

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:30 p.m. Tuesday, September 20, 2005
Glenn S. Dumke Auditorium

Kyriakos Tsakopoulos, Chair
Moctesuma Esparza, Vice Chair
George G. Gowgani
Melinda Guzman Moore
Corey Jackson

Consent Items

Approval of Minutes of Meeting of July 19, 2005

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

Discussion Items

2. Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Change at San Diego State University, *Action*
3. Revised Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management, *Action*
4. California State University Seismic Review Board Annual Report, *Information*
5. State and Nonstate Funded Five-Year Capital Improvement Program 2006/2007 through 2010/2011, *Action*
6. Approval of Schematic Plans, *Action*

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

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

July 19, 2005

Members Present

Kyriakos Tsakopoulos, Chair
Larry Adamson
Murray L. Galinson, Chair of the Board
George G. Gowgani
Corey Jackson
Charles B. Reed, Chancellor

Approval of Minutes

The minutes of May 10, 2005 were approved as submitted.

Amend the 2005/2006 Capital Outlay Program, Nonstate Funded

With the concurrence of the committee, Chair Tsakopoulos presented Agenda Item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 07-05-11).

California Environmental Quality Act Annual Report

Ms. Elvyra San Juan, assistant vice chancellor, capital planning, design and construction, presented agenda item 2. Ms. San Juan stated that the report provides an overview of the California Environmental Quality Act (CEQA), the role of the trustees, and the existing guidelines. The purpose of CEQA is first to inform decision makers and the public about potential significant environmental impacts, second, to identify ways to avoid or reduce environmental impacts by use of alternatives or mitigation measures consistent with our mission and responsibilities, and third, to disclose the reasons to the public why the decision makers approved the project if significant impacts cannot be avoided.

The trustees' role is to act on behalf of the CSU as lead agency to ensure that the Environmental Impact Report (EIR) reflects the independent judgment of the experts working for the CSU, to review and consider the EIR prior to action, to certify the adequacy of the EIR, and to adopt the findings of fact of each significant impact. The findings indicate which alternatives or mitigation measures are being adopted by the trustees, and those measures which are within the jurisdiction of another public agency, as well as those environmental impacts that cannot be mitigated. The board adopts a mitigation-monitoring program to mitigate potentially significant effects. For

unavoidable significant impacts, the board may adopt a Statement of Overriding Consideration that explains the factors justifying project approval.

The trustees' guidelines and procedures have been in place since 1985 and are updated to respond to legislative changes, state CEQA guidelines and judicial decisions. The guidelines ensure that environmental concerns are considered early in the development of a project; provides for objective CEQA evaluation; and assures that the trustees' CEQA actions are in compliance with the spirit and intent of CEQA requirements. Additional objectives of the trustees' guidelines are to insure that the EIR provides all information on potential environmental, social and economic consequences; that the EIR examines all feasible and practical mitigation for probable adverse environmental impacts; and that the trustees consider potential project consequences, and available alternatives, and decide if the project should proceed.

Mr. Gil Smith, community member, asked who is the reporting entity that holds the developers or the campus responsible for monitoring compliance with the requirements of the adopted EIR?

Ms. San Juan responded that the campus is responsible for the monitoring of the mitigation measures.

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

President Stephen Weber introduced agenda item 3 stating the California State University is facing unprecedented increases in student demand. Not since the 1960's has the number of applications grown so sharply. The proposal that is being presented from San Diego State is a response to the need to grow so that the campus can provide increased access to higher education for tens of thousands of new students. The proposal is ambitious, complex, controversial, and important to the future, both of San Diego and California. Therefore, it is respectfully suggested that this item be deferred for action until the September trustees' meeting, to allow for questions and clarifying information.

With the use of a video presentation, Ms. San Juan presented the item. The proposed master plan ceiling increase from 25,000 to 35,000 FTE is consistent with the board's direction in 2003 for campuses to develop a plan to accommodate enrollment growth and better utilize existing campuses to accommodate that growth. The campus plan also addresses the need for affordable faculty housing which is impacting the university's ability to attract and retain faculty. The new master plan proposes the following changes: Adobe Falls faculty and graduate student housing, Alvarado Campus Park, Alvarado Hotel, East Campus Residence Hall, and the Satellite Student Union.

A future development referred to as the Paseo project is planned. That project is proposed as a mixed-use development of student housing, parking, and retail that has been under development for some time between university entities and the city's Redevelopment Agency. The chancellor's office has worked closely with the campus and has determined that if the Paseo

project goes forward it should be financed using Systemwide Revenue Bonds. However, there is no element related to the Paseo Project that is included in the master plan revision.

The EIR for the 2001 master plan included a program level review of the Alvarado Campus Park buildings which are proposed for classroom, offices, and research uses. The EIR for the proposed master plan revision now includes a project level analysis for the Education building on the western portion of the Alvarado Campus Park. The majority of the Alvarado Campus Park, which proposes to demolish existing office space, build increased amounts of university space, and construct a 2,000 space parking structure, is analyzed at a program level in the EIR; a specific development plan for this area would have to return to the trustees for project level consideration of the environmental impact. Community concern in this area came from the adjacent Alvarado Hospital, which noted the loss of the office space for doctors and the increased traffic on Alvarado as a possible hindrance to emergency medical needs as negative impacts. The only other facility analyzed to the project level in the EIR is the proposed 120-room, 60,000 square foot hotel located on a portion of Lot C on Alvarado.

The proposed change that is the focus of correspondence from the community is the proposed use of Adobe Falls for faculty housing. The site is located across the interstate from the campus. In addition to the existing Del Cerro single-family residences there are two schools, Phoebe Hearst Elementary and Temple Emanu-el, in close proximity it. The community to the west consists of the multifamily condominiums called the Smoketree community. The EIR has considered this faculty housing project at the program level – not the project level. Therefore, it is anticipated that prior to proceeding with any development, a supplemental EIR with required public review and input would be completed for the faculty housing planned development.

Two specific mitigation measures have been included in the final EIR that will be included in the project level analysis as a result of the public comment on transportation and circulation. A mitigation measure was added which requires further analysis of the Adobe Falls alternate access routes prior to preparation of the final site plans. The analysis will include a financial feasibility study, and in the event a financially feasible alternate route is identified that reduces project environmental impacts, then the campus will adopt the alternate access route as a mitigation measure. The other concern regarding pedestrian safety resulted in an expansion to mitigation measure TCP-18, which called for a Traffic Calming Study when the project is further developed. The measure now includes a focused study for the elementary school areas, consultation with the community during the study, and consideration of various traffic calming strategies and technologies. There are two areas that cannot be mitigated and remain significant and unavoidable. These are air quality issues due to increased vehicular emissions and transportation, and circulation related to traffic and roadway improvements outside the responsibility of the CSU.

Trustee Hauck asked for further detail about the alternative access points to the site.

Mr. Tony Fulton, director of facilities planning at SDSU, responded that the campus was asked by the community during public review to look at several other options, other than using public streets to access the property. Three alternative access routes were considered: first, a tunnel

underneath Interstate 8 which requires an elevation drop of about 70-feet from the campus property to Adobe Falls, at a cost of approximately \$25 million; second, accessing the property from a street signal at the upper level, but that approach also involves a 70-foot elevation differential; and third, building a frontage road from the property to an equal distance down Interstate 8 to the next interchange. The latter is the most promising option. Certified letters were sent to property owners, and no responses have been received.

Chancellor Reed asked to see the location of the key access points.

Using a visual of the area, Ms. San Juan identified Mill Creek Road and Adobe Falls Road in relationship to the campus.

Following a video presentation prepared by SDSU, President Weber stated that increasing access to quality higher education was the single most important challenge faced by San Diego State. San Diego State's proposed master plan is not just about bricks and mortar on the main campus; it addresses SDSU's fast-growing demand by increasing summer enrollment, developing off-campus centers, and expanding the use of academic technologies.

President Weber added that even with these initiatives, SDSU would still experience enrollment demand well in excess of its current capacity. The proposed increases in the university's enrollment capacity to 35,000 FTE by the year 2024/25 will allow a modest annual growth of only 500 additional FTE per year. A committee comprised of faculty, staff, students and alumni worked for nearly two years analyzing a number of options for campus growth. The proposed master plan is an efficient use of space, which does not expand to privately owned property in the surrounding neighborhoods. Over the last year, SDSU undertook a broad community outreach effort to share information about the proposed master plan with a number of stakeholders.

Ms. Christine Helwick, General Counsel, gave a brief summary of California law as it pertains to localities not taxing the State for the cost of local improvements. The reasons for this law are basic. Without such a prohibition, each locality would have authority to tap into the tax revenues paid by all of the taxpayers throughout the State for every local project. The tax burden on all citizens would then be unfairly increased to pay for strictly local benefits. The CSU, if taxed, would necessarily have less to accomplish its mission to provide higher education for the citizens of this state.

Chair Tsakopoulos accepted President Weber's recommendation to move the item to information and introduced the first speakers opposing the item.

Mr. John Hale, community member, stated his opposition to the Adobe Falls project, concerned that his property value will decrease.

Ms. Deborah Jane, Executive Officer of the San Diego River Conservancy, expressed her concerns about the preservation of the San Diego River, urging the trustees not to develop Adobe

Falls. Ms. Jane offered the conservancy's assistance in securing an alternate location for such a project.

Mr. Michael McDade, an attorney representing Alvarado Hospital and, also speaking on behalf of city councilman Jim Madaffer from the seventh district of San Diego, stated that the EIR fails to analyze significant traffic impacts to the hospital and emergency services. He also stated that it was socially irresponsible of SDSU to refuse to pay mitigation costs for traffic impacts.

Mr. Bill Edwards, police captain, San Diego Police Department, spoke on behalf of the eastern and mid city division, expressed opposition to the Adobe Falls project, concerned about the traffic impacts that will increase by 50% if the project is built. He was especially concerned about the traffic impacts on the two elementary schools.

Ms. Claudia Silva, deputy attorney with the City's Attorney Office for the City of San Diego, stated her disagreement with the impact analysis in the EIR and the comments made by CSU General Counsel that the CSU is exempt from paying for off-site mitigations.

Ms. Anne Brunkow, member of the Del Cerro Action Council, stated that the EIR grossly underestimates the traffic impacts that the Adobe Falls project will have in the community. She also added that Del Cerro Blvd. is a residential street, not a collector street as stated by SDSU.

Mr. David Parsons, Vice President of the College Area Community Council and the college-planning group for the City of San Diego, stated in fact the university only held three (3) meetings with the public (versus 70 reported by President Weber). SDSU is not being a good neighbour with regard to off-site mitigation and additional student housing demands on the community.

Mr. Mike Fortney, representing the City of San Diego Redevelopment Agency, stated that the Redevelopment Agency is not opposed to SDSU's increasing enrollment, but it is asking that SDSU pay for the off-site mitigations. He also noted that the proposed Alvarado campus is in an adopted redevelopment project area and subject to redevelopment agency review and approval.

Ms. Michele Nash-Off, President of the Del Cerro Community Action Council spoke stating that there are great environmental concerns that are not properly addressed by the draft EIR: increase in traffic causing gridlock and the resulting effect on the safety of children at the two elementary schools. Ms. Nash-Off added that SDSU has not taken notice of our input.

Miriam Schraer, resident of the Del Cerro community for 20 years, expressed concern about the increased air pollution that cannot be mitigated, and its potential effect on the health of residents.

Mr. Michael McSweeny, past President of the Del Cerro Action Council, and a current member of the Navaho Community Planners, spoke about the flawed analysis of the Adobe Falls project and that the project would not attract quality professors to the area based on the site configuration.

Mr. David Oliver, former Marine from World War II and resident of Del Cerro, stated his opposition to the Adobe Falls project and urged the trustees not to build the project.

Chair Tsakopoulos introduced the first speaker in support of the proposed master plan revision and EIR.

Ms. Dede Alpert, former state assemblywoman and state senator for SDSU and the surrounding communities, spoke in support of the campus master plan and about the importance of access to quality higher education in our diverse state.

Ms. Julie Meier-Wright, CEO of the San Diego Regional Economic Development Cooperation, stated her support for the proposed SDSU master plan, which will be a great asset to the community, allowing this highly desirable campus to produce the qualified graduates that we need to respond to work force demands.

Mr. Ed Brand, Superintendent of the San Marcos Unified School District, stated that there is tremendous support by all of the superintendents in the two counties (San Diego and Imperial) that surround San Diego for this master plan.

Mr. Eduardo Valerio, President of the Sweetwater Education Foundation, stated that the campus master plan revision addresses the need for increased enrollment capacity of 10,000 students over the next 20 years. Mr. Valerio requested that the trustees support the master plan revision in order to provide access for future students in the region.

Frank Urtasum, director of diverse business enterprises with Sempra Energy Utilities companies and President of Los Aztecas, an organization of SDSU's Latino alumni and friends, spoke in support of the SDSU campus master plan revision and its importance to increase access to higher education in our region and in our state.

Mr. Fred Hornbeck, member of the faculty at San Diego State and chair of the faculty senate, reported positively on the process and development of SDSU's 2005 campus master plan revision and to convey the senate's support.

Mr. Chris Manigault, a senior at San Diego State and the President of Associated Students, shared the Associated Students' support of the proposed campus master revision.

Ms. LaToya Jarret, a senior at SDSU and currently the Vice President of External Affairs for the Associated Students, spoke in strong support of the proposed master plan, expressing her sadness regarding students who currently do not have access to the impacted CSU system.

Mr. Ralph Pesquiera, former CSU trustee, stated that this proposed master plan will provide the opportunity for the university to bring in more faculty, with affordable housing close to the campus, and to offer access to every single qualified student to SDSU.

In his closing remarks President Weber emphasized the importance of staying focused on the bigger picture of providing access to a high quality university education for future generations, and to not be derailed by impacts that will certainly affect all involved parties. The proposed master plan provides an excellent opportunity to develop affordable housing for faculty, staff, and graduate students on land owned by SDSU since 1941. This plan addresses the critical link of affordable housing without which we cannot hope to successfully resolve the pressing needs of access and the workforce.

The opening of the San Diego Trolley service to SDSU July 10 signals a significant change in future traffic circulation. It is estimated that 11,356 vehicular trips to and from the campus will be removed due to students, faculty, and staff utilizing the trolley for transportation. The proposed master plan enables SDSU to grow and attract more faculty and staff, thus allowing the university to meet increased student demand for access and provide an education workforce for the future of California.

Chair Galinson inquired whether the delay of action on this item would have any negative impact.

Ms. San Juan replied that it would not.

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

With the use of a video presentation, Ms. San Juan presented the item. CSU Chico seeks to increase their master plan enrollment ceiling from 14,000 FTE to 15,800 FTE. Staff recommends approval.

President Zingg commented on the plan's integration of the strategic plan, academic plan, enrollment planning, budget and advancement.

Trustee Chandler expressed her pleasure that the master plan included a recreational facility for the students. During her visit to the campus, she had observed the lack of student facilities and such activity opportunities.

President Zingg noted that nearly 70% of the students voted to introduce a fee in support of the activity and aquatic center.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-05-12).

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

Ms. San Juan gave a brief summary on the report. With the signing of the Governor's budget, the capital outlay program information is now final for the 2005/06 budget. The summary speaks to

the challenges and the success of this last year. The trustees originally approved the program at \$289 million, and the program ended at \$343 million. The increase in the funding was necessary to solve difficulties related to project scope changes and construction cost increases at East Bay and Pomona. The additional funds also reflect the successful approval of the new capital renewal program.

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

With the use of a slide presentation, Ms. San Juan presented the item. This is a proposed policy revision for the board's information that will return in September for approval. Last year, the board requested staff to revisit energy conservation goals and assess renewable power cost and supply, and the cost/benefit assessment of generating renewable energy within the CSU. This draft policy responds to the board's request and is presented in the framework of ongoing efforts and challenges to sustain improvement in conservation. The Sustainability Advisory Committee has met monthly since January to review the updates to the draft report on conservation and the use of renewable energy, as well as to review this proposed policy. The committee also reviewed ongoing improvements and corrections to the draft report with respect to the campus energy consumption data and the systemwide consumption analysis.

The proposed policy includes a goal of generating 10 megawatts of renewable energy by 2014. This 10-megawatt goal is proposed to encourage further development and recognizes that the availability of subsidies for the installation is the key driver to additional projects.

Trustee Jackson asked how the goal of 10 megawatts (up from 2 megawatts) was determined.

Ms. San Juan responded that a software analysis program was used to calculate the roof area, and using assumptions based on existing projects, 10 megawatts was determined to be a reasonable goal.

Trustee Jackson then inquired whether 10 megawatts is the maximum that can be achieved or is it a conservative number.

Ms. San Juan responded that it is the best estimate at this time.

Trustee Jackson asked if there is a cost value associated with the proposed conservation goal.

Ms. San Juan estimated that a 15% reduction is equivalent to about \$8 million in energy savings if the reduction was achieved in one year.

Executive Vice Chancellor Richard West noted the difficulty in estimating future energy costs.

Chair Tsakopoulos introduced two speakers for this item.

Mr. Tylor Middlestadt, ASI Vice President and President-elect at Cal Poly San Luis Obispo and student member of the Sustainability Advisory Committee, suggested a greater solar goal of 17 megawatts versus the proposed 10 megawatts. In reference to the study that was conducted by one of the consultants, students believe that the 10-megawatt goal is very impressive and ambitious, but would encourage the CSU to establish a higher feasible goal.

Mr. Jigar Shah, CEO of Sun Edison, spoke on the cost effectiveness of solar projects, citing two projects currently under contract at CSU Dominguez Hills and CSU Fullerton.

Trustee Achenberg asked Ms. San Juan what should be done in order to meet the goal.

Ms. San Juan stated that the availability of the subsidies and the reliance on utility rebates for installation of projects with Sun Edison are challenges to reaching the goal.

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

Ms. San Juan presented the item as printed in the agenda. The proposed categories of capital outlay projects and criteria for priority setting projects proposed for the 2007/08 program are presented for approval. The capital program for 2006/07 will be presented for approval in September. The campuses will start working on their feasibility studies for their plans for new buildings and renovations during the summer. Approval of Categories and Criteria informs them of the priorities in the capital program. These remain unchanged from the previous years and are consistent with the state's categories of projects. Staff recommends approval.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-05-13).

Approval of Schematic Plans

This item proposed the approval of schematic plans for the CSU Fullerton—College of Business and Economics, the CSU Fullerton—Student Recreation Center, and the CSU Monterey Bay—North Campus Faculty and Staff Housing, Phase I For Sale and Infrastructure (317 units). With the use of an audio-visual presentation, Ms. San Juan presented the item. She stated that all CEQA actions on the projects had been completed and staff recommended approval.

The committee recommended approval by the board of the proposed resolution (RCPBG 07-05-14).

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2005/2006 Capital Outlay Program, Nonstate Funded

Presentation by

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

Summary

This item requests approval to amend the 2005/06 Nonstate Funded Capital Outlay Program to include the following projects:

**1. California State University, Bakersfield
Recreation Center**

PWCE \$22,742,000

California State University, Bakersfield wishes to proceed with the design and construction of a new campus recreation center. The proposed project will provide a recreational and multipurpose fitness facility, including a lighted, outdoor, multi-sport athletic field to serve students, faculty, staff and alumni. The 60,500 ASF/75,600 GSF building includes a weight-training area, a cardiovascular area, two multipurpose group fitness rooms, a basketball court, an indoor track, and locker facilities. The building (#67) is sited in close proximity to the campus gymnasium, wrestling room, aquatic center, and student union. The project will be financed from the issuance of bonds through the CSU systemwide revenue bond program, which will be repaid from student union fees approved by a student referendum in May 2005.

**2. California State University Channel Islands
Student Housing, Phase 2**

PWCE \$29,548,000

CSU Channel Islands wishes to proceed with the design and construction of a second phase of student housing. The project will add approximately 445 student beds, configured in suites, and associated support spaces including administrative offices, study lounges, and social/community spaces. The overall project size is approximately 129,500 GSF, combining renovation of existing unoccupied campus buildings with new infill construction. This square footage is allocated between new construction (approximately 70%) and the renovation/conversion of existing campus buildings (approximately 30%). The project will be located in the southwest corner of the south quad, consistent with the campus master plan approved by the board in May 2004. Additional student housing is needed to meet growing enrollment and housing demand at Channel Islands. The project will be funded through the systemwide revenue bond program.

**3. California State University, Chico
Wildcat Activity Center**

PWCE \$65,480,000

California State University, Chico wishes to proceed with the design and construction of an 85,000 ASF/130,000 GSF Wildcat Activity Center (#202), a student recreation facility. Located at Cherry Street, between First and Second Streets, on a site currently occupied by university warehouse buildings, the proposed project will construct a 2- or 3-story building and includes the demolition and relocation of the warehouse. The new complex will house a weight and fitness area, three multi-purpose studios for dance aerobics, an indoor track, 3-4 gymnasiums, a multi-activity court, a rock climbing wall, an aquatics area and spa, men's and women's locker and shower facilities, meeting and lounge space, and administrative offices. The project will be financed from the issuance of bonds through the CSU systemwide revenue bond program, which will be repaid from student union fees approved by a student referendum in spring 2005.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2005/06 Nonstate Funded Capital Outlay Program be amended to include: 1) \$22,742,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Bakersfield, Recreation Center project; 2) \$29,548,000 for preliminary plans, working drawings, construction and equipment for the California State University, Channel Islands, Student Housing, Phase 2 project; and 3) \$65,480,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Chico, Wildcat Activity Center project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation By

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

Summary

This project was presented as an information item at the July 2005 Board of Trustees' meeting. Since that time, the campus has met with community members, elected officials, and regional organizations to discuss their concerns regarding the proposed master plan. Ongoing meetings are planned with these community representatives to facilitate discussion during the environmental and public review of future project-level analyses. This item requests the following actions by the Board of Trustees for San Diego State University:

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

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

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

Potential Contested Issues

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

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

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

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

As a follow-up to the Draft EIR analysis, the FEIR includes a revision to mitigation measure TCP-18, which resulted in the inclusion of a more thorough description of the Traffic Calming Study. Additionally, in response to concerns expressed regarding access, a new mitigation measure was added, TCP-19, Alternate Access. The measure provides that in the event the project specific analysis identifies a financially feasible alternate access route that would result in fewer environmental impacts to transportation/circulation, noise, and biological resources than the Del Cerro neighborhood route, then SDSU will adopt the alternate access as a means of access to/from the site.

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

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

mitigation improvements to streets and other public property cannot be funded by the trustees as part of capital improvement projects. This matter is discussed further below in number 3, Traffic.

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

CSU Response: The FEIR outlines significant and unavoidable impacts to city roadways, intersections, and Interstate-8 associated with new trips and trips to the project area. CEQA provides that each public agency shall mitigate or avoid the significant effects on the environment for projects it approves, or carries out, whenever it is feasible to do so (Public Resources Code Section 21002.1[b]). The CSU has specific authority to mitigate effects that occur within its jurisdiction namely within the campus, but no authority over those that occur outside of the project site. Since the CSU cannot implement mitigation measures that are under the jurisdiction and responsibility of another agency, the impact remains significant and unavoidable under CEQA. Per CEQA guidelines, the CSU Board of Trustees, in their role as Lead Agency under CEQA, may approve a project with remaining significant environmental effects. The Board of Trustees will need to adopt a Statement of Overriding Considerations in order to approve the project with remaining significant impacts to transportation and air quality that cannot be mitigated by the CSU.

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

Statement of Overriding Considerations

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

1) Transportation and Circulation: As previously mentioned in Potential Contested Issues above, implementation of the mitigation measures set forth in the FEIR (Section 3.13.11) for transportation and circulation have been determined to be the responsibility of an agency other than CSU/SDSU, and because implementation of these measures are currently disputed by the responsible agencies, mitigation of the identified impacts to a less than significant level cannot be assured by CSU, such impacts must be considered significant and unavoidable.

- 2) Air Quality: The FEIR air quality analysis study (FEIR Appendix C) found that there are no feasible measures available to mitigate the air quality impacts attributable to increased vehicular emissions and thereby, reduce air quality impacts to a level below significant. However, the FEIR found and includes feasible mitigations (FEIR Section 3.2.7) that would partially reduce the identified impacts. The unmitigated impacts causing reduced air quality must be considered unavoidably significant even after implementation of all feasible air quality mitigation measures. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees may determine that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the FEIR and the identified air quality impacts are thereby acceptable because of specific overriding considerations.

Background

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

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

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

SDSU began a comprehensive review of its master plan in September 2003, which has led to the completion of this master plan revision intended to guide the development of the campus through 2025 and beyond. This plan was developed in collaboration with a master plan sub-committee formed to discuss the aspects of enrollment increases, academic growth, housing, transportation, and sustainable physical growth. Input was received from the Campus Development Committee, the Academic Senate, and Associated Students. The master plan process contained a series of public meetings and presentations to various regional groups and organizations. Beyond those meetings, a formal public hearing was held during the Draft EIR public comment period, which was extended to 60 days in order to receive adequate community input and comment.

Enrollment Ceiling Change

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

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

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

(2005-2015). (CSU Office of Analytic Studies, Enrollment Needs Study for San Diego County, FEIR Appendix N).

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

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

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

Proposed Revisions

Hexagon 1: Adobe Falls/North Campus Housing (#180-181). This project will develop a 33-acre site north of Interstate 8 (I-8) to provide 540 housing units for faculty, staff, graduate students, and retired faculty/staff housing. This project proposes to develop 20 of the 33 acres with housing. The scope for the remaining 13 acres includes park and open space uses. The park would be preserved as a wildlife area with public hiking trails to provide access to the ponds, stream and falls.

Hexagon 2: Alvarado Campus Park (#161-165, 171-173). This project proposes the near-term and future development of Lot D and 10.1 acres of land adjacent and northeast of the campus, currently owned by the SDSU Research Foundation. This project would provide for the long-term development of approximately 1,065,000 square feet of instructional and research space, including a 2,000-space parking structure, Parking Structure 9 (#170), and the Education Building (#106), a near term project, which had been previously master planned in Lot D.

Hexagon 3: Alvarado Hotel (#160). This project will construct a 120-room, 60,000 square foot hotel on a portion of Lot C immediately north of the Villa Alvarado Residence Hall complex. This near term project will contain meeting rooms and food service facilities.

Hexagon 4: East Campus Residence Hall (#108). This project will construct an additional 300-bed residence hall on Lot G immediately north of the existing Cuicicalli Residence Hall complex.

Hexagon 5: Student Union (#66). This project will build a satellite student union on Lot L immediately north of Cox Arena to contain additional meeting and conference room space, student government offices and social and recreational space.

Fiscal Impact

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

California Environmental Quality Act Action

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

Topics of Known Concern

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

Based on the NOP/IS process, this FEIR addresses the following topics: (a) Aesthetics and Visual Quality, (b) Air Quality, (c) Biological Resources, (d) Cultural Resources, (e) Geotechnical/Soils,

(f) Hazards and Hazardous Materials, (g) Hydrology and Water Quality, (h) Land Use and Planning, (i) Noise, (j) Paleontological Resources, (k) Population and Housing, (l) Public Utilities and Service Systems; and (m) Transportation/Circulation and Parking.

FEIR Level of Project Analysis

This FEIR is intended as both a “program EIR” and a “project EIR” under CEQA and the CEQA Guidelines. Each of the five project components has been analyzed at the program level. The Alvarado Campus Park and the Alvarado Hotel were analyzed previously as part of the EIR for the campus master plan 2000 project. At this time, SDSU has sufficient site detail for development to proceed on the proposed Education Building and the Alvarado Hotel. Therefore, these two individual near term projects are analyzed in this FEIR at the project level to facilitate project development.

Alternatives

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

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

- (a) *No Project Alternative*: This alternative is infeasible because it would not meet any of the project objectives; it would prevent SDSU from meeting projected student enrollment demands in accordance with its legislative mandate to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend and, it would not provide any of the project benefits outlined.
- (b) *5,000 FTE Increase Alternative*: This alternative is infeasible because it would not fully meet the project objectives; it would prevent SDSU from meeting projected student enrollment demands in accordance with the university’s mandate to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend and, it would not provide many of the project benefits outlined.
- (c) *The No Adobe Falls/North Campus Housing Alternative*: This alternative is infeasible because it would not fully meet the project objectives; it would conflict with the CSU

statewide objective of maximizing the use of existing campus facilities and academic resources to meet the needs of the university and maintain and enhance the quality of the academic environment.

- (d) *50% Adobe Falls Alternative*: This alternative is infeasible because it would not fully meet the project objectives. It would conflict with the CSU statewide objective of maximizing the use of existing campus facilities and academic resources to meet the needs of the university and maintain and enhance the quality of the academic environment.

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

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

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

Comments to Notice of Preparation and Initial Study

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

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

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

Availability of EIR for Public Review

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

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

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

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

Comment: Many of the Del Cerro residents commented that an alternate access should be developed

to the proposed site that would not utilize the local street system.

CSU Response: The Draft EIR Section 5.4 analyzed multiple alternate access routes to and from the site at the program level of review, appropriate to the level of detail available at the master planning stage. A summary of the Draft EIR analysis, updated to include information received following the release of the Draft EIR, is presented in FEIR General Response 1, Adobe Falls/North Campus Housing Alternate Access (Section 10.4-1-6). As a follow up to the Draft EIR analysis, the FEIR does include a mitigation measure requiring further, project specific, analysis of the alternate access routes prior to the preparation of final site plans for the proposed Adobe Falls/North Campus Housing project. The mitigation measure (TCP-19) will provide that in the event the project specific analysis identifies a financially feasible alternate access route that would result in fewer environmental impacts to transportation/circulation, noise and biological resources than the currently proposed route through the adjoining Del Cerro neighborhood, then SDSU will adopt the alternate access as a means of access to/from the site.

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

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

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

CPB&G

Agenda Item 2

September 20-21, 2005

Page 12 of 15

is contained in General Response 1, Adobe Falls/North Campus Housing Traffic Calming Study (FEIR Section 10.4-7-11).

Comment: Many of the Del Cerro residents commented that their property values would be reduced by the development of the Adobe Falls/North Campus Housing property development.

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

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

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

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

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

The following resolution is presented for approval:

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

1. The FEIR for the San Diego State University master plan revision has been prepared to address the potential significant environmental impacts, mitigation measures, project alternatives, and comments and responses to comments associated with approval and implementation of the proposed master plan revision, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
2. The FEIR addresses the proposed increased enrollment, and all discretionary actions relating to it, including near term construction projects as identified in Project Description, Section 1.0 of the FEIR.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to the approval of a project along with a statement of facts supporting each finding.
4. This board hereby adopts the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item 2 of the September 20-21, 2005 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies specific impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.
5. The FEIR has identified potentially significant effects that may result from project implementation. However, the Board of Trustees, by adopting the Findings of Fact finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts, which are not reduced to less than significant levels, are identified and overridden due to specific project benefits.
6. The Findings of Fact that are hereby adopted include specific overriding

considerations that outweigh certain remaining unavoidable significant impacts to 1) transportation and circulation and 2) air quality impacts.

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

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

8. The board hereby certifies the FEIR for the San Diego State University master plan revision dated September 2005 as complete and in compliance with CEQA.
9. The mitigation measures identified in the Mitigation Monitoring and Reporting Plan are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item 2 of the September 20-21, 2005 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).
10. The San Diego State University master plan revision dated September 2005 is approved at a master plan enrollment ceiling of 35,000 FTE.
11. The chancellor, or his designee is requested under the Delegation of Authority

granted by the Board of Trustees to file the Notice of Determination for the San Diego State University master plan revision dated September 2005.

12. The two designated “near term” projects identified in the FEIR (Education Building and Alvarado Hotel) are determined to be fully analyzed in the FEIR for the purposes of compliance with CEQA for future implementation.

SAN DIEGO STATE UNIVERSITY

PROPOSED CAMPUS MASTER PLAN SEPTEMBER 2005

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

Legend

CAMPUS BOUNDARY

- Existing
- Future
- Trolley Line

BUILDINGS

- Existing
- Future
- Temporary

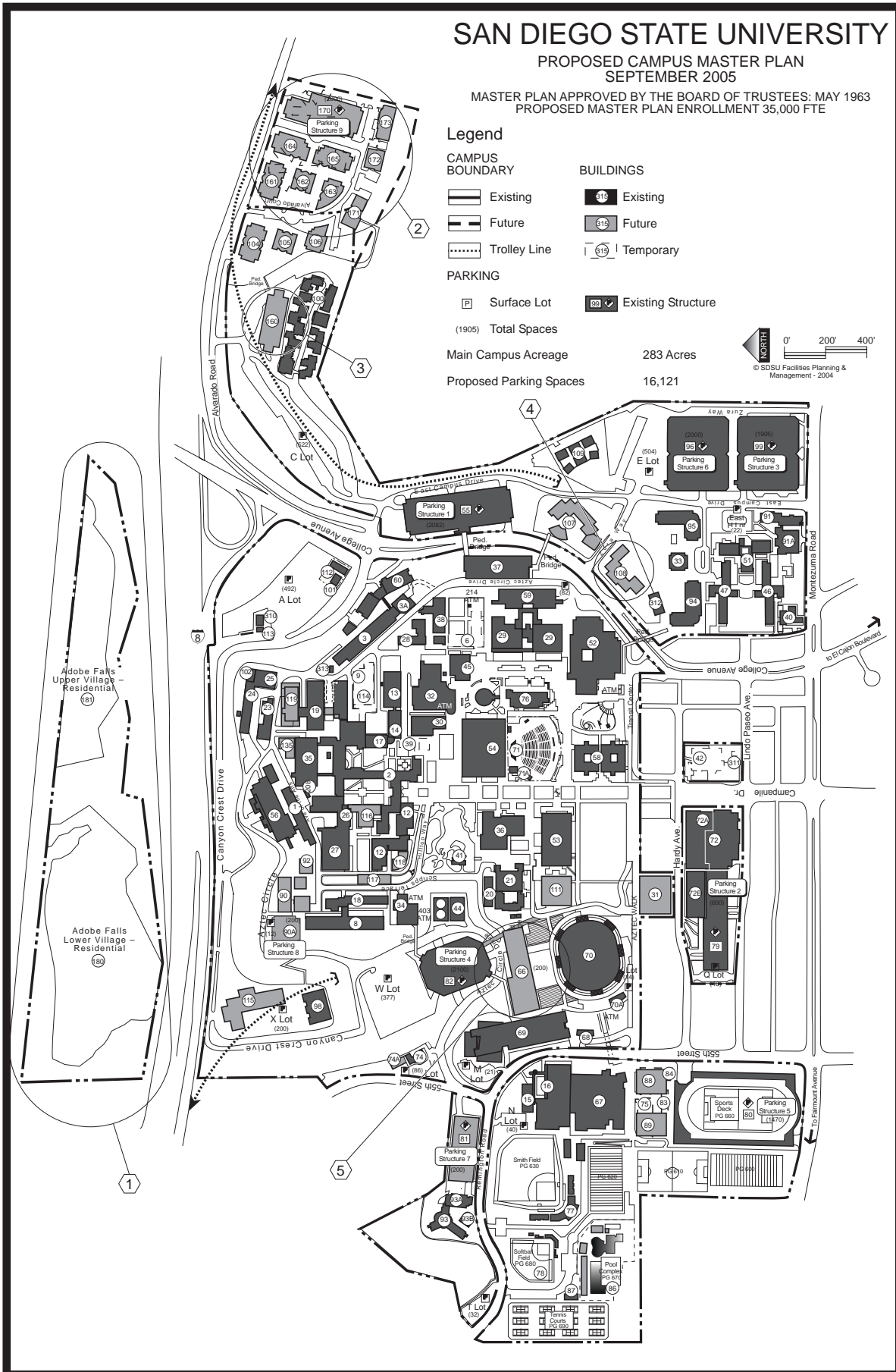
PARKING

- Surface Lot
- Existing Structure

(1905) Total Spaces

Main Campus Acreage 283 Acres

Proposed Parking Spaces 16,121



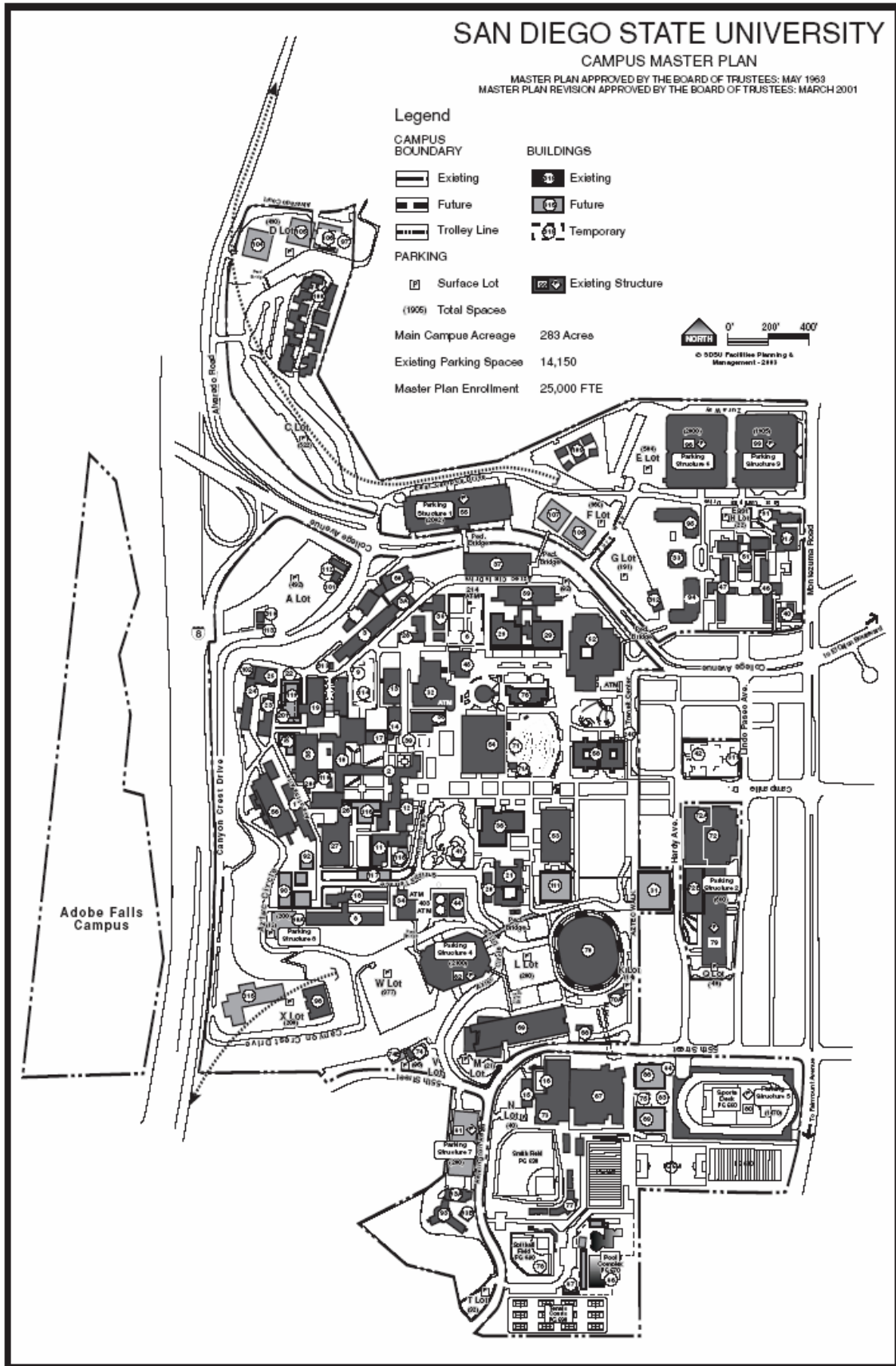
SAN DIEGO STATE UNIVERSITY
 Master Plan Enrollment: 35,000 FTE
 Proposed Master Plan September 2005

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

LEGEND

EXISTING FACILITY/ *Proposed Facility*

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



SAN DIEGO STATE UNIVERSITY

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: May 1963

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

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

LEGEND

EXISTING FACILITY/ *Proposed Facility*

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

**San Diego State University
2005 Campus Master Plan Revision**

Statement of Overriding Considerations¹

(Pursuant to Sections 15091 and 15093 of the CEQA Guidelines and
Sections 21081 and 21081.6 of the Public Resources Code)

Final Environmental Impact Report
(State Clearinghouse Number 2004101059)

1 . As excerpted from the San Diego State University 2005 Campus Master Plan Revision *CEQA Findings of Fact and Statement of Overriding Considerations*, section 6.

ATTACHMENT C

CPB&G – Item 2

September 20-21, 2005

Page 2 of 5

6.0 STATEMENT OF OVERRIDING CONSIDERATIONS

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 economic, legal, social, technological or other benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable." (CEQA Guidelines §15093(a).) CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record. (CEQA Guidelines §15093(b).)

In accordance with the requirements of CEQA and the CEQA Guidelines, the Board of Trustees finds that the mitigation measures identified in the Final EIR and the Mitigation Monitoring and Reporting Program, when implemented, will avoid or substantially lessen virtually all of the significant effects identified in the Final EIR for the SDSU 2005 Campus Master Plan Revision. However, certain significant impacts of the project are unavoidable even after incorporation of all feasible mitigation measures. These significant unavoidable impacts are: (a) direct and cumulative impacts to air quality attributable to increased vehicle emissions, and (b) direct and cumulative impacts to the transportation and circulation system. (*See, Section 2.0, Findings On Significant Unavoidable Adverse Impacts Of The Project.*)

The Board of Trustees finds that all feasible mitigation measures identified in the Final EIR that are within the purview of the university will be implemented with the project, and that the remaining significant unavoidable effects are outweighed and are found to be acceptable due to the following specific overriding economic, legal, social, technological, or other benefits, including the provision of employment opportunities for highly trained workers, based upon the facts set forth above, the Final EIR, and the record, as follows:

- a) The CSU has identified the need to serve the higher education needs of the historically under-represented populations and cultures of the State of California, and, the project will enable SDSU to meet projected increases in student demand for higher education. With the projected "Tidal Wave II" student growth forecasts, campuses must expand their capacities to meet current and projected educational needs. CSU campuses are key to accomplishing access to regional and statewide higher education by providing scholastic opportunities to an increasing number of students and by providing a well-educated work force for the economic well-being of the State of California;
- b) The SDSU 2005 Campus Master Plan Revision guides the development of San Diego State University under a projected additional 10,000 academic year full-time equivalent students and approximately 1,409 additional faculty and staff over the next 20 years. The SDSU 2005 Campus Master Plan Revision provides the necessary framework for the

allocation and management of university resources, proposed capital outlay programs, and construction planning for all support facilities;

- c) The project develops a state-owned site and utilizes campus land resources efficiently and maximizes the use of existing campus resources and infrastructure, thereby providing cost-effective opportunities for meeting existing and future higher education needs. The project would create economic growth and development, create jobs, attract new private industry to the community, establish new research and training public-private partnerships between the university and private industry, address CSU's affordable housing needs, and provide a substantial increase in the tax base of the local community. Specific to the Adobe Falls/North Campus component of the project, the proposal provides a well-balanced, highest and best use of the property, that would maximize benefits to the State, as well as to the City and County of San Diego in the form of possessory interest (property) taxes, and it further provides affordable housing for faculty and retired faculty/staff on highly desirable state-owned property that is in close proximity to the SDSU main campus area;
- d) The provision of faculty and retired faculty/staff housing will assist SDSU in meeting its workforce housing needs, and will facilitate SDSU's ability to attract well-qualified professors to the university by providing affordable residential faculty housing, thereby enhancing SDSU's rank as one of the premier undergraduate, graduate and research institutions in the state. Escalating housing prices in the San Diego region have made it extremely difficult to attract and retain quality faculty. Most starting salaries at the university fall within the low to moderate-income levels of the region. Less than 17 percent of the CSU faculty and staff in southern California have income levels sufficient to afford the average priced home in the communities where the campuses are located. New faculty recruitment, needed to replace retiring members of the SDSU community, and new personnel to provide for expanded enrollment, is critical to the provision of academic services. The affordable housing shortage is negatively impacting students, faculty and staff. Developing and providing affordable housing is key to attracting and retaining necessary and qualified faculty to ensure quality public higher education for the San Diego region;
- e) The project will create job opportunities for faculty and staff, as well as additional employment in university support activities;
- f) The project supports the educational mission of the California State University to provide faculty housing and is consistent with state policy to encourage affordable housing for moderate-income residents.

ATTACHMENT C

CPB&G – Item 2

September 20-21, 2005

Page 4 of 5

- g) The project enhances academic, research and on-campus housing facilities;
- h) The project replaces existing facilities, which are currently in various states of disrepair, to address capacity needs, safety issues and design goals for the campus, as well as replaces existing structures to enhance visual appeal and longevity;
- i) The project will preserve 13 acres of open space on the Adobe Falls/North Campus site that might otherwise be developed, including the remainder of the Adobe Falls natural feature and a nearby archaeological site, and also provide for the long-term preservation and enhancement of plant and wildlife habitat, including sensitive plant communities. The Adobe Falls/North Campus concept plan will provide land for park uses, as well as a bicycle/pedestrian path along the length of the riparian corridor to provide walking, biking and nature viewing opportunities for the community;
- j) The project identifies appropriate areas within the campus for programmatic projects that will not contribute to the loss of existing functional site conditions;
- k) The project improves overall campus design, architectural character, accessibility, image and identity;
- l) The project will have positive humanistic, education and cultural influences on the areas surrounding the campus;
- m) The project provides enhanced educational opportunities to eligible high school graduates and community college transfer students of the region;
- n) The project supports the educational, cultural, and recreational facilities on the SDSU campus which will serve citizens of the region, including those currently underrepresented in the CSU;
- o) The Adobe Falls component of the project may encourage carpooling and the use of public transportation due to the proximity to the academic campus;
- p) The project provides for enhanced access to recreational opportunities and open space facilities;
- q) The project is the result of extensive input from both the campus and surrounding communities, and responds to their concerns and desires to maintain a high-quality public university in the region;

- r) The project provides for the continued economic vitality of the region through productive development or reuse of those portions of the site, which are consistent and compatible with the educational mission of the university;
- s) The project provides for use of a major public asset.

On balance, the Board of Trustees finds that there are specific economic, legal, social, technological and other considerations associated with the project that serve to override and outweigh the project's significant unavoidable effects and, thus, the adverse effects are considered acceptable.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation By

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

Summary

This action item proposes revisions to the Board of Trustees Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management. A draft of the proposed policy was presented at the July 2005 board meeting and it has been slightly revised as a result of further discussion. The edits are intended to reinforce and promote the energy conservation aspect of sustainable building practices and to recognize that our ability to achieve the energy independence goal is largely dependent on the economic feasibility of the individual projects.

Background

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

The California State University's history of performance against energy consumption goals and the commitment to maximizing avoided cost for purchased utilities has been significant. Since 1974, when the CSU began tracking energy consumption and cost, electricity costs have increased by approximately 28% based on 2004 dollars, while the campuses increased efficiencies and reduced Energy Use Intensity (EUI) by 46% (measured in British thermal units per gross square foot). The 2001 policy revisions established a goal to reduce energy usage by 15% by the end of 2004/05, as compared to 1999/2000. At this time, we are forecasted to achieve a 10% reduction in BTU per gross square foot in support of this goal. This reduction is noteworthy as our facilities continue to house an increasing number of computers and data networks. In addition, complex science buildings are being constructed and the need to air-condition renovated older buildings continues as well.

CPB&G

Agenda Item 3

September 20-21, 2005

Page 2 of 12

However, given the volatility of energy markets and the effects world events and global demand have on market forces, it has become more difficult to control costs and manage the risk associated with purchasing and generating energy for our campuses. The California State University's partnership with the University of California for purchasing electric commodity through Direct Access (D/A) contracts, as well as our gas purchase contracts with the Department of General Services have helped to manage costs by leveraging our purchasing power. Close monitoring of rate tariff changes proposed by the Investor-Owned Utilities and working with our institutional partners will continue in order to make effective commodity purchasing decisions.

Proposal

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

The strategy to reduce our reliance upon the electrical grid will assess various technologies dependent upon the individual campus infrastructure and location. Further efforts envision not only cogeneration plants and photovoltaics, but also increasing an individual campus' ability to immediately reduce electrical demand in order to respond to transmission shortages that result in brown outs and black outs. Our proposed portfolio approach to energy independence aims to improve the CSU's ability to maintain operations and continue serving our campus community.

The policy update also focuses on further defining sustainable design attributes and incorporating sustainable building practices into planning, design, construction, operations, and maintenance by instituting a rating system based on established standards of sustainability. It is envisioned that a CSU rating system would have a minimal administrative cost impact to the project, while campuses that elect to pursue LEED™ certification would seek nonstate funding sources of an average of 2% of the building construction cost. While the CSU rating system is still under initial discussions, it will be fairly similar to LEED™ rating system but will tailor points to better reflect that a facility is being added to a campus that has existing infrastructure such as central heating and cooling systems, available alternative transportation, waste management programs, etc., in contrast to a stand alone office building. The proposed policy's incorporation of more stringent design standards that exceed the minimum State of California energy requirements reinforces the increased desire for energy efficiency and lower consumption and likewise will be

reflected in the CSU rating system. These revisions to the existing policy continue to promote building cost-effective quality buildings with a lowered environmental impact, while allowing individual project solutions based on campus location, academic program needs, and available funding.

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

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

Energy Conservation Goal

Each campus will continue to reduce energy consumption. The next goal of reducing energy consumption by 15% will be evaluated at the end of the fiscal year 2009/2010 and reported to the trustees in January 2011. The baseline for this goal is fiscal year 2003/04, and is measured by BTU/GSF (British thermal unit per gross square foot) for both state and nonstate supported areas of the campuses. (05-New)

Energy Independence Goal

The CSU shall develop a strategic plan for energy procurement and production to reduce energy capacity requirements from the electricity grid, and to promote energy independence using available economically feasible technology (solar, wind, biomass) and for on-site generation. The CSU shall endeavor to increase its self-generated energy capacity from 26 to 50 megawatts (MW) by 2014. (05-New)

- 1. Campuses will consider installing and operating clean and ultra-clean cogeneration plants and proven renewable energy generation technologies in order to reduce greenhouse gas emissions, and to improve campus energy efficiency, utility reliability, and service diversity to increase production from 24 to 40 megawatts (MW).*
- 2. Campuses will pursue cost effective renewable generation in order to increase production from 2 to 10 megawatts (MW).*
- 3. As the cost effectiveness of a project may change based on the (1) development of new technologies, (2) market forces on energy prices, (3) availability of subsidies for projects, and (4) changes in state regulations, campuses may consider the most economically feasible and cost effective self-generation method to support the systemwide 50 MW goal.*

Renewable Energy Procurement

The CSU will endeavor to meet or exceed the State of California and California Public Utilities Commission Renewable Portfolio Standard (RPS) that sets a goal of procuring 20% of its electricity needs from renewable sources by 2010 subject to the constraints of program needs and standard budget parameters. (05-New)

Energy Conservation

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

- the general public of the need for and methods of energy conservation and utilities management. **(78-Adopt; 88-Revise; 01-No Change, 04-No Change)**
7. Each CSU campus will designate an energy/utilities manager with the responsibility and the authority for carrying out energy conservation and utilities management programs. The Chancellor's Office will have the responsibility to coordinate the individual campus programs into a systemwide program. **(78-Adopt; 88-Revise; 01-No Change; 04-No Change)**
 8. The CSU will monitor energy usage monthly on all campuses and the Chancellor's Office, and will prepare a systemwide annual report on energy utilization. The Chancellor's Office will maintain a systemwide energy database in which monthly campus data will be compiled to produce systemwide energy reporting. Campuses will provide the Chancellor's Office the necessary energy and utility data for the systemwide database in a timely manner. **(78-; 88- Adopt; 01-Revise; 04-No Change)**
 9. Each CSU campus will develop and maintain a campuswide integrated strategic energy resource plan, which will include tactical recommendations in the areas of new construction, deferred maintenance, facility renewal, energy projects, water conservation, solid waste management, and a structured energy management plan. This plan will drive the overall energy program at each campus. **(78-Adopt; 88-Revise; 01-Revise; 04-Revise)**
 10. Each campus energy/utilities manager shall solicit and evaluate feedback from faculty, staff, and students to monitor the effects of energy conservation efforts on instructional programs and the environment. Training on new energy management concepts and programs will be provided as necessary. **(78-; 88-Adopt; 01- Revise; 04- No Change)**
 11. A component of each campus's emergency plan shall address action required to respond to short-term electrical outages, large-scale grid failures, natural gas curtailments, and other utility shortages or failures. **(78-; 88-; 01-Adopt; 04-Revise)**
 12. *All major capital projects starting design beginning in the FY 2006-2007 shall meet the following requirements: new construction projects shall at a minimum outperform the 2005 Title 24 Standards (California Energy Code) by at least 15% and all major renovations projects shall at a minimum outperform the current Title 24 Standard by at least 10%. These efforts will help to reduce the BTU/square foot consumption of the projects.* **(05-New)**

Sustainable Building Practices

1. All future CSU new construction, remodeling, renovation, and repair projects will be designed with consideration of optimum energy utilization, low life cycle operating costs, and compliance with all applicable energy codes (enhanced Title 24 energy codes) and regulations. In instances where a project's current funding does not include energy or sustainable design features consistent with low life cycle costing, augmentations may be sought, when warranted. In the areas of specialized construction that are not regulated through the current energy codes, such as historical buildings, museums, and auditoriums, the CSU will ensure that these facilities are designed to consider energy efficiency. Energy efficient and sustainable design features in the project plans and specifications will be considered in balance with the academic program needs of the project within the available project budget. **(78-Adopt; 88-Revise; 01-Revise; 04-Revise)**

2. Capital planning for state and nonstate facilities and infrastructure shall consider features of a sustainable and durable design to achieve a low life cycle cost. Principles and best practices established by leading industry standards or professional organizations shall be implemented to the greatest extent possible. The CSU is supportive of campuses pursuing third-party accreditation for campus facilities, however current Department of Finance (DOF) policy does not permit the use of state capital funds for such administrative costs. Therefore, campuses considering outside accreditation shall identify alternative means of funding for associated costs. **(04-Adopt)**

3. Sustainable design for capital projects is a process of balancing long-term institutional needs for academic and related programs with environmental concerns. In the context of designing to provide for university and academic needs, the following attributes will be considered "sustainable:" **(04-Adopt)**
 - a. Siting and design considerations that optimize local geographic features to improve sustainability of the project, such as proximity to public transportation and maximizing use of vistas, microclimate, and prevailing winds;
 - b. Durable systems and finishes with long life cycles that minimize maintenance and replacement;
 - c. Optimization of layouts and designing spaces that can be reconfigured with the expectation that the facility will be renovated and re-used (versus demolished);
 - d. Systems designed for optimization of energy, water, and other natural resources;
 - e. Optimization of indoor environmental quality for occupants;
 - f. Utilization of environmentally preferable products and processes, such as recycled-content materials and recyclable materials;

- g. Procedures that monitor, trend, and report operational performance as compared to the optimal design and operating parameters.
4. In order to implement the sustainable building goal in a cost effective manner, the process will: identify economic and environmental performance measures; determine cost savings; use extended life cycle costing; and adopt an integrated systems approach. Such an approach treats the entire building as one system and recognizes that individual building features, such as lighting, windows, heating and cooling systems, or control systems are not stand-alone systems. **(04-Adopt)**
5. The CSU encourages the use of materials and systems with reduced environmental impacts. The design team (architect/engineer) shall recommend building materials and methods with life cycles (manufacture, installation, maintenance, repair, and replacement) of reduced environmental impacts. Considerations shall include energy efficiency, energy required in the manufacturing process, life cycle duration, and maintenance and replacement costs. **(04-Adopt)**
6. *Capital Planning, Design & Construction of The CSU Office of the Chancellor shall develop a CSU Sustainability Measurement System and self-verification standard. The system shall be based on LEED™ principles with consideration to the physical diversity and microclimates within the CSU. The Sustainability Measurement System shall support the energy efficiency goals and guidelines of this policy. (05-New)*
7. *The CSU shall design and build all new buildings and major renovations beginning in the FY 2006-2007 to meet or exceed the minimum requirements of the CSU Sustainability Measurement System, which shall be equivalent to LEED™ “Certified”. Each campus shall strive to achieve a higher standard in the CSU Sustainability Measurement System equivalent to LEED™ “Silver” within project budget constraints.*

Each campus may pursue external certification through the LEED™ process. Campuses that elect to pursue LEED™ certification shall seek nonstate funding sources to support that effort. (05-New)
8. *The CSU shall incorporate appropriate training programs for CSU facilities personnel with the aim of promoting and maintaining the goals of this policy. (05-New)*

Physical Plant Management

1. Purchased energy resources on CSU facilities will not be used to heat above 68°F or cool below 78°F. Domestic hot water temperatures will not be set above 115°F. These limits will not apply in areas where other temperature settings are required by law or by specialized needs of equipment or scientific experimentation. **(78-; 88-Adopt; 01-Revise; 04-No change)**

2. Each campus shall operate and maintain a computerized energy management system that will provide centralized reporting and control of the campus energy related activities. **(78-Adopt; 88-Revise; 01-Revise; 04-No Change)**
3. Campus energy/utilities managers will make the necessary arrangements to achieve optimum efficiency in the use of natural gas, electricity, or any other purchased energy resources to meet the heating, cooling, and lighting needs of the buildings and/or facilities. Except for areas requiring special operating conditions, such as electronic data processing facilities, or other scientifically critical areas, where rigid temperature controls are required, building and/or facility temperatures will be allowed to fluctuate between the limits stated above. Simultaneous heating and cooling operations to maintain a specific temperature in work areas will not be allowed unless special operating conditions dictate such a scheme to be implemented. **(78-; 88-Adopt; 01-No Change; 04-No Change)**
4. Scheduling of building and/or facility usage will be optimized consistent with the approved academic and non-academic programs to reduce the number of buildings operating at partial or low occupancy. To the extent possible, academic and non-academic programs will be consolidated in a manner to achieve the highest building utilization. Further, the scheduling of buildings will be implemented in a manner to promote central plant and individual building air conditioning system shutdown to the greatest extent possible during the weekend and other holiday periods. Campus energy/utilities managers will make all attempts to change or update building operating schedules to match the changes in the academic programs on a continuing basis. **(78-; 88-Adopt; 01-No Change; 04-No Change)**
5. All air conditioning equipment, including supply and return air fans, are to be shut off on weekends, holidays, and for varying periods each night, except where it would adversely affect instruction, electronic data processing installations, or other scientifically-critical or 24-hour operations. **(78-; 88-Adopt; 01-No Change; 04-No Change)**
6. Campuses will participate in state sponsored demand reduction programs, where practical, during periods of CAISO (*California Independent System Operator*) Stage Alerts. Reductions in non-critical loads will be made in an effort to aid in the state electrical grid integrity. **(78-; 88-; 01-Adopt; 04-No Change)**
7. Outdoor air ventilation will be set at 10 cfm/person or such other higher limits as prescribed by state law or regulations. This restriction does not apply to situations where 100% outside air is called for by properly installed and tuned economizer cycles. **(78-; 88-Adopt; 01-Revise; 04-Revise)**

8. All windows in buildings and/or facilities that are air-conditioned will be kept closed and as secure as possible to prevent loss of conditioned air, *unless facilities are equipped with an air-conditioning and heating interlock that shuts off mechanical cooling or heating when windows are opened.* (78-; 88-Adopt; 01-No Change; 04-No Change; 05-Revise)
9. Portable electric heaters and fans are not to be used in CSU facilities unless specifically required by occupants because of medical conditions, failure of the building heating, ventilating or air conditioning systems, or when building heating, ventilating or air conditioning systems cannot be adjusted to achieve minimum comfort levels within the provisions established under Item No. 1. Campus energy/utilities managers will grant such exemptions on a case-by-case basis. Use of refrigerators for non-instructional purposes should be consistent with good energy management practices. Each campus will prepare their own guidelines to discourage proliferation of personal refrigerators. (78-; 88-Adopt; 01-No Change; 04-Revise)
10. All lighting, except what is required for security purposes, will be turned off when buildings and facilities are unoccupied, such as at the end of the workday. Custodial personnel will turn lights back on only for the time actually required for custodial work. (78-; 88-Adopt; 01-No Change; 04-No Change)
11. All CSU campuses will, to the greatest extent possible, change custodial hours from evening/night shifts to day shifts to reduce custodial energy usage. Any revisions to the custodial shift schedule will be made in consultation with the energy/utilities manager. Building ventilation and lighting systems will not be operated any more or longer than what is required under health and safety codes during the low load custodial occupancy periods. (78-; 88-Adopt; 01-No Change; 04-No Change)
12. Indoor lighting will be reduced in number and/or wattage, wherever possible, to provide for the minimum but adequate lighting levels consistent with the needs of instructional programs and state-mandated standards for the efficient and effective use of the space. Existing incandescent lamps for general-purpose lighting will be phased out and future incandescent lamps will not be allowed unless exempted for very limited and specialized tasks by the campus energy/utilities managers. New lighting systems will be in the form of the latest energy saving technology. (78-; 88-Adopt; 01-Revise; 04-No Change)
13. Outside lighting on building exteriors and campus grounds will be maintained at levels necessary to provide security and safety to promote confidence within the campus community. Good energy management practices shall be observed within this guideline. (78-; 88-Adopt; 01-No Change; 04-No Change)

14. Purely decorative lighting on CSU campuses beyond reasonable display lighting, inside or outside, will not be added. Existing decorative lighting beyond reasonable display lighting will be eliminated on a continuing basis. In general, decorative lighting will not be used for commercial or holiday purposes unless specifically exempted by the campus president. **(78-; 88-Adopt; 01-No Change; 04-No Change)**
15. All natural gas fired boilers on the campuses will be tuned at least twice annually and brought up to maximum efficiency unless automated combustion controls are installed. In the case of automatic controls, verification of combustion efficiency shall be conducted routinely or at least ~~one~~ monthly for central plant and quarterly for decentralized boilers. A permanent record of these readings will be maintained on each campus. **(78-; 88-Adopt; 01-No Change; 04- No Change)**
16. All CSU campuses will maintain their energy plant and utilities infrastructure improvements in good working order and will undertake preventive maintenance schedules to maintain the highest possible system efficiencies and, hence, the lowest operating costs. **(78-; 88-Adopt; 01-No Change; 04-No Change)**
17. When replacing energy consuming and/or utilities infrastructure equipment, the most cost effective models will be selected. Life cycle costing procedures, instead of first capital cost only, will be utilized as the basis for all future equipment selection. All possible efforts will be made to secure additional funding if required to effect lowest life cycle procurement. **(78-; 88-Adopt; 01-No Change; 04-No Change)**
18. All CSU campuses will implement a utilities charge back system to recover costs of utilities provided to self-supporting and external organizations. **(78-; 88-Adopt; 01-No Change; 04-No Change)**
19. All CSU campuses will take every necessary step to conserve water resources, including such steps as installing controls to optimize irrigation water, reducing water usage in restrooms and showers, and promoting the use of reclaimed water. The use of decorative fountains should be minimized. In the event of a declaration of drought, the CSU will cooperate with the state, city, and county governments to the greatest extent possible to effect additional water conservation. **(78-; 88-Adopt; 01-No Change; 04-No Change)**
20. The CSU will encourage continued energy conservation and lowest utilities operating costs on its campuses by instituting incentive plans designed to recognize and reward meritorious achievements by campus staff, faculty, and students beyond normal expectation. These incentive plans will be designed in such a fashion that they are adaptable to changing budget constraints from year to year. **(78-Adopt; 88-Revise; 01-No Change; 04-Revise)**

The following resolution is presented for approval:

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

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

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

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

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

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

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

CPB&G

Agenda Item 3

September 20-21, 2005

Page 12 of 12

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

RESOLVED, That the revised CSU Policy on Energy Conservation, Sustainable Building Practices, and Physical Plant Management in Agenda Item 3 of the September 20-21, 2005 meeting of the trustees' Committee on Campus Planning, Buildings and Grounds is adopted; and be it further

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University Seismic Review Board Annual Report

Presentation By

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

Summary

This information item presents the CSU Seismic Review Board Annual Report.

Seismic Policy and Review Board

The California State University has addressed the seismic hazard posed by its buildings and is in the process of completing their mitigation. In 1993, the CSU Board of Trustees adopted the following policy:

It is the policy of the Board of Trustees of the California State University, that to the maximum extent feasible by present earthquake engineering practice, to acquire, build, maintain, and rehabilitate buildings and other facilities that provide an acceptable level of earthquake safety for students, employees, and the public who occupy these buildings and other facilities at all locations where CSU operations and activities occur. The standard for new construction is that it meets the life-safety and seismic hazard objectives of the pertinent provisions of Title 24 of the California Code of Regulations; the standard for existing construction is that it provides reasonable life-safety protection, consistent with that for typical new buildings. The California State University shall cause to be performed independent technical peer reviews of the seismic aspects of all construction projects from their design initiation, including both new construction and remodeling, for conformance to good seismic resistant practices consistent with this policy. The feasibility of all construction projects shall include seismic safety implications and shall be determined by weighing the practicality and cost of protective measures against the severity and probability of injury resulting from seismic occurrences. [Approved by the Board of Trustees of the California State University at its May 19, 1993 meeting (RCPBG 05-93-13).]

CSU initiated the assessment of the seismic hazards posed by CSU buildings as directed by former Governor Deukmejian's executive order and legislative provisions. The CSU Seismic Review Board (SRB) was established to advise and assist in determining the condition of CSU buildings, and to technically oversee the program.

The SRB is comprised of:

- Charles Thiel Jr., Ph.D., President, Telesis Engineers (Chairman)
- Gregg Brandow, Ph.D., S.E., President, Brandow and Johnston, Adjunct Professor, University of Southern California
- John Egan, Principle Engineer, Geomatrix Consultants
- John A. Martin, Jr., S.E., President, John A. Martin and Associates, Inc.
- Svend Nielsen, S.E., Principle, Johnson and Nielsen
- Richard Niewiarowski, Principle, Rutherford and Chekene
- Thomas Sabol, Ph.D., S.E., Principle, Englekirk and Sabol
- Theodore C. Zsutty, Ph.D., S.E., Consulting Structural Engineer, Professor, San Jose State University, Retired

We regret to inform the Board of Trustees that Mr. James A. Hill, S.E., passed away this last year. He served with distinction on the SRB from its inception. He will be greatly missed. Mr. Richard Niewiarowski and Dr. Thomas Sabol joined the SRB to add to the capabilities of the board and to ensure continuity into the future.

Seismic Mitigation and Plan

The CSU plan has four elements:

1. Mitigate significant life-safety threats posed by falling hazards as a priority. All such hazards at all 23 campuses and off-campus centers have been mitigated.
2. Identify those buildings that pose a significant life-safety threat and mitigate these hazards as soon as practical. As of August 2005, the majority of CSU buildings identified as posing a life-safety hazard to the students, staff, and faculty have been mitigated. Of the more than 200 buildings identified as potentially highly hazardous since inception, most have been retrofitted, and only twelve priority buildings remain to have retrofit design initiated. Warren Hall (CSU East Bay), one of the twelve, was originally approved for funding in the 2004/05 capital program. Reassessment of the project changed the scope to: a) construct the Student Services/Administrative Replacement Building for the services/programs currently housed in the upper levels of Warren Hall, which was approved for initial funding in the 2005/06 capital program; b) move those students and staff from Warren Hall into the completed replacement building; and c) request future funding for the seismic upgrade of Warren Hall, which will include demolition of the upper levels.
3. Systematically raise the level of seismic safety for deficient buildings whenever any structural modification, alteration or addition to the structure is undertaken. This is through the application of Division VI-R requirements for all construction; particularly those circumstances identified as warranting action. The SRB initiated revisits and evaluation of the existing structure of campus buildings during 2004/05. This task continues and will be

completed in 2005/06. The purpose is to confirm the building's structural life-safety hazards in light of code changes and lessons learned since 1992.

4. Assure that all CSU new construction and modification of existing structures have independent, technical peer review of the earthquake performance aspects of the plans. Review continues through construction.

2004/2005 Seismic Review Board Activities

The SRB met six times during the reporting time period, four meetings at the Chancellor's Office and two meetings at campuses. The SRB members continue to provide peer review of construction activities at all of the campuses and technical support to the CSU Building Official and the Deputy Building Officials at each campus.

Among the notable activities of the SRB in the year since the last report to the trustees were:

Revised and distributed the *CSU Seismic Requirements*, adopted December 8, 2000, revised June 2005. This includes the specific seismic requirements for all construction work in the CSU and establishes the minimum seismic coefficients to be used with the California Building Code (CBC) provisions.

Maintained the CSU priority list for the seismic retrofits, which contains two parts: first, those projects that are priority actions that should be undertaken solely because of the seismic hazard posed by the building; and second, those buildings that have significant seismic issues that need to be recognized when the campus is contemplating alterations or modifications of the building. The latter is to recognize the seismic issues of the building during the planning stage for such modifications or alterations. These problems are to be resolved notwithstanding the possibility that the CBC, Division VI-R may administratively not so require.

1. Developed a lease/purchase policy for use by CSU, the University of California (UC), and the Department of General Services (DGS) for the seismic evaluation of acquired facilities for use by the university. This is currently under review by the campuses. The policy, which has been accepted by UC and DGS, will set the same procurement policy on seismic evaluation of properties and should increase the availability and competitiveness of lease property.
2. Worked with the Division of the State Architect and the Building Standards Commission in preparation of a major revision to the California Building Code. The board reviewed and drafted changes to the existing code language in order to provide technical input to the state as part of the new code adoption. These activities will continue in 2005/06.
3. Initiated a comprehensive review of the seismic characteristics of all CSU property. Two SRB members, including the assigned peer reviewer, will visit each campus. This is the first general reassessment to take place since the program was begun in 1993. The purpose is to ensure that buildings that may pose a life-safety hazard to students, faculty, and staff have not been inadvertently overlooked.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation By

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

Summary

This item requests approval of the final 2006/07 through 2010/11 state and nonstate funded five-year capital improvement program totaling \$5.9 billion and \$3.1 billion respectively. The 2006/07 action-year request totals \$427 million for state projects and \$86.7 million for nonstate projects. The 2006/07 through 2010/11 capital program document is included with the agenda mailing.

Background

The Board of Trustees approved the Draft State and Nonstate Funded Five-Year Capital Improvement Program 2006/07 through 2010/11 at the May 2005 meeting. Funding for the 2006/07 state funded program will depend on voter passage of a general obligation bond measure in November 2006, or legislative approval for the use of lease revenue bonds. It is anticipated that approximately \$300 million will be available for the 2006/07 program after covering the cost of issuance and reserves.

Funding sources for the nonstate five-year program include campus auxiliary organizations; donations; grants; and the student union, housing, and parking programs.

The following resolution is presented for approval:

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

1. The final State and Nonstate Funded Five-Year Capital Improvement Program 2006/07 through 2010/11 totaling \$5,947,484,000 and \$3,142,076,000 respectively are approved.
2. The 2006/07 State Funded Capital Outlay Program included in the five-year program distributed with the agenda is approved at \$427,015,000.

3. The 2006/07 Nonstate Funded Capital Outlay Program included in the five-year program distributed with the agenda is approved at \$86,687,000 and the chancellor is authorized to proceed in 2005/06 with design documents for fast-track projects in the 2006/07 nonstate 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 2006/07 State Funded Capital Outlay Program within the \$427,015,000.

COMMITTEE ON CAMPUS PLANNING BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

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

Summary

Schematic plans for the following project will be presented for approval:

- 1. Humboldt State University— Forbes Physical Education, Phase II**
Project Architect: Yost Grube Hall
Contractor: Kiewit Construction

Background and Scope

This project is Phase II of the Forbes Physical Education renovation and replacement project of the East Gym, West Gym and Natatorium (#24) at Humboldt State University. Phase I, the nonstate funded, student sponsored renovation of the Fieldhouse, has been completed. Located at the east terminus of the future Laurel pedestrian mall, this project will replace the existing tennis courts to the east, as well as a portion of the Forbes Complex (#24) with new facilities. It will house the gymnasium, natatorium, offices, classrooms, and locker space.

The proposed building is a three-level steel and concrete structure designed to provide strength, durability, and low maintenance. The foundation consists of deep driven piles. Steel trusses, joists, and beams provide for an economic solution to roof design. Truss profiles enhance the building's aesthetics and allow for sustainable ventilation. Reinforced concrete floor, beams, and columns help dampen vibration and acoustics, and provide thermal mass for sustainable design.

The building systems are designed to achieve low maintenance costs, ease of use, and energy efficiency. Natural ventilation and operable windows for indoor air quality will provide cooling, and individual control. The building orientation and glazing provide natural light indoors, with sunshades and overhangs helping to minimize glare. Flooring is a combination of concrete, carpet, tile, and linoleum. Other sustainability features include natural ventilation ducts, skylights and louvers high in the walls and roof. Reclaimed rainwater is used for toilets.

Timing (Estimated)

Completion of Preliminary Drawings	November 2005
Completion of Working Drawings	June 2006
Start of Construction	August 2006
Occupancy	October 2008

Basic Statistics

Gross Building Area (new and renovated)	117,000 square feet
Assignable Building Area	80,730 square feet
Efficiency	69 percent

Cost Estimate – California Construction Cost Index 4328

Building Cost (\$263 per gross square foot, includes natatorium)	\$30,803,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure	\$ 14.48
b. Shell (Structure and Enclosure)	\$ 80.30
c. Interiors (Partitions and Finishes)	\$ 34.23
d. Services (HVAC, Plumbing, Electrical, Fire)	\$101.36
e. Equipment and Furnishings	\$ 32.91

Site Development (includes demolition)	<u>\$4,697,000</u>
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Total Construction Cost	\$35,500,000
Fees	\$ 3,749,000
Contingency	\$ 953,000
Additional Services	<u>\$ 2,599,000</u>

Total Project Cost (\$384 per gross square foot)	\$42,801,000
Group II Equipment	\$ 995,000

Grand Total	<u>\$43,796,000</u>
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Cost Comparison

This project's building cost of \$263 per GSF exceeds the CCCI 4328 cost guideline of \$245 per GSF (including Group I Equipment) for physical education buildings. This difference is primarily attributed to the inclusion of the natatorium (which is not assumed in our cost guide for physical education buildings). The campus construction costs also tend to run higher than average due to its remote location and resulting higher overhead costs for the contractor.

Funding Data

The project received state funds in the amount of \$42,801,000 for preliminary plans, working drawings and construction from the 2004 Higher Education Capital Outlay Bond Fund. Future state funds of \$955,000 will be requested for equipment.

California Environmental Quality Act (CEQA) Action

The Forbes Physical Education, Phase II preliminary planning included preparation of an addendum to the Final Environmental Impact Report (FEIR), prepared in 2004 for the Approved Master Plan, and certified by the board of trustees on November 17, 2004. The addendum was prepared to address certain minor changes in the siting and configuration of the building.

The analysis in the Addendum confirms that no new impacts, not already addressed in the November 2004 FEIR, will result from the minor changes identified in the project.

The following resolution is presented for approval:

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

1. The FEIR and the Addendum for the Humboldt State University master plan revision was prepared to address the environmental effects, mitigation measures, project alternatives, and comments and responses to comments associated with the approval and implementation of the proposed master plan revision, pursuant to the requirements of the California Environmental Quality Act, the CEQA guidelines, and CSU CEQA procedures.
2. The FEIR addresses all discretionary actions relating to the master plan including the Forbes Physical Education, Phase II as a near term project identified in Section 1.0 Project Description of the FEIR.
3. This resolution is adopted pursuant to the requirements of Section 21081

of the Public Resources Code (CEQA) and Section 15091 of Title 14 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to approval of a project along with a statement of fact supporting each finding.

4. The previously certified FEIR of November 2004, for the Humboldt State University master plan, identified the Forbes Physical Education, Phase II as a “near-term” project for which the master plan FEIR was complete and adequate as a project level analysis to allow the project to be implemented, with no further CEQA Compliance.
5. The Addendum to the previously certified FEIR has been prepared to address minor changes and revisions to the project from that described in the master plan FEIR, so as to more completely describe the project; said Addendum is hereby incorporated in the previously certified FEIR.
6. The project before this board, as further described in and incorporating the Addendum, is consistent with the project description as analyzed in the previously certified Final EIR and does not propose substantial changes to the original project description, which would require major revision to the Final EIR, the Findings or Mitigation Measures adopted by this board.
7. This board has adopted the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item 3 of the November 16-17, 2004 meeting of the Board of Trustees’ Committee on Campus Planning, Buildings and Grounds, which remain applicable for specific impacts of the proposed project as described in the Addendum, and are hereby incorporated by reference.
8. The board has adopted Findings of Fact that include specific overriding considerations that outweigh certain remaining unavoidable significant impacts to cultural and historical resources and traffic.
9. The schematic plans for the Humboldt State University, Forbes Physical Education, Phase II are approved at a project cost of \$43,796,000 at CCCI 4328.