. Intersection geometry used in the analysis was either validated or corrections made. Peak hour volumes used in the analysis were validated.

C. The response acknowledged Caltrans' comments regarding accommodating multi-modal transportation.
D. The response noted that the Interstate-8 Corridor Study was reviewed and is referenced in the TIA. The response to comment explained that the TIA determined that the proposed project would not result in significant impacts to state facilities and, therefore, mitigation measures are not required. Notwithstanding, the response also noted that features of the proposed project, as well as existing operations at San Diego State, include and implement several strategies to reduce VMT.

San Diego Associated Governments (SANDAG): requested that transportation demand management (TDM) strategies be considered as part of the project, and specifically mentioned bicycle and pedestrian facilities that connect to public transit, secured covered bike parking, and provisions for rideshare.

CSU Response: A number of TDM strategies are planned as project features or are already in place as part of existing campus operations. A few examples include bicycle and pedestrian facilities that connect to the Metropolitan Transit System (MTS) transit center existing on campus; secured, covered bike parking, which is planned as part of the project; existing rideshare and on-campus transit programs; and facilities to accommodate ride-share services such as Uber and Lyft.

The City of San Diego: letter included comments from several departments, some of which echoed the common themes outlined in the individual comments summarized above. In addition, city departments and divisions had the following unique comments:

The Fire-Rescue Department: noted that the San Diego State campus has been expanding over the years and has added significantly to San Diego Fire-Rescue Department's call volumes and emergency response and this proposed project is a significant impact that requires mitigation to maintain adequate levels of service. Fire-Rescue also noted fire hazard concerns regarding the installation of fire pits in outdoor areas, and expressed concern regarding emergency vehicle access given the traffic levels of service and illegal parking on Remington Road and the related effect on emergency response times. Fire-Rescue also requested that additional analysis be prepared to demonstrate that additional fire facilities and services are not necessary to support the proposed project due to the current response times at fire stations in the vicinity.

CSU Response: Although the project would not result in an increase in the existing university enrollment cap, it would add residents to the area, which would potentially impact the adjacent services. San Diego State provided a detailed explanation in the response to comments, including actual call data, why a campus managed housing complex such as the proposed project would generate fewer calls to city Fire-Rescue than would a private complex of similar occupancy. The process for handling incidents was outlined and actual call data provided that demonstrated that residence halls average only 0.01 calls to San Diego Fire-Rescue per year

per student, which would result in an additional 8.5 calls per year based on the revised project bed count of 850. San Diego State also noted that a new fire lane to be constructed to the north of Phase I (able to serve Chapultepec Hall as well as the proposed project) previously was reviewed by Fire-Rescue. The response further explained that the DEIR traffic analysis determined that 55th Street and Remington Road provide adequate right-of-way access for emergency vehicles to maneuver around traffic, even under congested conditions, and, the proposed project would not result in significant impacts associated with emergency vehicle access. The response to comment also provided a detailed explanation why the proposed fire pits would not increase wildfire hazard.

The City Transportation Department: requested greater specificity regarding actions taken to implement mitigation measures on San Diego City streets that would be triggered by the development of Phase II, and the EIR's conclusion that mitigation measures triggered by Phase III were infeasible. The Transportation Department also requested greater specificity regarding the preparation of a traffic control plan for the construction period. A number of technical comments were also made by the Transportation Department on the traffic counts, distribution, and analysis. The Transportation Department, as well as commenters from two planning department divisions questioned whether the project would increase enrollment.

CSU Response: With the elimination of Phases II and III from the proposed project, the development of Phase I alone would not trigger the need for roadway improvement mitigation and, therefore, the city's comments in this regard are no longer applicable. With respect to the traffic control plan, the subject mitigation measure has been revised to include greater specificity in response to the city's comments. Each of the city's technical comments were addressed, and the responses clarified that the proposed project did not authorize an increase in the existing student enrollment cap.

The City Planning Department: noted that San Diego State is not a signatory to the Multiple Species Conservation Program (MSCP), that the parcel on which the project is to be developed was incorrectly mapped as a Multiple Habitat Planning Area (MHPA), and that this error will be corrected. The department encouraged San Diego State to incorporate Land Use Adjacency Guidelines (LUAG) into the project to address indirect impacts.

CSU Response: CSU has reviewed and incorporated LUAG into the project to the extent applicable. Examples include lighting designed to minimize light pollution within native habitat areas (fixtures directed away from the undeveloped canyon); noise reduction measures; fencing around construction activities to prevent personnel from accessing the canyon; measures to prevent the inclusion of invasive plants; and measures limiting fuel management activities to those consistent with City of San Diego fuel modification and steep hillside landscape guidance.

Viejas Tribal Government: noted that the project site has cultural significance or ties to the Viejas Band of Kumeyaay Indians, but did not claim the presence of known cultural resources or Tribal Cultural Resources. The Viejas requested a Kumeyaay Cultural Monitor on site during ground disturbing activities.

CSU Response: The cultural resources analysis conducted for the DEIR concluded that there is a low likelihood of cultural resource discovery during construction, suggesting that cultural or Native American monitoring during construction is not necessary. However, as noted in the Cultural Resources related mitigation measures, in the event resources are discovered during construction activities, CSU, as the reviewing agency, has the option to include a Native American monitor as appropriate.

The College Area Community Planning Board (CACPB): provided comments in five areas including: 1) biological/impacts to the canyon; 2) alternatives; 3) traffic, transportation and parking; 4) aesthetics; and 5) process. The letter also included comments regarding a number of issues addressed by other agencies and organizations, such as wildfire hazards, traffic counts and distribution. The letter also included copied comments from CACPB members, which echoed the comments summarized above. Unique or distinct comments from the comment letter are summarized below:

Concern was expressed about the impacts of the new structures in Phases II and III shading the canyon and adjacent structures both in terms of impacting the flora and fauna of the canyon, as well as the quality of life of the adjacent residents. Concern about the adequacy of the trip generation rates used for the traffic analysis was also expressed related to the use of Chapman University as a comparable trip generator and a suggestion to use trip rates based on actual counts of traffic at SDSU. The letter also stated that the EIR did not address traffic impacts on Hewlett Road.

CSU Response: Responses to the comments reflecting those of other agencies and organizations mirrored those outlined in those agency letters above.

Specific to the shade and shadow analysis, with the elimination of Phases II and III from the proposed project, the CACPB concerns regarding canyon shading are no longer applicable. Trip generation data for Chapman University was used in the absence of officially published trip generation data for student housing. This data was derived after extensive research and was used by the traffic engineer because it represented the highest trip generation level of all student housing examples researched. While there are differences between the two university settings, the presence of the San Diego State Transit Center, which provides San Diego State students with access to the substantial general area without the need to take a car, offsets any differences.

Additionally, using actual San Diego State on-campus parking counts was considered, but the problems inherent in determining whether the subject cars are driven by resident or commuter students, students vs. staff vs. faculty, the co-mingling of student and staff parking in the various garages and lots, and the lack of assigned parking for each residence hall, means that the results from any such count would not show a correlation to specific residence halls.

As to traffic distribution in the College View Estates area (e.g., Hewlett Drive), based on application of the SANDAG trip distribution model, the traffic engineer determined that only two percent of project traffic would access the project site from the west (where Hewlett Drive is located) and, as a result of the low volumes, it was not necessary to further analyze traffic volumes on Hewlett Drive.

San Diego Sierra Club: focused on biological resources and impacts to the canyon. Although the comments in this letter were more technical and detailed than those from individuals and other organizations, the content did not materially differ from previously summarized comments. As examples, comments addressed the designation of the land as part of the Multiple Habitat Planning Area (MHPA) and the DEIR analysis of alternatives. Unique comments included in the letter raised the issue of noise impacts on both the canyon and the adjacent neighbors. The letter also noted that the Greenhouse Gas (GHG) analysis in the DEIR did not include an analysis of the consistency of the project with the San Diego State Climate Action Plan (CAP).

CSU Response: The responses mirror the responses provided to similar comments as outlined above, with more technical detail where appropriate. In addition, the responses provided detailed information on the biological surveys, analyses, and the resumes of the biologists that completed the analyses. The responses reiterated that the city's designation of the site as MHPA was incorrect and will be corrected, and also clarified and validated the adequacy of the analysis of alternatives. With respect to the noise impacts, students living in the residence halls are subject to observing quiet hours from 9:00 p.m. to 10:00 a.m. Sunday through Thursday and from midnight to 10:00 a.m. Friday and Saturday. The response also outlined the process for submitting noise complaints. Additionally, because the proposed project no longer includes the development of Phases II and III, any potential noise effects from the project to nearby single-family residences located to the northeast would be substantially lessened. Even if the theoretical worst-case noise level increase were to occur, the noise level would not exceed the 60 dBA[3] Leq[4], which is the threshold for listed biological species habitat.

With respect to the San Diego State CAP, the response to comments noted that this oversight was not intentional but was due in part to the fact that the CAP was not approved by the university until May 1, 2017, two weeks after the DEIR was released. In addition, the San Diego State CAP has not been subject to review under CEQA and, therefore, its application in the context of the EIR

[3] A-weighted decibel; an expression of the relative loudness of sounds in air as perceived by the human ear.
[4] Equivalent continuous noise level; describes sound levels that vary over time, resulting in a single decibel value.

can only be limited to background and informational purposes. A subsequent review of the San Diego State CAP was performed and is included in the FEIR. The review concluded that the project is consistent with the San Diego State CAP.

Alvarado Community Association: generally supports the project but provided comments regarding traffic issues that mirrored the traffic issues raised by the individual comments and other organizations.

CSU Response: San Diego State thanked the organization for its support and reflected the responses on traffic comments provided to other individual and organizational/agency comments.

San Diego Canyonlands: provided comments similar to those provided by the Sierra Club and other commenters who indicated concerns with biological resources, with the addition of some comments on water quality impacts due to potential erosion.

CSU Response: The responses were very similar to those provided to the Sierra Club and other commenters on impacts to biological resources. The proposed project would impact less than 0.01 acre of the on-site non-vegetated drainage. The final project design would avoid this resource and the project would neither have a substantially adverse effect on the drainage nor be considered a significant impact.

College View Estates Association (CVEA): provided extensive comments, many of which echoed those of the individual commenters and the agency/organization commenters outlined above. In particular, comments related to the topics of the analysis, determination of impacts and proposed mitigations in the areas of traffic, biological resources, and aesthetics. In addition, CVEA requested a recirculation of the DEIR due to the changes proposed to the project (the elimination of Phase III and the reduction in height of Phase II to no taller than existing Chapultepec Hall).

Specific to traffic, the CVEA states that regional traffic data and models utilized in the DEIR fail to account for Uber and Lyft, which have "revolutionized" the transportation options available to students in suburban campus residences. In addition, some residents of the area undertook a video monitoring of the area that purportedly shows the sidewalk and/or bike lane and/or traffic lane fronting Chapultepec "obstructed" between 35 to 86 percent of the time. A "Research Report" documenting and analyzing the video monitoring was submitted with the comment letter. The letter also asserts that San Diego State has failed to provide fair share funding relative to the 2007 Campus Master Plan. Finally, the letter expresses concern about congestion on Remington Road in the event of a large scale evacuation event.

CSU Response: The responses to those comments echo those of other individual and agency/organization commenters. With respect to EIR recirculation, and as previously explained, because the project was modified in a manner that eliminates and reduces potentially significant impacts, CEQA does not require recirculation. With respect to Uber/Lyft, the experience and

professional judgement of the EIR traffic engineer (LLG) indicates that the amount of these trips by students during the peak-hour timeframe that provides the basis for the analysis, is very small. In addition, the use of these ride-sharing services lowers overall trip rates rather than increasing them.

With respect to the residents' traffic monitoring report, after studying the photographic evidence and using the same calculations and models, LLG was unable to replicate the report's results. Nonetheless, as previously explained, the proposed project includes several design features that will have the effect of easing the purported "obstructions" on Remington Road. This includes no-stopping signs and red-curbs along Remington Road, dedicated pull-offs for six cars in two locations, and use of the north fire lane for move-in and move-out. In combination with the elimination of Phases II and III, which will substantially reduce project traffic, the comments and concerns have been fully addressed.

As to the comment relative to fair share funding, the 2007 Campus Master Plan Revision, which was set aside by the CSU Board of Trustees following litigation, authorized an increase in student enrollment from the currently approved 25,000 full-time equivalent students (FTE) to 35,000 FTE. This increase in enrollment would have generated additional students, additional vehicle trips, and corresponding additional traffic impacts relative to those that would be generated by the proposed student housing project. As previously explained, the proposed 850-bed New Student Residence Hall project does *not* include an increase in FTE enrollment—approved FTE enrollment would remain at 25,000. Therefore, the traffic impacts resulting from an increase in enrollment would not occur and, thus there is no mitigation responsibility. Moreover, also as noted above, with the elimination of Phases II and III, the proposed project would not result in significant impacts to the area roadways requiring mitigation in the form of road improvements. Lastly, to address the comment regarding congestion in the event of a large scale evacuation, a description of evacuation procedures was provided in the response to comments. This evacuation procedure involves an initial pedestrian evacuation out of and away from the building to a mustering point. If necessary, this would be followed by a metered vehicular evacuation from the campus area.

Project Alternatives

A total of 17 alternatives for this project were considered for possible analysis in the EIR.

A. Two off-campus alternatives were considered and rejected for the reasons outlined below:
    1. Qualcomm Stadium Site Redevelopment which would consist of redeveloping part of the stadium with new student housing. This was rejected as infeasible due to the fact that San Diego State does not currently own or have rights to develop the land. It was also rejected because due to its location four miles from the campus this alternative fails to meet the primary objectives of creating a distinct west campus housing neighborhood, alleviating the current isolation of Chapultepec Hall, and providing food

and convenience services for existing on-campus students in an area currently underserved by such amenities.

2. 55th Street Peninsula Redevelopment which would consist of demolishing and redeveloping existing student housing located on a site on 55th Street. This was rejected as infeasible due to non-San Diego State ownership (requiring a transfer process, at least), and the significant additional cost of this alternative. This site requires demolition of up to 770 existing beds which are planned to be leased to accommodate additional sophomore students. The cost of adding replacement beds is estimated at $115 million before a single bed of increased capacity could be achieved.

B. Eleven on-campus alternatives encompassing development on parking lots 2B, 15, 16, 17C, and University Towers Lot, Recreation Field 103, Sports Fields 600 and 700, east side of College Avenue, Alvarado Medical Center, and Adobe Falls were considered and not analyzed in detail as alternatives for the reasons outlined below:
   1. All of these sites fail to meet the basic objectives of creating a west campus neighborhood and alleviating the isolation of Chapultepec Hall.
   2. Parking lots 15, 16, 17C, Sports Fields 600 and 700, the Alvarado Medical Center and Adobe Falls are not located near existing housing, so they do not meet the criteria of providing food and convenience services for existing on-campus students in an area currently underserved by such amenities.
   3. Parking lot 2B, the University Towers parking lot, and the east side of College Avenue do not provide adequate capacity for a large number of beds.
   4. The east side of College Avenue is not wholly owned by the university. Land currently owned by the university does not provide adequate capacity for a large number of beds.

C. Four alternatives were analyzed in greater detail in the EIR. After considering comments from the community, agencies and elected officials, the project was modified to the "Reduced Density Alternative" (# 2 below).
   1. "No Project Alternative" under which the existing parking lot and undeveloped area on the site would remain and no student residential development would be built. This alternative avoids the Project's potentially significant impacts, but fails to meet the primary objectives of creating a distinct west campus housing neighborhood, alleviating the current isolation of Chapultepec Hall, and providing food and convenience services for existing on campus students in an area currently underserved by such amenities. It also fails to provide freshmen housing to free up apartment and suite style beds in support of the Sophomore Success Program.
   2. "Reduced Density Alternative" under which only Phase I would be built. After considering comments from the community, agencies, organizations and elected officials, the project was modified to this alternative. This alternative avoids all significant and unavoidable impacts (which occurred in the areas of aesthetics and traffic for the originally proposed, larger project). All other impacts are less than significant or can be mitigated to less than significant. This alternative achieves the primary objectives of creating a distinct west campus housing neighborhood,

alleviating the current isolation of Chapultepec Hall, and providing food and convenience services for existing on-campus students in an area currently underserved by such amenities, although it does so to a lesser degree than the Project proposed in the DEIR. It also provides the minimum amount of freshmen housing required to free up apartment and suite style beds in support of the Sophomore Success Program.

3. "Alternative On-Campus Site 1" under which the proposed project would be built on Parking Lot 2A, as planned and approved for student housing in the 2007 Campus Master Plan and suggested to San Diego State in NOP Comment Letters and at the Scoping Meeting. This alternative would generally avoid the proposed project's potentially significant impacts related to aesthetics, biological and cultural resources, and noise. This alternative fails to meet the primary objectives of creating a distinct west campus housing neighborhood, alleviating the current isolation of Chapultepec Hall, and providing food and convenience services for existing on campus students in an area currently underserved by such amenities, as the existing housing adjacent to this site is already well-served by amenities. This alternative also poses significant technical challenges which would severely limit the capacity of the site and add significant cost to the project as it is located above the trolley tunnel. In addition, the topography between that site and the east residential community would pose significant challenges to integrating it with the housing community above it.
4. "Alternative On-Campus Site 2" under which the proposed project would be built on Parking Lot 17, as suggested to San Diego State in NOP Comment Letters and at the Scoping Meeting. This alternative would generally avoid the proposed project's potentially significant impacts related to aesthetics, biological and cultural resources, and noise. This location is more appropriate for sophomore housing due to the proximity of existing sophomore housing, and the current need on campus is for freshman beds to free up an adequate supply of sophomore appropriate housing. This alternative fails to meet the primary objectives of creating a distinct west campus housing neighborhood, alleviating the current isolation of Chapultepec Hall, and providing food and convenience services for existing on campus students in an area currently underserved by such amenities. The existing adjacent housing is apartment style with kitchens, the food service need does not exist as it does at Chapultepec, and adding food service appropriate to freshmen on meal plans in this location would have minimal benefit to the existing residents.

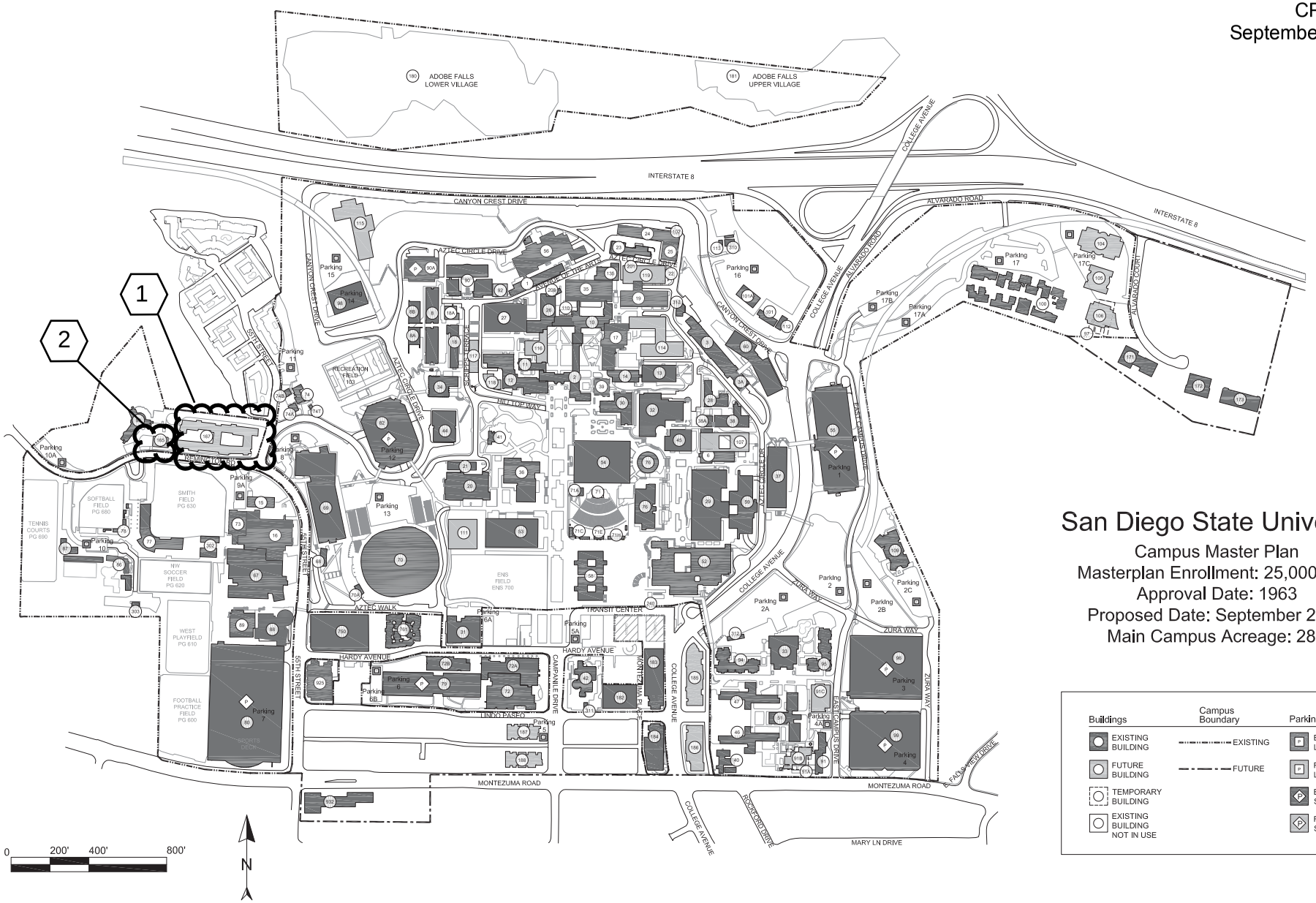
Recommendation

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 San Diego State University New Student Residence Hall 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 San Diego State University New Student Residence Hall 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 CEQA Findings of Fact and Mitigation and Monitoring Reporting Program, including the mitigation measures identified therein for Agenda Item 3 of the September 19-20, 2017 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies the specific impacts of the San Diego State University New Student Residence Hall 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 San Diego State University Master Plan Revision dated September 2017 is approved.

8. The 2017-2018 Capital Outlay Program is amended to include $130,000,000 for preliminary plans, working drawings, construction and equipment for the San Diego State University New Student Residence Hall project.
9. The schematic plans for the San Diego State University New Student Residence Hall project are approved at a project cost of $130,000,000 at CCCI 6255.
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 San Diego State University New Student Residence Hall project.



San Diego State University

Campus Master Plan
Masterplan Enrollment: 25,000 FTE
Approval Date: 1963
Proposed Date: September 2017
Main Campus Acreage: 287

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE

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: June 1967, July 1971, November 1973, July 1975, May 1977, November 1977, September 1978, September 1981, May 1982, July 1983, May 1984, July 1985, January 1987, July 1988, July 1989, May 1990, July 1990, September 1998, May 1999, March 2001, May 2011, May 2017. *Proposed Date: September 2017*

1. Art - South
2. Hepner Hall
3. Geology - Mathematics - Computer Science
3a. Geology - Mathematics - Computer Science Addition
6. Education
8. Storm Hall
8a. Storm Hall West
8b. Charles Hostler Hall
10. Life Science - South
11. Little Theatre
12. Communication
13. Physics
14. Physics - Astronomy
15. University Police
16. Peterson Gymnasium
17. Physical Sciences
18. Nasatir Hall
18a. Aztec Shops Terrace
19. Engineering
20. Exercise and Nutritional Sciences
21. Exercise and Nutritional Sciences Annex
22. CAM Lab (Computer Aided Mechanics)
23. Physical Plant/Boiler Shop
24. Physical Plant
25. Cogeneration Plant
26. Hardy Memorial Tower
27. Professional Studies and Fine Arts
28. Geography Annex
29. Student Services - West
30. Administration
31. Calpulli (Counseling, Disabled and Student Health Services)
32. East Commons
33. Cuicacalli (Dining)
34. West Commons
35. Life Science - North
36. Dramatic Arts
37. Education and Business Administration
38. North Education
38a. North Education 60
39. Faculty/Staff Club
40. Housing Administration
41. Scripps Cottage
42. Speech, Language and Hearing Sciences
44. Physical Plant/Chill Plant
45. Aztec Shops Bookstore
46. Maya Hall
47. Olmeca Hall (Coeducational Residence)
51. Zura Hall (Coeducational Residence)
52. Conrad Prebys Aztec Student Union
53. Music
54. Love Library
55. Parking 1
56. Art - North
58. Adams Humanities
59. Student Services - East
60. Chemical Sciences Laboratory
67. Fowler Athletics Center/Hall of Fame
68. Arena Meeting Center
69. Aztec Recreation Center
70. Viejas Arena at Aztec Bowl
70a. Arena Ticket Office
71. Open Air Theater
71a. Open Air Theater Hospitality House
71c. Open Air Theatre Upper Restrooms
71e. Open Air Theater Concessions
71h. Open Air Theater Office
72. KPBS Radio/TV
72a. Gateway Center
72b. Extended Studies Center
73. Racquetball Courts
74. International Student Center
74a. International Student Center Addition - A
74b. International Student Center Addition - B
74t. International Student Center - temporary
76. Love Library Addition/Manchester Hall
77. Tony Gwynn Stadium
78. Softball Stadium
79. Parking 6
80. Parking Structure 5/Sports Deck
81. *Parking Structure 7*
82. Parking 12
86. Aztec Aquaplex
87. Aztec Tennis Center
88. Parma Payne Goodall Alumni Center
89. Jeff Jacobs JAM Center
90. Arts and Letters
90a. Parking 14
91. Tenochca Hall (Coed. Residence)
91b. *Tenochca Community Space*
91c. *Tula Conference Center*
92. *Art Gallery*
93. Chapultepec Hall (Coed.Residence)
93b. Aztec Market
94. Tepeyac (Coed. Residence)
95. Tacuba (Coed. Residence)
96. Parking 3
97. Rehabilitation Center
98. Business Services
99. Parking 4
100. Villa Alvarado Hall (Coed. Residence)
101. Maintenance Garage
101A. Building A
102. Cogeneration/Chill Plant
103. Recreation Field
104. *Academic Building A*
105. *Academic Building B*
106. *Academic Building C - Education*
107. *College of Business*
109. University Children's Center
110. Growth Chamber
111. *Performing Arts Complex*
112. Resource Conservation
113. Waste Facility
114. *Engineering and Interdisciplinary Sciences*
115. *Physical Plant/Corporation Yard*
116. *School of Communication Addition A*
117. *School of Communication Addition B*
118. *School of Communication Addition C*
119. *Engineering Building Addition*
135. Donald P. Shiley BioScience Center
165. *New Food Service/Community Building*
167. *New Student Residence Hall*
171. *Alvarado Park – Research Building 1*
172. *Alvarado Park – Research Building 2*
173. *Alvarado Park – Research Building 3*
182. South Campus Plaza Parking Building 3
183. South Campus Plaza Building 1
184. South Campus Plaza Building 2
185. *South Campus Plaza Building 5*
186. *South Campus Plaza Building 4*
187. *South Campus Plaza Building 6*
188. *South Campus Plaza Building 7*
201. Physical Plant Shops
240. Transit Center
302. *Field Equipment Storage*
303. Grounds Storage
310. EHS Storage Shed
311. Substation D
312. Substation B
313. Substation A
745. University House (President's Residence)
750. Fraternity Row
761. Piedra del Sol (apartments)
925. Granada Apartments
932. University Towers

IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Calexico

Master Plan Enrollment: 850 FTE

Master Plan approved by the Board of Trustees: February 1980

Master Plan Revision approved by the Board of Trustees: September 2003

1. North Classroom Building
2. Administration Building
2a. Art Gallery
3. Auditorium / Classrooms
4. Classrooms Building
5. Library
5a. Library Addition
6. Physical Plant
7. Computer Building
9. Faculty Offices Building East
10. Faculty Offices Building West
20. Student Center
21. *Classroom Building/Classroom Building East*
22. *Classroom Building South*
200. Student Affairs (temporary)
201. Classroom Building (temporary)

IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Brawley

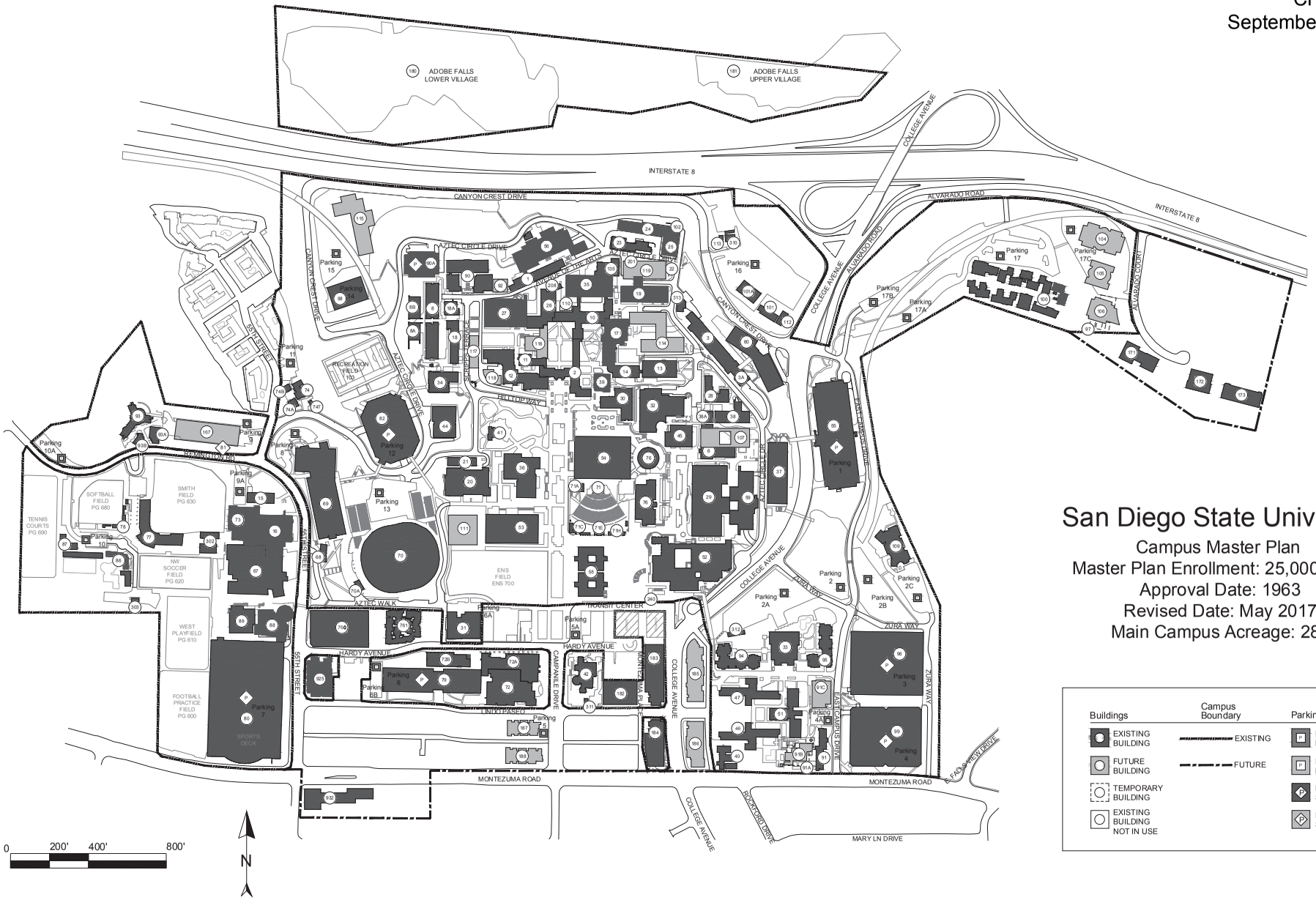
Master Plan Enrollment: 850 FTE

Master Plan approved by the Board of Trustees: September 2003

101. Initial Building (*Brandt Building*)
102. *Academic Building II*
103. *Academic Building III*
104. *Library*
105. *Computer Building*
106. *Auditorium*
107. *Administration*
108. *Academic Building IV*
109. *Student Center*
110. *Energy Museum*
111. *Faculty Office*
112. *Agricultural Research*

LEGEND: Existing Facility / *Proposed Facility*

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



San Diego State University

Campus Master Plan
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Approval Date: 1963
Revised Date: May 2017
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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: June 1967, July 1971, November 1973, July 1975, May 1977, November 1977, September 1978, September 1981, May 1982, July 1983, May 1984, July 1985, January 1987, July 1988, July 1989, May 1990, July 1990, September 1998, May 1999, March 2001, May 2011, May 2015, May 2017

1. Art - South
2. Hepner Hall
3. Geology - Mathematics - Computer Science
3a. Geology - Mathematics - Computer Science Addition
6. Education
8. Storm Hall
8a. Storm Hall West
8b. Charles Hostler Hall
10. Life Science - South
11. Little Theatre
12. Communication
13. Physics
14. Physics - Astronomy
15. Public Safety
16. Peterson Gymnasium
17. Physical Sciences
18. Nasatir Hall
18a. Aztec Shops Terrace
19. Engineering
20. Exercise and Nutritional Sciences
21. Exercise and Nutritional Sciences Annex
22. CAM Lab (Computer Aided Mechanics)
23. Physical Plant/Boiler Shop
24. Physical Plant
25. Cogeneration Plant
26. Hardy Memorial Tower
27. Professional Studies and Fine Arts
28. Geography Annex
29. Student Services - West
30. Administration
31. Calpulli (Counseling, Disabled and Student Health Services)
32. East Commons
33. Cuicacalli (Dining)
34. West Commons
35. Life Science - North
36. Dramatic Arts
37. Education and Business Administration
38. North Education
38a. North Education 60
39. Faculty/Staff Club
40. Housing Administration
41. Scripps Cottage
42. Speech, Language and Hearing Sciences
44. Physical Plant/Chill Plant
45. Aztec Shops Bookstore
46. Maya Hall
47. Olmeca Hall (Coeducational Residence)
51. Zura Hall (Coeducational Residence)
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69. Aztec Recreation Center
70. Viejas Arena at Aztec Bowl
70a. Arena Ticket Office
71. Open Air Theater
71a. Open Air Theater Hospitality House
71c. Open Air Theatre Upper Restrooms
71e. Open Air Theater Concessions
71h. Open Air Theater Office
72. KPBS Radio/TV
72a. Gateway Center
72b. Extended Studies Center
73. Racquetball Courts
74. International Student Center
74a. International Student Center Addition - A
74b. International Student Center Addition - B
74t. International Student Center - temporary
76. Love Library Addition/Manchester Hall
77. Tony Gwynn Stadium
78. Softball Stadium
79. Parking Structure 2
80. Parking Structure 5/Sports Deck
81. *Parking Structure 7*
82. Parking Structure 4
86. Aztec Aquaplex
87. Aztec Tennis Center
88. Parma Payne Goodall Alumni Center
89. Jeff Jacobs JAM Center
90. Arts and Letters
90a. Parking Structure 8
91. Tenochca Hall (Coed. Residence)
91a. Tula Hall
92. *Art Gallery*
93. Chapultepec Hall (Coed. Residence)
93a. Cholula Hall
93b. Aztec Market
94. Tepeyac (Coed. Residence)
95. Tacuba (Coed. Residence)
96. Parking Structure 6
97. Rehabilitation Center
98. Business Services
99. Parking Structure 3
100. Villa Alvarado Hall (Coed. Residence)
101. Maintenance Garage
101A. Building A
102. Cogeneration/Chill Plant
103. Recreation Field
104. *Academic Building A*
105. *Academic Building B*
106. *Academic Building C - Education*
107. *Education Replacement Building*
109. University Children's Center
110. Growth Chamber
111. *Performing Arts Complex*
112. Resource Conservation
113. Waste Facility
114. *Engineering and Interdisciplinary Sciences*
115. *Physical Plant/Corporation Yard*
116. *School of Communication Addition A*
117. *School of Communication Addition B*
118. *School of Communication Addition C*
119. *Engineering Building Addition*
135. Donald P. Shiley BioScience Center
167. *U-Lot Residence Hall*
171. *Alvarado Park – Research Building 1*
172. *Alvarado Park – Research Building 2*
173. *Alvarado Park – Research Building 3*
180. *Adobe Falls Lower Village*
181. *Adobe Falls Upper Village*
182. *South Campus Plaza Parking Building 3*
183. *South Campus Plaza Building 1*
184. *South Campus Plaza Building 2*
185. *South Campus Plaza Building 5*
186. *South Campus Plaza Building 4*
187. *South Campus Plaza Building 6*
188. *South Campus Plaza Building 7*
201. Physical Plant Shops
208. Betty's Hotdogger
240. Transit Center
302. Field Equipment Storage
303. Grounds Storage
310. EHS Storage Shed
311. Substation D
312. Substation B
313. Substation A
745. University House (President's Residence)
754. Fraternity Row
761. Piedra del Sol (apartments)
925. Granada Apartments
932. University Towers

IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Calexico
Master Plan Enrollment: 850 FTE
Master Plan approved by the Board of Trustees: February 1980
Master Plan Revision approved by the Board of Trustees: September 2003

1. North Classroom Building
2. Administration Building
2a. Art Gallery
3. Auditorium / Classrooms
4. Classrooms Building
5. Library
5a. Library Addition
6. Physical Plant
7. Computer Building
9. Faculty Offices Building East
10. Faculty Offices Building West
20. Student Center
21. *Classroom Building/Classroom Building East*
22. *Classroom Building South*
200. Student Affairs (temporary)
201. Classroom Building (temporary)

IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Brawley
Master Plan Enrollment: 850 FTE
Master Plan approved by the Board of Trustees: September 2003

101. Initial Building (*Brandt Building*)
102. *Academic Building II*
103. *Academic Building III*
104. *Library*
105. *Computer Building*
106. *Auditorium*
107. *Administration*
108. *Academic Building IV*
109. *Student Center*
110. *Energy Museum*
111. *Faculty Office*
112. *Agricultural Research*

LEGEND: Existing Facility / Proposed Facility

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Preliminary 2018-2019 Capital Outlay Program and the Preliminary 2018-2019 through 2022-2023 Five-Year Facilities Renewal and Capital Improvement Plan

Presentation By

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

Summary

This item provides the California State University Board of Trustees review of the Preliminary 2018-2019 Capital Outlay Program and the Preliminary 2018-2019 through 2022-2023 Five-Year Facilities Renewal and Capital Improvement Plan (Five-Year Plan). The Five-Year Plan can be found at http://calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml.

The preliminary priority list (enclosed in the Five-Year Plan and included as Attachment A) continues to propose funding for all campuses to fund Infrastructure Improvement projects, address seismic safety, renovate existing facilities, and provide for limited growth to serve student enrollment. The agenda item also includes an update on the use of capital and facilities renewal funding to address critical infrastructure needs, seismic safety and support the delivery of academic program needs with a focus on the Science, Technology, Engineering and Math (STEM) disciplines. The Final Capital Outlay Program budget and Final Five-Year Plan will be presented for approval at the November 2017 Board of Trustees meeting.

Preliminary 2018-2019 Capital Outlay Program Overview

The primary objective of the capital outlay program is to provide facilities appropriate to the CSU's educational programs, to create environments conducive to learning, and to ensure that the quality and quantity of facilities at each of the 23 campuses serve the students equally well. The board approved the Categories and Criteria for priority setting for the Five-Year Plan at its May 2017 meeting. The Categories and Criteria help guide the development of the campuses' five-year plans and the prioritization of campus requested projects.

The Preliminary 2018-2019 Capital Outlay Program priority list is provided in Attachment A. The Infrastructure Improvement Program, which is a subset of the capital program and listed as priority 2, is further detailed beginning on page 2 of Attachment A. The Preliminary 2018-2019 Capital Outlay Program and Five-Year Plan is submitted to the state in September as required by statute. Staff continues to work with campuses to review the proposed scope, budget and schedule

of the proposed projects. Based on the board's approval of a multi-year $1 billion financing in November 2016, approximately $201 million remains available to fund priority projects. It is anticipated the CSU operating budget request to the state will include an increase to the permanent base budget to support the capital outlay and facility renewal needs to deliver the academic program. Additional state funding could augment the CSU committed funds to enable continued progress on critical infrastructure projects and seismic safety as well as provide greater support to campus programmatic needs and building improvements. Such programmatic needs include classroom and laboratory renovations, accessibility and student services improvements.

Preliminary 2018-2019 through 2022-2023 Five-Year Facilities Renewal and Capital Improvement Plan

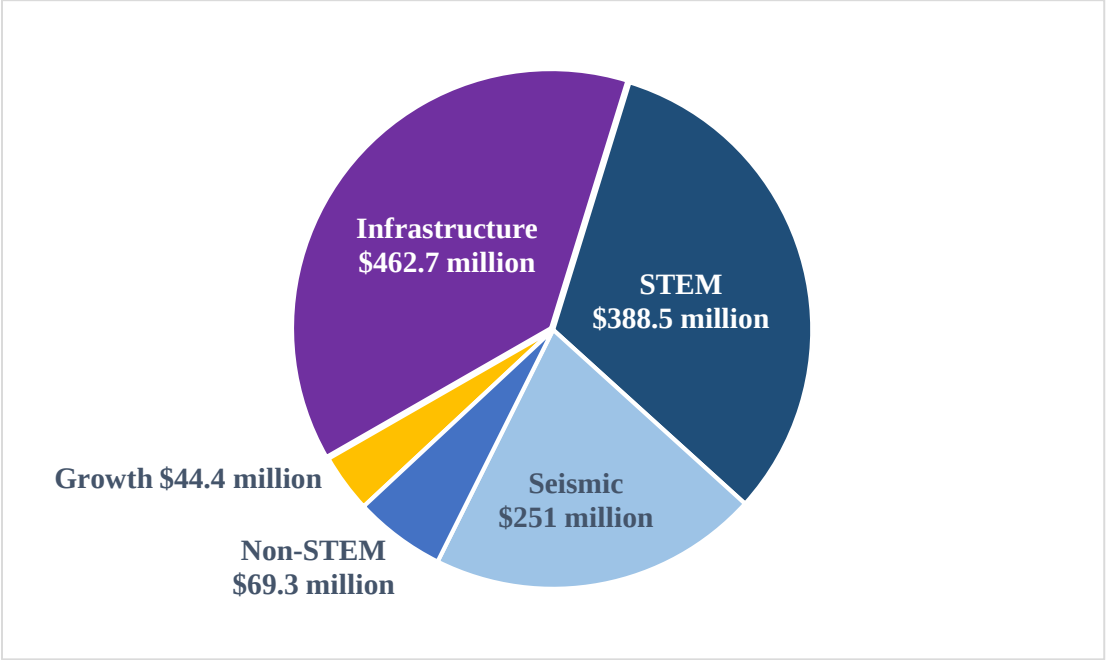
The Preliminary Five-Year Plan identifies the campuses' capital project priorities to address facility deficiencies and accommodate student enrollment growth. The campuses have identified a funding need of $13.8 billion for the five-year period including $7.9 billion for academic facilities, and $5.8 billion for self-support facilities. For the 2018-2019 action year request, the preliminary priority list totals $1.56 billion and is comprised of $1.257 billion for academic facilities and $305 million for self-support facilities.

CSU Financing Authority Update for Academic Projects and Infrastructure

Since the increased capital financing authority to the CSU Board of Trustees for academic projects, the below chart shows the estimated financing results for four years of capital financing. The chart does not include the estimated $201 million remaining in the board's multi-year financing authority for the 2018-2019 capital program.

Fiscal Year	Funding Source	Approved Annual Debt	Actual and Estimated SRB Bond Proceeds & Reserves Allocated
2014-2015	Base Budget Increase	$10 million	$160.7 million
2015-2016	Base Budget Increase	$25 million	$455.8 million
2016-2017	CSU funds (includes restructured SPWB bond debt)	$50 million, multi-year financing not-to-exceed $1 billion (net of $750 million less cost of issuance)	$202.0 million
2017-2018	Same as above	Same as above	$397.0 million
		Total	**$1,215.8 million**

The below pie chart depicts the use of the funds by major category, including critical utility and building system infrastructure, seismic strengthening, improved science facilities, and increased capacity to serve enrollment.



New this year to the Preliminary Five-Year Plan is the list of projects funded in the Previous Five-Years (2013-2014 through 2017-2018) by campus and by the type of fund source. While typically this component of the report is included in the Final Five-Year Plan, inclusion in the preliminary report improves the level of project information provided to the trustees earlier in the process. The information includes a summary that is intended to include all budgeted sources of funds for facility renewal and improvements, including:

- Designated Campus Reserves for Maintenance and Improvements
- State Funding (primarily Deferred Maintenance)
- Designated Self-Support Reserves
- Systemwide Revenue Bonds
    - Academic Projects
    - Self-Support
- Other (includes Donor, Public-Private Partnerships)

While campuses will review and confirm the compiled information, the systemwide total for the Previous Five-Years across all fund sources totals over $3.4 billion.

The Final Five-Year Plan and the 2018-2019 Capital Outlay Program will return to the board for approval in November 2017, and will be submitted to the state in December.

PRELIMINARY 2018-2019 Capital Outlay Program

Cost Estimates are at Engineering News Record California Construction Cost Index 6840 and Equipment Price Index 3443

ACADEMIC PROJECTS PRIORITY LIST

(Dollars in 000s)

Priority Order	Category	Campus	Project Title	FTE	Phase	Campus Reserves/ Other Budget	SRB-AP*	Total Budget	Funds to Complete	Cumulative Total Budget
1	IA	Statewide	Water Conservation - GO Bonds	*N/A*	PWC	4,000	0	4,000		4,000
2	IA	Statewide	Infrastructure Improvements ***	*N/A*	PWC	47,372	256,526	303,898		307,898
3	IB	Pomona	Administration Replacement Building	*N/A*	E	0	1,380	1,380		309,278
4	IB	Sacramento	Science II Replacement Building, Ph. 2	*N/A*	E	4,200	0	4,200		313,478
5	IB	East Bay	Library Replacement Building (Seismic)	*N/A*	WCE	9,044	79,123	88,167		401,645
6	II	San Luis Obispo	Science/Ag. Teaching and Research Complex	*336*	PWCE	23,000	10,000	33,000		434,645
7	IB	Sonoma	Stevenson Hall Renovation/Addition	*-15*	SPWC	3,060	93,233	96,293	3,098	530,938
8	IB	Maritime Academy	Mayo Hall Renovation	*N/A*	SPWCE	1,190	10,574	11,764		542,702
9	IB	San Luis Obispo	Kennedy Library Renovation	*566*	PW	3,704	50,000	53,704	1,296	596,406
10	II	Channel Islands	Gateway Hall Renovation	*N/A*	SPWCE	3,455	38,854	42,309		638,715
11	II	San Bernardino	College of Arts & Letters/Theatre Building Reno/Addition	*831*	PWC	7,129	97,973	105,102	6,000	743,817
12	IB	Northridge	Sierra Hall Renovation, Ph. 1	*N/A*	PWC	3,833	57,232	61,065	881	804,882
13	II	Bakersfield	University Police Relocation	*N/A*	PWC	3,585	0	3,585		808,467
14	IB	Dominguez Hills	College of Business and Public Policy	*0*	P	3,476	0	3,476	92,561	811,943
15	IB	San Diego	Dramatic Arts Renovation	*N/A*	PWCE	8,300	14,000	22,300		834,243
16	IB	Fullerton	Pollak Library Renovation, Ph. 2	*N/A*	PWCE	3,131	22,322	25,453		859,696
17	IB	Chico	Butte Hall Renovation	*0*	SPWC	4,134	44,200	48,334	1,767	908,030
18	IB	Los Angeles	Administration Building Renovation (Seismic)	*N/A*	P	228	2,052	2,280	70,234	910,310
19	IB	Fresno	Central Plant Distribution	*N/A*	PWC	2,500	25,251	27,751		938,061
20	II	Sacramento	Folsom 3rd Floor Improvements	*TBD*	SPWC	1,175	18,234	19,409	1,082	957,470
21	IB	Monterey Bay	Classroom Renovation, Ph. 1 (Secondary Effects)	*TBD*	PWC	0	24,119	24,119	472	981,589
22	IB	Pomona	Classroom Lab Building Renovation (Seismic)	*TBD*	PWC	2,472	44,636	47,108		1,028,697
23	IB	Long Beach	Peterson Hall 1 Replacement Building (Seismic)	*TBD*	PWC	6,201	114,803	121,004	3,188	1,149,701
24	II	Stanislaus	Classroom Building II	*1,534*	PWC	4,205	50,967	55,172	1,494	1,204,873
25	II	Bakersfield	Energy and Engineering Innovation Center	*730*	PWCE	3,699	39,435	43,134		1,248,007
26	IB	San Francisco	Science Replacement Building	*TBD*	P	9,846	0	9,846	284,021	1,257,853
	Total Academic Projects			*3,982*		$ 162,939	$ 1,094,914	$ 1,257,853		$ 1,257,853

SELF-SUPPORT / OTHER PROJECTS LIST

(Dollars in 000s)

Alpha Order	Category	Campus	Project Title	Spaces	Phase	Campus Reserves/ Other Budget	SRB-SS**	Total Budget	Funds to Complete	Cumulative Total Budget
1	IA	Statewide	Infrastructure Improvements ***	*N/A*	SPWC	20,012	0	20,012		20,012
2	IB	Fresno	Bulldog Stadium Modernization, Ph. 2 & 3	*N/A*	PWCE	72,823	0	72,823		92,835
3	II	Los Angeles	Parking Structure E	*613*	PWC	0	62,213	62,213		155,048
4	II	Northridge	Athletics and Matador Achievement Center	*N/A*	PWC	18,389	0	18,389		173,437
5	II	Northridge	Redwood Hall Training Center Addition	*N/A*	PWC	43,905	0	43,905		217,342
6	II	San Bernardino	Student Union Expansion	*N/A*	PWCE	0	88,000	88,000		305,342
	Total Self-Support / Other Projects					$ 155,129	$ 150,213	$ 305,342		$ 305,342
	Grand Total Academic and Self-Support Projects			*3,982*		$ 318,068	$ 1,245,127	$ 1,563,195		$ 1,563,195

P = Preliminary Plans W = Working Drawings C = Construction E = Equipment S = Study

Categories:

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

Notes:

* SRB-AP: Systemwide Revenue Bonds - Academic Program

** SRB-SS: Systemwide Revenue Bonds - Self-Support Program

*** The Infrastructure Improvements Program addresses smaller scale utility, building systems renewal and minor upgrades. Projects are listed separately on following page.

PRELIMINARY 2018-2019 Infrastructure Improvements Program Project List

Cost Estimates are at Engineering News Record California Construction Cost Index 6840 and Equipment Price Index 3443

ACADEMIC PROJECTS

Campus	Project Title	Ph.	Campus Reserves Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget	2018-19 $50M Divvy by GSF
Bakersfield	Natural Gas Line Replacement, Ph. 2	PWC	0	300,000	300,000	300,000	1,102,000
Bakersfield	Replace Electrical Distribution, Ph. 2	PWC	0	1,781,000	1,781,000	2,081,000	
Bakersfield	Chilled Water Line Upgrades	PWC	141,000	1,826,000	1,967,000	4,048,000	
Bakersfield	PE Building Renovation/Addition (Seismic)	P	67,000	0	67,000	4,115,000	
Channel Islands	North Campus Hydronic Loop, Ph. 1	PWC	100,000	1,900,000	2,000,000	6,115,000	883,000
Channel Islands	North Campus Hydronic Loop, Ph. 2	PWC	287,000	5,112,000	5,399,000	11,514,000	
Channel Islands	South Campus Hydronic Loop	PWC	252,000	3,991,000	4,243,000	15,757,000	
Channel Islands	Electrical and Fire Alarm Upgrades, Ph. 1	PWC	0	175,000	175,000	15,932,000	
Channel Islands	Window and Door Lock Replacement, Ph. 1	PWC	0	150,000	150,000	16,082,000	
Channel Islands	ADA Access Improvements, Ph. 1	PWC	0	150,000	150,000	16,232,000	
Chico	Main Switchgear & Electrical System Renewal	PWC	500,000	5,000,000	5,500,000	21,732,000	1,886,000
Chico	Meriam Library Building Renewal	PWC	500,000	5,000,000	5,500,000	27,232,000	
Chico	Langdon Building Renewal	PWC	500,000	5,000,000	5,500,000	32,732,000	
Chico	ENG Laboratory Renewal, Ph. 1A	PWCE	860,000	0	860,000	33,592,000	
Chico	Business Services Building	PWCE	5,000,000	0	5,000,000	38,592,000	
Dominguez Hills	Central Plant Electric Chiller Upgrade	C	0	4,804,000	4,804,000	43,396,000	1,042,000
East Bay	Library East Annex ADA Upgrades	PWC	0	675,000	675,000	44,071,000	1,279,000
East Bay	Electrical Infrastructure Upgrade, Ph. 2D	WC	26,000	1,835,000	1,861,000	45,932,000	
East Bay	PE Building Substation Replacement	C	0	641,000	641,000	46,573,000	
Fresno	Campuswide Life/Fire Safety/ADA Upgrades	PWC	141,000	1,271,000	1,412,000	47,985,000	2,053,000
Fresno	North and South Gym Fire Sprinkler System	PWC	200,000	2,300,000	2,500,000	50,485,000	
Fresno	Campus Roadway Repairs	PWC	100,000	900,000	1,000,000	51,485,000	
Fresno	Joyal HVAC Replacement	PWC	200,000	1,800,000	2,000,000	53,485,000	
Fresno	Sanitary Sewer/Natural Gas Renewal	PWC	100,000	900,000	1,000,000	54,485,000	
Fullerton	Physical Services Complex Renovation/Repl.	PWcC	8,000,000	8,000,000	16,000,000	70,485,000	3,339,000
Fullerton	Life Safety and ADA Code Upgrades	PWC	100,000	1,000,000	1,100,000	71,585,000	
Fullerton	Sanitary Sewer Infrastructure	PWC	200,000	1,984,000	2,184,000	73,769,000	
Fullerton	Restroom ADA Code Upgrades	PWC	100,000	1,100,000	1,200,000	74,969,000	
Fullerton	Titan Stadium Pressbox Elevator Modernization	PWC	208,000	0	208,000	75,177,000	
Humboldt	Fire Alarm System Replacement, Ph. 3	PWC	46,000	456,000	502,000	75,679,000	1,258,000
Long Beach	Microbiology HVAC Replacement	C	0	10,000,000	10,000,000	85,679,000	3,308,000
Long Beach	Horn Center Fire Alarm Upgrade	PWC	35,000	315,000	350,000	86,029,000	
Long Beach	Fire Water Pressure/Reclaim Water Upgrade	PWC	449,000	5,571,000	6,020,000	92,049,000	
Long Beach	Hot Water Piping Replacement (North Loop)	PWC	543,000	6,976,000	7,519,000	99,568,000	
Long Beach	Hot Water Piping Replacement (South Loop)	C	0	3,000,000	3,000,000	102,568,000	
Los Angeles	Physical Sciences (Seismic)	C	0	4,200,000	4,200,000	106,768,000	2,446,000
Los Angeles	Central Plant, Chiller #2 Replacement	PWC	400,000	2,506,000	2,906,000	109,674,000	
Los Angeles	Campuswide Emergency Lighting Upgrade	PWC	0	250,000	250,000	109,924,000	
Los Angeles	Physical Education, HVAC Replacement	PWC	0	850,000	850,000	110,774,000	
Los Angeles	Salazar Hall, 2nd Floor HVAC Renewal	PWC	0	645,000	645,000	111,419,000	
Los Angeles	Salazar Hall, 3rd Floor HVAC Renewal	PWC	0	650,000	650,000	112,069,000	
Los Angeles	Simpson Tower, HVAC Replacement	PWC	0	450,000	450,000	112,519,000	
Los Angeles	ADA Path of Travel Upgrades	PWC	0	500,000	500,000	113,019,000	

ACADEMIC PROJECTS cont'd

Campus	Project Title	Ph.	Campus Reserves Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget	2018-19 $50M Divvy by GSF
Maritime Academy	Upper Residence Hall Drive Repairs	PWC	0	1,500,000	1,500,000	114,519,000	391,000
Maritime Academy	Campuswide Stairway Renewal	PWC	0	250,000	250,000	114,769,000	
Maritime Academy	Student Center Building Renewal	PWC	0	250,000	250,000	115,019,000	
Maritime Academy	Metering & Demand Response	PWC	0	425,000	425,000	115,444,000	
Maritime Academy	Lower Campus ADA Improvements	PWC	0	250,000	250,000	115,694,000	
Maritime Academy	Upper Campus ADA Improvements	PWC	0	250,000	250,000	115,944,000	
Maritime Academy	Wharf Area Electrical Renewal Project	PWC	0	1,215,000	1,215,000	117,159,000	
Maritime Academy	EMS System Upgrade, Campuswide	PWC	0	2,496,000	2,496,000	119,655,000	
Maritime Academy	Core Relocation and Redundant Cable Installation	PWC	0	585,000	585,000	120,240,000	
Maritime Academy	Hut 1 Emergency Generator	PWC	0	120,000	120,000	120,360,000	
Maritime Academy	Electrical Switchgear Repair Project	PWC	0	120,000	120,000	120,480,000	
Maritime Academy	SIM Building Redundant UPS	PWC	0	85,000	85,000	120,565,000	
Maritime Academy	Telecom Underground Infrastructure Renewal	PWC	0	500,000	500,000	121,065,000	
Monterey Bay	Deferred Maintenance	PWC	0	5,850,000	5,850,000	126,915,000	1,312,000
Monterey Bay	Seismic Projects	PWC	0	3,000,000	3,000,000	129,915,000	
Monterey Bay	Infrastructure Improvements	PWC	0	6,000,000	6,000,000	135,915,000	
Monterey Bay	ADA Projects	PWC	0	4,000,000	4,000,000	139,915,000	
Northridge	Heating System Replacement, Ph. 5	PWC	371,000	5,470,000	5,841,000	145,756,000	3,789,000
Northridge	Building Elect System Replace, Ph. 2 & 3	PWC	274,000	3,851,000	4,125,000	149,881,000	
Northridge	Fifth Substation Upgrade, Ph. 1 & 2	PWC	142,000	1,703,000	1,845,000	151,726,000	
Northridge	Domestic Water Line Upgrade, Ph. 1 & 2	PWC	432,000	6,591,000	7,023,000	158,749,000	
Northridge	Sewer Replacement	PW	176,000	0	176,000	158,925,000	
Pomona	HVAC System & Controls Modernization, Ph. 1	PWC	650,000	5,850,000	6,500,000	165,425,000	2,923,000
Sacramento	Hornet Stadium Upgrades	PWcC	1,000,000	2,538,000	3,538,000	168,963,000	3,110,000
Sacramento	Art Sculpture Lab Upgrades	PWcC	1,000,000	2,902,000	3,902,000	172,865,000	
Sacramento	Building Switches, Ph. 2	PWC	308,000	1,036,000	1,344,000	174,209,000	
Sacramento	ADA Upgrades	PWC	60,000	704,000	764,000	174,973,000	
San Bernardino	Performing Arts Elevator Renovation	PWC	85,000	375,000	460,000	175,433,000	1,594,000
San Bernardino	Pfau Library Elevators Renovation	PWC	181,000	1,329,000	1,510,000	176,943,000	
San Bernardino	Fire Alarm Replacement	PWC	141,000	947,000	1,088,000	178,031,000	
San Diego	Electrical Utilities Upgrade, Ph. 1	PWC	13,200,000	13,721,000	26,921,000	204,952,000	4,876,000
San Diego	Building Electrical Infrastructure Repl. 1	PWC	650,000	1,946,000	2,596,000	207,548,000	
San Diego	Building Electrical Infrastructure Repl. 2	PWC	750,000	2,250,000	3,000,000	210,548,000	
San Diego	Fume Hood Replacement	PWC	272,000	2,450,000	2,722,000	213,270,000	
San Francisco	Tiburon - Seismic, Infrastructure, ADA Upgrades	PWC	600,000	5,401,000	6,001,000	219,271,000	2,894,000
San Francisco	Business Building Heating System Replacement	PWC	230,000	2,070,000	2,300,000	221,571,000	
San Francisco	Fire Hydrants Renewal, Campuswide Ph. 2	PWC	100,000	900,000	1,000,000	222,571,000	
San Francisco	Central Plant/Campus Critical Utility Projects	PWC	175,000	1,575,000	1,750,000	224,321,000	
San Francisco	Sanitary Sewer/Storm/Domestic Water Critical Projects	PWC	197,000	1,774,000	1,971,000	226,292,000	
San Francisco	Data Center Emergency Power Upgrade	PWC	97,000	871,000	968,000	227,260,000	
San Francisco	Portable Generator Quick Connects	PWC	189,000	1,697,000	1,886,000	229,146,000	
San Francisco	Fire Alarm Replacement, Fine Arts	PWC	102,000	920,000	1,022,000	230,168,000	
San Francisco	ADA Fire Alarm Upgrades, Campus	PWC	110,000	987,000	1,097,000	231,265,000	
San Francisco	Gas Line Replacement	PWC	146,000	1,311,000	1,457,000	232,722,000	
San Francisco	Thornton Hall ADA Restroom Upgrade	PWC	151,000	1,361,000	1,512,000	234,234,000	
San Francisco	Cox Stadium, Creative Arts, Bus. ADA Restroom Upgrade	PWC	160,000	1,436,000	1,596,000	235,830,000	

ACADEMIC PROJECTS cont'd

Campus	Project Title	Ph.	Campus Reserves Budget	SRB-AP Budget	Total Project Budget	Cumulative Total Project Budget	2018-19 $50M Divvy by GSF
San José	Electrical Infrastructure Upgrade	PWC	500,000	5,010,000	5,510,000	241,340,000	3,829,000
San José	Restroom ADA Upgrades, Multiple Buildings	PWC	0	660,000	660,000	242,000,000	
San José	Sweeney Hall Renewal	PWC	0	600,000	600,000	242,600,000	
San José	Hugh Gillis Hall Renewal	PWC	0	300,000	300,000	242,900,000	
San José	Music Building Renewal	PWC	0	300,000	300,000	243,200,000	
San José	Engineering Building Renewal	PWC	0	500,000	500,000	243,700,000	
San José	Campus Building Entry Door ADA Upgrades	PWC	0	100,000	100,000	243,800,000	
San Luis Obispo	Classroom Upgrades	PWC	80,000	800,000	880,000	244,680,000	3,484,000
San Luis Obispo	Fire Water Line and Hydrant Replacement, Ph. 2	PWC	100,000	1,000,000	1,100,000	245,780,000	
San Luis Obispo	Gas Line Replacement, Ph. 2	PWC	80,000	820,000	900,000	246,680,000	
San Luis Obispo	Kinesiology Building Leak Repair	PWC	300,000	2,700,000	3,000,000	249,680,000	
San Luis Obispo	Building 70 Renovation	PWC	2,500,000	0	2,500,000	252,180,000	
San Luis Obispo	Substation Redundancy	PW	400,000	0	400,000	252,580,000	
San Luis Obispo	Administration HVAC Replacement	P	530,000	0	530,000	253,110,000	
San Marcos	Craven Hall HVAC Renewal	PWC	751,000	11,544,000	12,295,000	265,405,000	1,105,000
San Marcos	Elevator Renewal, Multiple Buildings	PWC	116,000	1,168,000	1,284,000	266,689,000	
San Marcos	Service Road - Life/Safety Upgrades	PWC	0	1,950,000	1,950,000	268,639,000	
San Marcos	Campus Way Accessibility Improvements	PWC	TBD	650,000	650,000	269,289,000	
Sonoma	Transformers and Switchgear, Ph. 2	PWC	0	847,000	847,000	270,136,000	1,258,000
Sonoma	Electrical Infrastructure Replace, Ph. 1	PWC	100,000	900,000	1,000,000	271,136,000	
Stanislaus	Library Reno./Infr. Repairs (Seismic)-Surge Space	PWC	0	1,831,000	1,831,000	272,967,000	839,000
Stanislaus	Drama Air Handler Replacement	PWC	139,000	1,555,000	1,694,000	274,661,000	
Stanislaus	ADA Barrier Removal	PWC	68,000	637,000	705,000	275,366,000	
Stanislaus	Field House & PE High Voltage Electrical Replacement	PWC	87,000	1,013,000	1,100,000	276,466,000	
Stanislaus	Naraghi Hall Ventilation Reduction	PWC	136,000	760,000	896,000	277,362,000	
Stanislaus	Campus Energy Management System	PWC	108,000	1,083,000	1,191,000	278,553,000	
Stanislaus	Natural Gas Value Upgrade	PWC	74,000	674,000	748,000	279,301,000	
Stanislaus	Acacia Court HVAC Replacement (Stockton Ctr.)	PWC	299,000	4,298,000	4,597,000	283,898,000	
Systemwide	HVAC and Electrical Upgrades	PWC		20,000,000	20,000,000	303,898,000	
Total ACADEMIC Infrastructure Improvements Program			$ 47,372,000	$ 256,526,000	$ 303,898,000	$ 303,898,000	$ 50,000,000

SELF-SUPPORT PROJECTS

Campus	Project Title	Ph.	Campus Reserves Budget	SRB-SS Budget	Total Project Budget	Cumulative Total Project Budget
Chico	Campus Parking Improvements	PWC	2,000	0	2,000	2,000
Chico	Whitney Hall Renovation	S	450	0	450	2,450
Chico	UV South Community Office Build-Out	PWC	175	0	175	2,625
Chico	Esken, Mechoopda, Konkow Restrooms ADA Reno	PWC	1,900	0	1,900	4,525
Chico	Housing: Bike Barns	PWC	80	0	80	4,605
Chico	University Village Fire Sprinklers	PWC	600	0	600	5,205
Chico	College Park - Demolish Residences	PWC	240	0	240	5,445
Chico	University Village Siding Replacement	PWC	600	0	600	6,045
Chico	University Village Surface Improvements	PWC	70	0	70	6,115
Chico	Sutter Hall Breezeway	PWC	50	0	50	6,165
Chico	Housing Camera Upgrade, Ph. 1	PWC	600	0	600	6,765

SELF-SUPPORT PROJECTS cont'd

Campus	Project Title	Ph.	Campus Reserves Budget	SRB-SS Budget	Total Project Budget	Cumulative Total Project Budget
Fullerton	Health Center - Generator Repl.	PWC	260	0	260	7,025
Fullerton	Heath Center - East Electrical Upgrades	PWC	156	0	156	7,181
Fullerton	Titan Bookstore Elevator Modernization	PWC	208	0	208	7,389
Fullerton	Cobb Residence Hall Fire Alarm Upgrade	PWC	1,560	0	1,560	8,949
Fullerton	Ruby Gerontology Electrical Upgrades	PWC	156	0	156	9,105
Fullerton	Ruby Gerontology Air Handling Unit	PWC	130	0	130	9,235
Fullerton	Baseball/Softball Improvement	PWC	10,560	0	10,560	19,795
Maritime	Residence Hall Electrical System Renewal	PWC	120	0	120	19,915
Maritime	Dining Hall Emergency Power Project	PWC	97	0	97	20,012
Total SELF-SUPPORT Infrastructure Improvements Program			$ 20,012	$ -	$ 20,012	$ 20,012