

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:45 p.m., Tuesday, January 26, 2021
Virtually via Teleconference

Jane W. Carney, Chair
Lateefah Simon, Vice Chair
Larry L. Adamson
Jack Clarke, Jr.
Anna Ortiz-Morfit
Krystal Raynes
Romey Sabalius
Peter J. Taylor

- Consent** 1. Approval of Minutes of the Meeting of November 17, 2020, *Action*
- Discussion** 2. Sonoma State University Master Plan Revision for Student Housing Project, *Action*

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

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

November 17, 2020

Members Present

Jane W. Carney, Chair
Lateefah Simon, Vice Chair
Larry L. Adamson
Krystal Raynes
Romey Sabalius
Peter J. Taylor

Lillian Kimbell, Chair of the Board
Timothy P. White, Chancellor

Trustee Carney called the meeting to order.

Public Comment

Public comment occurred at the beginning of the meeting's open session prior to all committees. Five public comments supported the CSU Chico Master Plan Revision. The speakers included members of the Chico student body, city government, business community, and the general public.

Consent Agenda

The minutes of the September 22, 2020 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

Item number two, Fullerton Arboretum Joint Powers Authority Dissolution, was an information item. Item number three, Approval of the 2021-2022 through 2025-2026 Multi-Year Capital Plan, was approved as submitted (RCPBG 11-20-06).

***PLEASE NOTE: Due to the Governor's proclamation of a State of Emergency resulting from the threat of COVID-19, and pursuant to the Governor's Executive Orders N-25-20 and N-29-20 issued on March 12, 2020 and March 17, 2020, respectively, all members of the Board of Trustees may participate in meetings remotely, either by telephonic or video conference means. Out of consideration for the health, safety and well-being of the members of the public and the Chancellor's Office staff, the November 17-18, 2020 meeting of the CSU Board of Trustees was conducted entirely virtually via Zoom teleconference.**

California State University, Chico Master Plan Revision, Final Environmental Impact Report, and Enrollment Ceiling Increase

Information was shared and approval was requested for the California State University, Chico master plan revision and certification of the final environmental impact report. Following the presentation, trustees commented on the positive working relationship between the campus and the City of Chico.

The committee recommended approval of the proposed resolution (RCPBG 11-20-07).

San Francisco State University Science Replacement Building

This item requested approval of the schematic plans for Science Replacement Building at San Francisco State University estimated to cost \$170 million.

In response to questions, staff clarified that the project would be funded with \$150 million from systemwide revenue bonds which the Board of Trustees approved in 2018, and \$20 million from the campus continuing education program. Trustees also asked if the project would have a direct fiscal impact on students, and staffs responded that the project would not affect student tuition.

The committee recommended approval of the proposed resolution (RCPBG 11-20-08).

Trustee Carney adjourned the Committee on Campus Planning, Buildings and Grounds.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Sonoma State University Master Plan Revision for Student Housing Project

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Judy K. Sakaki
President
Sonoma State University

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

Summary

This agenda item proposes a revision to the long-term development plan of the Sonoma State University campus to site a future student housing complex. The following actions are requested for approval by the California State University Board of Trustees with regard to the Zinfandel Village Student Housing Replacement project at Sonoma State University:

- Approve the September 2020 Addendum to the 2000 Master Plan Revision Master Plan Environmental Impact Report (EIR) 2020 Addendum
- Approve the proposed campus master plan revision dated November 2020

The Board of Trustees must approve that the 2020 Addendum is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the minor campus master plan revision. Because the 2020 Addendum has determined that the proposed master plan revision would not result in any significant and unavoidable effects, the Statement of Overriding Considerations from the master plan revision certified in May 2000 is still valid.

Attachment A is the proposed campus master plan that includes the changes needed to site the Zinfandel Village Student Housing Replacement project. Attachment B is the existing campus master plan approved by the Board of Trustees in May 2000. The 2020 Addendum to the 2000 Master Plan Revision EIR is available at the following link:

https://web.sonoma.edu/cpdc/docs/Master_plan_rev_eir_zin_replacement_addendum_202012.pdf.

All CSU campuses must have a long-range physical master plan that shows existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student (FTE) enrollment. Each master plan reflects the physical requirements of academic program and auxiliary activities on the campus. By policy, changes to the master plan that trigger an environmental impact report require approval by the Board of Trustees.

By addressing the requirements of CEQA as part of this master plan revision, the campus will be better positioned to pursue this project in the future if demand conditions allow. The campus will return to the Board of Trustees at a future date to seek approval to proceed with the project design, construction, and financing. The campus is not planning to proceed at this time to implement the replacement housing project only seek approval of the proposed campus location.

Proposed Master Plan Revision

The campus is proposing minor revisions to the physical master plan to accommodate the development of a housing project for first-year students, the Zinfandel Village Student Housing Replacement. The proposed project would not affect the rate of increase in student enrollment or the total student capacity of 10,000 FTE in the Master Plan.

The proposed project is envisioned to provide first-year student housing facilities on campus that are necessary to replace existing aging student housing facilities and meet projected long-term demand for additional beds. The proposed project will demolish the existing 400-bed Zinfandel Village and construct new student housing buildings designed for first-year students. The proposed project would construct a total of 1,000 beds, including the replacement of 400 beds in the existing Zinfandel Village complex to be demolished and the construction of 600 net new beds. The campus currently has 3,146 student beds and the proposed project would bring the total number of student beds to 4,146.

The proposed project site is at the northwest edge of the campus on the site of the existing Zinfandel Village (#15A-F¹) student housing, the existing vacant Dining Commons, and the Childcare Center (#24). The Dining Commons was closed in 2010 when the campus completed the Student Center that includes the 600-seat main dining hall as well as other additional venues (restaurant, café, grab and go, fast casual) and serves the entire residential and non-residential population. The current dining capacity is sufficient to serve the proposed additional residents.

The Childcare Center accommodates 60 children of students, faculty, and staff and is planned to be relocated before the proposed housing replacement project begins. The location for a replacement childcare facility will be determined as part of future feasibility analysis. Providing

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

additional on-campus student housing would substantially increase the beneficial impacts of reducing student commute trips and the associated air pollutant and greenhouse gas (GHG) emissions.

The project will involve two phases, as described below:

- Phase 1: Demolition of the existing Childcare Center (this building is approximately 3,900 gross square feet (GSF)) and vacant Dining Commons building (~25,000 GSF) to construct up to 600 beds. The new first-year student housing village would consist of three 3-story buildings, up to 40 feet in height, for an approximate total of 160,000 GSF. This facility will also include the Residential Education and Campus Housing Office, as well as an office for the Area Coordinator Office, Area Coordinator Apartment, and Faculty in Residence Apartment which are being relocated from the existing Zinfandel Village. Phase 1 is expected to move forward in 2025 at the earliest, pending market conditions.
- Phase 2: Demolition of the existing Zinfandel Village student housing buildings. The existing Zinfandel Village was constructed in 1970 and contains a cluster of six two- and three-story buildings totaling approximately 100,000 GSF. Phase 2 would construct up to 400 beds on the same site of approximately 155,000 GSF in similar configurations and style to those constructed in Phase 1. Phase 2 is anticipated to take place in the next five to ten years.

The proposed master plan changes are noted on Attachment A:

Hexagon 1: Demolition of the existing Childcare Center (#24) and unoccupied Dining Commons building and construction of up to 600 new student housing beds in the Residence Hall Phase I (#64A-C).

Hexagon 2: Demolition of the existing Zinfandel Village (#15A-F) student housing buildings and construction of Phase II up to 400 new first-year student housing units on the same site (#64D-F)

Fiscal Impact

The proposed Master Plan Revision has an estimated total cost of \$230 million. Advancement of the design, construction and financing of the Zinfandel Village Replacement project is subject to future approval by the Board of Trustees.

California Environmental Quality Act (CEQA) Action

An Addendum to the 2000 Master Plan Revision EIR has been prepared to analyze the potential significant environmental effects of the proposed campus master plan revision in accordance with CEQA requirements and State CEQA Guidelines. The EIR Addendum is presented to the Board of Trustees for review and certification.

The EIR Addendum compares the potential environmental impacts of the proposed Zinfandel Village Student Housing Replacement Project as described in the Project Description with the conclusions of the 2000 Master Plan Revision EIR. The environmental impacts of the proposed project were found to be substantially similar to those disclosed in the 2000 Master Plan Revision EIR. Several mitigation measures included in the 2000 Master Plan Revision EIR would also be applicable to the 2020 Zinfandel Village Student Housing Project, and no new mitigation measures are required.

Based on the environmental analysis, no substantive revisions are needed to the 2000 Master Plan Revision EIR because no new significant impacts or substantially more severe impacts would result from the project. The environmental setting has not changed, and the Project would not affect the rate of increase in student enrollment or the total university student capacity of 10,000 full-time equivalents. Therefore, no further evaluation is required, and no Subsequent EIR is needed pursuant to State CEQA Guidelines Section 15162.

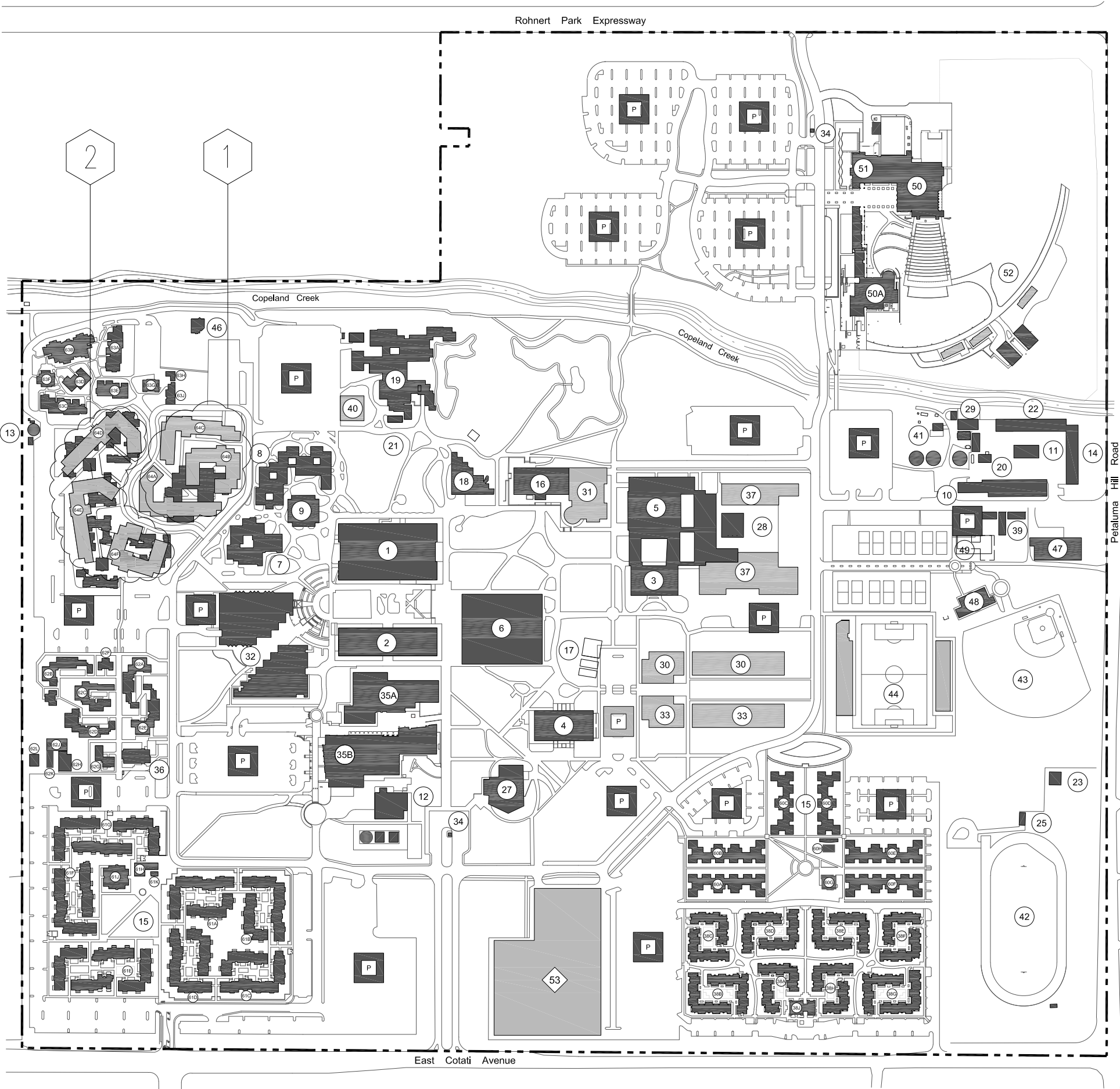
Recommendation

The following resolution is presented for approval:

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

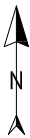
1. The 2020 Addendum to the 2000 Master Plan Revision EIR was prepared to evaluate the environmental effects associated with approval of the proposed master plan revision for the Zinfandel Village Student Housing Replacement Project and confirms there are no new significant environmental impacts pursuant to the requirements of the California Environmental Quality Act and State CEQA Guidelines.
2. This resolution is adopted pursuant to the requirements of Section 21081 of Public Resources Code and Section 15091 of the State CEQA Guidelines which require that the Board of Trustees make findings prior to the approval of a project.











3. The Board of Trustees hereby approves the Addendum to the 2000 Master Plan Revision EIR and reaffirms prior adoption of the Findings of Fact and Mitigation Monitoring and Reporting Program prepared for that EIR, including all mitigation measures identified therein for RCPBG 05-10-00 of the May 2000 meeting of the Board of Trustees, which identifies the specific impacts of the proposed campus master plan and related mitigation measures, which are hereby incorporated by reference.
4. The Board of Trustees hereby approves the September 2020 Addendum to the Sonoma State University, Campus Master Plan Revision as complete and in compliance with CEQA.
5. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and shall be monitored and reported in accordance with the requirements of CEQA (Public Resources Code, Section 21081.6).
6. The project will benefit the California State University.
7. The Sonoma State University Campus Master Plan Revision dated January 2021 is approved.
8. 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 Final Environmental Impact Report for the Sonoma State University master plan addendum.



Sonoma State University

Campus Master Plan
Master Plan Enrollment: 10,000 FTE
Approval Date: April 1962
Revised Date: May 2000
Main Campus Acreage: 269



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

Sonoma State University**Master Plan Enrollment: 10,000 FTE**

Master Plan approved by the Board of Trustees: April 1962

Master Plan Revision approved by the Board of Trustees: March 1967, October 1969, July 1970, January 1976, February 1980, May 1990, March 1992, May 2000

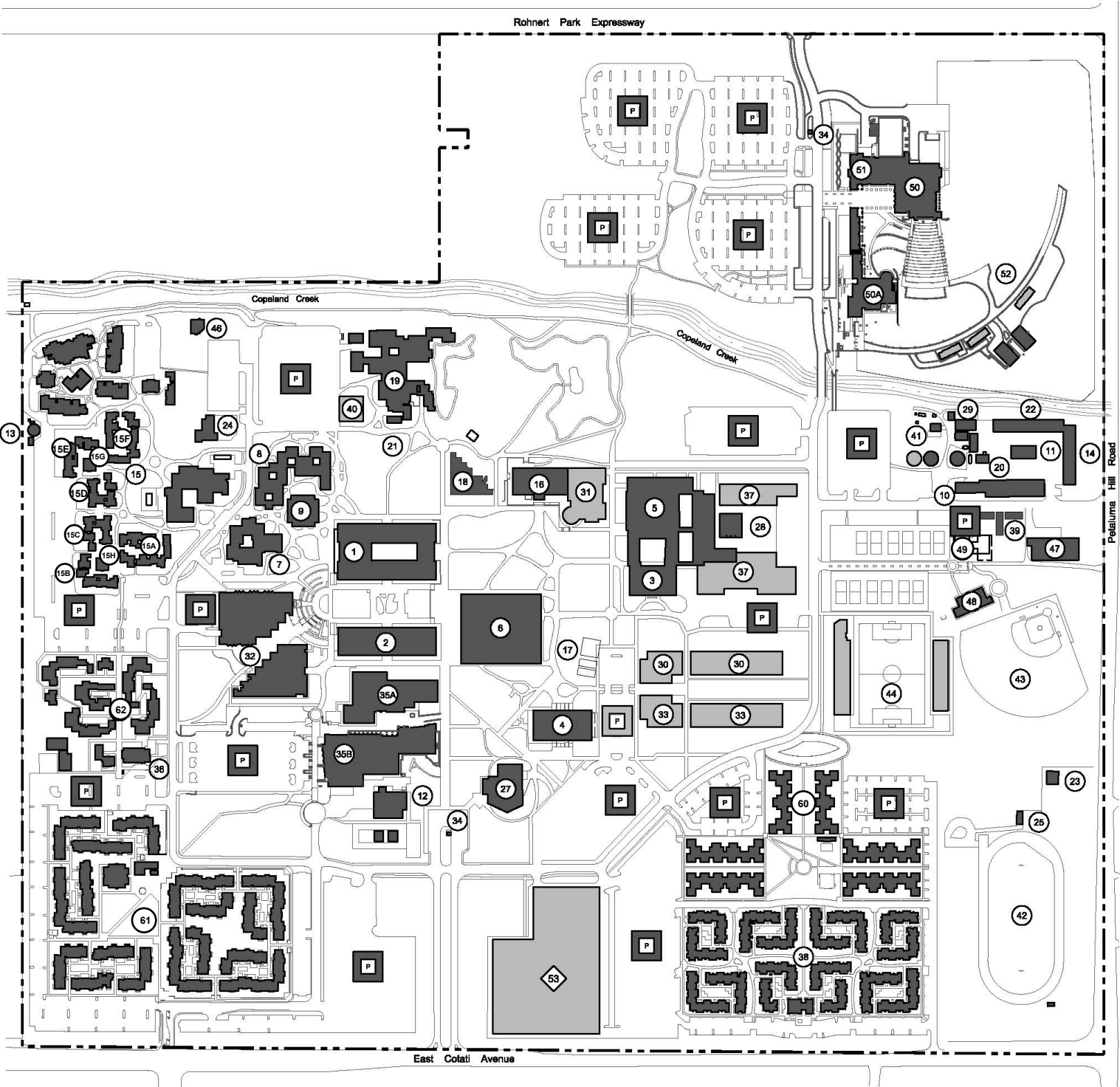
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| 1. Adlai E. Stevenson Hall
(Classroom / Office) | 47. Campus Storage Building |
| 2. Darwin Hall (Science) | 48. Gordon Smith Training Facility |
| 3. Field House | 49. PreCollege Programs |
| 4. Charles Ives Hall (Music) | 50. Donald and Maureen Green Music Center |
| 5. Physical Education | 50A. Music / Faculty Office Building |
| 6. Ruben Salazar Hall | 51. Restaurant / Meeting Facility |
| 7. Student Health Center | 52. Joan & Sanford I. Weill Lawn and Commons |
| 8. Rachel Carson Hall | 52A. <i>MasterCard Pavilion</i> |
| 9. Ambrose Nichols Hall (Classroom / Office) | 53. <i>Parking Structure</i> |
| 10. Plant Operations Office | 60A. Beaujolais - Alsace |
| 11. Corporation Yard | 60B. Beaujolais - Bordeaux |
| 12. Boiler Plant | 60C. Beaujolais - Classico |
| 13. Wastewater Equalization Tank Structure | 60D. Beaujolais - Loire |
| 14. Corporation Yard Support Services | 60E. Beaujolais - Madeira |
| 16. Wine Spectator Learning Center | 60F. Beaujolais - Medoc |
| 17. CAPS and Four Classrooms (Temporary) | 60G. Beaujolais - Domaine Meeting Room |
| 18. International Hall | 60H. Beaujolais - Office / Pool |
| 19. Art Building | 61A. Sauvignon - Alicante |
| 20. Pump House | 61B. Sauvignon - Burgundy |
| 21. Pump House-Fire | 61C. Sauvignon - Colombard |
| 22. Corporation Yard Warehouse | 61D. Sauvignon - Fume Blanc |
| 23. Physical Education / Storage Building | 61E. Sauvignon - Grenache |
| 24. Child Care Center | 61F. Sauvignon - Marsanne |
| 25. Athletic Field Facility | 61G. Sauvignon - Sirah |
| 26. <i>Not Used</i> | 61H. Sauvignon - Barrel Room |
| 27. Evert B. Person Theatre | 61J. Sauvignon - Cooperage |
| 28. Aquatic Facility | 61K. Sauvignon - Cellars |
| 29. Anthropological Studies Center | 62A. Verdot - Chablis |
| 30. <i>Instructional Expansion</i> | 62B. Verdot - Chenin Blanc |
| 31. <i>Professional Schools Building</i> | 62C. Verdot - Claret |
| 32. Jean and Charles Schulz Information Center | 62D. Verdot - Meritage |
| 33. <i>Instructional Expansion</i> | 62E. Verdot - Sauterne |
| 34. Parking and Information Booth | 62F. Verdot - Sangiovese |
| 35A. Recreation Center | 62G. Verdot - Chateau |
| 35B. Student Center | 62H. Verdot - Housing Maintenance |
| 36. Public Safety Building | 62J. Verdot - Linen and Custodial Warehouse |
| 37. <i>Physical Education Addition</i> | 62K. Verdot - Landscaping Storage |
| 38A. Tuscany - Mosel | 62L. Verdot - Conference Events Services Storage |
| 38B. Tuscany - Piemonte | 63A. Cabernet - Gamay |
| 38C. Tuscany - Provence | 63B. Cabernet - Merlot |
| 38D. Tuscany - Rioja | 63C. Cabernet - Muscat |
| 38E. Tuscany - Rhone | 63D. Cabernet - Pinot |
| 38F. Tuscany - Savoie | 63E. Cabernet - Tokay |
| 38G. Tuscany - Trentino | 63F. Cabernet - Carneros |
| 38H. Tuscany - Veneto | 63G. Cabernet - Green Valley |
| 38J. Tuscany - Casentino | 63H. Cabernet - Viognier |
| 39. Greenhouses | 63J. Cabernet - Chalk Hill |
| 40. <i>Art Building Addition</i> | 64A-C. <i>Residence Hall Phase I</i> |
| 41. Recycle Plant | 64D-F. <i>Residence Hall Phase II</i> |
| 42. Stadium | |
| 43. Baseball Field | |
| 44. <i>Soccer Stadium</i> | |
| 45. <i>Not Used</i> | |
| 46. Environmental Technology Center - ETC | |

LEGEND:Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond

with building numbers in the Space and Facilities

Data Base (SFDB)



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