

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 2:30 p.m., September 21, 2010**  
**Glenn S. Dumke Auditorium**

Margaret Fortune, Chair  
A. Robert Linscheid, Vice Chair  
Nicole M. Anderson  
Carol R. Chandler  
George G. Gowgani  
William Hauck  
Linda A. Lang  
Peter G. Mehas  
Lou Monville  
C. C. Yin

#### **Consent Items**

Approval of Minutes of Meeting of July 13, 2010

1. Amend the 2010-2011 Capital Outlay Program, Non-State Funded, *Action*
2. Status Report on the 2010-2011 State Funded Capital Outlay Program, *Information*
3. California Environmental Quality Act Annual Report, *Information*

#### **Discussion Items**

4. State and Non-State Funded Five-Year Capital Improvement Program 2011-2012 through 2015-2016, *Action*

**MINUTES OF MEETING OF  
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**

**July 13, 2010**

**Members Present**

Margaret G. Fortune, Chair  
A. Robert Linscheid, Vice Chair  
Herbert L. Carter, Chair of the Board  
Carol R. Chandler  
George Gowgani  
William Hauck  
Linda A. Lang  
Peter G. Mehas  
Lou Monville  
Charles B. Reed, Chancellor  
C.C. Yin

**Approval of Minutes**

The minutes for the May 2010 meeting were approved as submitted.

**Amend the 2010-2011 Capital Outlay Program, Non-State Funded**

With the concurrence of the committee, Trustee Fortune presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 07-10-09).

**Amend the 2010-2011 Capital Outlay Program, State Funded**

With the concurrence of the committee, Trustee Fortune presented agenda item 2 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 07-10-10).

**Status Report on the 2010-2011 State Funded Capital Outlay Program**

Trustee Fortune informed the board of a revised Attachment A for this item. Assistant Vice Chancellor Elvyra F. San Juan provided an update on the current status of CSU's state funded capital outlay program. The governor's budget for CSU capital outlay program in January was zero and at the conclusion of budget conference committee actions, the budget encompassed \$89.4 million to fund six projects.

Department of Finance has proposed an alternate method of funding projects that do not qualify for lease revenue bond financing. Budget trailer bill language is proposed to amend Government Code 15817.1 to allow asset transfer which would provide the flexibility to fund design costs, seismic upgrades, and capital renewal projects, for example, none of which are suitable for lease revenue bond funding.

### **Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2012-2013 through 2016-2017**

Ms. San Juan presented the item which establishes priorities for capital funding for the five-year plan 2012-2013 through 2016-2017. The criteria are fairly consistent with prior years and prioritize life safety.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-10-11).

### **Relocation Assistance Plan for the Dobbs Street Apartment Building Real Property Acquisition for California State University, Los Angeles**

Chancellor Reed presented the action item which the board heard as an information item at the May 2010 meeting. CSU Los Angeles acquired the Dobbs Street apartment building for graduate student housing based on an approved budget of \$6.1 million for the acquisition, renovation, and relocation assistance of tenants. As a result of preparing the relocation plan, the estimated relocation cost has increased from \$600,000 in the approved budget to \$787,000 for the 28 households. During the public comment period, the campus received a letter of complaint from a university employee. The university has followed all state required relocation procedures.

President Rosser concurred with the Chancellor's remarks, adding that as a landlocked campus with a substantial graduate level enrollment, this acquisition will allow the university to grow those programs as the economy improves. President Rosser also remarked that the university is located in one of the few areas in the state where the school-age population is still increasing.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-10-12).

Trustee Fortune adjourned the meeting.

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

**Amend the 2010-2011 Capital Outlay Program, Non-State Funded**

**Presentation by**

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

**Summary**

This item requests approval to amend the 2010-2011 non-state capital outlay program to include the following three projects:

**1. California Maritime Academy  
Dining Center Replacement**

**PWCE      \$17,446,000**

California Maritime Academy wishes to proceed with the design and construction of a new replacement dining center located on the western edge of the campus to provide food services for the increased student population. The project will construct a 24,000 GSF two-story replacement building (#40) to house student dining services including a 250-seat banquet and conference room which will allow the campus to host large meetings and events benefiting Cal Maritime and the CSU. The existing dining hall (#16), a 1950s facility operating with antiquated equipment and poor ventilation, cannot adequately serve the current and growing enrollment with its limited capacity (9,611 GSF).

The project scope also will relocate the career center modulars from the building site to the west of Rizzo Hall (#13) and remove the bookstore modulars (also impacting the building site), relocating its function to 3,000 GSF of renovated unused racquetball courts (#14).

This project is expected to be financed through the CSU Systemwide Revenue Bond program, which will be repaid from housing program revenues.

**2. California State Polytechnic University, Pomona  
Recreation Center**

**PWCE      \$56,600,000**

California State Polytechnic University, Pomona wishes to proceed with the design and construction of the new recreation center (#42). The proposed 120,000 GSF facility, located in the south quadrant of the developed campus area, will include gymnasiums, an elevated jogging

track, a weight/fitness room, a rock climbing wall, racquetball courts, multi-purpose rooms, and student government administrative offices. The existing two state swimming pools (#44) will be replaced by a new pool as part of this project. Based upon an agreement with the kinesiology department for joint use of the new pool, it will be available for academic use for certain hours and student use during the remaining time. Sustainable design practices and materials will be incorporated into the project to meet Leadership in Energy and Environmental Design (LEED) silver or gold certification requirements.

This project is expected to be financed through the CSU Systemwide Revenue Bond program, which will be repaid from student center fees.

**3. San Francisco State University**  
**Lot 20 Parking Structure Seismic Upgrade** **PWC** **\$4,018,000**

San Francisco State University wishes to proceed with the design and construction upgrade of the existing lot 20 parking structure (#88) to meet current seismic code. An initial structural engineering assessment conducted in late 2009 identified facility deficiencies. In addition, the project will improve ADA compliance by adding an elevator at the northwest corner and providing accessible pathways across the structure and at ground level between the structure and campus facilities located on North State Drive.

This project is expected to be financed through the CSU Systemwide Revenue Bond program, which will be repaid from parking program revenues.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2010-2011 non-state funded capital outlay program is amended to include: 1) \$17,446,000 for preliminary plans, working drawings, construction, and equipment for the California Maritime Academy, dining center replacement project; 2) \$56,600,000 for preliminary plans, working drawings, construction, and equipment for the California State Polytechnic University, Pomona, recreation center project, and 3) \$4,018,000 for preliminary plans, working drawings, and construction for the San Francisco State University, lot 20 parking structure seismic upgrade project.

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

**Status Report on the 2010-2011 State Funded Capital Outlay Program**

**Presentation By**

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

**Summary and Background**

The table below summarizes the progress of the trustee’s 2010-2011 capital outlay program and identifies the specific projects approved to date. A final report will be presented if the 2010-2011 budget act is enacted.

<b>Trustees’ Budget Request</b>	<b>Revised Governor’s Budget</b>	<b>Legislative Analyst’s Office</b>	<b>Senate</b>	<b>Assembly</b>	<b>Budget Conference Committee</b>
\$983.3 M	\$89.4 M	\$83.6 M	\$83.6 M	\$89.4 M	\$89.4 M

<b>Campus</b>	<b>Project Title</b>	<b>Budget Conference Committee</b>	
		<b>Phase</b>	<b>Dollars</b>
San Francisco	Joint Library: JPL Library & Sutro Library	E	3,000,000
Stanislaus	Science I Renovation (Seismic)	C	18,784,000
San Diego	Storm/Nasatir Halls Renovation	C	57,169,000
San José	Spartan Complex Renovation (Seismic)	PW	3,240,000
Fresno	Faculty Office/Lab Building	PW	562,000
Chico	Taylor II Replacement Building	PW	2,800,000
Channel Islands	West Hall	PW	2,430,000
Northridge	Performing Arts Center	C	1,383,000
<b>Total</b>			<b>\$89,368,000</b>

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

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

#### **Presentation By**

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

#### **Summary**

Pursuant to the Board of Trustees' policy, this information item provides the annual report on the CSU's California Environmental Quality Act (CEQA) certification actions for Environmental Impact Reports (EIR) and related documentation. The report identifies the compliance actions that have been acted upon by the board for the period from July 2009 through August 2010, consistent with their responsibility as the "Lead Agency" under CEQA. The report also provides information on recent changes to CEQA administrative rules and procedures, as well as current legislative topics and court action.

As the "Lead Agency" under CEQA, the board must certify all final EIRs and other CEQA compliance documents for master plan revisions and capital construction projects, before approving implementation. Certain minor projects are delegated for administrative approval to the Assistant Vice Chancellor, capital planning, design and construction (CPDC). CEQA is implemented through state CEQA guidelines and university administrative procedures in the State University Administrative Manual.

Pursuant to the California Supreme Court decision in *City of Marina v. Board of Trustees of the CSU* (2006) 39 Cal.4th 341, the CSU has modified procedures consistent with the court ruling, including specifically identifying and recommending appropriate off-site mitigation responsibility for fair share costs of improvements within the jurisdiction of local agencies and host cities for its respective campuses.

#### **Background**

As the lead agency, the board has a responsibility to ensure that draft EIRs and other CEQA documents circulated for required public review provide all relevant information on potential environmental impacts of a project. A "project" under CEQA can be either a specific building or facility planned for construction, or it can be a programmatic action such as approval of an updated campus master plan, which may not be implemented for several years. The chancellor is delegated responsibility for ensuring compliance with CEQA broadly, and the assistant vice

chancellor for CPDC is delegated responsibility to ensure all procedural requirements are met. Compliance with CEQA is important because state project funding may not be authorized if there is a CEQA based legal challenge to the board's approval of a project.

### **CSU Compliance Actions for July 2009 through August 2010**

Attachment A lists board actions from July 2009 through August 2010. The major master plan approval actions significant to the CSU's future development include the following:

- *California State University, East Bay—Approved September 23, 2009.* The Final Environmental Impact Report (FEIR) was certified by the board to allow significant improvements in the campus academic infrastructure, without a change in the existing enrollment ceiling of 18,000 FTE. New buildings to replace functionally obsolete facilities are included, along with housing and parking facilities that will support future growth as budgets allow. The university engaged in negotiations with the City of Hayward and proposed to request from the Governor and Legislature \$2.3 million in future off-site mitigation funding. The off-site improvements would improve safety at local intersections and pedestrian facilities, benefitting both the university and the surrounding community. However, the city did not agree with the CSU's determinations on several issues (including provisions for police and fire services) and filed a lawsuit challenging the board's approval of the FEIR. The city was joined in its CEQA challenge by two local residential homeowner associations.
- *California State University, Dominguez Hills—Approved May 12, 2010.* The FEIR was certified for a master plan revision that maintained the campus's approved enrollment ceiling of 20,000 FTE. The revised master plan provides for new construction of facilities to replace functionally obsolete buildings, thus providing an enhanced academic infrastructure. The plan also provides additional housing and parking facilities that support the academic mission, as well as traffic and pedestrian safety improvements to local intersections that benefit both the city and the university community. The CSU fair share cost of proposed off-site mitigation is \$180,000. The City of Carson has not challenged the FEIR, and their statutory time in which to do so has lapsed.

Other significant CEQA approval actions taken by the board include:

- Two projects in Attachment A met CEQA compliance requirements through preparation of an addendum or a supplement to an existing approved EIR (California State University, Northridge and San Francisco State University), confirming conditions identified in a previously approved EIR and adding minor technical



information. These streamlined CEQA procedures reduce duplication of effort and the time required to prepare items for trustee action.

- Negative Declarations (ND) and Mitigated ND's were certified for capital projects for Humboldt State University, San José State University, California Polytechnic State University, San Luis Obispo, CSU Northridge, and California State Polytechnic University, Pomona.
- Categorical Exemptions were submitted for three major capital outlay projects, also streamlining the environmental review process.
- Many minor capital outlay projects and minor master plan revisions are administratively approved with a Notice of Exemption submitted directly by the respective campus to the state clearinghouse; these are not included in Attachment A.

A total of nine major master plan revisions have been approved by the trustees since the *Marina* decision in 2006. In each case, the CSU has made off-site, fair share mitigation determinations consistent with that court decision. In three cases, the local city jurisdiction initiated litigation to overturn the board's approval action, and one of those (California State University, Monterey Bay) has been settled. To date, the sum of mitigation cost responsibility for fair share determinations for which the CSU has committed is approximately \$14 million.

The CSU policies for proceeding with negotiations for fair share, off-site mitigation acknowledge the following principles:

1. Determine the basis for fair share mitigation responsibility.
2. Meet and confer in good faith with local agencies.
3. Request off-site mitigation funding from the governor and legislature.
4. Caltrans is responsible for state highway mitigation improvements.
5. Public/private partnerships are responsible to pay full fair share mitigation costs.

The CSU requested funding for off-site mitigation as part of the university's state capital outlay request, with no favorable response or inclusion in the governor's budget. The CSU will continue efforts to seek funding for such mandated mitigation in future budget requests.

### **CEQA Legislative and Judicial Action Updates**

Significant legislative and judicial actions continue in two principal areas that may have implications for the CSU's capital improvement program and future campus growth, as part of the CEQA review and analysis process.

CPB&G

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Legislation approved in 2006 aimed at reducing greenhouse gas emissions (GHG) has resulted in the adoption of Air Resources Board administrative guidelines. Proposed amendments to the CEQA guidelines will formally adopt those guidelines. The CSU has done extensive GHG analysis as part of recent master plan EIRs. There has been no court decision, yet, that definitively establishes the adequacy of an EIR analysis of GHG emissions.

California continues to confront major controversies over water supply and improvements to the state water delivery infrastructure. Major land developments must verify water availability and identify with certainty the legal and physical sources for future water supplies. While the CSU is generally not subject to the same specific legal requirement as local agencies, our EIRs for major master plan and enrollment growth projects do analyze future water availability to meet project needs.

As noted above, CEQA litigation continues for projects that propose master plan revisions, even those that do not propose enrollment increases. The CSU's analysis and determination of fair share, off-site mitigation responsibility, as mandated by the *Marina* decision, is not always accepted by local agencies. The most often cited concerns are off-campus traffic and public services mitigation funding which local agencies are unable to fund themselves due to their budget constraints.

The CSU has prevailed in an initial Superior Court decision in a lawsuit filed by the City of San Diego and other agencies over the 2007 San Diego State University Master Plan and EIR approved by the board. Among other things, the court found that the CSU had complied fully with the *Marina* decision in its analysis and determination of San Diego State's fair share, off-site mitigation costs. The city and other agencies have appealed the decision.

THE CALIFORNIA STATE UNIVERSITY  
 CALIFORNIA ENVIRONMENTAL QUALITY ACT ANNUAL REPORT  
 August 2009 through August 2010

CAMPUS/Project	CEQA Action Prepared					
	Exempt	MIT. N.D.	N.D.	EIR	BOT Action	NOD Filed
<b>CALIFORNIA STATE UNIVERSITY, CHICO</b> Colusa Hall Remodel	√				(1)	9/8/2009
<b>CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS</b> Certify the Final EIR and Approve the Campus Master Plan Dated May 2010				√	5/12/2010	5/13/2010
<b>CALIFORNIA STATE UNIVERSITY, EAST BAY</b> Certify the Final EIR and Approve the Campus Master Plan Revision Parking Structure 1 Schematic Plan Approval				√ √	9/23/2009 3/17/2010	9/25/2009 3/18/2010
<b>HUMBOLDT STATE UNIVERSITY</b> Remodel of the Corporation Yard Facility and Minor Master Plan Revision			√		11/23/2009	12/7/2009
<b>CALIFORNIA MARITIME ACADEMY</b> ABS Lecture Hall Renovation	√				(1)	1/7/2010
<b>CALIFORNIA STATE UNIVERSITY, NORTHRIDGE</b> Athletic and Instructional Field Lighting, Delegated Schematic Design Phase Approval			√		(1)	6/21/2010
<b>CALIFORNIA STATE POLYTECHNIC UNIVERSITY, POMONA</b> Water Independence Initiative		√			(1)	1/7/2010
<b>CALIFORNIA STATE UNIVERSITY, SACRAMENTO</b> Folsom Hall Renovation	√				(1)	2/24/2010
<b>SAN DIEGO STATE UNIVERSITY</b> Aztec Center Student Union Schematic Plan Approval				√	5/12/2010	5/13/2010
<b>SAN FRANCISCO STATE UNIVERSITY</b> Creative Arts Building Phase I Utility Extension, Delegated Schematic Plan Design Phase Approval and Addendum to Master Plan EIR				√	(1)	6/14/2010
<b>SAN JOSÉ STATE UNIVERSITY</b> Student Health and Counseling Center Schematic Plan Approval		√			11/18/2009	11/19/2009
<b>CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO</b> Pennington Creek Bridge Removal and Streambed Restoration Project			√		(1)	7/9/2010

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

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

**State and Non-State Funded Five-Year Capital Improvement Program 2011-2012 through 2015-2016**

**Presentation By**

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

**Summary**

This item seeks board approval of the 2011-2012 State and Non-State Funded Capital Outlay Program and the 2011-2012 through 2015-2016 State and Non-State Funded Five-Year Capital Improvement Program. Due to the uncertainty of the potential funding source for the 2011-2012 capital program, the accompanying board resolutions direct staff to negotiate with the governor's office and the legislature during the budget process to maximize funding opportunities for the campuses.

**2011-2012 Capital Outlay Program**

The trustees are requested to approve the priority list of 31 projects totaling \$579.7 million for the 2011-2012 capital outlay program. The program funding relies upon the governor's and legislature's approval of the use of remaining General Obligation bond funds and new Lease Revenue Bond funding. The 2011-12 priority lists are included in the Five-Year Improvement Program that will be separately electronically transmitted.

The 2011-2012 Non-State Capital Program totals \$14.8 million. The projects will be funded through non-state reserves, donations, grants, and parking programs. The latter program relies on user fees to repay CSU Systemwide Revenue Bonds issued by the board.

The trustees also are requested to delegate authority to the chancellor to amend the 2010-2011 and/or 2011-2012 capital program in order to support system efforts to fast-track facility or infrastructure projects that may secure grant funding from a variety of sources including the American Recovery and Reinvestment Act (ARRA). Due to strict federal implementation schedules, which will vary depending upon the type of grant and the awarding federal and/or state agency, this delegation will enable the chancellor to approve projects and allow campuses to proceed to design and construction in a rapid manner. Grant proposals may encompass facility/infrastructure renovations or new construction. The resolution includes a

provision that the chancellor report back to the board on any projects approved under this delegation.

### **Five-Year Capital Improvement Program**

The 2011-2012 through 2015-2016 Capital Improvement Program document can be viewed in its entirety at: [http://www.calstate.edu/cpdc/Facilities\\_Planning/majorcapoutlayprogram.shtml](http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml). The report identifies the campuses' capital project priorities to address facility deficiencies and accommodate student growth. The plan includes the physical master plan of each campus along with recently funded projects.

The following resolution is presented for approval:

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

1. The final State and Non-State Funded Five-Year Capital Improvement Program 2011-2012 through 2015-2016 are approved.
2. The 2011-2012 State and Non-State Funded Capital Outlay Program included in the five-year program distributed with the agenda is approved.
3. The chancellor is authorized to proceed in 2010-2011 with design documents for fast-track projects in the 2011-2012 Non-State Capital Outlay Program.
4. The chancellor is requested to explore all reasonable funding methods available and communicate to the governor and the legislature the need to provide funds for the CSU state funded plan in order to develop the facilities necessary to serve all eligible students.
5. The chancellor is authorized to make adjustments, as necessary, including priority sequence, scope, phase, project cost, and total budget request for the 2011-2012 State Funded Capital Outlay Program.
6. The chancellor is authorized to amend the 2010-2011 and/or the 2011-2012 capital outlay programs to recognize facility or infrastructure projects that are awarded grant funding from a variety of sources including the American Recovery and Reinvestment Act (ARRA). The board recognizes such projects will be fast-tracked in order to meet federal or state implementation schedules and requests the chancellor report back to the board on projects approved pursuant to this delegation.