

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:30 p.m., Tuesday, March 24, 2009
Glenn S. Dumke Auditorium

A. Robert Linscheid, Chair
Margaret Fortune, Vice Chair
Herbert L. Carter
George G. Gowgani
Curtis Grima
William Hauck
Peter G. Mehas
Lou Monville
Kyriakos Tsakopoulos

Consent Items

Approval of Minutes of Meeting of January 27, 2009

1. Amend the 2008-2009 Capital Outlay Program, Non-State Funded, *Action*

Discussion Items

2. Status Report on the 2009-2010 State Funded Capital Outlay Program and Suspended State Funded Design and Construction Projects, *Information*
3. Certify the Final Supplemental Environmental Impact Report and Approve the Campus Master Plan Revision for California State University, Channel Islands, *Action*
4. Certify the Final Environmental Impact Report and Approve Campus Master Plan Revision for California State University, Stanislaus, *Action*
5. Approval of Schematic Plans, *Action*

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

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

January 27, 2009

Members Present

A. Robert Linscheid, Chair
Margaret G. Fortune, Vice Chair
Jeffrey Bleich, Chair of the Board
Herbert L. Carter
George Gowgani
Curtis Grima
William Hauck
Peter G. Mehas
Lou Monville
Kyriakos Tsakopoulos
Charles B. Reed, Chancellor

Chair Linscheid called the meeting to order and announced that a revision had been made to the original agenda. Item 5, requesting Certification of the Final Environmental Impact Report and Approval of the Master Plan and Enrollment Ceiling for CSU Monterey Bay, had been pulled and would return at a future meeting.

Approval of Minutes

The minutes for the November 2008 meeting were approved as submitted.

Amend the 2008-2009 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 1-09-1).

Amend the 2008-2009 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 1-09-2).

Status Report on the 2009-2010 State Funded Capital Outlay Program—Governor’s Budget

Executive Vice Chancellor Benjamin F. Quillian thanked Assistant Vice Chancellor Elvyra F. San Juan and her staff for the very difficult work that they have been performing over the past several weeks in tracking and planning the progress of CSU’s construction projects. Mr. Quillian also thanked Assistant Vice Chancellors Robert Turnage and Colleen Nickles.

Ms. San Juan presented the status report on the 2009-2010 state funded capital program reflecting the governor’s budget. In a recap of events leading up to the current report, Ms. San Juan stated that at the September board meeting, a capital program was presented that included 2008-2009 projects as well as 2009-2010 projects due to the uncertainty of the 2008-2009 program. Since that time, five economic stimulus projects were approved by the legislature for the 2008-2009 program, reducing the 2009-2010 trustee program request to \$626 million. The 2009-2010 program formed the basis for the development of CSU’s federal economic stimulus request of \$1.3 billion with projects added for systemwide programs and that could be started quickly.

Of the \$626 million request, the governor’s budget included \$341 million to fund six projects funded from lease revenue bonds (\$325 million) and six equipment requests funded from existing general obligation bonds (\$16 million).

Report on Suspended State funded Design and Construction Projects

Ms. San Juan presented the report on what she characterized as California’s “anti-stimulus” package, the systematic suspension and orderly shutdown of CSU state funded projects, as a result of the state fiscal crisis. On December 17, 2008 the Pooled Money Investment Board (PMIB) voted to limit expenditures of cash, and withhold loan approvals on lease revenue and general obligation bond funds. Effectively, claim schedules in the state controller’s office after that day were returned to campuses unpaid.

Chancellor Reed authorized use of student fee revenues to pay the November and December invoices when the PMIB froze expenditures and rejected invoices for work already performed. On January 16, 2009, the PMIB approved \$650 million in disbursements. Of that amount, CSU was approved to submit \$69 million in claims for work completed in November and December to get reimbursement of those costs.

We anticipate contractor claims for costs to demobilize and remobilize, and inefficiencies due to work disruption. Increased cost of material and labor may also be components of a claim after restart. Additionally, assuming contractors have to reassign staff due to shut down then there will be a learning curve to get their staff back up to speed on our projects. Future claims may also

include: loss of profit, loss of income, and loss of opportunity due to the maintenance of payment and performance bonds.

We hope the budget crisis is resolved by March as we anticipate a critical deadline with regard to the cessation of labor provision in the California Civil Code, or the time limit for subcontractors filing stop notices on the projects, should they not have been paid.

Looking ahead to restarts, project contingency and scope changes will be sought to help with unbudgeted restart costs, otherwise, there may be projects which will have to be reverted. The potential need for scope changes has been broached to DOF in order to reduce the budgets of existing projects in order to go forward.

Trustee Monville thanked Ms. San Juan for her work and asked if she could quantify the anticipated demobilization and remobilization costs? He also inquired that if we in fact miss the March/April deadline, what exposure will the CSU face legally for additional costs for breach of contract? Ms. San Juan responded that the estimate for shutdown costs is \$29 million, and for claims, \$38 million. Restart costs are currently estimated at \$12 million across roughly 130 projects. That number (130) is low as it underestimates the actual number of minor capital outlay projects per campus allocation. Mr. Quillian added that many of the campuses have been negotiating with the contractors to potentially avoid future legal claims with varying degrees of success.

Trustee Monville expressed concern regarding salvaging CSU's relationship with contractors, specifically noting the negative financial impact on a contractor when their bonding capacity is tied up in payment performance bonds for work they cannot execute.

Chancellor Reed responded stating that the contractors were very pleased to be paid for November and December work. Dr. Reed also expressed his appreciation to Ms. San Juan and her staff for their hard work throughout the holidays.

Trustee Fortune asked whether the number of jobs lost in the private sector as a result of the work stoppage has been identified. Ms. San Juan estimated 5,500 to 6,000 jobs based upon a standard of 13,000 jobs per billion dollars in construction.

Chancellor Reed informed the board that the work stoppage does not apply to projects financed through the CSU Systemwide Revenue Bond Program.

Approval of Schematic Plans

The proposed item on the agenda requests the approval of schematic plans for California Polytechnic State University, San Luis Obispo—Recreation Center Expansion. With an audio-

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CPB&G

visual presentation, Assistant Vice Chancellor San Juan presented the item. All CEQA requirements on this project have been completed and staff recommends approval.

The committee recommended approval by the board on the proposed resolution (RCPBG 1-09-3).

Trustee Linscheid adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2008-2009 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 2008-2009 non-state capital outlay program to include the following four projects:

**1. California State University, Los Angeles
Hydrogen Fueling Station**

PWC \$4,565,000

California State University, Los Angeles wishes to proceed with the design and construction of a Hydrogen Fueling Station (#48) to implement renewable energy production for the campus and surrounding community. The proposed project will install a public facility hydrogen fueling station with continuous (24/7) access. The station will be located on the east side of the campus, on Circle Drive adjacent to the Engineering and Technology building.

The project will be funded from multiple non-state grant and donor sources including \$2,200,000 provided by a grant from the California Air Resources Board (CARB).

**2. San José State University
Student Union Expansion and Renovation**

PWCE \$90,553,000

San José State University wishes to proceed with the design and construction of the 102,600 GSF expansion and 133,200 GSF renovation of the existing Student Union Building (#3) located in the central area of the campus. The project also includes the demolition of the existing 50-year-old cafeteria building (#28) with replacement of like food services. The expansion extends both to the east and west and renovates the Student Union with a portion of the bookstore, food services and the recreation areas remaining.

Major features in the proposed new addition will include expanded food services, an expansion to the existing ballroom and meeting rooms, a 350-seat theater/auditorium, student organization and conference facilities, and retail offerings. The renovation will include seismic upgrades as well as

improvements to office space, event and meeting rooms, lounges, recreational space, and food services.

The project will be financed through the CSU Systemwide Revenue Bond Program. The bonds will be repaid from student union fees.

**3. San José State University
Student Health and Counseling Facility PWCE \$33,354,000**

San José State University wishes to proceed with the design and construction of a new facility (47,200 GSF) that will house student health and counseling services. The project will demolish existing Building BB (#23) where the new building (#116) will be sited, located between the Aquatic Center (#110) and the Campus Village (#153). The Student Health Center currently occupies 14,600 GSF on the first and second floors of the Health Building (#38) and Counseling Services occupies 5,500 GSF on the second floor of the Administration Building (#30). The proposed facility will create a comprehensive student health services program in one location.

The project will be financed through CSU Systemwide Revenue Bonds, which will be repaid from student health facility fees.

**4. California Polytechnic State University, San Luis Obispo
University Union Plaza Renovation PWC \$4,478,000**

California Polytechnic State University, San Luis Obispo wishes to proceed with the design and construction of the 39,000 GSF University Union Plaza Renovation. The original plaza was built in 1971 with extensive use of concrete in the brutalist architectural style with austere and angular surfaces. This project will provide a more open, inviting and cohesive plaza that will create pedestrian connections between the University Union (#65) and the Dining Commons (#19). The proposed project will consist of the demolition and replacement of the existing plaza to include the addition of extensive path of travel upgrades, a relocated band stand, and a larger gathering area with enhanced landscaping. The project will also create a space for student clubs to set up booths during events creating an outdoor market area along the northern edge of the plaza.

The project will be funded from University Union reserves.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2008-2009 non-state funded capital outlay program is amended to include:
1) \$4,565,000 for preliminary plans, working drawings, and construction for the

California State University, Los Angeles, Hydrogen Fueling Station project; 2) \$90,553,000 for preliminary plans, working drawings, construction and equipment for the San José State University, Student Union Expansion and Renovation project; 3) \$33,354,000 for preliminary plans, working drawings, construction and equipment for the San José State University, Student Health and Counseling Facility project and 4) \$4,478,000 for preliminary plans, working drawings, and construction for the California Polytechnic State University, San Luis Obispo, University Union Plaza Renovation project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2009-2010 State Funded Capital Outlay Program and Suspended State Funded Design and Construction Projects

Presentation By

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

Summary

This item will present a comparison between the Trustees' 2009-2010 state funded capital outlay program request, the Governor's budget proposal, the Legislative Analyst's Office (LAO) recommendations, and the final budget signed by the Governor on February 20, 2009, as shown in Attachment A.

An update on the current status of suspended state funded design and construction projects also will be provided at the meeting.

Background

The California State University's proposed State Funded 2009-2010 Capital Outlay Program was presented at the September 2008 Board of Trustees' meeting. Due to the uncertainty of the final 2008-2009 capital program at that time, the Trustees approved the entire State Funded Priority List (37 projects) of \$850.6 million for the 2009-2010 capital outlay program. Subsequently, the Legislature supported the use of lease revenue bonds (LRB) to fund five economic stimulus projects from this list totaling \$223.7 million, to add to the previously approved 2008-09 Capital Program resulting in a total of \$295.9 million. Based on the five projects being funded in 2008-09, the remaining unfunded projects comprising the 2009-2010 capital outlay program priority totaled \$626.8 million.

Of this amount, the Governor's budget supported \$341.1 million for the CSU Capital Outlay program funded from a combination of remaining general obligation bonds funds (\$16.1million) for 6 equipment projects, as well as \$325 million in lease revenue bond funds for 6 design and/or construction projects.

On January 29, 2009, the LAO released its *Budget Analysis Series: Higher Education: Capital Outlay Overview*. The analyst supports \$316.3 million of the \$341.1 million included in the Governor's budget, a reduction of \$24.8 million. The analyst recommended that:

1. The CSU commit non-state funds to the equipment phases of proposed new projects funded with lease revenue bonds because general obligation bonds are uncertain;
2. The Legislature withhold \$8.1 million in funding for sustainable design from five projects to eliminate the proposed 3 percent increase to support sustainable design;
3. The Legislature reduce equipment funding by \$4.8 million for three replacement buildings to require 50 percent of existing equipment be reused;
4. The Legislature delete \$7.3 million from the Science II, Phase 2 project at the Sacramento campus by eliminating 100 lecture stations and reducing support space. The increase in project capacity is not considered to be justified due to underutilization of facilities during the summer term and the gallery support space is not justified in comparison to state priorities; and
5. The Legislature delete \$4.2 million from the CSU Chico, Taylor II Replacement Building because the increase in instructional capacity is not justified due to the underutilization of facilities during the summer term.

On February 20, 2009, the Governor signed the 2009-2010 budget approved by the Legislature during the extraordinary session which included the six equipment projects funded by remaining general obligation bond funds (\$16.1 million). Six lease revenue bond funded design and/or construction projects (\$325 million) remain for further consideration during the spring budget subcommittee hearings.

A response is being prepared to the analyst's recommendations and supporting the Governor's budget for use in the hearings this spring.

State Funded Capital Outlay Program 2009/10 Priority List

Cost Estimates are at Engineering News Record California Construction Cost Index 5320 and Equipment Price Index 2894

Rank	Category	Campus	Project Title	Trustees' Request			Governor's Budget			Legislative Analyst's Office		Final Budget	
				FTE	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	
1	IA	East Bay	Warren Hall (Seismic) ◊	-526	PW	3,784,000 (a)							
2	IB	San Diego	Storm/Nasatir Halls Renovation ◊	-2,196	C	47,169,000 (a)	C	48,453,000 (b)	C	48,453,000			
3	IB	Stanislaus	Science I Renovation (Seismic)	422	C	17,482,000 (a)							
4	IB	San José	Spartan Complex Renovation (Seismic)	62	PWC	49,659,000 (a)							
5	II	Channel Islands	West Hall	555	PWC	37,018,000 (a)	PWC	37,137,000 (b)	PWC	36,037,000 (f)			
6	II	Chico	Taylor II Replacement Building	751	PWC	55,962,000 (a)	PWC	57,185,000 (b)	PWC	51,585,000 (g)			
7	IB	Sacramento	Science II, Phase 2 ◊	-1,121	PWC	97,323,000 (a)	PWC	97,921,000 (b)	PWC	87,221,000 (h)			
8	IB	Long Beach	Peterson Hall 3 Replacement	N/A	E	4,828,000	E	4,828,000 (c)	E	2,400,000 (i)	E	4,828,000 (l)	
9	IB	Los Angeles	Science Replacement Building, Wing B	N/A	E	4,142,000	E	4,142,000 (c)	E	2,100,000 (i)	E	4,142,000 (l)	
10	IB	Los Angeles	Corporation Yard and Public Safety ◊	N/A	E	765,000	E	765,000 (d)	E	383,000 (i)	E	765,000 (l)	
11	II	San Marcos	Social and Behavioral Sciences Building	N/A	E	1,941,000	E	1,941,000 (c)	E	1,941,000	E	1,941,000 (l)	
12	II	Sonoma	Green Music Center	N/A	E	2,500,000	E	2,500,000 (c)	E	2,500,000	E	2,500,000 (l)	
13	II	Pomona	College of Business Administration	N/A	E	1,969,000	E	1,969,000 (e)	E	1,969,000	E	1,969,000 (l)	
14	II	San Francisco	School of the Arts/Font Street Property	N/A	A	12,382,000							
15	II	Fresno	Faculty Office/Lab Building	N/A	PWC	10,023,000							
16	II	San Francisco	Creative Arts Building, Phase I ◊	240	PWC	55,782,000							
17	IA	Pomona	CLA Seismic Upgrade and Remediation ◊	N/A	PWC	32,497,000							
18	II	San Bernardino	Theatre Arts Addition	205	PWC	60,506,000	PWC	60,506,000 (b)	PWC	58,606,000 (j)			
19	IB	Fullerton	Physical Services Complex Replacement	N/A	PWC	23,781,000	PWC	23,781,000 (b)	PWC	23,081,000 (k)			
20	IA	Statewide	Minor Capital Outlay		PWC	25,000,000							
21	IA	Statewide	Capital Renewal	N/A	PWC	50,000,000							
22	IA	Statewide	Mitigation of Off-Campus Impacts	N/A	PWC	15,000,000							
23	IA	Humboldt	Library Seismic Safety Upgrade	N/A	PWC	4,385,000							
24	IB	Los Angeles	Utilities Infrastructure	N/A	P	441,000							
25	IB	Long Beach	Liberal Arts 2, 3, 4 Replacement Building	512	P	1,258,000							
26	IB	Dominguez Hills	Cain Library Remodel (Seismic)	N/A	P	478,000							
27	II	Bakersfield	Humanities Complex, Phase I	140	P	441,000							
28	II	Sonoma	Professional Schools Building	513	P	678,000							
29	IB	Stanislaus	Library Addition and Renovation, Phase I	N/A	P	1,122,000							
30	IA	Humboldt	Seismic Upgrade, Theatre Arts	N/A	PWC	4,164,000							
31	IB	San Diego	Physical Plant Storage Relocation	N/A	PWC	2,767,000							
32	IA	Fullerton	Off-Campus Center Acquisition	N/A	S	1,557,000							
Total				489		\$ 626,804,000		\$ 341,128,000		\$ 316,276,000		\$ 16,145,000	

Notes: Trustees' Request

(a) Cost Estimates are at Engineering News Record California Construction Cost Index 5179 and Equipment Price Index 2895

Governor's Budget

- (b) Funded by Lease Revenue Bond Funds
- (c) Higher Education Capital Outlay Bond Fund (HECOBF) of 2004
- (d) Funded by HECOBF of 1998
- (e) Funded by HECOBF of 2006

LAO Recommendation

- (f) Recommend deletion of sustainability dollars (\$1,100,000)
- (g) Recommend deletion of sustainability dollars (\$1,400,000), partial program reduction (\$4,200,000)
- (h) Recommend deletion of sustainability dollars (\$3,400,000), partial program reduction (\$7,300,000)
- (i) Recommend 50 percent reduction (total of \$4,852,000 from 3 projects)
- (j) Recommend deletion of sustainability dollars (\$1,900,000)
- (k) Recommend deletion of sustainability dollars (\$700,000)

Final Budget

(l) Projects included in 2009-10 Budget signed by the governor on February 20, 2009.

◊ This project is dependent upon state and non-state funding.

Phases: A = Acquisition P = Preliminary Plans W = Working Drawings C = Construction E = Equipment

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Certify the Final Supplemental Environmental Impact Report and Approve the Campus Master Plan Revision for California State University, Channel Islands

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 California State University, Channel Islands (CSUCI):

- Certify the Final Supplemental Environmental Impact Report (SEIR).
- Approve the proposed campus master plan revision dated March 2009.

Attachment “A” is the proposed campus master plan revision. Attachment “B” is the existing campus master plan approved by the Board of Trustees in March 2004.

The Board of Trustees must certify that the Final SEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the proposed campus master plan revision. The SEIR with Findings of Fact, and the Mitigation Monitoring Program are available for review by the Board and the public at:

http://www.csuci.edu/opc/2009_Facilities_Projects_/SEIR_2009.htm

The conclusions reached in the SEIR recommend adoption and implementation of mitigation measures all potentially significant impacts can be mitigated to “less than significant” with build-out of the proposed master plan revision.

Potentially Contested Issues

Pursuant to the Trustees’ request that contested issues be noted early in the agenda item, the following issues are discussed:

1. Conveyance and University Use of Park Lands: A question has been expressed that CSU might use the 370 acres of County park land (to be transferred to the campus) for other than park, recreation, and educational uses, even though restricted by the transfer deeds. The County Board

of Supervisors has scheduled review of this proposal on April 14, at a public meeting in their regular weekly agenda, to consider the proposed park land transfer, including all transfer documents with legal restrictions for use, and will vote on it. No public comment letters were received during the CEQA public review period specifically addressing this issue; however the local press has reported on the proposed conveyance. While the question is not contentious with the community or any public agency as of the date of this agenda item, it is appropriate for the Board to be made aware of it.

CSU Response: This question about the use of property is based on misleading media information regarding University's future use of the County park land transfer. Two parcels include deed restrictions that the property be used for academic, recreation and park purposes. The third and smallest parcel of land, purchased by the county from a private entity, does not currently have similar deed restrictions. However, the county and CSU have agreed to place similar restrictions on the property, through the transfer documentation, so that its future use by the University will be consistent with the academic mission, public park and recreation purposes specified for other parcels comprising the total conveyance. Currently the University has no plans to modify existing lease obligations on the properties.

2. Fire Protection: Fire/rescue protection for the campus is provided by the Ventura County Fire Protection District. The district took the position in its review of the Scoping Notice of Preparation (NOP) for this SEIR that the campus does not meet acceptable life safety standards with respect to emergency response time for fire protection. They project that fire and rescue response time from the nearest county fire station exceeds the five minute standard of service.

CSU Response: Ventura County Fire Protection District relocated the unit that was formerly housed on the campus in year 2000 to the present station at Camarillo Airport, a distance of five miles from the campus by existing roads. The fire chief's response to the present Notice of Preparation states that their response times now average between 18 and 20 minutes over recently improved roads.

It should be noted that normal passenger car travel time, respecting speed limits and traffic signals for the same local road distance (5 miles), is between seven and eight minutes. The new entry road project will reduce the travel distance by one half mile and travel time by approximately one minute due to the more direct routing and improved roadways (Lewis Road and the CSUCI Entry Road). It is estimated that a fire emergency unit in full emergency response mode would take no more than six minutes.

First response in emergencies also is provided by the campus police department, all of whom are trained EMT emergency responders. Estimated response time for the campus Police Department is typically 2-3 minutes.

There is no significant negative impact to fire response time or local fire protection facilities as a result of the projects within this master plan revision as determined in the SEIR.

Background

In September 1998, the Board of Trustees certified a Final EIR (1998 FEIR) and adopted a Concept Long Range Development Plan (LRDP) for the CSUCI campus. That plan, also referred to as the 1998 LRDP, provided for reuse of the former California State Developmental Hospital in Camarillo and conversion by California State University to become its 23rd campus.

The 1998 LRDP envisioned renovation of core campus buildings and construction of new academic, research, and development space. The 1998 LRDP also included development of residential units within the East Campus consistent with the enabling legislation (SB 1923). The academic campus was planned to grow to a university serving 15,000 full-time equivalent students (FTE) and approximately 1,500 faculty and staff by the year 2025. A total of 11,750 FTE would be served on site, while 3,250 FTE would be served off site. These aspects of the 1998 LRDP remain unchanged in each of the subsequent master plan revisions. This proposed master plan revision does not change the previously approved FTE enrollment ceiling, or the essential character of the existing campus core.

The Board subsequently approved a 2000 master plan and a 2004 master plan revision, which revisited the plans for the physical infrastructure and land use configuration. These changes included the identification of future land acquisitions, the inclusion of 900 new residential units in the East Campus, and modifications to the West Campus academic core, to name a few.

In October 2007, the acquisition for the new entrance road was completed. The Trustees traded existing property, previously acquired for a new CSU Ventura County university (the Lemon Orchard), for 153 acres (with an option to purchase an additional 130 acres) needed for the new entrance road. Completion of this acquisition milestone enabled the CSU to secure legislative support for infrastructure funding for the new entrance road to mitigate traffic safety concerns of the growing campus.

In September 2008, an information item was presented to the Board that reported the potential park land acquisition that was being contemplated by the University in support of the academic mission.

Proposed Revisions

The proposed 2009 Master Plan Revision and Supplemental Environmental Impact Report (SEIR) build upon the previous master plan documents and were necessitated by:

- Proposed new athletic facilities and amenities not previously analyzed
- Refinements to previously approved projects
- Proposed changes to existing mitigation measures
- Potential conveyance of park land from the County of Ventura (as noted above)
- Identification of previously unforeseen potential cultural resource impacts

The three near term projects are the conveyance of 370 acres of park land (Hexagon 5), a flood control levee, and lighting/washroom facilities for the existing athletic field at Potrero Road (Hexagons 1 and 4). Pursuant to CEQA, these projects are analyzed at a construction level in the Final SEIR.

Proposed significant changes as noted in Attachment "A" include:

Hexagon 1: Addition of lighting and washroom facilities at the existing Potrero Road soccer fields to extend their use beyond daylight hours.

Hexagon 2: Installation of a new electrical substation.

Hexagon 3: Lighting, bleachers, and locker/washroom facilities are included for future master planned playfields adjacent to the new Entry Road.

Hexagon 4: Flood control levee to protect roads, playfields, and parking lots.

Hexagon 5: Future conveyance of approximately 370 acres of park land land from Ventura County for passive activities and environmental education.

Fiscal Impact

The cost of the projects included in the SEIR is estimated to be \$1.6 million in future state capital funding and \$5.9 million in future non-state capital funding.

No traffic mitigation funding is anticipated to be required as no new significant or previously undisclosed impacts to traffic have been identified. The previously approved State funded entry road project and the related signalization at Lewis Road are mitigation measures from the original 1998 EIR to reduce traffic on University Drive (formerly Camarillo Road). The entry road project also includes wetlands rehabilitation, which was part of the 2004 mitigation plan. In addition, the CSUCI Site Authority has contributed significant funds to local county road improvements from residential housing revenues.

Other common on-site mitigation costs incurred for biological, water quality, and flood control impacts have been anticipated in the construction project budgets. No off-site or non-project

related mitigation funding is required in this request for SEIR certification and master plan approval.

California Environmental Quality Act (CEQA) Action

A Notice of Preparation (NOP) was distributed on October 15, 2008, for review by interested public agencies and the general public. The NOP was also distributed by email to the campus community of staff, students, and faculty. Comments were accepted through November 25, 2008. Two public scoping meetings were held at the University on October 29 and November 12, 2008.

Pursuant to the NOP scoping process, the following environmental topics were included for study in the Draft SEIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Hydrology, Hazards, and Traffic.

The Draft SEIR was released for public and agency review on December 23, 2008, for a period of 45 days, which ended on February 7, 2009. Copies of the Draft EIR document and technical appendices were made available for public review at the John Spoor Broome Library on the CSUCI campus, the Oxnard main library, the Camarillo library, and on-line at the campus website (http://www.csuci.edu/opc/2009_Facilities_Projects_/SEIR_2009.htm).

A Final SEIR 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 SEIR is presented to the Board of Trustees for review and certification. The SEIR is both a "Program SEIR" and a "Project SEIR." Pursuant to CEQA Guidelines, the Project SEIR provides a specific construction level analysis of potential environmental impacts.

The proposed master plan revision proposes new amenities as well as refines previously approved projects. In addition, it includes changes to two previously approved mitigation measures:

1. Reduction of the requirement for 50 percent tree canopy coverage on new parking lots to improve parking yield and to allow for future potential photovoltaic panel installation over the parking areas.
2. Increase the permitted height of street lighting standards from 30' to 33' to improve efficiency and to allow use of standard poles on a concrete base. This change would directly impact the Entry Road project.

Issues Identified Through Public Participation

A substantial number of verbal and written responses were received in the scoping meetings and by mail in response to the Notice of Preparation (NOP) and to the publication of the Draft SEIR. These public comments are included in Appendix A of the SEIR. Most responses were from county, state, and federal agencies and focused upon requirements for permitting of the related construction activities, which have been anticipated in related project planning. The Entry Road project (included in the 2004 SEIR) and its related flood control improvements drew a variety of anticipated comments concerning water quality, biological resources, endangered species, and encroachments upon existing flood control structures. The design plans for the Entry Road project and the SEIR address each of these concerns.

The Ventura County Fire Protection District expressed concern that response times to the campus exceeded the national standard and that some of the multi-family residences in the University Glen neighborhood are not equipped with fire sprinkling systems. These structures were approved by the State Fire Marshal before the sprinkling requirement was part of the state building code. Newer structures do include the fire sprinklers. The fire sprinkler issue was raised and responded to in the comment section of the 2004 SEIR. The proposed changes to the master plan in the 2009 SEIR will not adversely affect concerns expressed regarding response time. To the contrary, response time and distance to the university will be shortened through the construction of the new entry road.

Other comments from groups and individuals pointed out the need to promote alternative methods of transportation, to provide bike paths, to plant and conserve trees, to reduce runoff from parking lots and roads, and to shield lighting for dark sky compliance. These items are addressed in the SEIR and as described therein, appropriate mitigation measures will be adopted to enhance protection in these areas as needed.

One additional public comment was in the form of a local newspaper article implying that CSU proposed to use the 370 acres of County park land to be transferred to the campus at a future date for other than park and recreation uses as required by the Quitclaim Deeds. This misconception has been addressed in a letter to the County Board of Supervisors from CSU Assistant Vice Chancellor Elvyra F. San Juan. The letter provides appropriate assurances that CSUCI has no intention to develop the park land contrary to the restrictions acknowledged by both parties and as prescribed in the official transfer documents and approvals by State and Federal agencies having jurisdiction over transfer of the park land.

Several of the agency comments include requests for various studies and surveys, such as a biological assessment for rare and endangered plant and animal species, a phase 1 archeological study to determine the nature and extent of cultural resources within the site, and hydrological studies to determine flooding risks. These studies have all been conducted and are included for reference in the SEIR.

Upon issuance of the NOP, University representatives met with staff from the Ventura County Planning Division, Fire Protection District, and Public Works Transportation Department to review the proposals and answer questions concerning the facilities projects to be analyzed in the SEIR. A separate meeting was held with staff of the Ventura County Watershed Protection District. A professor and students from the University's archeology department and representatives of the Chumash band of Native Americans participated in the completion of the phase one archeological study, which was performed by a professional archeologist.

Alternatives

Alternatives to the proposed master plan were analyzed in the SEIR. Below are the most significant alternatives studied.

- *No Project* - The University would continue to operate under the previously approved 2004 SEIR and master plan. While cancellation of plans for a new electrical substation, playfield lighting and locker/washrooms might decrease or eliminate some aesthetic impacts, this scenario would not accomplish the goals of the campus for providing the students with adequate athletic facilities and would promote a deficiency of electrical power within the next five years.
- *No park land* – If the University did not accept the future conveyance of the park land from Ventura County, the county would continue its use of the land in very similar functions as under the management of the University. Therefore, similar environmental effects would occur, however, the University students and faculty would lose the opportunity for some educational programs on the land.

It was concluded that all alternatives studied would be approximately equal overall in environmental impacts, but that the proposed master plan serves to better accomplish the University's goals at acceptable costs.

The following resolution is presented for approval:

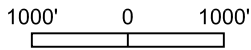
RESOLVED, by the Board of Trustees of the California State University, that:

1. The Final SEIR for the California State University, Channel Islands Master Plan Revision dated March 2009 has been prepared to address potential significant environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with the master plan revision, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.

2. The Final SEIR addresses the proposed campus master plan revision, and all discretionary actions relating to the project, as identified in the Project Description, Section 2.0 of the Final SEIR.
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 3 of the March 24-25, 2009 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, that identifies specific impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.
5. The Final SEIR has identified three potentially significant and unavoidable impacts that would result from project implementation: Aesthetics, Biological, and Cultural Resources. 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 all of those effects to less than significant levels.
6. Prior to the certification of the Final SEIR, the Board of Trustees has reviewed and considered the above-mentioned Final SEIR, and finds that the Final SEIR reflects the independent judgment of the Board of Trustees. The Board hereby certifies the Final SEIR for the proposed project as complete and adequate in that the Final SEIR addresses all significant environmental impacts of the proposed projects 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 SEIR for California State University, Channel Islands, Master Plan Revision dated March 2009;
 - b. The Final SEIR, 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.
7. The Board hereby certifies the Final SEIR for the California State University Channel Islands Campus Master Plan dated March 2009 as complete and in compliance with CEQA.
8. 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. However, this SEIR does not significantly change traffic generation or patterns from that considered in the previous California State University, Channel Islands Final EIR and SEIR, therefore no additional mitigation funding is required.
9. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and incorporate any necessary agreements. These mitigation measures shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program for Agenda Item 3 of the March 24-25, 2009 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources code, Section 21081.6).
10. The project will benefit the California State University.
11. 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 California State University, Channel Islands, Operations, Planning and Construction, One University Drive, Camarillo, California 93012-8599.
12. 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.
13. The California State University, Channel Islands Master Plan Revision dated March 2009 is hereby approved.

2009 MASTER PLAN



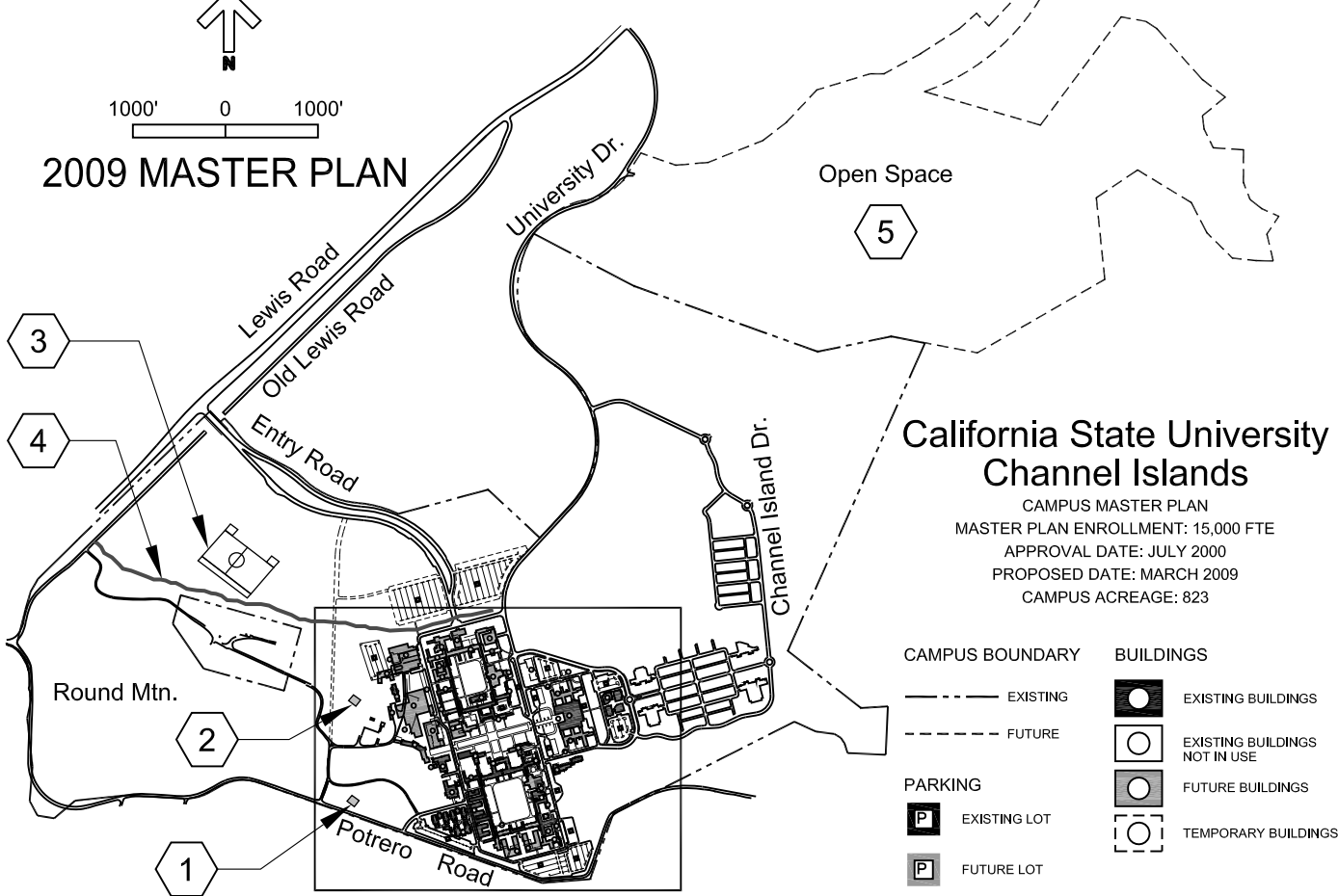
3

4

2

1

5



California State University Channel Islands

CAMPUS MASTER PLAN
 MASTER PLAN ENROLLMENT: 15,000 FTE
 APPROVAL DATE: JULY 2000
 PROPOSED DATE: MARCH 2009
 CAMPUS ACREAGE: 823

CAMPUS BOUNDARY

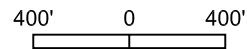
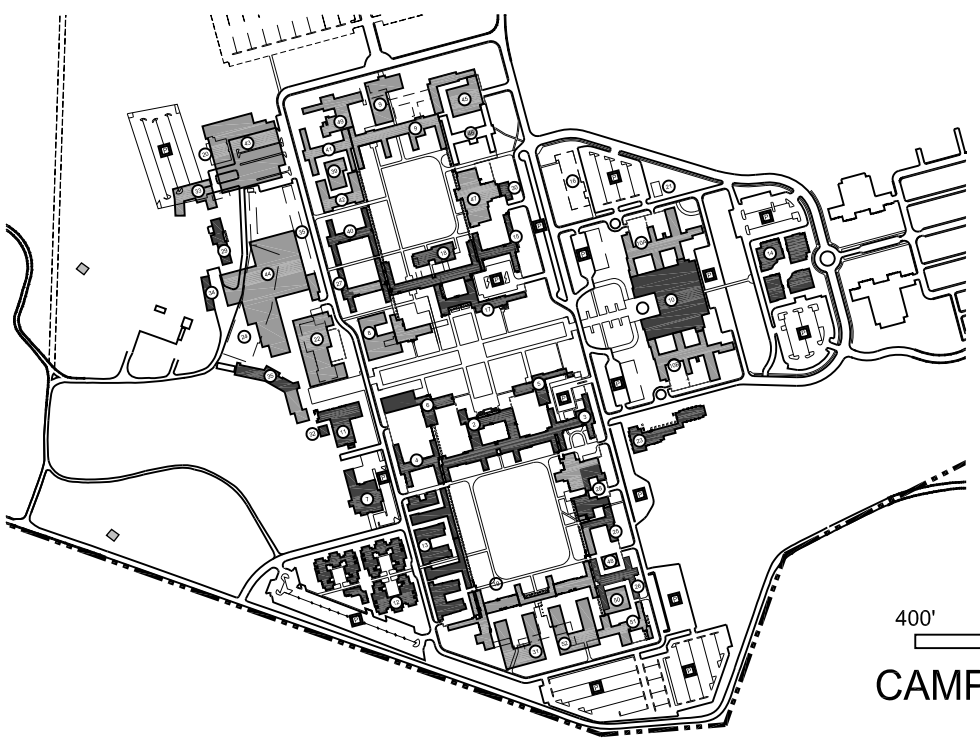
- EXISTING
- FUTURE

PARKING

- EXISTING LOT
- FUTURE LOT

BUILDINGS

- EXISTING BUILDINGS
- EXISTING BUILDINGS NOT IN USE
- FUTURE BUILDINGS
- TEMPORARY BUILDINGS



CAMPUS PLAN

California State University, Channel Islands

Proposed Master Plan

Master Plan Enrollment: 15,000 FTE

Master Plan approved by the Board of Trustees: July 2000

Master Plan Revision approved by the Board of Trustees: March 2004, March 2009

- | | |
|------------------------------------|---|
| 1. Not Used | 27. Manzanita Hall |
| 2. Bell Tower | 28. Islands Cafe |
| 3. Bell Tower East | 29. <i>Central Plant</i> |
| 4. Bell Tower West | 30. <i>Smith Decision Center</i> |
| 5. Ojai Hall | 31. <i>South Hall</i> |
| 6. <i>Associated Student Union</i> | 32. Aliso Annex |
| 7. Arroyo Hall | 33. <i>Corporation Yard</i> |
| 8. <i>West Hall</i> | 34. Warehouses |
| 9. <i>Gateway Hall</i> | 35. Shops |
| 10. Broome Library | 36. Not Used |
| 10A. <i>North Annex</i> | 37. Not Used |
| 10B. <i>South Annex</i> | 38. Not Used |
| 11. Aliso Hall | 39. <i>Mariposa Hall</i> |
| 12. Anacapa Village | 40. Solano Complex |
| 13. Santa Cruz Village | 41. <i>Marin Hall</i> |
| 14. Town Center | 42. <i>Napa Hall</i> |
| 15. Public Safety | 43. <i>Lake Hall (Academic)</i> |
| 16. Sage Hall | 44. <i>Calaveras Complex (Academic)</i> |
| 17. University Hall | 45. <i>Lassen Hall</i> |
| 18. <i>North Hall</i> | 46. <i>Shasta Hall</i> |
| 19. <i>Santa Rosa Village</i> | 47. <i>Conference Center</i> |
| 20. University Hub | 48. <i>Placer Hall</i> |
| 21. Student Health Center | 49. <i>Mendocino Hall</i> |
| 22. Chaparral Hall | 50. <i>Nevada Hall</i> |
| 23. Malibu Hall | 51. <i>Sutter Hall</i> |
| 24. Ironwood Hall | 52. <i>Alpine Hall</i> |
| 25. Topanga Hall | |
| 26. Linderero Hall | |

LEGEND

Existing Facility / *Proposed Facility*

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

California State University, Channel Islands

Proposed Master Plan

Master Plan Enrollment: 15,000 FTE

Master Plan approved by the Board of Trustees: July 2000

Master Plan Revision approved by the Board of Trustees: March 2004

- | | |
|------------------------------------|---|
| 1. Not Used | 27. Manzanita Hall |
| 2. Bell Tower | 28. Islands Cafe |
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| 25. Topanga Hall | |
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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 for California State University, Stanislaus

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 California State University, Stanislaus:

- Certify the Final Environmental Impact Report (FEIR).
- Approve the proposed campus master plan revision dated March 2009.
- Approve funding for future off-site fair share mitigation in the amount of \$595,234.

Attachment “A” is the proposed campus master plan revision. Attachment “B” is the existing campus master plan approved by the Board of Trustees in November 2006.

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 proposed 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.csustan.edu/fs/>.

The FEIR concluded that with the adoption and implementation of mitigation measures, all potentially significant impacts can be mitigated to “less than significant” with build-out of the proposed master plan revision.

California State University, Stanislaus has negotiated with the City of Turlock in accordance with the *City of Marina* California Supreme Court decision regarding their respective responsibilities for mitigating off-site traffic impacts related to future campus and city growth, but has not come to an agreement. Pursuant to the *Marina* decision, trustee approval is sought to request \$595,234 in capital funding from the Governor and Legislature for CSU’s fair share off-site mitigation costs related to intersection improvements at 16 intersections in the vicinity of the campus.

Potentially Contested Issues

Pursuant to the Trustees' request that contested issues be noted early in the agenda item, the following issues are discussed:

1. Neighborhood Parking: Adjacent residents are concerned about spillover parking in the residential area surrounding the campus as a result of campus growth.

CSU Response: The campus master plan revision provides for an additional three parking structures, one surface parking lot along the east side of campus, and surface parking surrounding the housing complex at Geer Road. Collectively, these will increase the campus parking spaces from 2,667 to 6,102. The timing for implementation of additional parking will continue to be assessed on a regular basis against full time equivalent students (FTE) to ensure appropriate levels of parking on campus. The University is committed to working with the City of Turlock and other stakeholders to address concerns about student parking and traffic in surrounding areas. The University will consult with the city to examine the feasibility of instituting additional neighborhood parking restrictions in the campus vicinity to minimize student parking spillover into surrounding neighborhoods.

2. Traffic: The FEIR determined that the proposed master plan would cause or contribute to potentially significant impacts at 16 off-campus intersections. Recommendations resulting from the EIR include mitigation measures and a fair share of the cost of identified road improvements, which, if implemented, would result in acceptable levels of service on the significantly impacted roadways. Based on the FEIR, CSU's fair share obligation for its proportionate share of necessary improvements to these off-campus roads is \$595,234.

CSU Response: Representatives of CSU Stanislaus have met with representatives of the City of Turlock on multiple occasions over the past several months in an effort to reach a negotiated agreement as to the extent of CSU's fair share responsibility for traffic-related mitigation improvements. During the negotiations, the city representatives have recognized the pro rata percentages identified in the revised traffic study as appropriate. However, they have proposed that the University pay the full cost of identified intersection improvements that are not on the city's Capital Facility Fee Program and which would not be significantly impacted by the master plan implementation.

The request by the city that CSU pay full cost on intersections not currently identified in their Capital Facility Fee Program runs counter to CEQA and statutory principles, which require that a project mitigate only for its significant impacts, and that such mitigation have a nexus to, and be roughly proportional with, the identified significant impacts. The 2009 Master Plan Revision EIR traffic analysis provides a detailed assessment of the potential significant impacts associated with the proposed master plan revision and, based on that analysis, accurately assigns

appropriate fair share mitigation that is consistent with CEQA and related statutes. Therefore, the position of the City of Turlock on this point is without legal basis and cannot be accepted by CSU.

3. City Capital Facility Fee Program: The City of Turlock has requested the University agree to participate in the city's Capital Facility Fee Program above and beyond the identified fair share mitigation responsibility.

CSU Response: The University has agreed to negotiate with the City of Turlock on a project-by-project basis as appropriate for capital facilities fees for specific utility improvements as required in Government Code Section 54999. Aside from the utility improvements covered by this government code provision, CSU is not subject to local fees that are assessed for citywide mitigation improvements regardless of significant impacts. Therefore, the city's position on this issue cannot be supported or accepted by CSU.

Background

CSU Stanislaus has maintained a continuous growth rate in college year FTE on average of 3.5 percent from 1990 through 2004. In 2005, enrollment increased to just over 6,000 FTE, almost half of the approved 12,000 FTE enrollment ceiling. At that time, the campus initiated the early steps for an update of the campus master plan, following the premise that consistent enrollment growth would continue upward and reach capacity in approximately 20 years. This anticipated increase of enrollment requires expansion of instructional space, parking, student housing and support services necessary to meet the educational mission of the University. The major objectives of the proposed campus master plan revision include:

- To accommodate increased demand for higher education.
- Improve, update, and replace outdated, inefficient, and obsolete facilities.
- Provide high quality services that enhance access and usability.
- Maintain and enhance campus character, open space, and the physical environment.
- Guide campus development for a 10 to 15-year horizon.

The responsibility to assess the campus physical master plan was undertaken by the Master Plan Steering Committee, made up of faculty, staff, student groups, the city planning manager, and a community member to study the campus expansion needs.

The 12,000 FTE enrollment capacity number is consistent with planning criteria that relates campus population to land and facilities. This proposed campus master plan revision will guide strategic planning and decisions regarding the allocation of resources for future development. The key components of this campus master plan revision include:

- Maintain current enrollment capacity at 12,000 FTE.
- Develop multi-story dormitories that will preserve green space and maintain on-campus housing capacity fixed at 25 percent of enrollment.
- Develop multi-level parking structures that will preserve green space while accommodating 6,000 vehicles.
- Minimize traffic congestion by concentrating future construction around the campus core and in the southern portion of campus.
- Develop property on the east side of Geer Road for student housing.
- Anticipate future acquisition of land at the northwest corner of campus.

As part of the campus's community outreach, presentations of the proposed campus master plan revision were given to the Associated Students, Alumni Board, Staff Council, Academic Senate, CPDC, and University Facilities Planning Advisory Committee, presentations were made to the past and current city managers of the City of Turlock, to council members and at general neighborhood meetings, through 2008. During the Master Plan/EIR process, the campus conducted over forty meetings that included three with the surrounding neighbors (500 notices were sent out to neighbors regarding the Notice of Preparation and the Draft EIR) and seven meetings with city officials, which included a presentation to the city council. The last meeting was conducted on January 30, 2009, and was attended by President Shirvani, Mayor Lazar, and city and campus staff.

Proposed Revisions

The strategic approach of the proposed campus master plan revision is to serve as a 10 to 15-year guide for development, to increase student housing and parking space, preserve campus green space, and develop underutilized areas of campus while maintaining the current master plan student capacity of 12,000 FTE.

The principal changes and additions are identified in Attachment A. The master plan includes approximately 2,344 new beds for a total of 3,000 beds on campus for students. Three parking structures and two surface lots will provide approximately 3,435 new parking spaces for a total of 6,000 spaces for faculty and students, which is essential for recruitment and retention.

Proposed significant changes as noted in Attachment "A" include:

Hexagon 1: Child Development Center (#14): Relocate the child psychology laboratory from the Education Services Building (#10) to this new structure.

Hexagon 2: Library Information Technology Addition (#17 and 43): Reconfigure and rename library expansion to centrally locate library operations.

- Hexagon 3:* Residence Life Village IV (#71) will be located south of the existing Residence Life Village complex (#37-39).
- Hexagon 4:* Resource Conservation Center (#68) and Corporation Yard (#31): Increase the size of the building to accommodate recycling activities.
- Hexagon 5:* Parking Structures (#81 and 82).
- Hexagon 6:* Baseball and Softball Field Facilities (#45 and 76): Includes locker rooms and equipment storage.
- Hexagon 7:* Fitness Center Addition (#64).
- Hexagon 8:* Boiler Plant (#74).
- Hexagon 9:* Physical Education Facility (#19) and Physical Education/Wellness Facility (#42): Consolidate three future building additions (#42, 42A, 42B) to two additions (#19 and #42) and relocate them in order to maintain a service entrance.
- Hexagon 10:* Housing Community Center (#72 and 73): New student housing and support facilities.
- Hexagon 11:* Classroom Buildings (#22, 48 and 49): Relocate to preserve of green space in the interior of the campus and to create a new quad in the south east area of the campus.
- Hexagon 12:* Student Housing (#65, 66 and 67): Creation of a new quad in the south east corner of the campus.
- Hexagon 13:* Parking Structure (#83).
- Hexagon 14:* Conference Center (#56): Will replace the existing temporary Student Services Building (#116).
- Hexagon 15:* Health Center Addition (#52).
- Hexagon 16:* University Union Addition (#50).

Hexagon 17: Performing Arts Center Theatre (#16), Performing Arts Center Support (#32), and Performing Arts Scene Shop (#33): Relocate and reconfigure buildings to create new open space east of the existing Music Building (#6) and the Bernell and Flora Snider Music Recital Hall (#6A).

Fiscal Impact

The new facilities identified in this proposed campus master plan revision would require an estimated \$165 million of future state capital funding and \$306 million of future non-state capital funding.

The University has discussed with the City of Turlock the appropriate off-site mitigation and fair share costs directly related to future implementation of the proposed master plan. It is estimated that \$595,234 in CSU capital outlay funds would be paid to the city over a period of years in accordance with the *Marina* decision and CSU policy that: (1) other co-funding for improvements is secured by the city, and (2) CSU funding is provided based on design and construction milestones completed for the proposed improvements.

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 to the Board of Trustees for review and certification. The FEIR is a "Program EIR" pursuant to CEQA Guidelines, Sections 15161 and 15168, which allow for the preparation of the Program EIR for 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 campus master plan revision without specific building projects 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. Issue areas are fully discussed and disclosed in this FEIR 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.

The FEIR Chapter 3, "Environmental Impact Analysis," and Chapter 7 "Mitigation Measures Proposed to Minimize Significant Effects," lists all environmental impacts, the level of impact before mitigation, proposed mitigation measures, and the level of significance after mitigation. As noted, the FEIR concluded that implementation of the proposed campus master plan revision will result in less than significant impacts with regard to aesthetics, air quality, biological

resources, noise, transportation and traffic impacts. These and other impacts analyzed in this FEIR were found to be either less than significant or can be mitigated to less than significant levels with mitigation measures identified in the FEIR.

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 approximately 500 surrounding neighbors. Comments were received for the NOP between February 8, 2008 and March 10, 2008. The campus presented the master plan to the city engineer on February 5, 2008, the mayor on February 8, 2008, the Stanislaus campus community on February 24 and 29, 2008, and the Stanislaus Academic Senate on March 11, 2008. In addition, CSU Stanislaus held a public hearing for the neighboring community on March 3, 2008 to provide the public an opportunity to comment on the adequacy of the information presented in the NOP.

The Draft EIR was released for public and agency review on October 15, 2008, for a period of 45 days. Copies of the Draft EIR document and technical appendices were made available for public review at the campus library, the campus office of Facilities Services, and on line on the campus Facilities Services website (<http://www.csustan.edu/fs/>). A public notice announcing the completion of the Draft EIR appeared in the Turlock Journal on November 11, 2008 and in the Modesto Bee on November 06, 2008. Notifications were mailed via hard copy and electronically to 23 groups representing areas of the City of Turlock, neighborhood residents around the campus, City of Turlock management, city council, and state and local agencies. University representatives attended meetings with local neighborhood residents and with City of Turlock management and planning staff to discuss the proposed campus master plan revision and the Draft EIR.

Based on the NOP scoping process, the following environmental topics were deemed to require study in the Draft EIR: Aesthetics, Air Quality, Biological Resources, Noise, Transportation and Traffic Impacts.

1. Hydrology and Water Quality: A CSU Stanislaus Biology seminar in Ecology and Sustainability made various suggestions to reduce impacts on hydrology and water quality. The city commented that any new construction or development served by the City of Turlock's sewage disposal system should participate in the City of Turlock Master Sewage Fees for the expansion of the city's sewage system.

CSU Response: The campus has already implemented some of the sustainability suggestions in recent plantings and the Final EIR explains how the University has taken reasonable measures within its authority to address these potential impacts through general recommendations in the

project and mitigation measures in the EIR. The FEIR also will indicate that the University agrees to participate in the city's sewage fees in accordance with government code 54999.

2. Traffic Study: The City of Turlock commented that:

- Traffic study should be updated to reflect a revised median on Monte Vista Avenue/University Way at Theatre Drive;
- Level of service (LOS) utilized in the traffic study for determination of significant impacts at intersections should be LOS C not LOS D;
- Traffic signal at Calaveras and Geer entrance should not be shown as completed, but as a mitigation measure; and
- Required mitigation needs to state that CSU will pay its pro rata share of the improvements to the City of Turlock.

Caltrans commented that the trip assignments to the local freeway on-ramps were low in the traffic study and requested data to support calculations as well as hard copies and electronic copies of analysis worksheets.

During negotiations, the City of Turlock requested the CSU to contribute a pro rata share for mitigation at the Taylor Road south bound and north bound ramps to Interstate 99 as well as come to an agreement to pay the City of Turlock Capital Facilities Fees rather than the pro rata share on the specific intersections identified.

CSU Response: The FEIR reflects the corrected median on Monte Vista Ave./University Way at Theatre Drive. It also shows the traffic signal at the Calaveras and Geer entrance to be a mitigation measure to be completed at CSU cost. The City of Turlock General Plan indicated that "LOS D" was an "allowable standard" for arterial and collector streets where existing conditions limit improvements. The FEIR determined that the proposed master plan would cause or contribute to potentially significant impacts at 16 off-campus intersections, 14 on city streets and two on Caltrans property. The EIR recommends mitigation measures that require CSU to pay its fair share of the cost of identified road improvements, which, if implemented, would result in acceptable levels of service on the significantly impacted roadways. Based on the FEIR, CSU's fair share obligation for the necessary improvements to these off-campus roads is approximately \$595,234. The University, in conjunction with the City of Turlock, will be responsible for implementation and verification that the mitigation has been accomplished. The data requested by Caltrans was provided and included in the FEIR.

3. Neighborhood Parking: The City of Turlock commented that no mitigation measure had been identified for mitigation of off-street student parking in neighborhoods.

CSU Response: The proposed campus master plan calls for three additional parking structures, one parking lot on the east end of campus, and parking surrounding the housing complex on

Geer Road. Collectively, these will increase the campus parking spaces from 2,667 to 6,102. The timing of the addition of parking will continue to be assessed against demand to ensure appropriate levels of parking availability. The University is committed to working with the City of Turlock and other stakeholders to address concerns about off-street parking. The FEIR includes the following mitigation to address concerns about parking: “The University will continue to partner with the City of Turlock to examine the feasibility of instituting additional neighborhood parking restrictions in the campus vicinity.” The University will expand implementation of these parking restrictions to minimize off-street parking spillover into surrounding neighborhoods.

4. Noise and Aesthetics: The City of Turlock commented on the need for the hours of operation on athletic fields to be included in both the lighting and noise sections of the FEIR. The City of Turlock also commented on the need for all public address systems and hours of construction operations to comply with the limits of the established local ordinance.

CSU Response: The University is committed to working with the City of Turlock in resolving potential conflicts between University operations and city rules and regulations. To that end, the FEIR reflects “the University will develop a Facility Operations and Procedures manual. The City of Turlock will be provided an opportunity to review and comment on the manual as it is developed.”

5. Air Quality: The San Joaquin Valley Air Pollution Control District commented that the air quality analysis did not provide sufficient detail to support the conclusion that the project related emissions will be reduced by 50 percent. They requested additional data to characterize the emissions reductions to be achieved. The district requested submittal of Air Impact Assessment applications to the district and payment of fees prior to issuance of permits for each phase of the project.

CSU Response: Emission reductions, ranging from 33.69 percent to over 53.32 percent are forecasted for the project. As new facilities are developed on campus, air quality modeling will be conducted to calculate the impact based on specific facility designs and current and updated forecasted traffic conditions.

Alternatives

The EIR evaluated alternatives to the proposed master plan; the significant alternatives studied included:

- *Alternate Location*: An alternate location or additional satellite campus would be developed to accommodate the projected gradual growth in student enrollment to 12,000 FTE. Such an alternative would require substantial resources to construct and

operate a new campus or satellite campus to include core functions already in existence at the Turlock site. Most importantly, an alternative location would likely generate greater environmental impacts than those associated with the proposed master plan revision.

- *Decrease Student Enrollment to 8,000 FTE:* Campus growth would remain at approximately 8,000 FTE. This alternative would limit growth of new traffic on existing roadways and thus reduce impacts on traffic, circulation, noise, and air quality. As a result, this alternative would relocate the students and the environmental effects associated with accommodating those students elsewhere, including vehicular trips and associated traffic impacts, exhaust emissions and the resultant air quality impacts, demand for fire and police protection services, water and other public utilities. These indirect effects of accommodating the students at other locations together with accommodating fewer students at the CSU Stanislaus campus would likely result in either similar or possibly greater overall environmental impacts than those associated with the proposed revision to the campus master plan.
- *Alternate Facility Site Plan:* A different master plan layout could possibly reduce some impacts, but would not accomplish the campus master plan goal of locating buildings and facilities around a “central core” to encourage pedestrian flow around the campus site. During the planning phase of the project, other alternative approaches were studied from the perspective of consistency with the overall campus goals and objectives. Although this alternative might improve the campus open space and character, it is not likely to achieve other major project objectives with respect to access, parking and operational efficiency.
- *Environmentally Superior Alternative:* Among the alternatives considered, none of the alternatives discussed is considered clearly environmentally superior to the project. Each alternative considered results in potential impacts, some that may be greater and some that may be lesser than those associated with the proposed master plan revision.

It was concluded that all alternatives studied would be approximately equal overall in environmental impacts, but that the proposed master plan serves to better accomplish the University’s goals.

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 California State University, Stanislaus Campus Master

- Plan Revision dated March 2009 has been prepared to address potential significant environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with the 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 campus master plan revision, and all discretionary actions relating to the project, as identified in the Project Description, Chapter 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 March 24-25, 2009 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, that identifies specific impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.
 5. The Final EIR has identified potentially significant and unavoidable impacts that would result from project implementation if the identified off-site traffic mitigation measures are not implemented by the city, as noted below. 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 all of those effects to less than significant levels.
 6. 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 of Turlock. As the city and University have not agreed in all respects regarding off-site mitigation measures, the Board cannot guarantee that certain mitigation measures that are the sole responsibility of the city will be implemented in a timely manner. The Board therefore finds that certain impacts upon traffic may remain significant and unavoidable if mitigation measures are not implemented. Therefore the Board 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 that are not under the authority and responsibility of the Board.

7. 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 California State University, Stanislaus Campus Master Plan Revision, March 2009;
 - 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.
8. 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 capital budget process, future funds in the amount of \$595,234 necessary to support costs as determined by the Trustees necessary to fulfill the off-site mitigation requirement of the CEQA.
9. In the event the request for mitigation funds is approved in full by the Governor and the Legislature, the Chancellor is directed to proceed with implementation of the California State University, Stanislaus, Campus Master Plan Revision dated March 2009. 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 10 below.
10. Because this Board cannot guarantee that the request to the Governor and Legislature for the necessary mitigation funding will be approved, or that the

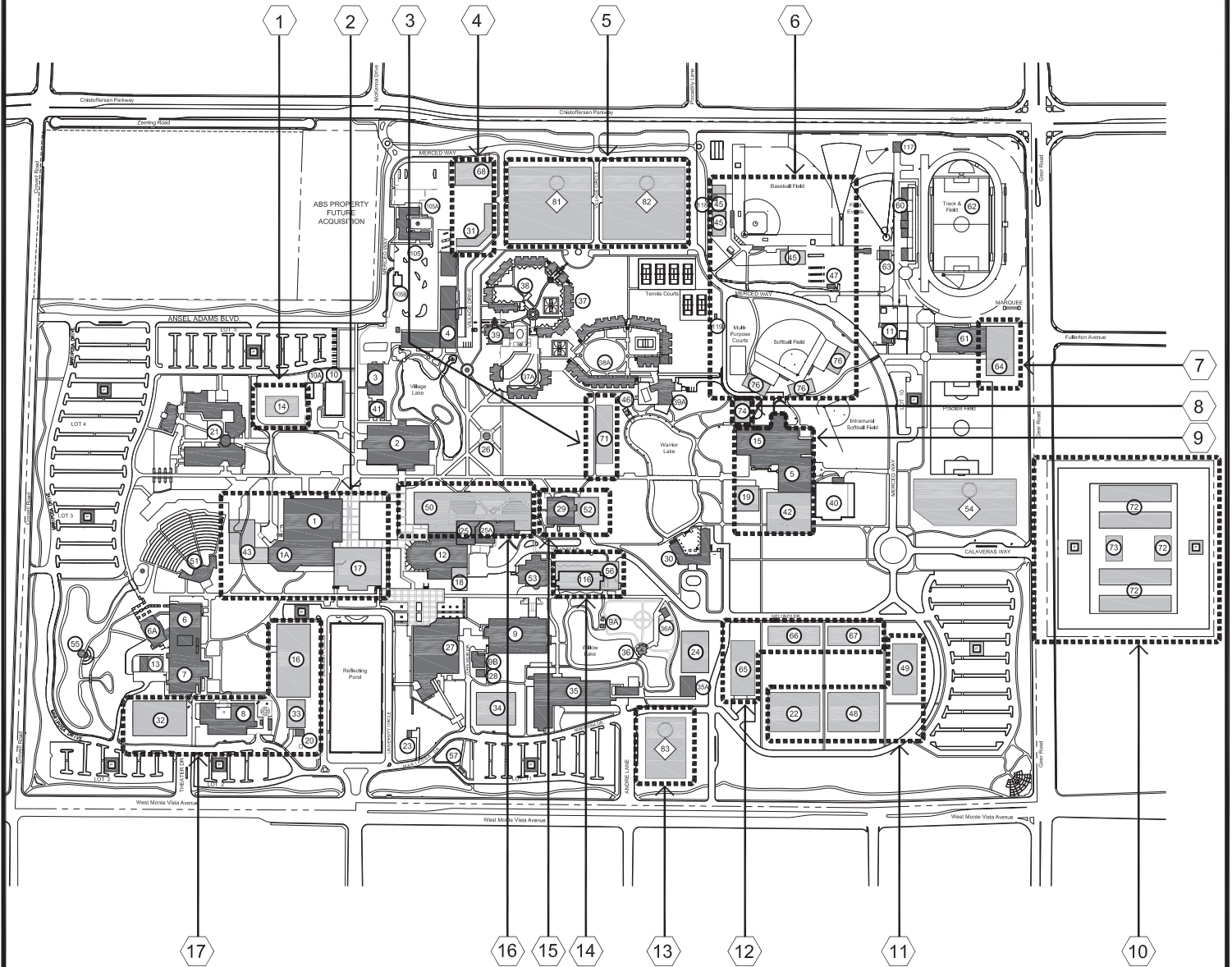
local agencies will fund the measures that are their responsibility, this Board finds that the impacts whose funding is uncertain remain significant and unavoidable, and that they are necessarily outweighed by the Statement of Overriding Considerations adopted by this Board.

11. The Board hereby certifies the Final EIR for the California State University, Stanislaus Campus Master Plan Revision dated March 2009 as complete and in compliance with CEQA.
12. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and incorporate any necessary agreements. These mitigation measures shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program for Agenda Item 4 of the March 24-25, 2009 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).
13. The project will benefit the California State University.
14. 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 California State University Stanislaus, Facilities Services, One University Circle Drive, Turlock, California 95382.
15. 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.
16. The California State University, Stanislaus Master Plan Revision dated March 2009 is hereby approved.

California State University, Stanislaus

Campus Master Plan
 Master Plan Enrollment: 12,000 FTE
 Revised Date: November 2006
 Proposed Date: March 2009
 Main Campus Acreage: 228.8

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



CALIFORNIA STATE UNIVERSITY, STANISLAUS

Proposed Master Plan

Master Plan Enrollment: 12,000 FTE

Master Plan approved by the Board of Trustees: March 1962

Master Plan Revision approved by the Board of Trustees: April 1968, September 1969, January 1973, February 1975, September 1977, March 1978, September 1979, February 1981, March 1984, November 2006, March 2009

- | | |
|--|---|
| 1. J. Burton Vasche Library | 37A. Residence Life Village Apartments II |
| 1A. J. Burton Vasche Library Addition | 38. Residence Life Village Suites |
| 2. Dorothy and Bill Bizzini Hall | 38A. Residence Life Village Apartments III |
| 3. Boiler Plant | 39. Residence Life Village Community Center |
| 4. Corporation Yard | 39A. Residence Life Village Dining Hall |
| 5. Field House | 40. Pool Facility |
| 6. Music | 41. Innovative Center |
| 6A. Bernell and Flora Snider Music Recital Hall | 42. <i>Physical Education/Wellness Facility</i> |
| 7. Drama | 43. <i>Library Addition</i> |
| 8. Art | 45. <i>Baseball Field Facilities</i> |
| 9. Science Building I | 46. Warrior Lake Pump House |
| 9A. Observatory | 47. Teague Park Restrooms |
| 9B. Greenhouse | 48. <i>Classroom Building II</i> |
| 10. Educational Services | 49. <i>Classroom Building III</i> |
| 10A. Classroom Annex | 50. <i>University Union Addition</i> |
| 11. Field House Annex | 51. Amphitheater |
| 12. Cafeteria | 52. <i>Health Center Addition</i> |
| 13. Scene Shop | 53. University Bookstore |
| 14. <i>Child Development Center</i> | 54. <i>Parking Structure East</i> |
| 15. Physical Education Facility | 55. Arts Amphitheater & Gazebo |
| 16. <i>Performing Arts Center Theatre</i> | 56. <i>Conference Center</i> |
| 17. <i>Library Information Technology Addition</i> | 57. <i>Information Booth</i> |
| 18. <i>Cafeteria Addition</i> | 60. Stadium Press Box |
| 19. <i>Physical Education Facility</i> | 61. Student Fitness Center |
| 20. Irrigation Pump Station Building | 62. Stadium |
| 21. Demergasso - Bava Hall | 63. Stadium Restrooms |
| 22. <i>Classroom Building I</i> | 64. <i>Fitness Center Addition</i> |
| 23. Sewer Pump Station Building | 65. <i>Student Housing I</i> |
| 24. <i>Science Building</i> | 66. <i>Student Housing II</i> |
| 25. University Union | 67. <i>Student Housing III</i> |
| 25A. University Union Addition | 68. <i>Resource Conservation Center</i> |
| 26. Pergola | 71. <i>Residence Life Village IV</i> |
| 27. Mary Stuart Rogers Educational Services Gateway Building | 72. <i>Student Housing Complex</i> |
| 28. Animal Care Facility | 73. <i>Housing Community Center</i> |
| 29. Health Center | 74. <i>Boiler Plant</i> |
| 30. John Stuart Rogers Faculty Development Center | 76. <i>Softball Field Facilities</i> |
| 31. <i>Corporation Yard</i> | 81. <i>Parking Structure North East</i> |
| 32. <i>Performing Arts Center Support</i> | 82. <i>Parking Structure North West</i> |
| 33. <i>Performing Arts Scene Shop</i> | 83. <i>Parking Structure South</i> |
| 34. <i>Science Research Building</i> | 105. Campus Services Building |
| 35. Nora and Hashem Naraghi Hall of Science | 105A. Campus Services Addition |
| 35A. Greenhouse II | 105B. Archeology Storage |
| 36. Biology Field Site Support Dome | 116. Student Services (Temporary) |
| 36A. Biology Field Support Restroom and Storage | 117. Athletic Storage |
| 37. Residence Life Village Apartments I | 118. Baseball Storage |
| | 119. Tennis Storage |

LEGEND

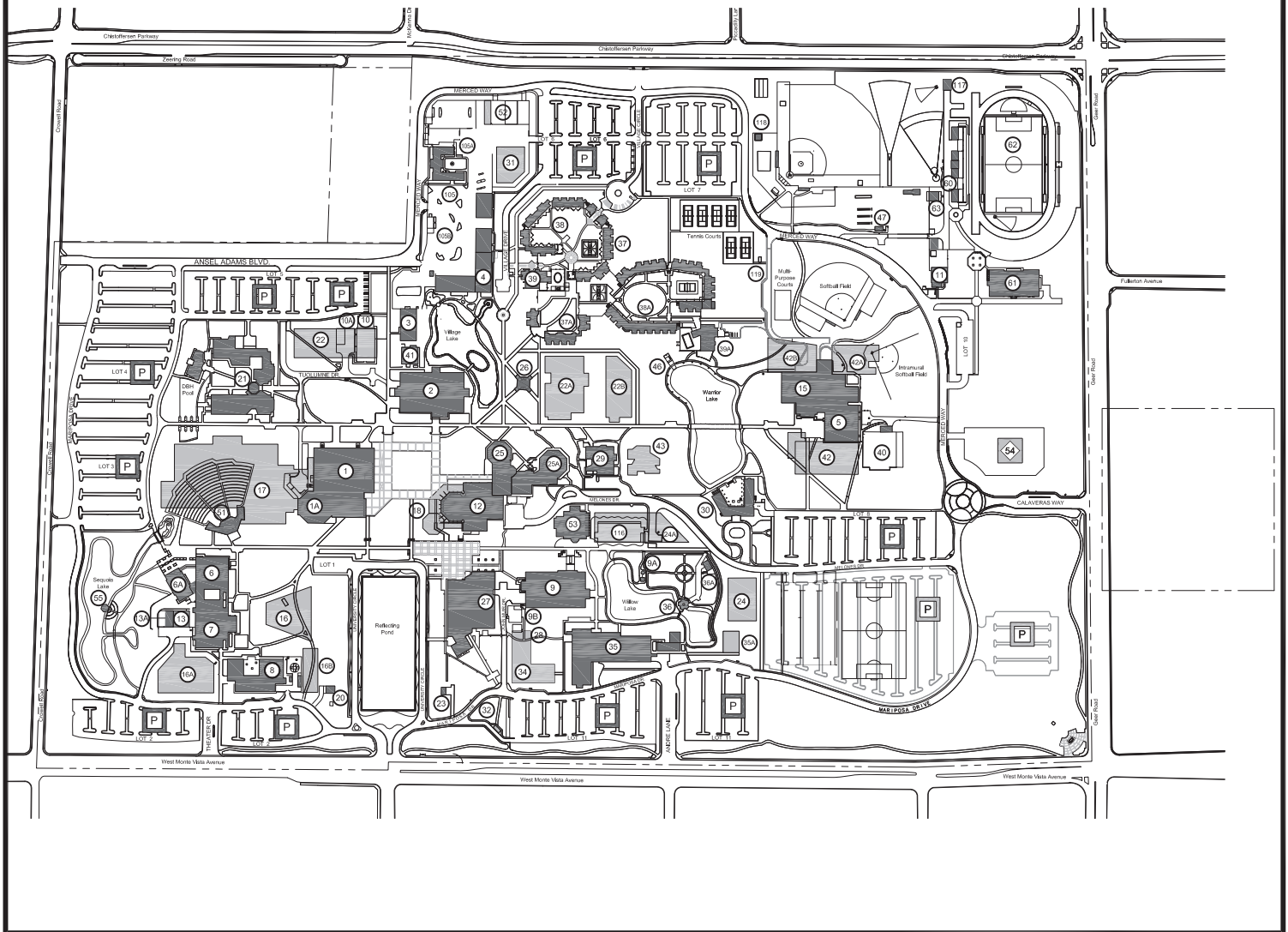
Existing Facility / *Proposed Facility*

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

California State University, Stanislaus

Campus Master Plan
 Master Plan Enrollment: 12,000 FTE
 Approved Date: March 1962
 Revised Date: November 2006
 Main Campus Acreage: 228.8

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



California State University, Stanislaus

Master Plan Enrollment: 12,000 FTE

Master Plan approved by the Board of Trustees: March 1962

Master Plan Revision approved by the Board of Trustees: April 1968, September 1969, January 1973, February 1975, September 1977, March 1978, September 1979, February 1981, March 1984, November 2006

- | | |
|--|---|
| 1. J. Burton Vasche Library | 30. John Stuart Rogers Faculty Development Center |
| 1A. J. Burton Vasche Library Addition | 31. <i>Corporation Yard</i> |
| 2. Dorothy and Bill Bizzini Hall | 32. <i>Information Booth</i> |
| 3. Boiler Plant | 34. <i>Science Research Building</i> |
| 4. Corporation Yard | 35. Nora and Hashem Naraghi Hall of Science |
| 5. Field House | 35A. <i>Greenhouse II</i> |
| 6. Music | 36. Biology Field Site Support Dome |
| 6A. Bernell and Flora Snider Music Recital Hall | 36A. Biology Field Support Restroom and Storage |
| 7. Drama | 37. Residence Life Village Apartments I |
| 8. Art | 37A. Residence Life Village Apartments II |
| 9. Science Building I | 38. Residence Life Village Suites |
| 9A. Observatory | 38A. Residence Life Village Apartments III |
| 9B. Greenhouse | 39. Residence Life Village Community Center |
| 10. Educational Services | 39A. Residence Life Village Dining Hall |
| 10A. Classroom Annex | 40. Pool Facility |
| 11. Field House Annex | 41. Innovative Center |
| 12. Cafeteria | 42. <i>Physical Education/Wellness Facility</i> |
| 13. Scene Shop | 42A. <i>Physical Education Facility Addition</i> |
| 15. Physical Education Facility | 42B. <i>Physical Education Facility Addition II</i> |
| 16. <i>Performing Arts</i> | 43. <i>Health Center/University Union</i> |
| 16A. <i>Performing Arts</i> | 46. Warrior Lake Pump House |
| 16B. <i>Performing Arts</i> | 47. Teague Park Restrooms |
| 17. <i>Library Addition II</i> | 51. Amphitheater |
| 18. <i>Cafeteria Addition</i> | 52. <i>Resource Conservation Center</i> |
| 20. Irrigation Pump Station Building | 53. <i>University Bookstore</i> |
| 21. Demergasso - Bava Hall | 54. <i>Parking Structure 1</i> |
| 22. <i>Classroom Building II</i> | 55. Arts Amphitheater & Gazebo |
| 22A. <i>Classroom Building III</i> | 60. <i>Stadium Press Box</i> |
| 22B. <i>Classroom Building IV</i> | 61. <i>Student Fitness Center</i> |
| 23. Sewer Pump Station Building | 62. <i>Stadium</i> |
| 24. <i>Science Building</i> | 63. <i>Stadium Restrooms</i> |
| 24A. <i>Science Building</i> | 105. Campus Services Building |
| 25. University Union | 105A. Campus Services Addition |
| 25A. University Union Addition | 105B. Archeology Storage |
| 26. Pergola | 116. Student Services |
| 27. Mary Stuart Rogers Educational Services Gateway Building | 117. Athletic Storage |
| 28. Animal Care Facility | 118. Baseball Storage |
| 29. Health Center | 119. Tennis Storage |

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

Approval of Schematic Plans

Presentation By

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

Summary

Schematic plans for the following three projects will be presented for approval:

- 1. California State University, Fullerton—Parking Structure 4, Phase 1**
Design-Build Contractor: Bomel Construction Company, Inc.
Project Architect: International Parking Design

Background and Scope

The California State University, Fullerton proposes to construct a 458,200 GSF Parking Structure 4, Phase 1 (#59) in the southeastern area of the campus. The project will replace parking spaces lost due to the construction of Student Housing, Phase 3 and 4, mitigate off-campus parking in surrounding neighborhoods, and preclude the projected over-crowding of existing parking spaces as the campus population expands.

This will be a six-level structure with approximately 1,500 parking spaces. It will displace 500 existing surface lot spaces in Lot E, resulting in a net gain of 1,000 spaces. Phase 1 represents half of a larger parking facility proposed on Lot E in the approved campus master plan. This structure was divided into two phases to keep parking fee increases moderate while accelerating construction to address the campus's immediate parking shortage.

Phase 1 will be built as a poured-in-place, post-tensioned concrete structure employing ductile moment frames and will include a three-bank, glass-backed elevator and stair tower on the west side. Vehicles will enter and exit the structure on the south and east sides onto a re-configured Folino Drive, the main southern campus entrance road. Site improvements include Folino Drive roadway redirection to the south and east sides of the structure, with a turnout to a new Visitor Information Center and limited short-term parking. A pedestrian plaza will be included on the west side and will also serve as emergency access. The project also includes a lighted walkway from the new plaza to the academic core of the campus, related landscaping, irrigation, lighting and drainage.

Sustainable features include natural ventilation, bio-swales for storm water runoff, LED lighting, relocation of existing site trees for landscaping and low-flow irrigation. In addition, the campus is planning for the future installation of photovoltaic panels above the top deck.

Timing (Estimated)

Preliminary Drawings Completed	May 2009
Working Drawings Completed	July 2009
Construction Start	August 2009
Occupancy	September 2010

Basic Statistics

Gross Building Area	458,248 square feet
Assignable Building Area	454,150 square feet
Efficiency	99 percent
Parking Spaces	1,500 spaces

Cost Estimate - California Construction Cost Index 5179

Building Cost (\$11,085 per space)	\$16,628,000
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<i>Systems Breakdown</i>	(\$ per GSF)
a. Substructure (Foundation)	\$ 2.92
b. Shell (Superstructure and Enclosure)	\$ 23.64
c. Interiors (Partitions and Finishes)	\$ 1.39
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 7.76
e. Equipment and Furnishings	\$ 0.14
f. Special Construction and Demolition	\$ 0.44

Site Development (includes landscaping)	<u>2,569,000</u>
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Construction Costs	\$19,197,000
Fees, Contingency, Services	<u>5,016,000</u>

Total Project Cost (\$16,142 per space)	<u>\$24,213,000</u>
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Cost Comparison

The project's building cost of \$11,085 per space is lower than the \$15,278 per space for the San Marcos Parking Structure 1, Phase 2A approved in July 2008 and the \$14,241 per space for the Northridge Parking Structure G3 approved in November 2006, both adjusted to CCCI 5179. The cost per space is also lower than the CSU cost guide of \$16,644. The San Marcos structure includes a pedestrian bridge and the Northridge project incorporates more extensive street improvements. However, as the Fullerton project will be constructed using similar design and materials as the other CSU parking facilities, the primary cost differential is attributable to the present favorable bidding climate.

Funding Data

The proposed structure will be funded in part from the parking reserve fund (\$3,841,000), with the balance (\$20,372,000) financed through the issuance of bonds through the CSU Systemwide Revenue Bond Program, which will be repaid from parking fee revenues.

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 for the California State University, that:

1. The board finds that the Categorical Exemption for the California State University, Fullerton, Parking Structure 4, Phase 1 project, 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, Parking Structure 4, Phase 1 are approved at a project cost of \$24,213,000 at CCCI 5179.

2. San José State University—Student Union Expansion and Renovation

Project Architect: Perkins+Will

CM at Risk Contractor: Flintco

Background and Scope

San José State University proposes to expand and renovate the existing student union building (#3) located in the central area of the campus. The project also includes the demolition of the existing 50-year-old cafeteria building (#28) with replacement of like food services. The expansion extends both to the east and west and renovates the student union with a portion of the bookstore, food services and the recreation areas remaining untouched.

The existing student union (140,600 GSF) first opened in 1972. Many of its building systems are nearing the end of their useful lives and eight million dollars in necessary seismic upgrades were identified in a recent study. Rather than make those seismic upgrades only, the campus decided to move forward with a more comprehensive expansion (102,600 GSF) and renovation project. The development of an enhanced student union will serve a growing on-campus residential population, help in student recruitment and retention efforts, and strengthen the overall campus community.

The expansion of the student union will provide additional administrative office space, expanded food service facilities, a new auditorium/theater space, large event, meeting and conference facilities, and student organization and retail spaces. It will also allow the International and Extended Studies (IES) program, currently located off-campus, to move back to campus and lease a portion of the west side expansion.

The renovation will include upgrades and modernization to administrative office space, large event and meeting rooms, lounges, student recreation and entertainment facilities, and the existing food service areas in the building. The project shall also address public lobby spaces, circulation spaces, and service areas and associated demolition and site work required to accommodate the project's expanded location.

The building is being designed to achieve LEED Silver certification or better. Sustainable features will include natural lighting using clerestory windows, energy efficient HVAC and lighting systems with daylight and occupancy sensors, high performance glazing and increased building insulation, 75 percent diversion of construction waste and the use of recycled water from the San José/Santa Clara Water Pollution Control Plant for toilet flushing.

Timing (Estimated)

Preliminary Plans Completed

July 2009

Working Drawings Completed	February 2010
Construction Start	June 2010
Occupancy	March 2013

Basic Statistics

Renovated Building Gross Area	140,588 square feet
Renovated Building Assignable Area	86,975 square feet
New Building Gross Area	102,631 square feet
New Building Assignable Area	67,018 square feet
Efficiency	65 percent
Total Building Gross Area	243,219 square feet
Total Building Assignable Area	171,432 square feet
Efficiency	70 percent

Cost Estimate – California Construction Cost Index 5179

New Building Cost (\$381 per GSF)	\$39,082,000
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<i>Systems Breakdown (includes Group I)</i>	(\$ per GSF)
a. Substructure	\$ 26.86
b. Shell Structure and Enclosure	\$ 122.51
c. Interiors (Partitions and Finishes)	\$ 40.06
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 122.83
e. Equipment and Services	\$ 24.02
f. Special construction and Demolition	\$ 9.31
g. General Conditions	\$ 35.21

Existing Building Cost (\$180 per GSF)	25,358,000
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Site Development	<u>4,407,000</u>
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Construction Costs	\$68,847,000
Fees, Contingency, Services	<u>18,573,000</u>

Total Project Cost (\$371 per GSF – New and Renovated)	\$87,420,000
Group II Equipment	<u>3,113,000</u>

Grand Total	<u>\$90,533,000</u>
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Cost Comparison

Due to the varying programmatic differences of campus student unions the costs may vary. This project's building cost of \$381 per GSF is higher than the CSU construction cost guideline of \$352 per GSF, but comparable to two CSU projects which have an addition (expansion) component to their student unions: the Dominguez Hills project approved in September 2003 at \$288 per GSF and Channel Islands in September 2007 at \$416 per GSF, both adjusted to CCCI 5179. The San José building costs are higher than the Dominguez Hills's project due to its below grade construction for the auditorium and mechanical core upgrades. The Channel Island's project is higher in cost due to its smaller scale and the trustee's mandated California Mission style design aesthetics for that campus.

Funding Data

The project will be financed through the CSU Systemwide Revenue Bond Program. The bonds will be repaid from student union fees. The increase to student fees was approved through an alternative consultation process, providing for an annual graduated student fee increase starting at \$126 in 2006/07 and increasing to \$329 in 2012/13.

California Environmental Quality Act (CEQA) Action

An Initial Study and Mitigated Negative Declaration have been prepared to analyze the potential significant environmental effects of the proposed building project in accordance with the requirements of CEQA and the state CEQA Guidelines. The Final Mitigated Negative Declaration is presented to the Board of Trustees for review and certification as part of this agenda item. The Public Review Period began January 6, 2009 and closed February 5, 2009. One written comment letter was received at the close of the public review period, expressing concern regarding oversized or excessive load vehicles on area roadways. The response to the comment was included in the mitigation program and the impact identified has been deemed to be less than significant.

The following resolution is presented for approval:

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

1. The Initial Study/Mitigated Negative Declaration has been prepared to address the potential significant environmental impacts, mitigation measures, comments and responses to comments associated with approval of the Student Union Expansion and Renovation project, and all

discretionary actions related thereto, as identified in the Final Initial Study and Mitigated Negative Declaration.

2. The Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and the state CEQA Guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the state CEQA Guidelines, which requires that the Board of Trustees make findings prior to the approval of a project that the mitigated project as approved will not have a significant effect on the environment and the project will be constructed with the recommended mitigation measures.
4. The schematic plans for the San José State University, Student Union Expansion and Renovation are approved at a project cost of \$90,533,000 at CCCI 5179.

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

Background and Scope

This item proposes a revised schematic design to the board after scope reductions to reduce the size and cost of the building. The original design was approved in November 2007 at a cost of \$10,555,000 for a 17,600 GSF building. California State University, San Marcos now proposes to construct a 13,000 GSF Public Safety Building (#63) to house the Parking and Commuter Services, University Police, and Emergency Management departments. The project will be located at the corner of La Moree and Barham Drive on the northeast corner of the campus.

The building will be adjacent to the new San Diego North County Transit District (NCTD) light rail line station and a primary entry point to the campus. The building design and its finishes of light-colored plaster and contrasting darker metal panels will compliment the campus architectural style. This project will provide space to accommodate the growth of public safety departments which are related to substantial increases in enrollment and residential students. The building will provide gender-appropriate space for 20 sworn officers, six dispatchers, and 14 community service officers. It will also provide adequate space to house an Emergency Operations Center (EOC) which will be the center for a coordinated university response to emergencies.

Sustainable design features include reduced heat island effect, potable water reduction, natural day lighting and ventilation, energy efficient lighting and HVAC systems, support for

Transportation Demand Management (TDM), and the use of recycled building materials. This project is designed to meet LEED Silver or its equivalent.

Timing (Estimated)

Preliminary Plans Completed	April 2009
Working Drawings Completed	August 2009
Construction Start	January 2010
Completion of Construction	February 2011

Basic Statistics

Gross Building Area	13,000 square feet
Assignable Building Area	10,300 square feet
Efficiency	79 percent

Cost Estimate – California Construction Cost Index 4890

Building Cost (\$358 per GSF) \$4,650,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 23.00
b. Shell (Substructure and Enclosure)	\$112.00
c. Interiors (Partitions and Finishes)	\$ 71.15
d. Services (HVAC, Plumbing, Electrical, Fire)	\$144.08
e. Equipment and Furnishings	\$ 4.38
f. Special construction and Demolition	\$ 3.08

Site Development (includes landscaping) 864,000

Construction Cost \$5,514,000

Fees, Contingency and Services 1,681,000

Total Project Cost (\$553 per GSF) \$7,195,000

Group II Equipment 299,000

Grand Total \$7,494,000

Cost Comparison

The project's building cost of \$358 per GSF is comparable to the \$360 per GSF for the Fullerton University Police Building, approved in May 2007, adjusted to CCCI 4890. The San Marcos

project cost is slightly lower due primarily to a lesser cost for substructure and enclosure, consistent with wood framed construction.

Funding Data

The project will be funded in part from parking reserves (\$800,000), with the balance of the project (\$6,694,000) financed from the issuance of bonds through the CSU Systemwide Revenue Bond Program, which will be repaid from parking fee revenues.

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, San Marcos, Public Safety Building project, 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 \$7,494,000 at CCCI 4890.