

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 8:30 a.m. Wednesday, November 14, 2007**  
**Glenn S. Dumke Auditorium**

A. Robert Linscheid, Chair  
George G. Gowgani, Vice Chair  
Herbert L. Carter  
Carol R. Chandler  
Kenneth Fong  
William Hauck  
Peter G. Mehas  
Jennifer Reimer  
Kyriakos Tsakopoulos

#### **Consent Items**

Approval of Minutes of Meeting of September 18, 2007

1. Amend the 2007-2008 Capital Outlay Program, Non-State Funded, *Action*
2. Amend the 2007-2008 Capital Outlay Program, State Funded, *Action*

#### **Discussion Items**

3. Approval of Schematic Plans, *Action*
4. Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase at San Francisco State University, *Action*
5. Certify the Final Environmental Impact Report and Approve Campus Master Plan Revision with Enrollment Ceiling Increase at San Diego State University, *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**

**September 18, 2007**

**Members Present**

A. Robert Linscheid, Chair  
Roberta Achtenberg, Chair of the Board  
Herbert L. Carter  
Carol R. Chandler  
Kenneth Fong  
William Hauck  
Peter G. Mehas  
Charles B. Reed, Chancellor  
Jennifer Reimer  
Kyriakos Tsakopoulos

Trustee Linscheid noted that Agenda Item 8, Certification of the Final Environmental Impact Report and Approval of the Master Plan Revision with Enrollment Ceiling Increase for San Francisco State University will be presented as an information item rather than an action item. In addition, Trustee Linscheid, noting no objections, moved Information Item 3, Final Report on the 2007-08 State Funded Capital Outlay Program to the consent agenda.

**Approval of Minutes**

The minutes for the July 2007 meeting were approved as submitted.

**Amend the 2007-2008 Capital Outlay Program, Non-State Funded**

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 09-07-15).

**Amend the 2007-2008 Capital Outlay Program, State Funded**

With the concurrence of the committee, Chair Linscheid presented agenda item 2 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 09-07-16).

## **Final Report on the 2007-08 State Funded Capital Outlay Program**

With the concurrence of the committee, Chair Linscheid presented agenda item 3 as a consent information item.

### **State and Non-State Funded Five-Year Capital Improvement Program 2008-09 through 2012-13**

Assistant Vice Chancellor Elvyra F. San Juan presented the item using a PowerPoint visual to provide a framework of the multiple elements, categories, and criteria as well as the schedule that are considered and evaluated in developing the Five-Year Capital Improvement Program 2008-09 through 2012-13, which was sent out with the trustees' agenda mailing. Funding for the 2008-09 program is primarily from a future general obligation bond that will be before the voters in either June or November 2008. The bond (AB 100, Kindergarten-University Public Education Facilities Bond Act of 2008) is currently sized to provide \$690 million for the CSU, which typically funds two years at \$345 million per year and is consistent with the governor's compact. This year's program proposal seeks to increase the CSU bond funding from \$690 million to \$800 million, or \$400 million per year. Of the total program need of \$452 million for 2008-09, it is proposed that \$419.9 million be sought for the first 25 priority projects. The proposal identifies the use of \$52 million in old bond monies plus \$367 million from a new bond, based upon a total of \$400 million per year for the new bond.

Chancellor Reed commented on the enormous savings the CSU capital outlay program has achieved by accelerating the early start of projects once the program has been approved by the legislature and the budget is awaiting signature by the governor. Ms. San Juan added that this can give a five-month lead on projects which translates to a significant cost savings.

Ms. San Juan continued stating that the state funded program must balance the facility needs of the CSU, such as seismic strengthening, accessibility, renewal and renovation, and growth. Off-site mitigation is a new cost that must be included in the capital program as a result of the City of Marina court case. Fifteen million dollars is being requested in 2008-09 for off-site mitigation. These funds would be in a systemwide pool that would be used contingent upon the board's certification of the environmental impact report and what the trustees decide is reasonable for to pay for off-site mitigation. One of the items for the board to consider when considering a master plan enrollment ceiling increase is that there will be a varying cost for these off-site mitigation measures on a per FTE basis.

Executive Vice Chancellor Richard West stated that the issue of off-site mitigation funding, in response to the Marina court case that the CSU lost, ushers in an era that sets an imbalance to the relationship between state agencies and local agencies, which is new territory previously not navigated. The court, in its decision, made an assumption regarding how the legislative process works, particularly in the funding process. Thus, there are two parallel processes at work: the legislative budget cycle and now the court process. The cities are uncertain of the process as well

because they are use to dealing with developers, not other state agencies that impose traffic and other obligations on the locals. It is unknown at this time what the legislative policy will be in this area. The CSU believes that the contribution of a higher education campus and local community returns offer far more value than expense and that has been the principle argument with respect to EIRs and the principles associated with them. As a result, the CSU is having difficulty coming to agreement with the respective cities. This process will be ongoing this year and of critical importance because any dollars that are used for off-site mitigation will not fund classrooms and support programs.

Chancellor Reed further added that off-site mitigation is an issue that will demand much time in that it is new territory for state government with no precedent to follow. Three concerns that he identified are 1) the possibility of one state agency taking state funds from another state agency for funding; 2) requiring CSU Monterey Bay (the basis for the Marina case) to look backwards for full costing of off-site mitigation; and 3) with the potential high costs for off-site mitigation (and related litigation costs), if the legislature tells the CSU to fund the costs from bond proceeds, then the CSU's capital outlay program will be severely diminished. In addition, Chancellor Reed stated that the situation is complicated by the fact that the court opinion is not clear, leaving latitude for the CSU to proceed with projects even without off-site mitigation funding, which will most likely result in multiple lawsuits with local municipalities. The chancellor asked General Counsel Christine Helwick for concurrence with his assessment from a legal perspective. Ms. Helwick concurred.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-07-17).

### **CSU Seismic Review Board Annual Report**

Ms. San Juan presented the annual information item with the use of a PowerPoint visual to highlight the CSU's progress on seismic activities. The Seismic Review Board (SRB), established in 1992, is comprised of seven engineers who drive the CSU's policy and design requirements manual for construction projects. In December 2006, the SRB visited the campuses to inspect all buildings to identify what may have been missed on the earlier visits and to update the seismic priority list, which is posted on the Capital Planning, Design and Construction (CPDC) website. Last year, the seismic policy was revised to require a seismic safety assessment prior to the acquisition of facilities or leasing of space. There is a new California building code effective January 2008 for which CPDC hosted systemwide training for campus project managers.

Lastly, there is a policy for CSU seismic response protocol to be invoked during seismic events. The SRB members' names and addresses are issued to campus police chiefs and risk management personnel. In the event of an earthquake, a SRB member is contacted to make a field visit, walk the site, and make an immediate assessment whether a building(s) should be shut down, whether it should be tagged yellow, or whether it is green and safe to enter. This is one of

the primary duties of the SRB. The campus police enforce the initial posting of the building assessment until resources can be brought in to address situation and confirm the initial assessment.

### **Approval of Schematic Plans**

The proposed item on the agenda requests the approval of schematic plans for California State University, Channel Islands—University Student Union; California State University, Chico—University Housing and Food Service, Phase I; California Maritime Academy—Student Housing, Phase 1; and California Polytechnic State University, San Luis Obispo—Center for Science. With an audio-visual presentation, Ms. San Juan presented the item and stated that all CEQA actions on the projects had been completed. A letter had been received on the Chico item concerning traffic, the building massing, and that the construction may cause greater vibration than would be preferred. The campus believes that with on-campus housing the traffic should actually be less. The massing of the Chico housing is proposed to be five stories versus Whitney Hall which is nine stories, so it is actually smaller than the adjacent student housing building. The anticipated construction vibration is within the tolerance of design parameters. Staff recommends approval.

Chancellor Reed, speaking for President Eisenhart who was not in attendance, remarked on the importance of the student housing project at Maritime Academy as ninety-two students were housed on the T/S GOLDEN BEAR this past semester due to lack of dormitory beds. The ship was never intended to be used as a dormitory.

Trustee Hauck asked about the variance of the California Construction Cost index figures for the four proposed projects. Ms. San Juan responded that the numbers are an index based on the engineering news record, a publication that publishes building costs from data acquired from twenty cities across the nation, as well as within California. The Department of Finance establishes the projected average of San Francisco and Los Angeles city costs for the California Construction Cost Index based on the index approved for the budget year.

Trustee Bleich asked why the LEED silver standard was selected for the Chico housing and food service project. Ms. San Juan responded that the campus wanted a more sustainable building and the project budget was developed to accommodate the higher standard. She added that the CSU strives for LEED silver or equivalent, but achievement is dependent upon the budget.

Trustee Fong asked President Warren Baker, Cal Poly San Luis Obispo, what type programs are planned for the Center for Science. President Baker replied that the center replaces space that was built primarily in the 1950s, the last phase being in 1962. The new science building will house two centers, Kenneth N. Edwards Western Coatings Technology Center and the Environmental Biotechnology Institute, which will house chemistry, physics, and expanded enrollment in engineering. There will be new programs in engineering, for example biomedical

engineering, as well as expansion in architecture and architectural engineering and the biotechnology area, particularly agriculture.

Trustee Reimer inquired why the student housing project at the Maritime Academy would be designed to be LEED certified but the campus would not seek certification. Ms. San Juan responded that certification requires additional funds, which are not available in this project that had previously bid over budget and subsequently downsized in terms of bed spaces in order to be built.

The committee recommended approval by the board on the proposed resolution (RCPBG 09-07-18).

### **Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase at California State University, Bakersfield**

Prior to presenting this item, Mr. West addressed the trustees with regards to questions about building certification and energy that occurred during a discussion at the July 2007 Board of Trustees meeting. He referenced a letter provided to the board prepared by Ms. San Juan and her staff, which outlines the CSU's energy policy and strategies, and identifies the successes achieved with respect to energy conservation. The board's overall policy is energy-based not construction-based. Although some campuses are seeking LEED certification, the letter provides examples where LEED points do not always make sense for university facilities; as a result, there are other standards that the CSU uses to achieve energy conservation and efficiency.

Ms. San Juan presented the item with the use of a PowerPoint visual to show the proposed master plan revision as described in the agenda item. The proposed plan will increase the enrollment ceiling from the current 12,000 FTE to 18,000 FTE to accommodate future growth in the region. This plan could span 20, 30, or possibly 50 years, depending upon the rate of growth, anticipated to be 2.5% or 3% annually. This is a program-level Environmental Impact Report (EIR), which will require the campus to return to the board for approval of all proposed projects described in the master plan after they have been analyzed at the project level per California Environmental Quality Act (CEQA) requirements.

There are unavoidable significant impacts with regard to traffic as future growth cannot be predicted as a result of the increase in FTE. There are two intersections in the vicinity of the campus that have a poor level of service; one is located within a couple of miles of the campus and the other would be a light installed as part of a potential partnership with the city for a baseball stadium project. As that partnership is still in the early planning stage, the city did not ask for an off-site payment. However, most of the intersections will not be at a level D, E or F, which are the poor levels, as far out as 2017 and some remain clear of any significant congestion out to 2030. As such, there are no requests for off-site mitigation improvements for traffic from the City of Bakersfield. The item identifies that in the future the campus may need to negotiate with local agencies for off-site impacts, and the resolution includes provisions for the CSU to

seek future funding from the legislature. The resolution also provides that if the legislature fails to fund this future request, the chancellor is directed to proceed with implementing the master plan revision. This language, specific to off-site mitigation funding, is included for this item although CSU Bakersfield will not be part of the CSU's request for said funding for 2008-09 due to the outcome of this EIR. The resolution is written to anticipate future off-site mitigation negotiations and to go forward with the proposed master plan.

President Horace Mitchell, CSU Bakersfield, thanked Mr. West, Ms. San Juan, and Mr. David Rosso for their assistance in the development of the campus master plan and the EIR. He also acknowledged Mr. Mike Neal, Vice President for Business and Administration, CSU Bakersfield, for managing the master plan process and the university's consultant. President Mitchell stated that the university received very positive responses from the community, faculty, staff, and students regarding the master plan and EIR. He believes that the anticipated growth of 200 to 400 students per year over the next several years relative to the general growth of the region should minimize impact to traffic, the city's primary concern. President Mitchell closed by saying that the main goal for the campus, expressed through the proposed master plan is to raise the overall educational level in the surrounding community.

Trustee Chandler commended President Mitchell on the proposed master plan and thanked him for designing a loop road and increasing the number of access roads to the campus, improving both wayfinding and accessibility. She inquired about the soccer fields currently used by the community that would be eliminated with the new campus development. President Mitchell responded that the City of Bakersfield was given three-years notice regarding the soccer fields on university property, and it is planning to develop a major youth soccer park.

The committee recommended approval by the board on the proposed resolution (RCPBG 09-07-19).

### **Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase at San Francisco State University**

Trustee Linscheid stated that this item was changed to an information item and would be presented by Ms. San Juan and by President Robert Corrigan, San Francisco State University.

President Corrigan, using a PowerPoint presentation, highlighted the planned major changes on the campus as a result of the proposed master plan revision and provided a historical perspective of the chronology of property acquisitions which brings the campus to where it is today. He thanked those who have worked on the proposed master plan: Wallace Robert & Todd, LLC, the architectural consulting firm and in particular, Principal Jim Stickley; and from the campus, Dr. Leroy Morishita, Vice President for Administration and Finance; and Ms. Wendy Bloom, Campus Planner.

President Corrigan explained the master planning process followed by the campus which involved the faculty, staff, students and community over an 18-month period, led by a steering committee and six sub-committees of 75 students, faculty, and staff. Eleven well-publicized open houses were held for the campus and neighbors, as well as two public meetings to gain feedback from government agencies and members of the public about the proposed scope of the EIR. The Draft EIR was posted on the campus website, in the university library, and in six city libraries. All individuals who had contacted the university or attended an open house regarding the proposed master plan were notified that the Draft EIR was available. A collaboratively developed vision statement guided every decision and identified those principles core to the planning process. The four key goals of the proposed master plan are: 1) connectivity to the city; 2) safety and ease of access; 3) public and alternative transportation; and 4) a continuous greenbelt extending from 19th Avenue to Lake Merced.

Ms. San Juan, also using a PowerPoint presentation, identified the intersections that are referenced in the item, of which the university is in discussion with the city: 1) Lake Merced Boulevard/South State Drive, and 2) Lake Merced Boulevard/Font Boulevard. Following an analysis in a traffic study, the campus has determined its fair-share co-funding as \$175,000 based on the amount of traffic that goes through the area and the numbers of cars that go to the campus. There is also congestion on the transit line between West Portal Station and the 19<sup>th</sup> Avenue and Holloway stop adjacent to the campus. If the university is not able to mitigate the growth in traffic by having students use public transportation, then the campus is proposing to operate a shuttle. The university currently runs a shuttle from the campus into Bart, in 10-15 minute cycles. The university is having discussions with the city regarding these transit and transportation issues.

Trustee Chandler expressed her concern about public safety, as well as student and campus access and safety at 19<sup>th</sup> Avenue, a state highway. She asked what responsibility does the state have to mitigate some of those issues.

President Corrigan responded that it is the responsibility of the state to handle Caltrans work. The Muni runs in the middle of 19<sup>th</sup> Avenue, which is under the jurisdiction of the City and county of San Francisco. The university proposed that the Muni, rather than run down the middle of 19<sup>th</sup> Avenue, be brought to the sidewalk so that the platform would not need expanding and the students would not have to cross in the middle of the avenue to the campus.

Dr. Morishita agreed that it is one of the most dangerous intersections in the entire bay area, and one of the most dangerous in California. Unfortunately, there exists a jurisdictional problem between the city and state.

Ms. San Juan further highlighted the difficulty for the CSU in these negotiations because many of the intersections along 19<sup>th</sup> Avenue are at a level F, indicating a poor level of service and requiring too much time to get through the light. Therefore, the campus is looking at the baseline condition where the city should have some responsibility or the state (Caltrans) to make



improvements, and the challenge comes when it is felt the city and state want the CSU to contribute toward what is perceived by the university as baseline condition.

President Corrigan added that 19<sup>th</sup> Avenue is Highway 1, linking Highway 280 to the Golden Gate Bridge, a major thoroughfare through the city that runs north and south, emphasizing that the identified traffic congestions are not in the sole purview of San Francisco State University.

Trustees Fong complimented President Corrigan on the master plan, stating he looked forward to seeing the campus when the full scope has been completed.

Chair Achtenberg also remarked on the beauty of the plan and how it will showcase San Francisco State, while already an enormous asset to the city and to the region, when the plan is completed. She complimented President Corrigan and the San Francisco team in their good faith collaborative work with the city.

Trustee Tsakopoulos added his congratulations to the campus team for a plan that clearly reflects a lot of work. In particular, he cited the reopening of the natural corridor from 19<sup>th</sup> Avenue to Lake Merced to be a potential tremendous asset to the campus community.

Trustee Linscheid adjourned the meeting, noting that the San Francisco item will be considered at the November board meeting for action.

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

**Amend the 2007-2008 Capital Outlay Program, Non-State Funded**

**Presentation by**

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

**Summary**

This item requests approval to amend the 2007/08 non-state capital outlay program to include the following seven projects:

**1. California State University, Fullerton  
Student Housing, Phase 3 and 4**

**PWCE      \$142,779,000**

California State University, Fullerton wishes to proceed with the design and construction of Student Housing, Phase 3 and 4, consisting of five resident halls and administrative and educational support space of 261,000 GSF (#53 and 55) and a separate Meeting/Dining Facility of 19,000 GSF (#57). The project will expand the existing student housing capacity by 1,056 students, for a combined capacity of 1,892, and will include a meeting/dining facility with a seating capacity of approximately 600.

The five four- to five-story residence halls will be organized into ten “houses” of approximately 100 students each. Four double rooms will share a bathroom and three such clusters (24 students) will share a common room. Three to four stories of these units will comprise a house. This project will be integrated with the existing student housing to form a student community with an on-site “living-learning” program, unified around a landscaped central plaza. The project will displace approximately 600 surface parking spaces. A future project to construct a parking structure (#59) is anticipated to be underway prior to completion of this student housing project.

The project will be financed through the CSU Systemwide Revenue Bond Program. The bonds will be repaid from housing reserves and current revenue from the housing program.

**2. Humboldt State University**

**Schatz Energy Research Center**

**PWCE**

**\$2,089,000**

Humboldt State University wishes to proceed with the design and construction of the Schatz Energy Research Center (SERC). The new 4,038 GSF facility (#40A) will provide space for fuel cell and other hydrogen related research and development activities, a lighting laboratory, and a shop for electronics research and development. The SERC will also include a machine shop, conference room, library, and professional offices and support space.

The project will be funded through the Humboldt State University Sponsored Programs Foundation and the Schatz Energy Research Center Endowment.

**3. San Diego State University**

**Speech, Language and Hearing Sciences**

**PWCE**

**\$4,162,000**

San Diego State University wishes to proceed with the design and construction of a 29,000 GSF facility to serve the School of Speech, Language, and Hearing Sciences (SLHS). The project will renovate and reconfigure the former Student Health Services Building (#42) to provide faculty and staff offices, research and test facilities, classroom/seminar space, and support functions, consolidating existing SLHS programs at one location. The renovated two-story facility will serve the School's undergraduate program which has doubled in size over the past ten years, the expanded master's program, and two new advanced degree programs.

The project will be funded from a combination of Continuing Education Reserve Funds (CERF) and donor gifts.

**4. San Diego State University**

**Alumni Center**

**PWCE**

**\$11,000,000**

San Diego State University wishes to proceed with the design and construction of the Alumni Center (#88), which will be located on 55<sup>th</sup> Street just north of the Sports Deck/Parking Structure 5 and south of the Aztec Athletics Center. This project will construct a new two-story facility (29,000 GSF) to house the SDSU Alumni Association offices and serve as the center of alumni activities. The site is prominently located along Aztec Walk and across the street from Cox Arena. The proposed Alumni Center will include a ballroom with seating capacity for 200 people, a catering kitchen, conference rooms, library/archives, information center, boardroom, and associated support space, as well as offices for the Alumni Association, Annual Giving, and University Advancement.

The project will be funded from donor funds.

**5. San Francisco State University  
Children's Center**

**PWC                      \$4,180,000**

San Francisco State University wishes to proceed with the design and construction of an 8,000 GSF modular childcare facility (#8) to replace the existing fifty-year old Lakeview Center which is slated for demolition. The project will provide space for separate classrooms, administration and commons wings, and an outdoor fenced play area. The new facility will accommodate 85 children, three months to five years of age, meeting staff and faculty needs. The project will provide an interim location for the childcare program; it will eventually be housed in a permanent on-campus structure, anticipated to be on the Font Street Property, which has yet to be acquired.

The project will be funded from campus reserves and foundation funds.

**6. California State University, San Marcos  
Parking Structure 1, Phase 1 and 2**

**PWCE                      \$42,526,000**

California State University, San Marcos wishes to proceed with the design and construction of Parking Structure 1, Phase 1 and 2. Phase 1 will provide a new road and utility infrastructure as an extension to Campus View Drive to serve the new Parking Structure N (#103), to be designed and constructed on existing Parking Lot N in Phase 2. The road extension will be built adjacent to the existing 577-space Parking Lot N at the northeastern side of campus. The project budget for Phase 1 is \$7,517,000.

Phase 2 will design and construct the new structure on the existing Parking Lot N. Parking Structure N will be five or six levels accommodating 1,468 parking spaces (a net increase of 1,120 spaces after displacing 348 spaces of the existing 577 spaces available). The structure will serve the nearby Social and Behavioral Science Building, Student Housing, Phase 2, and future academic buildings. The project budget for Phase 2 is \$35,009,000.

The project will be financed through the CSU Systemwide Revenue Bond Program and from parking reserves. The bonds will be repaid from parking revenue.

**7. California State University, San Marcos  
Public Safety Building**

**PWCE                      \$10,555,000**

California State University, San Marcos wishes to proceed with the design and construction of the Public Safety Building (#63) to house Parking and Transportation Services and University Public Safety. The project will be located at the corner of La Moree and Barham Drive at the northeast corner of the campus, adjacent to the new North County Transit District (NCTD) public light rail line station and will serve as a gateway to the university. This project (18,000 GSF) will accommodate growth in both departments, providing space for twenty sworn officers, six

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dispatchers, and fourteen community service officers. It will also provide space to house the campus Emergency Operations Center.

The project will be financed through the CSU Systemwide Revenue Bond Program and from parking reserves. The bonds will be repaid from parking revenue.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2007/2008 non-state funded capital outlay program is amended to include: 1) \$142,779,000 for preliminary plans, working drawings, construction and equipment for the California State University, Fullerton, Student Housing, Phase 3 and 4 project; 2) \$2,089,000 for preliminary plans, working drawings, construction, and equipment for the Humboldt State University, Schatz Energy Research Center project; 3) \$4,162,000 for preliminary plans, working drawings, construction and equipment for the San Diego State University, Speech, Language and Hearing Sciences project; 4) \$11,000,000 for preliminary plans, working drawings, construction, and equipment for the San Diego State University, Alumni Center project; 5) \$4,180,000 for preliminary plans, working drawings and construction for the San Francisco State University, Children's Center project; 6) \$42,526,000 for preliminary plans, working drawings, construction and equipment for the California State University, San Marcos, Parking Structure 1, Phase 1 and 2 project; and 7) \$10,555,000 for preliminary plans, working drawings, construction and equipment for the California State University, San Marcos, Public Safety Building project.

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

**Amend the 2007/2008 Capital Outlay Program, State Funded**

**Presentation by**

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

**Summary**

This item requests approval to amend the 2007/08 state capital outlay program to include the following two projects:

<b>1. California Maritime Academy</b>		
<b>Energy Infrastructure Improvements</b>	<b>PWC</b>	<b>\$2,448,000</b>

The California Maritime Academy proposes to proceed with the design and implementation of energy conservation improvements to the campus utilities infrastructure. Upgrades and improvements will be made to the heating, ventilation and air conditioning systems on the campus as well as the T/S GOLDEN BEAR. High efficiency lighting and a new web-based energy management system will be installed, as well as computer energy management software for faculty and staff computers campus-wide. Water conservation measures for building fixtures will be included.

The project will be funded through capital renewal funds allocated for boiler replacements, and the equipment-lease financing and energy incentive programs for the balance. The loan will be repaid from the projected annual avoided utility costs.

<b>2. Sonoma State University</b>		
<b>Energy Infrastructure Improvements</b>	<b>PWC</b>	<b>\$2,664,000</b>

Sonoma State University proposes to proceed with the design and implementation of energy conservation improvements to the campus utilities infrastructure. The project will include the upgrade of the mechanical air systems; renovation of existing lighting systems to high efficiency lighting systems within eight campus buildings; increased central plant chiller efficiency; and the installation of a solar thermal cover for the pool; as well as computer energy management software for faculty and staff computers campus-wide.

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The project will be funded using equipment-lease financing and energy incentive programs for the balance. The loan will be repaid from the projected annual avoided utility costs.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2007/2008 state funded capital outlay program is amended to include: 1) \$2,448,000 for preliminary plans, working drawings, and construction for the California Maritime Academy, Energy Infrastructure Improvements project; and 2) \$2,664,000 for preliminary plans, working drawings, and construction for the Sonoma State University, Energy Infrastructure Improvements project.

## 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 four projects will be presented for approval:

**1. California State University, Chico—Northern California Natural History Museum, Phase I**

*Project Architect: Murray & Downs, Inc.*

*Design/Build Contractor: John F. Otto*

#### Background and Scope

California State University, Chico proposes to construct Phase I of the Northern California Natural History Museum in coordination with the California Department of Parks and Recreation. The proposed project site consists of approximately 67,400 square feet of open space located on the northeast perimeter of the campus, immediately adjacent to the Bidwell Mansion State Historic Park.

The museum will be a single-story building designed to be completed in two phases for a total of 17,500 GSF. The first phase of construction will provide 9,700 GSF to include exhibit space, offices, ticket office, storage, restrooms, museum store with food area, and a loading dock. Phase I will accommodate 24 standard parking spaces, four accessible parking spaces, two bicycle racks, as well as two spaces for museum vehicles in the loading dock area and a bus drop-off space at the front of the museum. Phase II will include additional space for offices and exhibits, research, lecture, and storage. The second phase will also provide an additional 26 standard parking spaces, two accessible spaces, and two spaces for bus loading and unloading at the front of the museum.

The museum will provide a variety of functions for both the campus and general public including guided tours for local primary and secondary schools; opportunities for faculty and students to utilize exhibits in course curricula; exhibit space for display of university collections; and a permanent illustration of the region's natural water management processes.



The museum will employ five full-time staff, six part-time students, and a volunteer staff of up to ten people in the first phase of operation. The museum spaces and parking/circulation are designed to accommodate up to 100,000 visitors annually at Phase II completion, with up to 500 visitors per day expected during the peak summer tourist season.

This project is being designed to meet LEED silver point requirements. The building design will incorporate materials that utilize recycled content and rapidly renewable and/or locally derived materials. Building systems will include an energy efficient HVAC system allowing individual area control; water-efficient plumbing fixtures; implementation of daylighting and natural lighting strategies in addition to utilizing energy efficient light fixtures. Alternative power sources, such as photovoltaics, are being considered. The site design includes water efficient landscaping with the use of permeable surface areas and enhanced storm water control.

**Timing (estimated)**

Completion of Preliminary Plans	December 2007
Completion of Working Drawings	January 2008
Construction Start	May 2008
Occupancy	August 2009

**Basic Statistics**

Gross Building Area	9,696 square feet
Assignable Building Area	8,122 square feet
Efficiency	84 percent

**Cost Estimate – California Construction Cost Index 4328**

Building Cost (\$291 per GSF)	\$2,825,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 14.03
b. Shell (Structure and Enclosure)	\$ 86.12
c. Interiors (Partitions and Finishes)	\$ 39.71
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 90.86
e. Equipment & Furnishing	\$ 6.81
f. Special Construction & Demolition	\$ 13.51
g. General Conditions	\$ 40.37

Site Development (includes landscaping and parking)	<u>538,000</u>
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Construction Cost	\$3,363,000
Fees	505,000
Additional Services	185,000
Contingency	<u>118,000</u>
Total Project Cost (\$430 per GSF)	<u>\$4,171,000</u>

### **Cost Comparison**

While the CSU does not maintain a construction cost guideline for natural history museums, comparisons can be made to buildings with some similar features. This project's building cost of \$291 per GSF is greater than the CSU construction cost guideline of \$288 per GSF for anthropology buildings, but significantly less than \$428 per GSF, the construction cost guideline for science buildings.

### **Funding Data**

The proposed project will be funded in part with a grant from the California Department of Parks and Recreation (\$3,000,000), donations (\$871,000), and the remainder from campus research foundation funds (\$300,000). Future funding for Group II Equipment will be obtained from additional donor funds.

### **California Environmental Quality Act Action**

An Initial Study/Mitigated Negative Declaration (MND) was filed with the State Clearinghouse May 10, 2007 in accordance with the California Environmental Quality Act. The 30-day public review period ended on June 8, 2007. As a result of the publication of the Draft MND and the 30-day public comment period, the university received a total of 23 comment letters. Eighteen of the comments were from private citizens. Five of the comment letters were received from local public agencies, including the City of Chico and Supervisor Jane Dolan, District 2, Butte County Board of Supervisors. These letters expressed the following primary issues of concern:

- Traffic and parking
- Preservation of mature oak trees
- Neighborhood intrusion of light and noise
- Sewer Capacity

The most significant of these issues, and the CSU responses, are addressed below.

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### Traffic and Parking

A number of comments, from both individuals and public agencies, noted concerns with traffic and parking in the area of the museum, particularly the intersection of Esplanade and Memorial Boulevards. The Mitigated Negative Declaration (MND) for the project uses the July 2005 Master Plan EIR (Master Plan) and a recent traffic study as a basis for analyzing traffic impacts. Other adjacent intersections were studied, and the results indicated that they will operate at an acceptable level of service in both current and cumulative plus Master Plan build-out scenarios. This indicates that the signalized intersection of Memorial/Esplanade will continue to operate acceptably. Several comments were received regarding local high school traffic, primarily pedestrian. The project will not interfere with current pedestrian and bicycle use of Esplanade. The main entrance to the project is controlled by a signal.

The City of Chico and the university have agreed to address any identified safety concerns with appropriate operational improvements. The traffic study conducted at the request of the city did not identify any recommended mitigation improvements.

Several letters questioned the adequacy of parking, stating that parking will either spill over into the adjacent Bidwell Mansion lot or the residential neighborhood. Proposed vehicular parking for the project is 58 spaces (for both phases), which is approximately twice the parking currently available at Bidwell. It is expected that many visitors will visit both facilities, thus reducing parking demand.

### Biological Resources-Oak Tree Preservation

Several letters expressed concern that the non-native cork oaks would be removed and replanted with saplings. Mitigation Measure BIO-1 requires protection of the trees during construction. Measure BIO-2 is the commonly accepted mitigation for impacts to mature trees under CEQA. However, the primary mitigation is avoidance and monitoring by a certified arborist, and not replacement, which CSU will follow.

### Sewer Capacity (Wastewater Service Infrastructure)

The City of Chico has expressed concerns that the wastewater infrastructure that runs through the project site and will serve the needs of the facility is old and could be damaged by elements of the project, and further may not be adequately sized to meet the needs of the project. While there was no significant impact related to sewer, the university has agreed with the city to undertake a further evaluation of the condition of the specific infrastructure that will serve the project, and with city engineering staff determine if any necessary improvements are required to satisfactorily serve the project needs and maintain the existing infrastructure.

### Project Lighting and Aesthetics-Neighborhood Intrusion

Comments were received regarding the potential nuisance effects of the project lighting, and the project's effect on existing and proposed landscaping. The Master Plan mitigation measures require new lighting to minimize the spillover effects on neighboring property. Lighting will be designed using current engineering technology for shielding and directional focus to ensure spillover effects are kept to the minimum necessary for safe use and security of the facility (Mitigation Measures AES-1 and 2). Landscape screening from adjacent residential uses will be provided on the north side of the property.

### Noise

Several comments were received regarding potential noise impacts. A noise study was conducted to estimate potential construction and operational noise impacts. In addition, traffic noise impacts from the Master Plan were incorporated. The Master Plan noise impacts for Esplanade are less than significant.

Construction noise was found to be potentially significant for the residents north of the project (exceeding standards by an estimated 3 dBA (decibels adjusted)). Standard mitigation measures consistent with City of Chico construction noise standards will be incorporated into the project, including limitations to hours of operation and noise control barriers during construction.

### Master Plan Consistency

One comment questioned the consistency of the project with the Master Plan, which identifies a future 11,000 square foot facility, while the proposed project is 17,500 square feet. However, the proposed usage and attendance goals (per the museum feasibility study) have not changed. The number and type of programs and exhibits will be the driving factor in museum attendance, rather than the increase in physical size, which is due in part to additional preparation, storage and administrative areas.

### Recreation

Several comments were received regarding the loss of recreational open space. The project site is currently available for recreational activities. However, this site is not included in the City of Chico park inventory, and is not relied upon by the city to provide recreational opportunities for its residents. Additional recreational facilities, including the Wildcat Activity Center which will be completed in April 2008, are available to meet campus demand.

Additional Concerns

Other areas of concern expressed in the comment letters have been addressed in the final MND document and do not include potential significant impacts. Rather, the identified impacts are classified as less than significant without mitigation. These include public safety services, hazardous materials, air quality, and project phasing.

With implementation of the recommended mitigation measures, all potential project impacts will be reduced to less than significant. The university believes that the concerns expressed in the comment letters have been addressed. A letter from the City of Chico, dated June 21, 2007, states that its concerns have been discussed and appropriate mitigation has been agreed upon by the university and the city. A specific agreement document has not been executed between the university and the city to implement the agreed upon conditions. A letter dated July 9, 2007 from Supervisor Dolan reasserted similar concerns as well as calling attention to some errors in the traffic analysis report. A new Traffic Analysis Report dated October 3, 2007 has been corrected and updated to address her points. Additionally in the letter, Supervisor Dolan requests that the revised information be recirculated for additional public review and comment. The approval by the trustees of this project resolution and the referenced mitigation measures will provide for specific future actions to implement the agreed upon mitigations as conditions of project approval.

The following resolution is presented for approval:

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

1. The board finds that the Initial Study and the Mitigated Negative Declaration has been prepared for this project and filed with the State Clearinghouse on May 10, 2007, pursuant to the requirements of the California Environmental Quality Act.
2. With adoption of the proposed mitigation measures, the proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code section 21081.6).
4. The schematic plans for the California State University, Chico, Northern California Natural History Museum, Phase I are approved at a project cost of \$4,171,000 at CCCI 4328.

**2. California State University, Fullerton—Children’s Center**  
*Project Architect: Carde Ten Architects*

**Background and Scope**

California State University, Fullerton proposes to construct a Children’s Center replacement building (#52) to relocate a facility presently housed in two 50-year-old temporary buildings. The existing temporary buildings (8,600 GSF) are too small to provide expansion for the growing program and the outside play area is located directly adjacent to State College Boulevard, which is heavily congested by traffic. The new center (16,300 GSF) will provide for 122 children (infants, toddlers and preschool age) on a site that will allow for later expansion to a total of 26,900 GSF with capacity to serve over 500 children, 244 on a full-time basis. In addition to serving the children of faculty and staff, the center will provide “hands-on” learning opportunities for university students studying to become early childhood educators.

The project consists of three one-story buildings featuring two classrooms each for infants, toddlers, and two-year olds, as well as three classrooms for preschool children, and one for children of different ages; an administration building with one multi-purpose room, a commercial kitchen, administration offices and miscellaneous support spaces. The design includes three outdoor play yards and a 17-space parking lot for child drop off and pick up.

The Children’s Center will be located on what is currently Parking Lot A along West Campus Drive, resulting in a net reduction of 300 existing parking spaces. The space loss will be recovered by the 240-space expansion of Parking Lot B anticipated for 2009/10, and a future parking structure of 2,000 spaces anticipated for 2011/12.

The building will be designed to be LEED Silver equivalent. Sustainable design features will include operable windows, sun screening, overhangs, and massing that will be arranged to limit the impact of heat gain, which will be furthered by the use of double-glazed windows with low emission coatings. The mechanical systems will be designed with an energy efficient thermal building envelope that includes an Energy Management System to control the operation of both mechanical and lighting systems. High efficiency interior and exterior lighting will be controlled by occupancy sensors and photo cells. The site is designed to accommodate three existing, mature ficus trees that will provide shade to the new buildings and play areas. The landscape planting design will use drought tolerant plants native to the area.

**Timing (Estimated)**

Preliminary Plans Completed	January 2008
Working Drawings Completed	July 2008
Construction Start	August 2008

Occupancy July 2009

**Basic Statistics**

Gross Building Area	16,283 square feet
Assignable Building Area	13,471 square feet
Efficiency	83 percent

**Cost Estimate – California Construction Cost Index 4633**

Building Cost (\$317 per GSF)	\$5,159,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 16.70
b. Shell (Substructure and Enclosure)	\$126.39
c. Interiors (Partitions and Finishes)	\$ 53.61
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 92.67
e. Equipment and Furnishings	\$ 27.45

Site Development (includes landscaping and parking)	<u>1,604,000</u>
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Construction Cost	\$6,763,000
Fees	1,004,000
Additional Services	304,000
Contingency	<u>907,000</u>

Total Project Cost (\$551 per GSF)	\$8,978,000
Group II Equipment	<u>295,000</u>

Grand Total	<u>\$9,273,000</u>
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**Cost Comparison**

The project's building cost of \$317 per GSF is significantly higher than the San Marcos Children's Center cost of \$245 per GSF approved in November 2005, adjusted to CCCI 4633. Factors contributing to this project's higher cost per square foot are its smaller size (one third less than the San Marcos facility), the additional amount of exterior shell, interior partitions, and HVAC required for the three separate buildings in the Fullerton plan, and the industry-wide construction cost escalation for materials over the past two years.

## **Funding Data**

The project will be fully funded through accumulated student fees and operated by CSUF Associated Students (ASI). ASI will also provide funding for the facility's maintenance and custodial cost. CSU Fullerton will ground lease the project site to the ASI.

## **California Environmental Quality Act (CEQA) Action**

A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act. The Notice of Exemption will be filed with the State Clearinghouse as required.

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the California State University, Fullerton, Children's Center, has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Fullerton, Children's Center are approved at a project cost of \$9,273,000 at CCCI 4633.

### **3. San Diego State University—Alumni Center** *Project Architect: Tucker Sadler Architects*

#### **Background and Scope**

San Diego State University proposes to construct a new Alumni Center (#88) which will be a gateway for the community to access the campus. The center will not only serve as the first point of contact for alumni and friends visiting SDSU, but it will also be a place where academic and business leaders can collaborate on ventures to benefit the campus community.

The proposed 29,000 GSF two-story Alumni Center building will be located on 55th Street just north of the Sports Deck/Parking Structure 5 and south of the Aztec Athletics Center, along Aztec Walk and across the street from Cox Arena. The project will provide for an information center, conference rooms, library/archives, alumni and fundraising offices, boardroom, a catering kitchen, associated support space, and a ballroom with seating capacity for 200 people.



The building design will be consistent with the campus architectural vocabulary and the standards set for that area of campus with a focus on neutral colored stucco, stone base, and punched window openings. A large rotunda will provide a dramatic entry and hall of fame honoring prominent alumni.

The materials and systems selected for this project carefully balance initial versus long-term costs. Energy efficiency, sustainability, operating, and maintenance costs are important considerations. Relative to energy efficiency the project is designed to exceed the strict California building code standards by at least 15 percent. Sustainable features include active HVAC and lighting energy efficiency measures, as well as passive building envelope features such as additional roof insulation and dual-pane windows that act to reduce heat gain/loss.

**Timing (Estimated)**

Preliminary Plans Completed	March 2008
Working Drawings Completed	July 2008
Construction Start	September 2008
Occupancy	November 2009

**Basic Statistics**

Gross Building Area	29,000 square feet
Assignable Building Area	18,850 square feet
Efficiency	65 percent

**Cost Estimate – California Construction Cost Index 4890**

Building Cost (\$242 per GSF)	\$7,008,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 14.86
b. Shell (Structure and Enclosure)	\$104.59
c. Interiors (Partitions and Finishes)	\$ 41.72
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 70.03
e. Group I Equipment	\$ 2.52
f. Special Construction and Demolition	\$ 7.93

Site Development (includes landscaping and parking)	<u>792,000</u>
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Construction Cost	\$7,800,000
Fees	1,161,000
Additional Services	245,000
Contingency	<u>927,000</u>
Total Project Cost (\$349 per GSF)	\$10,133,000
Group II Equipment	<u>867,000</u>
Grand Total	<u>\$11,000,000</u>

### **Cost Comparison**

There are two relatively recent comparable projects: the San Marcos McMahon Center approved in January 2007 at a project cost of \$340 per GSF; and the Stanislaus John Stuart Rodgers Faculty Development Center approved in February 2001 at a project cost of \$193 per GSF, both adjusted to CCCI 4890. This project's cost of \$242 per GSF is reasonable for the proposed program, taking into consideration the construction cost escalation from the time the Stanislaus project was budgeted and the fact that the San Marcos project was more costly in part due to its small size and the multiple building configuration.

### **Funding Data**

The project will be funded with donor funds.

### **California Environmental Quality Act (CEQA) Action**

A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act. The Notice of Exemption will be filed with the State Clearinghouse as required.

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the San Diego State University, Alumni Center, has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.

3. The schematic plans for the California State University, San Diego, Alumni Center are approved at a project cost of \$11,000,000 at CCCI 4890.

**4. California State University, San Marcos—Public Safety Building**  
*Project Architect: WLC Architects*

**Background and Scope**

California State University, San Marcos, proposes to construct a Public Safety Building (#63) that will provide a new 17,600 GSF administration building to house Parking and Transportation Services and University Police. The project will be located at the corner of La Moree and Barham Drive on the northeast corner of the campus, adjacent to the new North County Transit District light rail line station where it will serve as a gateway to the campus. This project will provide space to accommodate the growth of both departments including office and support for twenty sworn officers, six dispatchers, and fourteen community service officers. It will also provide adequate space to house an Emergency Operations Center (EOC) in the event of an emergency.

This project will be designed to meet LEED platinum equivalent. Sustainable design features include support for alternative transportation, reduced heat island effect, water reduction, natural daylighting and ventilation, energy efficient lighting and HVAC systems, extended commissioning, renewable energy systems, and the use of recycled building materials.

**Timing (Estimated)**

Preliminary Plans Completed	February 2008
Working Drawings Completed	September 2008
Construction Start	March 2009
Occupancy	April 2010

**Basic Statistics**

Gross Building Area	17,600 square feet
Assignable Building Area	12,600 square feet
Efficiency	72 percent

**Cost Estimate – California Construction Cost Index 4890**

Building Cost (\$376 per GSF)	\$6,621,000
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*Systems Breakdown*

*(\$ per GSF)*

a. Substructure (Foundation)	\$18.28
b. Shell (Structure and Enclosure)	\$81.51
c. Interiors (Partitions and Finishes)	\$78.62
d. Services (HVAC, Plumbing, Electrical, Fire)	\$197.42
Site Development (includes landscaping and parking)	<u>763,000</u>
Construction Cost	\$7,384,000
Fees	1,133,000
Additional Services	285,000
Contingency	<u>1,314,000</u>
Total Project Cost (\$574 per GSF)	\$10,116,000
Group II Equipment	<u>439,000</u>
Grand Total	<u>\$10,555,000</u>

### **Cost Comparison**

The project's building cost of \$376 per GSF is higher than the \$360 per GSF for the Fullerton University Police Building approved in May 2007, adjusted to CCCI 4890. The increased cost is primarily due to additional design features for electrical, HVAC, and security equipment costs. The San Marcos project includes more costs for a mini-central plant and dispatch and surveillance equipment.

### **Funding Data**

The proposed project will be funded in part from parking reserves (\$800,000), with the remaining balance (\$9,755,000) financed through the CSU Systemwide Revenue Bond program. The bonds will be repaid from parking revenue.

### **California Environmental Quality Act (CEQA) Action**

A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act. The Notice of Exemption will be filed with the State Clearinghouse as required.

The following resolution is presented for approval:

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

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1. The board finds that the Categorical Exemption for the California State University, San Marcos, Public Safety Building, has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, San Marcos, Public Safety Building are approved at a project cost of \$10,555,000 at CCCI 4890.

## COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

### **Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase at San Francisco State University**

#### **Presentation by**

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

#### **Summary**

This agenda item requests the following actions by the Board of Trustees for San Francisco State University:

- Certify a Final Environmental Impact Report (FEIR)
- Approve an increase in the master plan enrollment ceiling from 20,000 full-time equivalent students (FTE) to 25,000 FTE
- Approve the proposed campus master plan revision dated November 2007
- Approve off-site mitigation funding in the amount of \$2,000,000

Attachment “A” is the proposed campus master plan. Attachment “B” is the existing campus master plan approved by the board in March 2007.

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 are available for review by the board and the public at <http://www.sfsu.com/masterplan.org/eir.html>.

The FEIR concluded that the project would result in remaining significant and unavoidable impacts to historic resources, traffic, and to university population and nearby residents from construction noise. Traffic impacts can be mitigated to less than significant levels with mitigation measures identified in the FEIR. However, because a portion of the traffic mitigation is under the authority and jurisdiction of the City and County of San Francisco (City) and cannot be guaranteed to be implemented, the traffic impacts are considered remaining significant and unavoidable. Consistent with the *City of Marina* decision, the City and SFSU have completed negotiations and have reached final agreement regarding their respective responsibilities for mitigating these off-site impacts. Pursuant to this agreement, trustee approval is sought to request \$2,000,000 in capital funding from the Governor and the Legislature for 1) intersection

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improvements in the amount of \$175,000 should transportation demand management programs not reduce traffic impacts to a less-than-significant level after two years, and 2) \$1,825,000 for “M-line” track reconfigurations and other transit measures to improve safety and comfort.

All areas other than those mentioned above can be mitigated to a less than significant level with mitigation measures identified in the FEIR.

### **Potentially Contested Issues**

Pursuant to the trustees’ request that contested issues be noted early in the agenda item, the following four (4) issues are discussed:

1. Transit: Transit impacts can be mitigated if planned improvements—the San Francisco County Transportation Agency (SFCTA) 19<sup>th</sup> Avenue Project and San Francisco Municipal Transportation Agency (MTA) Transit Effectiveness Project (TEP)—are implemented in a timely manner with SFSU fair share mitigation contribution.

*CSU Response:* The university has negotiated with the transit agency (MTA) an approach to mitigating transit impacts to the M line. The campus will contribute \$1,825,000 to a track reconfiguration project that will facilitate “short-run” service between Holloway Avenue and the Embarcadero station to increase speed, reliability, frequency, and capacity on the M line, as well as address safety and rider comfort. The cost is based on the expected growth in campus ridership and estimated transit improvement costs. In addition, SFSU will work with the City to establish a universal transit pass program.

2. Intersection Widening: A mitigation measure is needed and is proposed that would reduce the impacts on traffic conditions at nearby intersections to a less-than-significant level.

*CSU Response:* If campus evening peak hour trips increase beyond an agreed upon threshold and if additional Transportation Demand Management (TDM) measures fail to reduce new vehicle trips, SFSU has determined that \$175,000 is the campus’ fair share cost of roadway improvements on 19th Avenue, Holloway Avenue, Font Boulevard, Lake Merced Boulevard, Winston Drive, and/or Buckingham Way that may include but are not limited to the intersections of Lake Merced Boulevard/South State Drive and Lake Merced Boulevard/Font Boulevard.

3. Neighborhood Parking: Neighbors are concerned about spillover parking in the neighborhoods as a result of campus growth.

*CSU Response:* The campus master plan parking strategy is consistent with the city’s Transit First Policy. The planned supply of parking is designed to ensure that the proportion of single-occupant vehicle trips does not increase in the future. SFSU has negotiated with the City to

include implementation of TDM measures to reduce traffic, including a parking fee restructure. The City will implement measures under its authority to manage commuter parking on residential streets and to improve parking availability.

4. Neighborhood Character and Quality of Life: Residents of Parkmerced at the south of campus are concerned about the impact of university growth on the character and quality of life in the neighborhood. Campus growth means greater building density, more traffic and noise, increased competition for parking, and more people on the street. Concerns were raised about the proposed conference center and retail main streets. In addition, some residents of Parkmerced see the proposed denser redevelopment by the university of some low-rise residential buildings along Holloway, formerly part of Parkmerced, as an intrusion upon the integrity of the historic community.

*CSU Response:* In May 2006, the university hired a full time administrator who is responsible for ongoing communications with community-based organizations and the City. To facilitate collaboration and communication with its neighbors on issues surrounding student conduct and quality of life in the neighboring communities, the university established the Neighborhood Taskforce, a partnership between the university's administration, faculty, staff, and student leadership, its neighbors, and government officials and agencies.

In response to city and neighborhood concerns, the size of the conference center has been significantly reduced in the final master plan. With the addition of new housing, the master plan will provide potentially up to 2,700 additional beds for student housing, as well as faculty and staff housing. The housing and TDM programs noted above, as well as limited neighborhood retail within easy walking distance of campus, are designed to reduce single-occupant vehicle trips. The master plan proposes a number of open space and pedestrian improvements that better connect the district as a whole. SFSU will continue to work with the city on joint transportation planning for the district.

The university recognizes that the potential historic resource known as Parkmerced has been added to the Landmarks Preservation Advisory Board (LPAB) Work Program for 2007. The FEIR addresses the full range of potential cultural and historic resource impacts that could result on campus with development contemplated by the campus master plan. Moreover, the FEIR calls for the university to develop architectural and urban design guidelines for the proposed redevelopment of residential buildings in University Park South (formerly part of Parkmerced) to ensure compatibility with the visual character of the adjacent Villas Parkmerced neighborhood.

## **Background**

In March 2007, the Board of Trustees approved the most recent master plan for 20,000 FTE students on the main campus during the academic year. Recent acquisitions of Stonestown



apartments (University Park North (UPN)) and northernmost blocks of the Villas Parkmerced apartments (University Park South (UPS)) bring the total area of the main campus to 141.6 acres.

In 2006, combined academic year and summer term enrollment on the main campus along with enrollment at satellite sites had reached 23,900 FTE. Rising enrollment, the acquisition of significant new property, and the recent adoption of a new academic strategic plan initiated a comprehensive campus physical master plan study intended to guide the development of the campus through 2020. The campus presented the proposed master plan as an information item to the board in September 2007 to allow more time to negotiate with the city on the off-site mitigation concerns.

### **Community Outreach**

This plan was developed in collaboration with a master plan steering committee composed of faculty, staff, administrators, and students, and supported by six sub-committees. Eight public open houses were held both on and off campus at key milestones in the planning process. A dedicated master plan website, [www.sfsu.com/masterplan.org](http://www.sfsu.com/masterplan.org), chronicled the progress of the plan. University representatives attended meetings of all active neighborhood organizations, made presentations to local planning organizations, and met with local elected officials and city agencies. Beyond those meetings, two formal public hearings were held during the Draft EIR public comment period, which was extended to 60 days in order to receive community input and comment.

### **Enrollment Ceiling Increase**

In 1995, the Department of Finance projected that CSU enrollment would reach 406,317 by fall 2004. Most recently, the CSU enrolled 417,112 students in fall 2006. The Department of Finance now anticipates that the steady growth will continue in the CSU system over the next nine years to reach 482,367 by fall 2015, an increase of 15.6 percent.<sup>1</sup> The California Postsecondary Education Commission (CPEC) in a report issued in 2003<sup>2</sup> concluded that CSU enrollments could grow as high as 512,331 by 2012, an increase of over 25 percent.

At SFSU, three trends have gradually changed the character of the campus and contributed to consistent growth:

1. Over the past 14 years, the number of freshmen beginning their higher education at SFSU dramatically increased from 1,259 freshmen entering in fall 1993 to 3,259 entering in fall 2006, an increase of 159 percent. Throughout most of its institutional life, SFSU was primarily a

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<sup>1</sup> State of California, Department of Finance, California Public Postsecondary Enrollment Projections, 2006 Series, Sacramento, California, December 2006.

<sup>2</sup> Student Access, Institutional Capacity and Public Higher Education Enrollment Demand, 2003-2013

transfer institution, with new transfers typically outnumbering the new freshmen by a ratio of 2:1. For the first time in fall 2005, the number of new freshmen was actually higher than the number of new transfers. The trend toward a growth in the number of freshmen among new students appears to be firmly entrenched and increasing each year into the foreseeable future.

2. The second significant trend at SFSU is the shift from being predominantly a regional institution to becoming a “destination” campus that attracts students from throughout the state of California. In 1992, 75.5 percent of all university freshmen were from high schools in the six Bay Area counties. By fall 2006, the percentage of university freshmen graduating from Bay Area high schools had dropped to 55.5 percent. Nearly half of all freshmen now come from outside the Bay Area region.

3. A third trend at SFSU goes hand-in-hand with the first two. Through sound acquisition of existing housing units in the neighborhoods surrounding the campus, the university has begun to answer the university-driven demand for student, faculty, and staff housing. In 1999, the campus offered housing to 1,480 residents. Since July 2006, the campus now operates on-campus housing for a total of 2,348 residents. In addition, as existing non-university tenants vacate UPN and UPS through voluntary attrition and selected building sites are redeveloped more densely, the university is expected to gain an additional 1,200 units by 2020, providing much-needed housing for future students, faculty and staff. SFSU has the potential to add up to 2,700 beds of student housing, which could accommodate upwards of 65 percent of the net new students seeking housing in the area.<sup>3</sup>

With fall 2007 enrollment expected to continue to climb upward, SFSU needs to raise its approved campus enrollment ceiling from 20,000 to 25,000 FTE. The development of the proposed campus master plan revision enables the university to help the CSU meet projected enrollment demand and to improve access to higher education for the citizens of the San Francisco and greater Bay Area region as well as the rest of the state of California.

### **Proposed Revisions**

The principle changes and additions proposed in the revised master plan are identified on Attachment A and reflect the major elements of the newly developed comprehensive 2007–2020 campus master plan. Collectively, these changes add 0.9 million gross square feet of academic and academic support space, including a conference center with guest accommodations. Through the gradual conversion of existing residential units in UPN and UPS for use by SFSU students and employees, and the redevelopment of selected parcels in denser configurations, the

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<sup>3</sup> The EIR assumes that only 50 percent of the 1,200 units will be occupied by students, as the worst-case scenario for off-campus housing demand generated by enrollment growth. The EIR further assumes that 50 percent of the projected new student population (5,517 head count) will be new to the area and thus seeking housing.

master plan adds approximately 1,200 units of housing for students, faculty, and staff, with 1,800 to 2,700 student beds—essential for recruitment and retention.

Increasing the supply of affordable, close-in housing for university demand, which allows SFSU affiliates to walk to campus rather than drive, is one of a number of interrelated strategies that support sustainable campus growth, including green building and site design, natural stormwater management, and emphasis on alternative modes of transportation. The master plan maintains the existing land use pattern with housing and other uses clustered around a compact academic core. With the exception of the new Creative Arts Building, all new development occurs through replacement and increased density of existing developed sites, thereby preserving valued open space for recreation, natural resources, and stormwater management. A robust pedestrian network, including a major east-west walkway and north-south pedestrian bridge, will link the campus internally and to the surrounding neighborhoods and provide universal access throughout.

Proposed significant changes as noted on Attachment A follow:

Hexagon 1: HHS Classroom Replacement Building (#11).

Hexagon 2: Facilities Building and Corporation Yard (#36).

Hexagon 3: Gymnasium and Recreation-Wellness Center (#9).

Hexagon 4: Business Building (#12).

Hexagon 5: Science Replacement Building (#53).

Hexagon 6: Ethnic Studies and Psychology Replacement Building (#13).

Hexagon 7: Academic Building (#14).

Hexagon 8: Academic Building / University Club (#15).

Hexagon 9: University Park North (UPN) (#100, 102-104) and Satellite Power Plant (#37).

Hexagon 10: University Park North (UPN) (#99): future housing on site of Sutro Library (#98).

Hexagon 11: Stonestown Galleria Land Acquisition: designated for future acquisition.

Hexagon 12: University Conference Center (#105).

Hexagon 13: Pedestrian Bridge (#85).

Hexagon 14: University Park South (UPS) (#79-80): future housing.

Hexagon 15: University Park South (UPS) (#73-74): existing housing renamed.

### **Fiscal Impact**

To rectify existing building deficiencies, accommodate an increase of 5,000 FTE, and provide needed site and facility improvements as included in the proposed master plan revision, an estimated \$630 million of future state funding and \$510 million of future non-state funding will be required.

For off-site mitigation, the campus has determined its fair share for intersection improvements and M-line track reconfiguration at \$2,000,000. It is anticipated funds would be paid to the local entity once other co-funding is secured and based on design and construction milestone completion. The campus also calculates \$150,000 for traffic surveys that may be required over that two-year period.

### **California Environmental Quality Act (CEQA) Action**

A Final Environmental Impact Report (FEIR) has been prepared to analyze the potential significant environmental effects of the proposed master plan revision in accordance with CEQA requirements and State CEQA Guidelines. The FEIR is presented for Board of Trustee review and certification. The FEIR is a "Program EIR" under CEQA Guidelines, sections 15161 and 15168. The comprehensive master plan revision is evaluated at the program level.

The EIR for the Project, which is the update of the campus physical master plan and enrollment ceiling increase, is a Program EIR as described in the Draft EIR. CEQA allows for the preparation of a Program EIR, which is prepared on a series of future actions and development proposals that can be characterized as one large project, yet which contains no specific individual construction level project analyses.

Since the Project involves the adoption of a master plan revision and enrollment ceiling increase, without any specific building project being approved and authorized for construction, the Program EIR is the appropriate CEQA document and the level of detail provided is in accordance with the level of detail required for a Program EIR. Issue areas are fully discussed and disclosed in this EIR and no issues have been deferred. Impacts have been analyzed to the fullest extent possible with available information, and where a potentially significant impact is identified, mitigation measures have been proposed to reduce the impact.

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The FEIR Table 1-1, "Summary of Impacts and Mitigation Measures in the Campus Master Plan EIR," lists all environmental impacts, the level of impact before mitigation, proposed mitigation measures, and level of significance after mitigation. As noted, the FEIR concluded that the project would result in significant and unavoidable impacts to historic resources, traffic, and to university population and nearby residents from construction noise.

The university has come to agreement with the City on mitigation measures to reduce the impacts on traffic conditions to a less-than-significant level. There are no additional feasible mitigation measures under the authority and jurisdiction of the Board of Trustees that would reduce the identified significant impacts. Further, as there is no guarantee that the legislature will appropriate the funds requested by CSU to support the fair share payment of the cost of identified intersection improvements, this measure may ultimately be determined to be infeasible by CSU. Therefore, these impacts must be considered remaining and unavoidably significant even with the implementation of the portion of the mitigation measure that is under the control of the board, because the board cannot guarantee full implementation of all aspects of the measures necessary to reduce traffic impacts to less than significant.

### **Issues Identified Through Public Participation**

A Notice of Preparation (NOP) of the Draft Environmental Impact Report (Draft EIR) was mailed to state and local agencies, and comments were received between October 10, 2006 and November 10, 2006. The campus held two public scoping meetings on October 24, 2006 to discuss the NOP and the EIR process and provide the public an opportunity to identify environmental issues that should be addressed. One meeting was held during the day (3:00 pm) so that agency personnel would have the opportunity to attend and one in the evening (6:00 pm) so that interested members of the public also could attend. An advertisement announcing the upcoming meetings appeared in the Public Notices section of the *San Francisco Chronicle* on October 11, 2006. A notice also appeared in the *Campus Memo*, a university newsletter published by the Office of Public Affairs, on October 16 and 23, 2006 and was announced on the campus master plan website ([http://sfsumasterplan.org/Masterplan\\_EIR\\_NOP.pdf](http://sfsumasterplan.org/Masterplan_EIR_NOP.pdf)).

Based on the NOP scoping process, the following environmental topics were deemed to require study in the Draft EIR: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology, Soils, and Seismicity; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Traffic, Circulation, and Parking; and Utilities and Public Services.

The Draft EIR was released for public and agency review on February 2, 2007, for a period of 60 days (longer than the mandated 45-days). Copies of the Draft EIR document and technical appendices were made available at the campus library, the university Office of Government Relations, the City and County of San Francisco Main Public Library and vicinity branch

libraries, and on line on the campus master plan website (<http://sfsumasterplan.org/eir.html>). Two public meetings were held on the SFSU campus on March 6, 2007, at 3:00 PM and 6:00 PM, for the purpose of receiving public comment on the adequacy of the information presented in the Draft EIR. The availability of the Draft EIR for review and the information about the public hearings was announced in the following manner:

- *San Francisco Chronicle* advertisement in the Public Notices section (February 1, 2007).
- *San Francisco Examiner* news brief regarding public hearings (March 5, 2007).
- *Campus Memo* notice of the upcoming release of the Draft EIR (January 22, 2007).
- Paper notices sent to those that had previously signed up to be on the CEQA distribution list.
- Email notices were also sent to the campus's database of interested individuals and agencies. If interested individuals had not provided an email address, but rather a mailing address, letters were sent via first class US mail.
- SFSU master plan website provided the notice of the public hearings on the Draft EIR (<http://sfsumasterplan.org/eir.html>).
- University representatives attended meetings of local neighborhood associations and informed community members about the availability of the Draft EIR and of the date of the hearings.

The comments received included a total of 50 letters. There were two letters from public agencies (one of which combined comments from six city agencies and departments), ten from organizations and groups, and thirty-eight from private citizens and organizations. The major issues are summarized from the public and agency comments in the Potential Contested Issues section early in this agenda item.

### **Other Comments**

Included were comments from the university faculty and staff concerning the potential loss of sunlight to the west side of the existing Humanities Building (#32) and the potential production of toxic mold. The proposed campus master plan revision locates the future Clinical Sciences Building (#94, change in footprint) approximately 70 feet west of the Humanities Building on the current School of the Arts/Font Street Property site. The separation of the two buildings allows for extensive solar access in the afternoon hours, and well-functioning mechanical ventilation systems will prevent the build-up of moisture, which contributes to mold growth within the built environment.

In addition, there were a number of comments from City departments that questioned the baseline analysis used in the EIR and the level of detail provided in the document. There also were comments from City planning officials and others questioning the impact of enrollment growth on the regional housing supply and the potential for displacement of current UPN and

UPS residents. The demand generated by campus growth constitutes a small portion of regional demand in the Bay Area—two percent or less than 45 new units per year until 2020. In addition to complying with the California Relocation Assistance Act, the university will provide displaced persons the option to relocate to comparable housing in future UPN and UPS, as identified in Hexagons 9 and 14, at their current rent level. The Golden Gate Audubon Society identified issues related to biological resource impacts primarily in the Lake Merced area, which are addressed in the FEIR. Other comments concerned: the need for enrollment growth and suggestions that the university grow at satellite or less developed locations rather than on the main campus; the need for better bicycle access and storage on campus to encourage bicycle commuting; and the university's conformance with sustainability policies and practices outlined in CSU Executive Order 987. These and other comments are addressed in the Response to Comments, Section 4 of the FEIR.

## Alternatives

The Final EIR evaluated three alternatives in accordance with CEQA Guidelines:

- **No Project Alternative.** Under the No Project alternative, a new campus master plan and an enrollment ceiling increase to 25,000 FTE would not be adopted and the campus would continue to operate under the previously approved 20,000 FTE campus master plan ceiling. The No Project alternative would eliminate potentially adverse impacts compared to the project. However, the No Project Alternative would not meet the primary project objectives of increasing the enrollment cap to 25,000 FTE and providing for the necessary expansion of academic programs and meeting the objective of providing student, faculty, and staff housing.
- **Reduced Housing Growth Alternative.** Under the Reduced Housing Growth alternative, future development of the campus would be planned to accommodate the proposed enrollment ceiling increase to 25,000 FTE on campus by 2020. However, the existing housing in UPS and UPN would not be redeveloped to provide for higher-density housing and to provide for a conference center.
- **Expanded Housing Growth Alternative.** Under the Expanded Housing Growth alternative, future development of the campus would be planned to accommodate the proposed enrollment ceiling increase to 25,000 FTE on campus by 2020. However, under this alternative all of the existing housing in UPS and UPN would be redeveloped to provide for higher-density housing and to provide for the conference center. The Expanded Housing Growth alternative is the environmentally superior alternative because it would reduce the project's significant impacts with respect to traffic and air quality, and would place a reduced demand on off-campus housing supply. Nonetheless, the level of significance of all impacts would remain the same. The Expanded Housing

Growth alternative would support the primary project objectives of increasing the enrollment cap to 25,000 FTE and providing for the necessary expansion of academic programs and administrative functions to support the enrollment increase and would meet all other project objectives.

The following resolution is presented for approval:

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

1. The Final EIR for the San Francisco State University Campus Master Plan has been prepared to address the potential significant environmental impacts, mitigation measures, and project alternatives, comments and response to comments associated with the proposed master plan revision, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
2. The Final EIR addresses the proposed increased enrollment and master plan revision, and all discretionary actions relating to the project, as identified in the Project Refinements, Section 2 of the Final EIR.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code 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 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 4 of the November 13-14, 2007 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies specific significant impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.
5. The board has adopted the Findings of Fact that include specific overriding considerations that outweigh certain remaining unavoidable significant impacts to historic resources, traffic, and to university population and nearby residents from construction noise.
6. The Final EIR has identified potentially significant and unavoidable impacts that may result from project implementation. However, the Board of Trustees, by adopting the Finding 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.

7. A portion of the mitigation measures necessary to reduce traffic impacts to less than significant are the responsibility of and under the authority of the City and County of San Francisco (City). While the City and university have come to agreement regarding off-site mitigation measures, the board cannot guarantee that certain mitigation measures that are the sole responsibility of the respective city will be timely implemented. The board therefore finds that certain impacts upon traffic may remain significant and unavoidable if mitigation measures are not implemented, and therefore adopts Findings of Fact that include specific Overriding Considerations that outweigh the remaining, potential, unavoidable significant impacts with respect to traffic conditions on streets and intersections not under the authority and responsibility of the board.
8. Prior to the certification of the Final EIR, the Board of Trustees has reviewed and considered the above-mentioned Final EIR, and finds that the Final EIR reflects the independent judgment of the Board of Trustees. The board hereby certifies the Final EIR for the proposed project as complete and adequate in that the Final EIR 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 San Francisco State University Campus Master Plan, February 2007;
  - b. The Final EIR, 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.
9. It is necessary, consistent with the California Supreme Court decision in *City of Marina*, for CSU to pursue mitigation funding from the legislature to meet its CEQA fair share mitigation obligations. The chancellor is therefore

- directed to request from the governor and the legislature, through the annual state budget process, the funds (\$2,000,000) necessary to support costs as determined by the trustees necessary to fulfill the mitigation requirements of the CEQA.
10. In the event the request for mitigation funds is approved in full, the chancellor is directed to proceed with implementation of the Master Plan Revision and Enrollment Ceiling Increase for San Francisco State University, November 2007. Should the request for funds only be partially approved, the chancellor is directed to proceed with implementation of the project, funding identified mitigation measures to the extent of the available funds. In the event the request for funds is not approved, the chancellor is directed to proceed with implementation of the project consistent with resolution number 11 below.
  11. Because this board cannot guarantee that the request to the legislature for the necessary mitigation funding will be approved, or that the local agencies will fund the measures that are their responsibility, this board finds that the impacts whose funding is uncertain remain significant and unavoidable, and that they are necessarily outweighed by the Statement of Overriding Considerations adopted by this board.
  12. The board hereby certifies the Final EIR for the San Francisco State University Master Plan, dated August 2007 as complete and in compliance with CEQA.
  13. The mitigation measures identified in the Mitigation Monitoring and Reporting Plan are hereby adopted and incorporate any necessary agreements. These mitigation measures shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item (4) of the November 13-14, 2007 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).
  14. The project will benefit the California State University.
  15. 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 Francisco State University, Capital Planning, Design and Construction, 1600 Holloway Avenue, San Francisco, CA 84132.

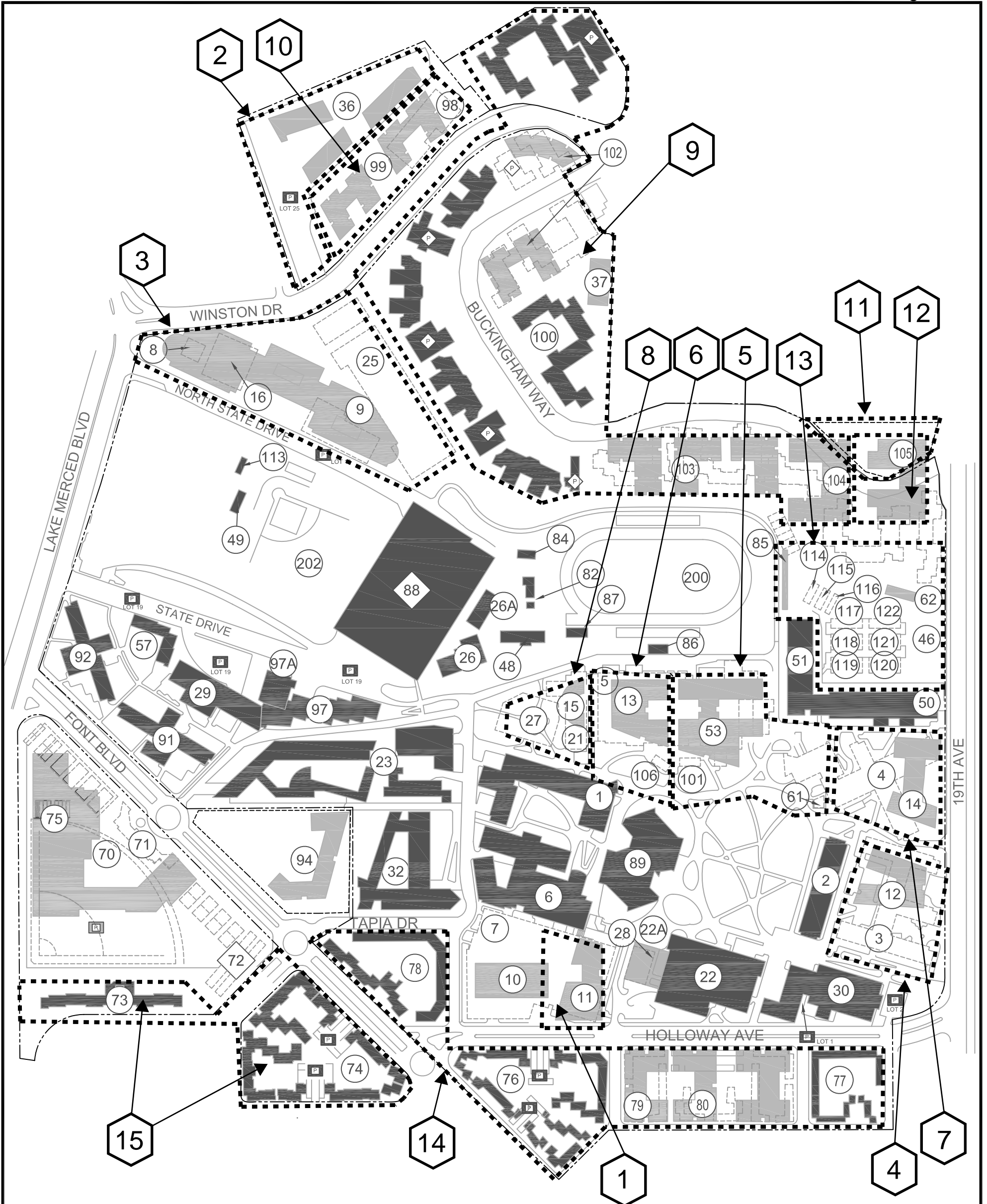
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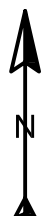
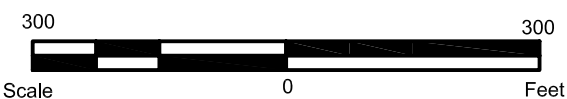
16. The San Francisco State University Campus Master Plan Revision dated November 2007 is approved at a master plan enrollment ceiling of 25,000 FTE.
17. The chancellor or his designee is requested under the Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.



**California State University  
 San Francisco State University**

Master Plan Enrollment: 25,000 FTE  
 Approval Date: September 1964  
 Proposed Date: September 2007  
 Main Campus Acreage: 141.61  
 Parking Spaces: 3,895

Building		Campus Boundary		Parking	
	Existing		Existing		Existing Lot
	Future		Future		Future Lot
	Temporary				Existing Structure
	Existing Not In Use				Future Structure



**Attachment A**  
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**SAN FRANCISCO STATE UNIVERSITY**

Proposed Master Plan

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: September 1964

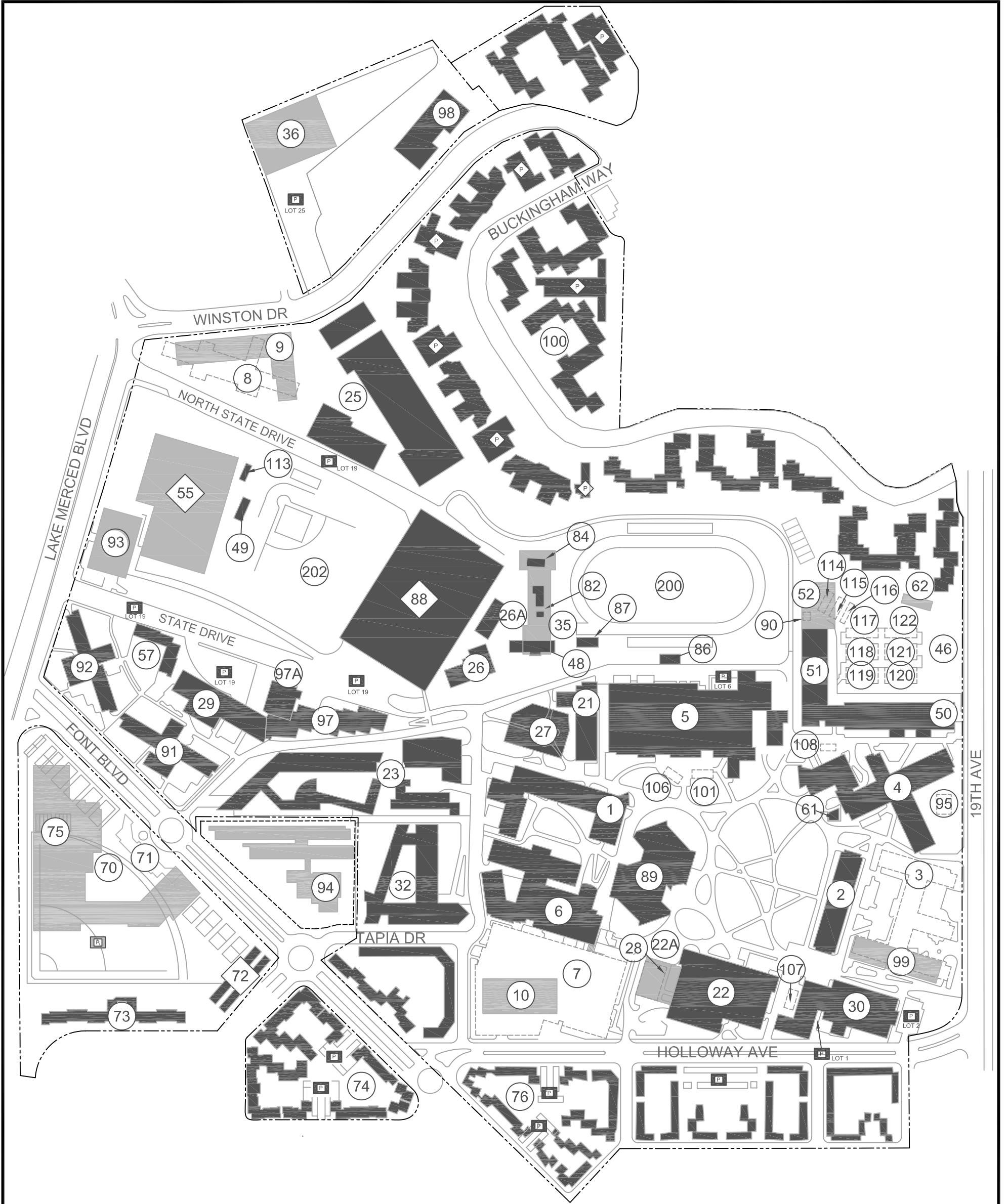
Master Plan Revision approved by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005, May 2006, March 2007, November 2007

1.	Burk Hall	75.	<i>Creative Arts Building</i>
2.	Business Building	76.	University Park South
3.	HSS Building	77.	University Park South
4.	Science Building	78.	University Park South
5.	Gymnasium	79.	<i>University Park South (Housing)</i>
6.	Fine Arts Building	80.	<i>University Park South (Housing)</i>
7.	Creative Arts Building	82.	Warehouse #1
8.	<i>Children's Campus</i>	84.	Warehouse #3
9.	<i>Gymnasium and Recreation-Wellness Center</i>	85.	<i>Pedestrian Bridge</i>
10.	<i>BSS Classroom Replacement Building</i>	86.	Press Box
11.	<i>HHS Classroom Replacement Building</i>	87.	Stadium Restroom Building
12.	<i>Business Building</i>	88.	Parking Structure
13.	<i>Ethnic Studies &amp; Psychology Replacement Bldg.</i>	89.	Student Union
14.	<i>Academic Building</i>	90.	Women's Field Equipment Building
15.	<i>Academic Building / University Club</i>	91.	Mary Ward Hall
16.	<i>Temporary Surge Building</i>	92.	Mary Park Hall
21.	Ethnic Studies and Psychology Building	94.	<i>Clinical Sciences Building / Font Street Property</i>
22.	J. Paul Leonard Library	95.	Compass Building
22A.	<i>J. Paul Leonard Library Addition</i>	97.	Student Apartments
23.	The Village at Centennial Square (#23a-23d)	97A.	Science and Technology Theme Community
25.	Corporation Yard (Buildings 25a-25e)	98.	Sutro Library
26.	Central Plant	99.	<i>University Park North (Housing)</i>
26A.	Waste Management	100.	University Park North
27.	Student Health Center	101.	Temporary Building A
28.	Franciscan Building	102.	<i>University Park North (Housing)</i>
29.	Residence Dining Center	103.	<i>University Park North (Housing)</i>
30.	Administration Building	104.	<i>University Park North (Housing)</i>
32.	Humanities Building	105.	<i>University Conference Center</i>
36.	<i>Facilities Building and Corporation Yard</i>	106.	Modular Building G
37.	<i>Satellite Power Plant</i>	107.	Modular Building I
46.	Florence Hale Stephenson Field	108.	Modular Building M
48.	Field House No. 1	113.	Restrooms
49.	Field House No. 2	114.	Modular Building H
50.	Hensill Hall	115.	Modular Building J
51.	Thornton Hall	116.	Modular Building K
52.	<i>Engineering/Computer Science Building</i>	117.	Modular Building N
53.	<i>Science Replacement Building</i>	118.	Modular Building O
57.	Children's Center	119.	Modular Building P
61.	Greenhouse	120.	Modular Building Q
62.	<i>Greenhouse No.2</i>	121.	Modular Building R
70.	Softball Field	122.	Modular Building S
71.	Accessory Building	200.	Cox Stadium
72.	Parking Garage	202.	Maloney Field
73.	University Park South		
74.	University Park South		

**LEGEND**

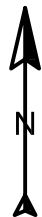
Existing Facility / *Proposed Facility*

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



**California State University  
 San Francisco State University**

Master Plan Enrollment: 20,000 FTE  
 Approval Date: September 1964  
 Revised Date: March 2007  
 Main Campus Acreage: 141.61  
 Parking Spaces: 3,895



Building	Campus Boundary	Parking
Existing	Existing	Existing Lot
Future	Future	Future Lot
Temporary		Existing Structure
Existing Not In Use		Future Structure

**Attachment B**  
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**SAN FRANCISCO STATE UNIVERSITY**

Master Plan Enrollment: 20,000 FTE

Master Plan Approved by the Board of Trustees: September 1964

Master Plan Revision approved by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005, May 2006, March 2007

- |      |  |      |   |
|------|--|------|---|
| 1.   | Burk Hall  | 74.  | Villas at Parkmerced/Lot 42               |
| 2.   | Business Building                                      | 75.  | <i>Creative Arts Building</i>             |
| 3.   | HSS Building   | 76.  | <i>Blocks 1,2,5 and 6 of Park Merced</i>  |
| 4.   | Science Building                                       | 82.  | Warehouse #1                              |
| 5.   | Gymnasium  | 84.  | Warehouse #3                              |
| 6.   | Fine Arts Building                                     | 86.  | Press Box                                 |
| 7.   | Creative Arts Building                                 | 87.  | Stadium Restroom Building                 |
| 8.   | Lakeview Center  | 88.  | Parking Structure                         |
| 9.   | <i>New Lakeview Classroom/ Faculty Office Building</i> | 89.  | Student Union                             |
| 10.  | <i>BSS Classroom Replacement Building</i>              | 90.  | Women's Field Equipment Building          |
| 21.  | Ethnic Studies and Psychology Building                 | 91.  | Mary Ward Hall                            |
| 22.  | J. Paul Leonard Library                                | 92.  | Mary Park Hall                            |
| 22A. | <i>J. Paul Leonard Library Addition</i>                | 93.  | <i>Future Development</i>                 |
| 23.  | The Village at Centennial Square (#23a-23d)            | 94.  | <i>Future Development</i>                 |
| 25.  | Corporation Yard (Buildings 25a-25e)                   | 95.  | Compass Building                          |
| 26.  | Central Plant/Waste Management                         | 97.  | Student Apartments                        |
| 27.  | Student Health Center                                  | 97A. | Science and Technology Theme Community    |
| 28.  | Franciscan Building                                    | 98.  | Sutro Library                             |
| 29.  | Residence Dining Center                                | 99.  | <i>HHS Classroom Replacement Building</i> |
| 30.  | Administration Building                                | 100. | Stonestown Apartments                     |
| 32.  | Humanities Building                                    | 101. | Temporary Building A                      |
| 35.  | <i>Health, Physical Education and Recreation Bldg.</i> | 106. | Modular Building G                        |
| 36.  | <i>Outdoor Physical Education Facility</i>             | 107. | Modular Building I                        |
| 46.  | Florence Hale Stephenson Field                         | 108. | Modular Building M                        |
| 48.  | Field House No. 1                                      | 113. | Restrooms                                 |
| 49.  | Field House No. 2                                      | 114. | Modular Building H                        |
| 50.  | Hensill Hall   | 115. | Modular Building J                        |
| 51.  | Thornton Hall  | 116. | Modular Building K                        |
| 52.  | <i>Engineering/Computer Science Building</i>           | 117. | Modular Building N                        |
| 55.  | <i>Parking Structure II</i>                            | 118. | Modular Building O                        |
| 57.  | Children's Center                                      | 119. | Modular Building P                        |
| 61.  | Greenhouse   | 120. | Modular Building Q                        |
| 62.  | <i>Greenhouse No.2</i>                                 | 121. | Modular Building R                        |
| 70.  | Softball Field   | 122. | Modular Building S                        |
| 71.  | Accessory Building                                     | 200. | Cox Stadium                               |
| 72.  | Parking Garage   | 202. | Maloney Field                             |
| 73.  | Villas Residential Community/Lot 41                    |      |   |

**LEGEND**

Existing Facility / *Proposed Facility*

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

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

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

#### **Presentation by**

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

#### **Summary**

This agenda item requests the following actions by the Board of Trustees for San Diego State University:

- Certify a Final Environmental Impact Report (FEIR)
- Approve an increase in the master plan enrollment ceiling from 25,000 Full Time Equivalent Students (FTE) to 35,000 FTE
- Approve the proposed campus master plan revision dated November 2007
- Approve off-site mitigation funding in the amount of \$6,484,000

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.

The Board 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](http://www.sdsu.edu/masterplan).

The FEIR concluded that the project would result in remaining significant and unavoidable impacts to aesthetics and visual quality, air quality and transportation/circulation (traffic). All other impacts can be mitigated to below a significant level with mitigation measures identified in the FEIR.

The campus has completed negotiating with local agencies on the off-site impacts related to campus growth and is seeking trustee approval to request \$6,484,000 in capital funding from the Governor and the Legislature for off-site mitigation measures.



## **Potential Contested Issues**

Pursuant to the trustees' request that contested issues be noted early in the agenda item, the following five (5) items are discussed:

1. Lawsuits previously filed and currently in litigation:

- a. Del Cerro Homeowners Group
- b. The City of San Diego

Alvarado Hospital previously filed lawsuit has been settled.

2. Adobe Falls Faculty/Staff Housing, Phase I and II: This project proposes to construct up to 348 units of faculty/staff housing on existing campus land not directly adjacent to the main campus; Phase I includes 48 townhomes and is described as a near term project in the EIR. The faculty/staff project of the proposed Campus Master Plan Revision was a focal point of adverse public comment letters received in response to the Draft EIR. Central to the comments was opposition focused on local neighborhood 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. Fire and life safety concerns due to the increase in vehicular traffic resulting from the Adobe Falls development.

*CSU Response:* The University 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 Faculty/Staff Housing. However, as presented in the Draft EIR Section 3.14, 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 some additional traffic to the Del Cerro community roadways, the additional traffic can be accommodated by the existing roadway system without creating unsafe or overloaded traffic conditions resulting in "significant impacts" under CEQA.

3. Student Housing: The proposed master plan revision includes housing for an additional 2,796 students, nearly doubling the amount of existing on-campus student housing. Public comments including comment letters from College Area residents, the College Area Community Council (CACC), local planning group, the City of San Diego District 7 Councilmember, and the City Attorney for the City of San Diego, cited the proposed housing as insufficient to satisfy the proposed increase of 10,000 FTE in addition to the current unmet demand. The issue is further compounded by the prevalence of nuisance rentals (mini-dorms) within the local community.

*CSU Response:* Student housing surveys illustrate that not all students will choose to live in the immediate vicinity of the university in the College Area community. Therefore, it is not feasible for the university to provide an equivalent number of student housing beds as student enrollment

increases. However, the university is proposing a substantial amount of increased student housing in its proposed master plan revision to accommodate a substantial portion of current and future unmet demand. Further, private multi-family housing unit developers have and will continue to construct projects within the surrounding areas in response to student housing demand and ongoing planning efforts by the City.

In addition to on-campus student housing, the university manages 1,720 beds of student housing within walking distance to campus, and this number is expected to double by 2025. This would bring the total number of university-controlled student beds to nearly 10,000 by 2025. This will enable the campus to house 100 percent of its freshman and 94 percent of its sophomores in university-managed housing.

4. Enrollment Ceiling Increase. The proposed master plan revision includes an increase in student enrollment capacity to 35,000 FTE by 2025. Several agency and public comment letters focused on issues related to the impacts of enrollment growth:

- a. Why does the university need to grow?
- b. Why can't enrollment be directed to other campuses with existing capacity?
- c. Why can't the CSU develop a new campus in another area rather than grow San Diego State University?

CSU Response: Over the course of the next decade, based on demographic projections provided by the California Department of Finance, student enrollment throughout California is expected to increase substantially. For the fall 2007 term, the university received more than 58,000 applications for only 9,280 openings. This was a nine percent increase over the previous year. In order to better serve the region and state, the university proposes a number of measures to help accommodate its fast-growing demand:

- Increase summer enrollment,
- Develop off-campus centers, and
- Expand the use of academic technologies, such as web-based instruction.

Even with the implementation of these measures, however, the university will still experience enrollment demand well in excess of its current capacity.

The CSU San Marcos campus was initially developed as an off-campus center operated by San Diego State, and has transitioned to an independent four-year university to serve growth in the region. Aside from the present infeasibility of establishing another four-year university campus in the greater San Diego region, relocation of the proposed academic facilities to another area could have the effect of shifting the traffic and air quality impacts to another location.

5. City of Marina Negotiations: Consistent with the California Supreme Court's decision in *City of Marina*, university representatives met with representatives of the City of La Mesa, the California Department of Transportation (Caltrans) and the City of San Diego on numerous

occasions in an effort to reach a negotiated agreement with each entity as to the amount of the university's fair-share contribution for mitigation improvements within each of those agencies' respective jurisdictions. The meetings also included representatives of San Diego Association of Governments (SANDAG), a regional planning agency charged with recommending priorities for expenditures of regional planning and infrastructure funds. SANDAG does not itself implement or construct infrastructure improvements.

CSU Response: In each case, analysis in the EIR determined that only traffic-related improvements identified as mitigation measures in the Draft EIR, Section 3.14, under Transportation/Circulation and Parking would require the university to contribute its fair-share of costs for the mitigation of identified impacts.

The university has determined that the mitigations proposed for traffic-related impacts are reasonable and has calculated its fair share responsibility. The following summarizes the result of the university's negotiations with local agencies:

- City of La Mesa. The university has determined that its mitigation responsibility to the City of La Mesa is \$45,686 for potential significant traffic impacts. The City of La Mesa has accepted the university's mitigation proposal.
- Caltrans is seeking both near term and long term mitigation funding totaling \$10,140,000 for project development impacts from the university. Caltrans has submitted cost proposals to establish a basis for identifying an appropriate fair-share contribution. The university will support Caltrans in its efforts to seek non-university funding from the Governor and the Legislature.
- City of San Diego. The university has determined that its mitigation responsibility within city jurisdiction is a total sum of \$6,437,860. The City has requested that SDSU recalculate its mitigation proposal based on the campus paying for 100% of the proposed roadway improvements as its recommended revised factors. Under the City's generated assumptions, the total amount of the university's mitigation obligation would be \$21,800,000. The city proposed a counteroffer that included two alternatives, one of which was that the campus' contribution be \$11.1 million subject to future adjustment based on future traffic counts and that the campus guarantee funding for any upward adjustments whether or not the state funds those upward adjustments. However, the campus could not agree to the city's inclusion of items for which their EIR found no significant impact (parks and libraries), the inclusion of costs for two street segments which are not feasible to improve, and their requirement that upward funding be guaranteed (most importantly). The second alternative was that the full amount of \$21,800,000 be contributed upfront, with downward adjustments possible based on future traffic counts.

- San Diego Association of Governments (SANDAG). The university and SANDAG representatives met on numerous occasions to discuss the proposed master plan revision project. SANDAG contends that the university is responsible for regional transit improvements within local jurisdictions. However, the Draft EIR did not find that the proposed project would result in significant impacts to transit (i.e., bus or trolley systems). It is, therefore, the university's position that no mitigation is required. SANDAG has provided no evidence that the proposed master plan revision would result in significant impacts to transit systems, within the meaning of CEQA, nor has it provided the university with a substantive basis for the mitigation payment it proposes of \$193,000,000.

### **Background and Community Outreach**

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

In September 2005, the board approved the San Diego State University 2005 Campus Master Plan Revision proposal to raise the enrollment ceiling, and certified the EIR prepared for the project as adequate under the California Environmental Quality Act (CEQA). The following month, lawsuits were filed in San Diego Superior Court challenging the adequacy of the EIR. One of the primary issues raised in the lawsuits was whether CSU was responsible for the mitigation of significant impacts to off-campus roadways that would be caused by the project. In July 2006, the California Supreme Court ruled against CSU on this point in *City of Marina*. As a result of the California Supreme Court's decision, CSU set aside its approval of the 2005 Campus Master Plan Revision project, and its related certification of SDSU's 2005 EIR.

The proposed master plan revision and FEIR provide a framework for implementing the university's goals and programs by identifying needed facilities and improvements to support campus growth to the proposed campus master plan enrollment of 35,000 FTE by the 2024/25 academic year. The 2007 Campus Master Plan Revision was developed in collaboration with a Master Plan Advisory Committee. Input was sought and received from the campus community through the Campus Development Committee, the Academic Senate, Associated Students, and from the wider public community through a variety of community forums, and meetings with community and regional officials. Beyond these meetings, a formal public hearing was held during the Notice of Preparation (NOP) and Draft EIR public comment period to ensure receipt of adequate community input and comment.

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In response to the public comments, the university revised the proposed master plan revision and re-issued the NOP to include substantial additional on-campus student housing projects.

### **Enrollment Ceiling Increase**

In fall 2004, the CSU system enrolled 399,324 students. By 2005, enrollment had reached 405,282. As of December 2006, the California Department of Finance was projecting CSU enrollment would grow by approximately 19 percent to 482,367 students by 2015. This projection anticipates an increase of approximately 77,000 students to the CSU system over the decade 2005-2015. The California Postsecondary Education Commission (CPEC) completed two comprehensive, long-range higher education planning reports.<sup>1</sup> Among other conclusions, the reports confirm California's continued growth in higher education enrollment demand and the state's need to respond.

The CSU Office of Analytic Studies, Office of the Chancellor, has estimated an increased demand of over 8,000 students for SDSU over the decade 2005-2015. Enrollment for fiscal year 2006/07 was 25,163 FTE for fall semester on-campus instructional FTE; the campus has reached its current enrollment ceiling. Based on the university's proposed enrollment growth of approximately two and one-half to three percent 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.

### **Proposed Revisions**

San Diego State University now proposes the 2007 Campus Master Plan Revision, which incorporates certain components from the 2005 Campus Master Plan Revision project and modifies and adds other components. Since the 2005 Campus Master Plan Revision project, campus officials have met with community members, elected officials, city government and regional organizations to discuss their concerns regarding the effects of the planned growth and the implementation of the proposed master plan revision.

The proposed master plan revision will enable the university to meet projected increases in student demand for higher education, as well as further enhance SDSU as an undergraduate, graduate and research institution. The increase in FTE will equate to a gradual increase in total student enrollment of an estimated 11,385 students by 2024-25.

This FEIR is intended as both a "program EIR" and a "project EIR" under CEQA. The master plan revision was evaluated at the program level and the following five near term projects were

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<sup>1</sup> The reports (FEIR Appendix O), entitled *Providing for Progress; California Higher Education Enrollment Demand and Resources into the 21<sup>st</sup> Century*, and *Policy for Progress Reaffirming California Higher Education Accessibility, Affordability, and Accountability into the 21<sup>st</sup> Century*.

analyzed at the project level to facilitate later project development. Each of these near term projects is described in the Draft EIR including site plan, building massing, and visual simulation.

- Adobe Falls Housing Phase I (Upper Village, #181)
- Alvarado Campus (three academic buildings, #104-106)
- Alvarado Hotel (#160)
- Residential Life Administration Building (#65) and 3 residential buildings (#62,63,64)
- Aztec Center Renovation (#52) and Aztec Center Expansion (#52A)

The 2007 Campus Master Plan Revision is comprised of the following significant components, as noted in Attachment A.

*Hexagon 1:* Adobe Falls Faculty/Staff Housing (#180-181). This project component, proposed to be developed in two phases, is on a site approximately 33 acres in size located across Interstate 8 from the campus. The development would consist of an Upper Village (near term, #181) which will provide up to 48 townhomes; and a Lower Village (long term, #180) which may include up to 300 townhomes and/or condominiums, to provide a total of up to 348 housing units for university faculty and staff upon full build-out, contingent on a number of factors such as available access routes and future market conditions.

*Hexagon 2:* Alvarado Campus (#161-164, 170-173). This component extends the current campus master plan's northeastern boundary, adding a total of approximately 612,000 GSF. The first phase of this development implements a part of the previously approved master plan and consists of the build out of three academic buildings (#104-106) on existing Lot D, and is a near term project. The subsequent phase of this project (long term) includes construction of academic, research, and medical buildings (#161-164) and an approximately 1800 space parking structure (#170).

*Hexagon 3:* Alvarado Hotel (#160). This component provides for a six-story building with 120 hotel rooms and suites, located on existing Lot C (two acres), immediately north of the Villa Alvarado Residence Hall. The hotel is proposed to be owned by Aztec Shops and operated in cooperation with the SDSU School of Hospitality and Tourism Management. This component is a near term project.

*Hexagons 4:* Student Housing - Villa Alvarado Hall Expansion (#166). This expansion project would provide an additional 200 beds. This component is one of three separate student housing projects, which together will result in a net increase of 2,976 new student housing beds on campus (further identified in Hexagons 5 and 8).

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Hexagons 5: Student Housing – Phase I, II, and III (#62-64) and Residential Life Administration Building (#65). This near term project will provide an administrative residence building, as well as 2,000 new beds in three residence halls.

Hexagon 6: Aztec Center Renovation (#52) and Aztec Center Expansion (#52A). This component is a 70,000 GSF expansion and renovation, a near term project.

Hexagon 7: Campus Conference Center (#66). This component proposes a three-story building east of Cox Arena.

Hexagons 8: Student Housing (#167). This component would propose U-lot Residence Hall (800 beds) and Parking Structure 7 (750 spaces).

### **Fiscal Impact**

The proposed master plan revision will require approximately \$320 million of state funding and approximately \$1.125 billion of non-state 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 requirement to implement the plan.

In addition, \$6,484,000 is the university's estimated fair-share of off-site mitigation costs based on their calculations and recent negotiations with local public agencies. It is anticipated funds would be paid to the local entity once other local co-funding is secured and based on design and construction milestone completion.

### **California Environmental Quality Act (CEQA) Action**

A Final Environmental Impact Report (FEIR) has been prepared to analyze the potential significant environmental effects of the proposed master plan revision and the project construction in accordance with CEQA requirements and State CEQA Guidelines. The FEIR is presented for Board review and certification.

To determine the scope of environmental review necessary, a Notice of Preparation and Initial Study (NOP/IS) was distributed on February 2, 2007 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 February 21, 2007 to obtain public input on the scope and content of the proposed project. Public comments regarding the proposed master plan revision scope noted the need for additional on-campus student housing to reduce the effects of students housed in the surrounding community. Based on the public comments, a Revised Notice of Preparation was released on April 17, 2007. The Revised Notice of Preparation identified an increase in the scope of proposed student housing

projects to include a total of 2,976 beds of new on-campus student housing, an increase of 100 percent in the number of new student housing beds previously proposed.

Presentations made during the NOP/IS and the Draft EIR circulation period included 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 SDSU Academic Senate, and the SDSU Campus Development Committee. 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) Mineral Resources, (j) Noise, (k) Paleontological Resources, (l) Population and Housing, (m) Public Utilities and Service Systems, and (n) Transportation/Circulation and Parking.

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological or other benefits of the project against its unavoidable environmental risks when determining whether to approve a project. If the specific benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered “acceptable.” CEQA requires that the agency adopt a Statement of Overriding Considerations in order to certify this project.

The Statement of Overriding Considerations will be required to address these significant unavoidable impacts of: (a) direct and cumulative impacts to aesthetics and visual quality attributable to the conversion of open space; (b) direct and cumulative impacts to air quality attributable to increased emissions during project construction; and (c) direct and cumulative impacts to the transportation and circulation system.

The Board of Trustees must find that because CSU cannot guarantee that the request to the Governor and the Legislature for the necessary mitigation funding will be approved, or that the funding will be granted in the amount requested, or that the public agencies will fund the mitigation improvements that are within their responsibility and jurisdiction, it cannot guarantee implementation of the approved mitigation measures and the identified impacts are thereby acceptable because of specific overriding considerations.

### **Issues Identified Through Public Participation**

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

- Traffic and safety within the Adobe Falls and College Area communities.
- Impacts to housing within the College Area community.
- The historical nature of the Adobe Falls and related Native American features.



- Biological resources on the Adobe Falls site.
- Aesthetic, noise, air 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 aesthetics and visual quality, air quality, and transportation/circulation (traffic) impacts, mitigation measures have been proposed in the FEIR that, if implemented, would reduce all impacts to a level below significance.

Subsequent to the NOP/IS process, the university prepared a Draft EIR to analyze the potential environmental effects of the proposed master plan revision. The Draft EIR was made available for public review on June 13, 2007 for a 45-day period ending on July 27, 2007. During the public comment period additional presentations and workshops were held with the College Area Community Council, the Navajo Community Planning Group, Del Cerro Action Council, the SDSU campus community and other regional groups and organizations. During the 45-day comment period, 49 comment letters were received from residents of the Del Cerro Community, generally in opposition to the development of the Adobe Falls Faculty/Staff Housing. Twelve comment letters were received from College Area residents concerned primarily with traffic, noise, housing, and enrollment growth. Additionally, comment letters from 15 other local organizations and agencies were received, including the City of San Diego, Caltrans, Councilmember Jim Madafar, and the California Department of Fish and Game.

The FEIR includes written responses to all comments received. For complete copies of the comments and written responses, please refer to the Response to Comments, Section 9.3, of the FEIR. A summary of major issues and the CSU response to each is provided.

### **Detailed Status of Off-Site Mitigation Negotiations**

The university believes that the mitigation proposals for traffic-related impacts represent an accurate and reasonable calculation of its "fair-share" of the costs to mitigate the project's off-site traffic impacts including legal requirements under CEQA for proportionality and nexus. A summary of the completed negotiations with the local entities follows below.

#### City of La Mesa

University representatives met with the Mayor of La Mesa to discuss SDSU's proposed fair-share contribution to the City for roadway mitigation improvements determined necessary in the EIR analysis. The Draft EIR determined that the proposed project would result in potential significant impacts at two roadway intersections within the City.

Based on calculated fair-share percentages of the cost estimates for the roadway improvements, the university determined a total mitigation responsibility of \$45,686. The City and the campus have agreed upon the mitigation plan.

Caltrans

The university initiated meetings with Caltrans, beginning in May 2007 and continuing through August 2007, during which representatives of both parties met on several occasions. Caltrans seeks both near term and long term mitigation funding from the university totaling \$10,140,000. Caltrans seeks near term fair-share contribution of \$420,000 towards preparation of two roadway improvement studies for the (1) College Avenue/Interstate-8 Interchange, and for the (2) I-8 Corridor Study.

The study funds will be credited towards the near term (2012) construction of \$890,000 in traffic mitigation measures:

- TCP-2 Provide an additional northbound lane on College Avenue at the intersection of Interstate 8 eastbound ramps, \$320,000
- TCP-10 Provide an additional vehicle storage lane on the I-8 eastbound on-ramp from College Avenue, \$450,000
- TCP-6 Install a traffic signal at I-8 westbound ramps and Parkway Drive, \$120,000

The horizon year (2030) fair share amounts for \$9,250,000 in traffic mitigation include:

- TCP-2 Provide an additional northbound through lane at the intersection of the I-8 eastbound ramp and College Avenue, \$960,000
- TCP-10 Provide an additional vehicle storage land on the I-8 eastbound ramp from College Avenue, \$1,350,000.
- TCP-6 Install a traffic signal at I-8 westbound at Parkway Drive, \$540,000
- TCP-14 Provide three northbound lanes and two southbound lanes on the College Avenue bridge, \$4,560,000
- TCP-11 Widen Fairmount Avenue between Mission Gorge and I-8 to six lanes, \$1,700,000
- TCP-13 Provide an additional through lane on the westbound approach to Alvarado Road/I-8 eastbound ramps, \$140,000

The CSU does not believe that a transfer of legislatively allocated budget funds from one state agency to another is warranted or consistent with state budget and fiscal policy; voter approved bonds for highway roadway improvements should be used for highway mitigation measures instead of voter approved bonds for higher education facilities. Accordingly, CSU believes that Caltrans should request funds for the recommended roadway improvements in its annual budget request. Nonetheless, while CSU does not agree that the *City of Marina* case requires CSU to make a mitigation funding request for another state agency, CSU will support Caltrans efforts to make such request and will look to the City of San Diego and SANDAG to join in that support.

However, because CSU cannot guarantee that funds will be authorized or made available for the recommended Corridor studies, or for roadway improvements, the recommendation to the board regarding this specific mitigation request will be to find that the impact to these facilities are

significant and unavoidable, and to adopt a Statement of Overriding Considerations pursuant to CEQA.

#### City of San Diego

Consistent with the *City of Marina* decision, the university met with the City of San Diego on 14 separate occasions to discuss the university's fair share mitigation obligations to the City. It was determined that only traffic related improvements identified as mitigation measures in the Draft EIR, Section 3.14, Transportation/Circulation and Parking would require SDSU to contribute its fair-share to the City. There are no other potential significant impacts to City services identified in the Draft EIR that would require fair share mitigation funding to the City.

- The amount for mitigation determined by the university is \$6,437,860. The City contends that the proposed master plan revision, in combination with the future Paseo project, is responsible for 100 percent of certain roadway improvement costs, not the percentage fair share calculated in the EIR. Based on alternative assumptions presented by the City, the total amount of the university's mitigation obligation would be \$21,800,000. The city proposed a counteroffer that included two alternatives, one of which was the campus' contribution be \$11.1 million subject to future adjustment based on future traffic counts and that the campus guarantee funding for any upward adjustments whether or not the state funds those upward adjustments. However, the campus could not agree to the city's inclusion of items for which their EIR found no significant impact (parks and libraries), the inclusion of costs for two street segments which are not feasible to improve, and their requirement that upward funding be guaranteed (most importantly). The second alternative was that the full amount of \$21,800,000 be contributed upfront, with downward adjustments possible based on future traffic counts. These alternatives were not acceptable and, therefore, the City and the university were unable to reach agreement on the amount or the methodology to determine a fair share amount.

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#### San Diego Association of Governments (SANDAG)

Between March 2007 and August 2007, representatives of the university and SANDAG met on numerous occasions to discuss the proposed master plan revision project. SANDAG contends that the university is responsible for regional transit improvements, estimated at \$193,000,000. However, the Draft EIR did not find that the proposed project would result in significant impacts to regional transit systems; therefore, it is the university's position based on the EIR that no mitigation is required.

#### **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.

The following is a summary of each of the alternatives studied:

- *No Project Alternative:* This alternative is infeasible because it would not meet any of the project objectives, and it would not provide any of the project benefits.
- *5,000 FTE Increase Alternative:* This alternative is infeasible because it would not fully meet the project objectives, and it would not provide many of the proposed project benefits.
- *The No Adobe Falls Faculty/Staff 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 to meet the needs of the university and it would adversely affect the ability of the university to recruit and retain needed faculty and staff.
- *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 similar to the No Adobe Falls Faculty/Staff Housing Alternative, would adversely affect the ability of the university to recruit and retain needed faculty and staff.

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

- *Expansion of Summer Term Enrollment:* The university proposes to grow summer term enrollment to 25 percent of the annualized FTE. Continued growth to the legislative target of 40 percent will factor in student unit load increases to manage the headcount population.
- *Expanded Use of Academic Technologies:* The university proposes to continue to expand web-enhanced instruction.
- *Development of Off-Campus Centers:* As enrollment demand demonstrates the need to provide off-site instruction, the university will make every effort to address this specific need.

An assessment of institutional alternatives determined that these methods alone would not enable the university to meet the projected 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 proposed master plan revision.

The following resolution is presented for approval:

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

1. The Final EIR for the San Diego State University, 2007 Campus 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 the proposed master plan revision, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
2. The Final EIR addresses the proposed increased enrollment, master plan revision, and all discretionary actions relating to the project, including near term construction projects as identified in Project Description, Section 1.0 of the Final EIR.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code 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 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 and Reporting Program for Agenda Item 5 of the November 13-14, 2007 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 board has adopted the Findings of Fact that include specific overriding considerations that outweigh certain remaining unavoidable significant impacts to aesthetics and visual quality, air quality impacts, and transportation and circulation impacts.
6. The Final EIR 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

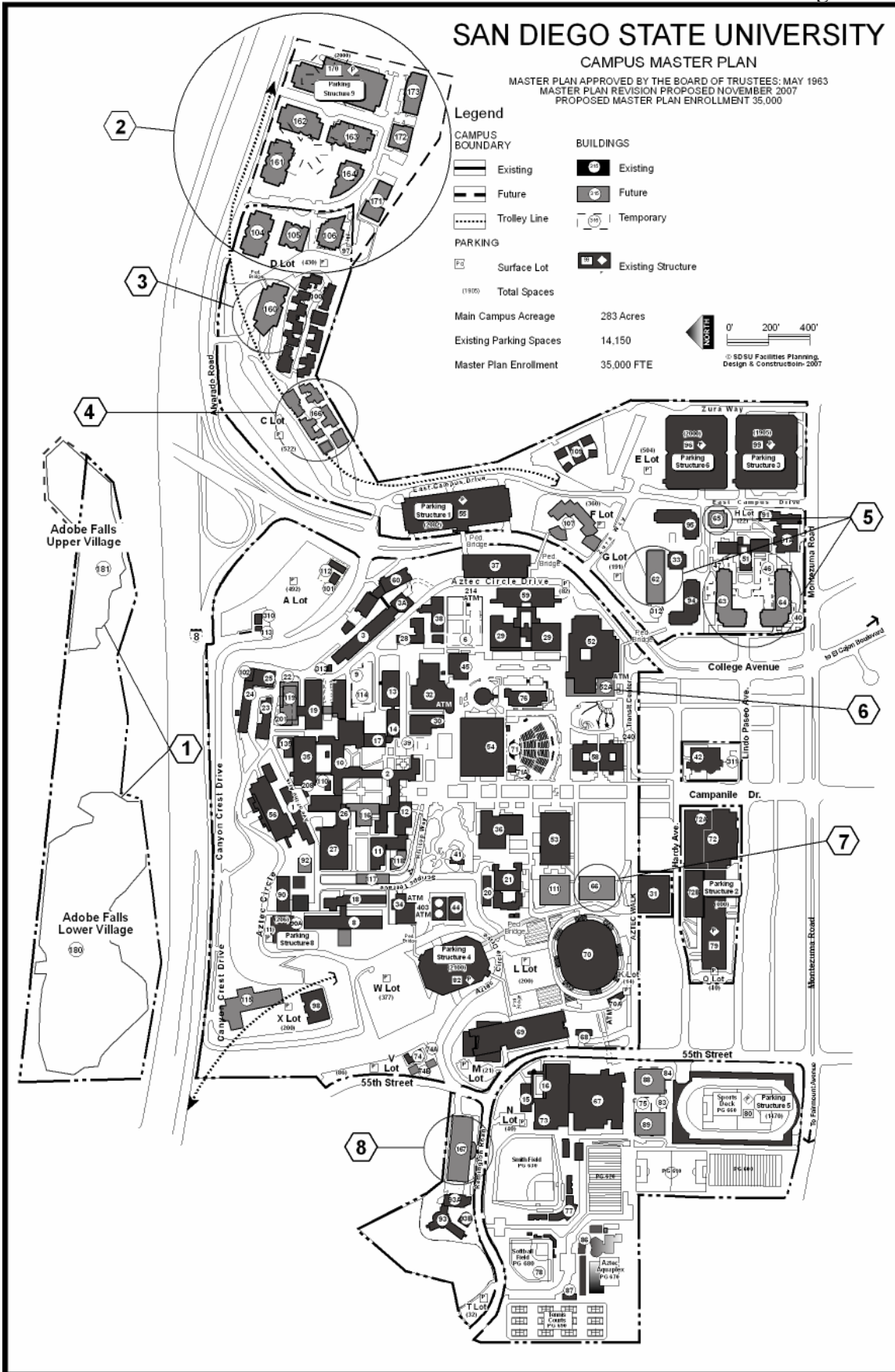
less than significant levels. Those impacts, which are not reduced to less than significant levels, are identified and overridden due to specific project benefits.

7. A portion of the mitigation measures necessary to reduce traffic impacts to less than significant are the responsibility of and under the authority of the City and County of San Diego (City). The City and the university have not come to agreement. The board therefore cannot guarantee that certain mitigation measures that are the sole responsibility of the City will be timely implemented. The board therefore finds that certain impacts upon traffic may remain significant and unavoidable if mitigation measures are not implemented, and adopts Findings of Fact that include specific Overriding Considerations that outweigh the remaining, potential, unavoidable significant impacts with respect to traffic and transit that are not under the authority and responsibility of the board.
8. 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 2007 Campus Master Plan Revision;
  - b. The Final EIR, 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.
9. It is necessary, consistent with the California Supreme Court decision in *City of Marina*, for CSU to pursue mitigation funding from the legislature to meet its CEQA fair-share mitigation obligations. The chancellor is therefore directed to request from the governor and the legislature, through the annual state budget process, the future funds (\$6,484,000) necessary to support costs

- as determined by the trustees necessary to fulfill the mitigation requirements of CEQA.
10. In the event the request for mitigation funds is approved in full, the chancellor is directed to proceed with implementation of the 2007 Campus Master Plan Revision and Enrollment Ceiling Increase for San Diego State University. Should the request for funds only be partially approved, the chancellor is directed to proceed with implementation of the project, funding identified mitigation measures to the extent of the available funds. In the event the request for funds is not approved, the chancellor is directed to proceed with implementation of the project consistent with resolution number 11 below.
  11. Because this board cannot guarantee that the request to the legislature for the necessary mitigation funding will be approved, or that the local agencies will fund the measures that are their responsibility, this board finds that the impacts whose funding is uncertain remain significant and unavoidable, and that they are necessarily outweighed by the Statement of Overriding Considerations adopted by this board.
  12. The board hereby certifies the Final EIR for the San Diego State University 2007 Campus Master Plan Revision dated November 2007 as complete and in compliance with CEQA.
  13. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program for Agenda Item 5 of the November 13-14, 2007 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).
  14. The project will benefit the California State University.
  15. 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.
  16. The San Diego State University, Campus Master Plan Revision dated November 2007 is approved at a master plan enrollment ceiling of 35,000 FTE.

17. The chancellor or his designee is requested under the Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.
  
18. The five designated near term projects identified and described in the FEIR are: (1) Adobe Falls Housing Phase I (Upper Village); (2) Alvarado Campus (#104-106) buildings; (3) Alvarado Hotel; (4) Residential Life Administration and Residence Buildings; and (5) the Aztec Center Expansion and Renovation projects are determined to be fully analyzed at the project level in the FEIR for the purposes of compliance with CEQA for future implementation and construction.





**SAN DIEGO STATE UNIVERSITY**

Proposed Master Plan

Master Plan Enrollment: 35,000 FTE

Master Plan Revision approved by the Board of Trustees: May 1963, June 1967, July 1971, November 1973, July 1975, May 1977, November 1977, September 1978, September 1981, May 1982, July 1983, May 1984, July 1985, January 1987, July 1988, July 1989, May 1990, July 1990, September 1998, May 1999, March 2001, November 2007

1. Art - South	40. Housing Administration & Residential Education (temporary)	75. Football Coaches Offices/Weight-Training Facility
2. Hepner Hall	41. Scripps Cottage	76. Love Library Add / Manchester Hall
3. Geology -Math-Computer Science	42. Student Health Services	77. Tony Gwynn Stadium
3a. Geology -Math-Comp. Science Add.	44. Physical Plant/Chill Plant	78. Aztec Softball
5. Engineering Laboratory	45. Aztec Shops Bookstore	79. Parking Structure 2
6. Education	46. Maya Hall ( <i>temporary</i> )	80. Parking Structure 5/Sports Deck
8. Storm Hall	47. Olmeca Hall ( <i>temporary</i> )	82. Parking Structure 4
9. Industrial Technology	51. Zura Hall (Coed Residence)	83. Athletics Offices
10. Life Science - South	52. Aztec Center	84. Athletics Training Facility
11. Little Theatre	52a. <i>Aztec Center Expansion</i>	86. Aztec Aquaplex
12. Communication	53. Music	87. Tennis Center
13. Physics	54. Love Library	88. <i>Alumni Center</i>
14. Physics - Astronomy	55. Parking Structure 1	89. <i>Basketball Center</i>
15. Public Safety	56. Art - North	90. <i>Arts and Letters</i>
16. Peterson Gymnasium	58. Adams Humanities	90a. Parking Structure 8
17. Physical Sciences	59. Student Services - East	91. Tenochca Hall (Coed Residence)
18. Nasatir Hall	60. Chemical Sciences Laboratory	91a. Tula Hall
19. Engineering	62. <i>Student Housing Ph I (600 beds)</i>	92. <i>Art Gallery</i>
20. Exercise & Nutritional Sciences Annex	63. <i>Student Housing Ph II (700 beds)</i>	93. Chapultepec Hall (Coed Residence)
21. Exercise & Nutritional Sciences	64. <i>Student Housing Ph II (700 beds)</i>	93a. Cholula Hall
22. CAM Lab (Computer Aided Mechanics)	65. <i>Residential Life Administration</i>	93b. Aztec Market
23. Physical Plant/Boiler Shop	66. <i>Conference Center</i>	94. Tepeyac (Coed Residence)
24. Physical Plant	67. Aztec Athletics Center/Hall of Fame	95. Tacuba (Coeducational Residence)
25. Cogeneration Plant	68. Arena Meeting Center	96. Parking Structure 6
26. Hardy Memorial Tower	69. Aztec Recreation Center	97. Rehabilitation Center
27. Professional Studies & Fine Arts	70. Cox Arena at Aztec Bowl	98. Business Services
28. Speech, Language and Hearing Sciences	70a. Arena Ticket Office	99. Parking Structure 3
29. Student Services - West	71. Open Air Theater	100. Villa Alvarado Hall (Coed Residence)
30. Administration	71a. Open Air Theater Hospitality House	101. Maintenance Garage
31. Calpulli (Counseling, Disabled & Student Health Services)	72. KPBS Radio/TV	102. Cogeneration/Chill Plant
32. East Commons	72a. Gateway Center	104. <i>Academic Bldg A</i>
33. Cuicacalli (Dining)	72b. Extended Studies Center	105. <i>Academic Bldg B</i>
34. West Commons	73. Racquetball Courts	106. <i>Academic Bldg C - Education</i>
35. Life Science - North	74. International Student Center	107. <i>College of Business</i>
36. Dramatic Arts	74a. <i>International Student Center Expansion Phase I</i>	109. University Children's Center
37. Business Administration	74b. <i>International Student Center Expansion Phase II</i>	110. Growth Chamber
38. North Education	74t. International Student Center Addition (temporary)	111. <i>Performing Arts Complex</i>
38a. North Education 60		112. Resource Conservation
39. Faculty/Staff Club		113. Waste Facility
		114. <i>Science Research Building</i>
		115. <i>Physical Plant/Corporation Yard</i>

LEGEND

EXISTING FACILITY/ *Proposed Facility*

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

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|---|--|--|
| <ul style="list-style-type: none"> <li>116. <i>School of Communication Add. A</i></li> <li>117. <i>School of Communication Add. B</i></li> <li>118. <i>School of Communication Add. C</i></li> <li>119. <i>Engineering Building Addition</i></li> <li>135. <i>Bio Science Center</i></li> <li>160. <i>Alvarado Hotel</i></li> <li>161. <i>Alvarado Park – Academic Bldg 1</i></li> <li>162. <i>Alvarado Park – Academic Bldg 2</i></li> <li>163. <i>Alvarado Park – Academic Bldg 3</i></li> <li>164. <i>Alvarado Park – Academic Bldg 4</i></li> <li>166. <i>Villa Alvarado Hall Expansion</i></li> <li>167. <i>U-lot Residence Hall (800 beds)/ PS7(750 cars)</i></li> <li>170. <i>Parking Structure 9 (Alvarado Park)</i></li> <li>171. <i>Alvarado Park – Research Bldg1 (existing, acquired)</i></li> <li>172. <i>Alvarado Park – Research Bldg2 (existing, acquired)</i></li> <li>173. <i>Alvarado Park – Research Bldg3 (existing, acquired)</i></li> <li>180. <i>Adobe Falls Lower Village – Residential</i></li> </ul> | <ul style="list-style-type: none"> <li>181. <i>Adobe Falls Upper Village – Residential</i></li> <li>201. <i>Physical Plant Shops</i></li> <li>208. <i>Betty's Hotdogger</i></li> <li>240. <i>Transit Center</i></li> <li>302. <i>Field Equipment Storage</i></li> <li>303. <i>Grounds Storage</i></li> <li>310. <i>EHS Storage Shed</i></li> <li>311. <i>Substation D</i></li> <li>312. <i>Substation B</i></li> <li>313. <i>Substation A</i></li> <li>745. <i>University House (President's Residence)</i></li> </ul> <p>IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Calexico</p> <p>Master Plan Enrollment: 850 FTE<br/>       Master Plan approved by the Board of Trustees: February 1980.</p> <p>Master Plan Revision approved by the Board of Trustees September 2003.</p> <ul style="list-style-type: none"> <li>1. <i>North Classroom Building</i></li> <li>2. <i>Administration Building</i></li> <li>2a. <i>Art Gallery</i></li> <li>3. <i>Auditorium / Classrooms</i></li> <li>4. <i>Classrooms Building</i></li> <li>5. <i>Library</i></li> <li>5a. <i>Library Addition</i></li> </ul> | <ul style="list-style-type: none"> <li>6. <i>Physical Plant</i></li> <li>7. <i>Computer Building</i></li> <li>9. <i>Faculty Offices Building East</i></li> <li>10. <i>Faculty Offices Building West</i></li> <li>20. <i>Student Center</i></li> <li>21. <i>Classroom Bldg / Classroom Bldg East</i></li> <li>22. <i>Classroom Bldg South</i></li> </ul> <p>IMPERIAL VALLEY OFF-CAMPUS, Imperial Valley Campus - Brawley<br/>       Master Plan Enrollment: 850 FTE<br/>       Master Plan approved by the Board of Trustees: September 2003.</p> <ul style="list-style-type: none"> <li>101. <i>Initial Building (Brandt Bldg)</i></li> <li>102. <i>Academic Building II</i></li> <li>103. <i>Academic Building III</i></li> <li>104. <i>Library</i></li> <li>105. <i>Computer Building</i></li> <li>106. <i>Auditorium</i></li> <li>107. <i>Administration</i></li> <li>108. <i>Academic Building IV</i></li> <li>109. <i>Student Center</i></li> <li>110. <i>Energy Museum</i></li> <li>111. <i>Faculty Office</i></li> <li>112. <i>Agricultural Research</i></li> </ul> |
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LEGEND

EXISTING FACILITY/ *Proposed Facility*

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

# SAN DIEGO STATE UNIVERSITY

## CAMPUS MASTER PLAN

MASTER PLAN APPROVED BY THE BOARD OF TRUSTEES: MAY 1963  
 MASTER PLAN REVISION APPROVED BY THE BOARD OF TRUSTEES: MARCH 2001

### Legend

#### CAMPUS BOUNDARY

- Existing
- Future
- Trolley Line

#### BUILDINGS

- Existing
- Future
- Temporary

#### PARKING

- Surface Lot
- Existing Structure

(1905) Total Spaces

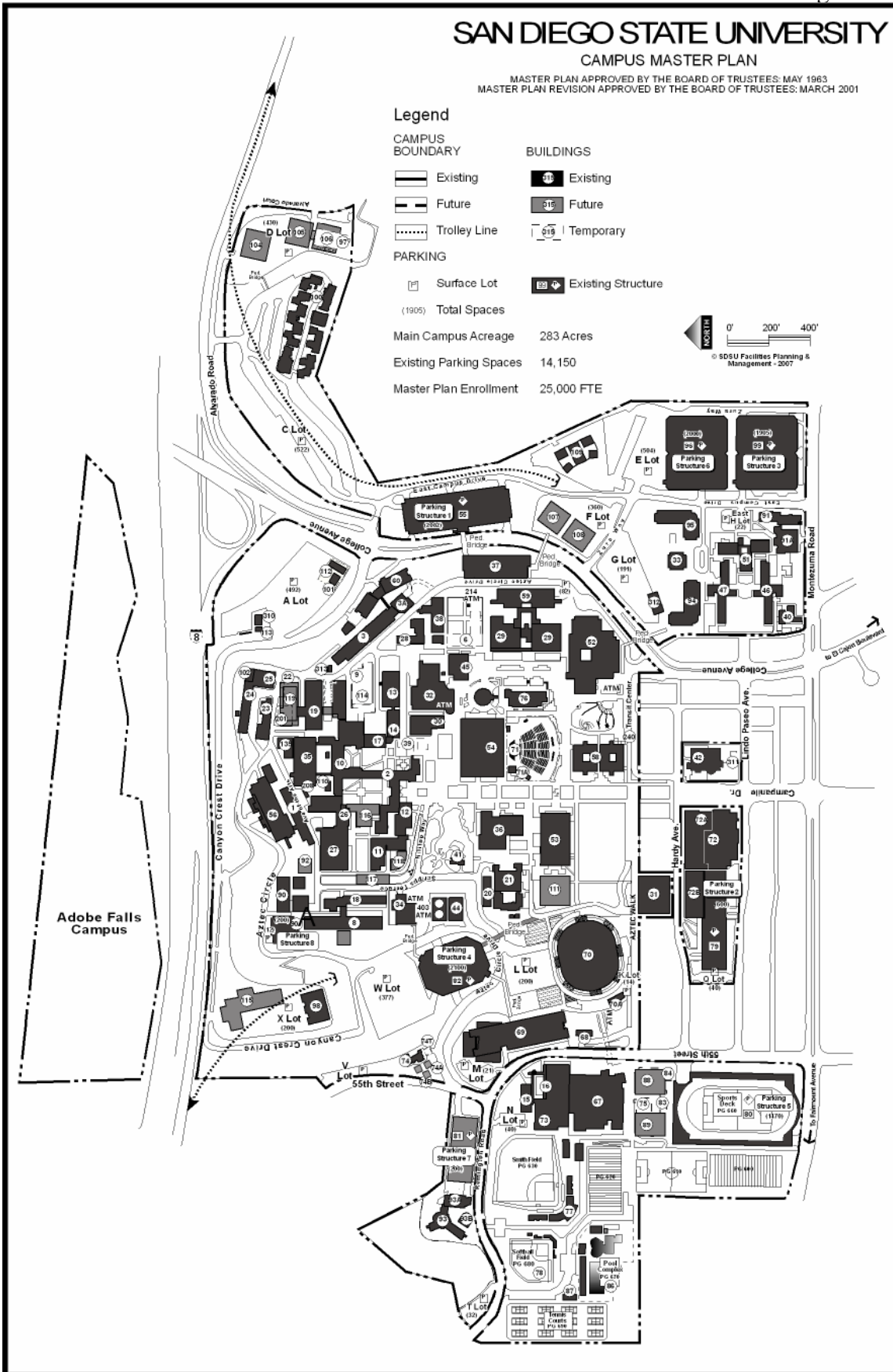
Main Campus Acreage 283 Acres

Existing Parking Spaces 14,150

Master Plan Enrollment 25,000 FTE



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**SAN DIEGO STATE UNIVERSITY**

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: May 1963

Master Plan Revision approved by the Board of Trustees: May 1963, June 1967, July 1971, November 1973, July 1975, map 1977, November 1977, September 1978, September 1981, May 1982, July 1983, May 1984, July 1985, January 1987, July 1988, July 1989, May 1990, July 1990, September 1998, May 1999, March 2001

- |   |   |  |
|---|---|--|
| 1. Art - South  | 68. Arena Meeting Center                              | 117. <i>School of Communication Addition B</i>                         |
| 2. Hepner Hall  | 69. Aztec Recreation Center                           | 118. <i>School of Communication Addition C</i>                         |
| 3. Geology - Mathematics - Computer Science                   | 70. Cox Arena at Aztec Bowl                           | 119. <i>Engineering Building Addition</i>                              |
| 3a. Geology - Mathematics - Computer Science Addition         | 70a. Arena Ticket Office                              | 135. Bio Science Center  |
| 5. Engineering Laboratory                                     | 71. Open Air Theater                                  | 201. Physical Plant Shops  |
| 6. Education  | 71a. Open Air Theater Hospitality House               | 208. Betty's Hotdogger   |
| 8. Storm Hall   | 72. KPBS Radio/TV                                     | 240. Transit Center  |
| 9. Industrial Technology                                      | 72a. Gateway Center                                   | 302. Field Equipment Storage   |
| 10. Life Science - South                                      | 72b. Extended Studies Center                          | 303. Grounds Storage   |
| 11. Little Theatre  | 73. Racquetball Courts                                | 310. EHS Storage Shed  |
| 12. Communication   | 74. International Student Center                      | 311. Substation D  |
| 13. Physics   | 74a. International Student Center (temporary)         | 312. Substation B  |
| 14. Physics - Astronomy                                       | 74b. <i>International Student Center Expansion</i>    | 313. Substation A  |
| 15. Public Safety   | 75. Football Coaches Offices/Weight-Training Facility | 745. University House (President's Residence)                          |
| 16. Peterson Gymnasium  | 76. Love Library Addition / Manchester Hall           | IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Calexico   |
| 17. Physical Sciences   | 77. Tony Gwynn Stadium                                | Master Plan Enrollment: 850 FTE  |
| 18. Nasatir Hall  | 78. Aztec Softball                                    | Master Plan approved by the Board of Trustees: February 1980.          |
| 19. Engineering   | 79. Parking Structure 2                               | Master Plan Revision approved by the Board of Trustees September 2003. |
| 20. Exercise & Nutritional Sciences Annex                     | 80. Parking Structure 5/Sports Deck                   |  |
| 21. Exercise & Nutritional Sciences                           | 81. <i>Parking Structure 7</i>                        | 1. North Classroom Building  |
| 22. CAM Lab (Computer AidedMechanics) ( <i>temp</i> )         | 82. Parking Structure 4                               | 2. Administration Building   |
| 23. Physical Plant/Boiler Shop                                | 83. Athletics Offices                                 | 2a. Art Gallery  |
| 24. Physical Plant  | 84. Athletics Training Facility                       | 3. Auditorium / Classrooms   |
| 25. Cogeneration Plant  | 86. Aztec Aquaplex                                    | 4. Classrooms Building   |
| 26. Hardy Memorial Tower                                      | 87. <i>Tennis Center</i>                              | 5. Library   |
| 27. Professional Studies & Fine Arts                          | 88. <i>Alumni Center</i>                              | 5a. Library Addition   |
| 28. Speech, Language and Hearing Sciences                     | 89. <i>Basketball Center</i>                          | 6. Physical Plant  |
| 29. Student Services - West                                   | 90. <i>Arts and Letters</i>                           | 7. Computer Building   |
| 30. Administration  | 90a. <i>Parking Structure 8</i>                       | 9. Faculty Offices Building East                                       |
| 31. Calpulli (Counseling, Disabled & Student Health Services) | 91. Tenochca Hall (Coeducational Residence)           | 10. Faculty Offices Building West                                      |
| 32. East Commons  | 91a. Tula Hall  | 20. Student Center   |
| 33. Cuicacalli (Dining)                                       | 92. <i>Art Gallery</i>                                | 21. Classroom Building / Classroom Building East                       |
| 34. West Commons  | 93. Chapultepec Hall (Coeducational Residence)        | 22. <i>Classroom Building South</i>                                    |
| 35. Life Science - North                                      | 93a. Cholula Hall                                     | IMPERIAL VALLEY OFF-CAMPUS, Imperial Valley Campus - Brawley           |
| 36. Dramatic Arts   | 93b. Aztec Market                                     | Master Plan Enrollment: 850 FTE  |
| 37. Business Administration                                   | 94. Tepeyac (Coeducational Residence)                 | Master Plan approved by the Board of Trustees: September 2003.         |
| 38. North Education   | 95. Tacuba (Coeducational Residence)                  |  |
| 38a. North Education 60                                       | 96. Parking Structure 6                               | 101. Initial Building  |
| 39. Faculty/Staff Club  | 97. Rehabilitation Center                             | 102. <i>Academic Building II</i>                                       |
| 40. Housing Administration & Residential Education            | 98. Business Services                                 | 103. <i>Academic Building III</i>                                      |
| 41. Scripps Cottage   | 99. Parking Structure 3                               | 104. <i>Library</i>  |
| 42. Student Health Services                                   | 100. Villa Alvarado Hall (Coeducational Residence)    | 105. <i>Computer Building</i>  |
| 44. Physical Plant/Chill Plant                                | 101. Maintenance Garage                               | 106. <i>Auditorium</i>   |
| 45. Aztec Shops Bookstore                                     | 102. Cogeneration/Chill Plant                         | 107. <i>Administration</i>   |
| 46. Maya Hall   | 104. <i>Academic Bldg A</i>                           | 108. <i>Academic Building IV</i>                                       |
| 47. Olmeca Hall (Coeducational Residence)                     | 105. <i>Academic Bldg B</i>                           | 109. <i>Student Center</i>   |
| 51. Zura Hall (Coeducational Residence)                       | 106. <i>Academic Bldg C - Education</i>               | 110. <i>Energy Museum</i>  |
| 52. Aztec Center  | 107. <i>Business</i>                                  | 111. <i>Faculty Office</i>   |
| 53. Music   | 108. ( <i>Reserved</i> )                              | 112. <i>Agricultural Research</i>                                      |
| 54. Love Library  | 109. University Children's Center                     |  |
| 55. Parking Structure 1                                       | 110. Growth Chamber                                   |  |
| 56. Art - North   | 111. <i>Performing Arts Complex</i>                   |  |
| 58. Adams Humanities  | 112. Resource Conservation                            |  |
| 59. Student Services - East                                   | 113. Waste Facility                                   |  |
| 60. Chemical Sciences Laboratory                              | 114. <i>Science Research Building</i>                 |  |
| 67. Aztec Athletics Center/Hall of Fame                       | 115. <i>Physical Plant/Corporation Yard</i>           |  |
|   | 116. <i>School of Communication Addition A</i>        |  |

**LEGEND**

EXISTING FACILITY/ *Proposed Facility*

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