

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 10:45 a.m., Tuesday, July 22, 2014**  
**Glenn S. Dumke Auditorium**

J. Lawrence Norton, Chair  
Rebecca D. Eisen, Vice Chair  
Talar Alexanian  
Adam Day  
Lillian Kimbell  
Steven G. Stepanek

#### **Consent Items**

Approval of Minutes of Meeting of May 20, 2014

#### **Discussion Items**

1. Amend the 2014-2015 Non-State Funded Capital Outlay Program for Projects at California State University, East Bay and California State University, Sacramento, *Action*
2. Approval of Schematic Plans for California State University San Marcos, *Action*

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

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

**May 20, 2014**

**Members Present**

Rebecca D. Eisen, Chair  
J. Lawrence Norton, Vice Chair  
Edmund G. Brown, Jr., Governor  
Adam Day  
Lillian Kimbell  
Bob Linscheid, Chair of the Board  
Gavin Newsom, Lieutenant Governor  
Cipriano Vargas  
Timothy P. White, Chancellor

**Approval of Minutes**

The minutes for the March 2014 meeting were approved as submitted.

**Amend the 2013-2014 Capital Outlay Program, Non-State Funded**

Assistant Vice Chancellor Elvyra F. San Juan presented agenda item 1 which proposes to amend the 2013-2014 non-state funded capital outlay program with three projects: Food Service at California State University, Northridge; Mangrum Track Field Lighting and Cell Tower at California State University San Marcos; and Wine Spectator Learning Center Renovation at Sonoma State University.

The committee recommended approval of the proposed resolution (RCPBG 05-14-06).

**Status Report on the 2014-2015 State Funded Capital Outlay Program**

Ms. San Juan reported on the progress of the state funded capital outlay program. The funding of \$6 million for equipment projects on three campuses and reappropriation of the California State Polytechnic University, Pomona Administration Replacement Building has not secured approval by both the senate and assembly but will be further considered by each house later this week.

### **Annual California Environmental Quality Act (CEQA) Report**

Ms. San Juan presented the report with the use of a PowerPoint presentation. She provided a brief overview of the California Environmental Quality Act (CEQA) in the context of campus planning and project considerations that come before the committee on Campus Planning, Buildings and Grounds for approval and further to serve as a foundation to the board on its roles and responsibilities with regards to CEQA compliance.

CEQA aims to inform decision-makers and the public regarding potential significant environmental impacts of projects. There are a number of areas of campus development that require the preparation of CEQA documents. Two of these are revisions to campus physical master plans and the approval of schematic designs for campus projects. There are a number of different types of actions for CEQA depending on the type of project and its impacts. Typically, campuses contract with a CEQA expert and traffic consultants to develop the appropriate CEQA documents. The documents articulate the analysis of potential impacts and appropriate mitigation measures based on the technical judgment of contracted CEQA experts, pursuant to CEQA.

Chancellor's Office initiatives were completed to assist campuses with assessing and addressing environmental impacts and comply with CEQA including: 1) updating the CSU CEQA Handbook, a guide to conducting environmental reviews of CSU projects; 2) hosting CEQA workshops to provide campuses with up-to-date information on emerging environmental topics; 3) establishing systemwide master enabling agreements for six CEQA consultants, thus streamlining the contracting process; 4) creating guidelines for traffic and transportation impact studies, a component of an EIR; and 5) developing a manual of best practices in the preparation of a transportation demand management manual.

Attachment A to the item lists the CEQA items approved by the board and by Ms. San Juan (under delegated authority) for the reporting period (fiscal year 2012-2013).

### **Approval of Schematic Plans**

Ms. San Juan, along with President Haynes, California State University San Marcos, presented the item. In light of the recent fires that began May 14 in San Diego County, Ms. San Juan asked President Haynes to provide a brief report on the fires that threatened the campus and resulted in the postponement of commencement ceremonies. President Haynes, with photographs as backdrop, reported on the impact and effects of the fire on California State University San Marcos. The campus was evacuated in an orderly fashion and the emergency operations center was opened that afternoon. Over nine fires erupted in North San Diego County over the next three days. With much gratitude to first-responders, multiple communities, and sister campuses (San Diego State, CSU Long Beach and Cal Maritime), no buildings or members of the university community were harmed in the fires.

With a PowerPoint presentation, President Haynes presented the item for approval of schematic plans for California State University San Marcos—Field House Expansion. The school has built

a robust athletic program that provides opportunities for hundreds of student athletes, fosters student engagement and university pride, and opens another welcoming door to the community. The Field House Expansion will bring athletic facilities up to NCAA Division II standards, providing a home court for the men's and women's basketball and women's volleyball teams who currently play off-campus at local school sites. This project will allow student athletes to play local and regional universities during regular season, reducing their time on the road and away from their studies, and provide greater opportunities for spectator following and support. The multipurpose athletic center will provide expanded opportunities for fitness, recreation and other important co-curricular activities for all students.

Ms. San Juan identified sustainable design features including the use of natural ventilation, energy efficient LED lighting and the use of indirect natural daylighting. The campus completed a Mitigated Negative Declaration to comply with the California Environmental Quality Act (CEQA) and there are no significant impacts.

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

#### **Approval of the Campus Master Plan Revision and Schematic Plans for the Recreation Wellness Center for San Francisco State University**

President Wong, San Francisco State University, along with Ms. San Juan presented the item for approval of the campus master plan and schematic plans for the Recreation Wellness Center. With the use of a PowerPoint presentation, President Wong explained how the revised siting of the Recreation Wellness Center will further the campus vision of establishing the "Campus Main Street" as first proposed in San Francisco State's 2007 Master Plan. The proposed site brings the Recreation Wellness Center close to the heart of campus and to existing student housing.

Ms. San Juan reported the campus completed a Final Environmental Impact (EIR) in 2009. For this master plan change and schematic design, a Mitigated Negative Declaration was prepared to analyze the environmental effects. The study found that there will not be significant effects above and beyond those previously adopted by the Board of Trustees with the 2009 EIR.

The committee recommended approval of the proposed resolution (RCPBG 05-14-08).

#### **Approval of the Amendment of the 2013-2014 Non-State Capital Outlay Program and approval of Schematic Plans for Plaza Linda Verde for San Diego State University**

President Hirshman, San Diego State University, along with Ms. San Juan presented the item for approval of the amendment of the 2013-2014 non-state capital outlay program and schematic plans for Plaza Linda Verde. With the use of a PowerPoint presentation, President Hirshman introduced the proposed new mixed-use development that will consist of two six-story buildings and a seven-story parking structure. The residential component will allow 600 additional students to live on campus in living/learning communities; the retail component will increase the time students spend on campus, reduce travel in the surrounding area and will also benefit

faculty, staff and local community. The food market that will be the anchor of the retail development and will be the only such store within walking distance where students and local residents will be able to purchase groceries and fresh produce.

Ms. San Juan reported that in May 2011, the board approved the project level Final Environmental Impact (FEIR) for this project. An addendum to the EIR was prepared for this project as the height of two buildings changed from five stories to six stories and the parking structure changed from four stories to seven stories above ground. It was determined that no new or substantially more severe impacts would occur.

Lt. Governor Newsom asked why the project was not going forward with retail in the parking garage. Ms. San Juan responded that the project's strategy is to evaluate the outcome of the retail space planned for the lower floor of the housing units first. President Hirshman added that this is a more conservative approach in light of the economy.

Lt. Governor Newsom inquired regarding CSU's construction sustainability goal for Leadership in Energy and Environmental Design (LEED) certification. Ms. San Juan responded that the CSU on the whole trends to achieve LEED silver equivalent, although San Diego State achieved LEED platinum with their recent student union, believed to be the first LEED platinum student union in the country.

The committee recommended approval of the proposed resolution (RCPBG 05-14-09).

### **Approval of the Amendment of the 2013-2014 Non-State Capital Outlay Program and Schematic Plans for Campus Village 2 for San José State University**

President Qayoumi, San José State University, along with Ms. San Juan presented the item for approval of the amendment of the 2013-2014 non-state capital outlay program and schematic plans for Campus Village 2. With the use of a PowerPoint presentation, President Qayoumi emphasized the importance of on-campus housing to improve the success of the school's students, and how this project will improve the quality of the campus housing. A secondary effect of the project will be the demolition of two dormitories that are beyond their useful life.

Ms. San Juan noted that part of the project's sustainable features will include dual-plumbing to accommodate future recycled water for non-potable use when a city recycled supply loop can be economically extended to this part of campus. An item to approve the project financing is being presented to the Committee on Finance later this afternoon.

The committee recommended approval of the proposed resolution (RCPBG 05-14-10).

**Certify the Final Environmental Impact Report, Approve the 2014 Master Plan Revision and the Amendment of the 2013-2014 Non-State Capital Outlay Program for Student Housing South for California Polytechnic State University, San Luis Obispo**

Trustee Eisen announced there were 14 speakers wishing to make public comments regarding agenda item eight, Certify the Final Environmental Impact Report, Approve the 2014 master Plan Revision and the Amendment of the 2013-2014 Non-State Capital Outlay Program for Student Housing South for California Polytechnic State University, San Luis Obispo, and proceeded to call them to the public microphones.

Ms. Linda White, San Luis Obispo resident, requested to cede her time to Ms. April Pearson, a California Environmental Quality Act (CEQA) land use attorney. Ms. Pearson spoke on behalf of the residents of the community of San Luis Obispo. The community is asking that the CSU trustees not certify the Environmental Impact Report (EIR) for the Cal Poly San Luis Obispo Student Housing South project as there was an insignificant level of review and analysis of the environmental impacts, in particular, a failure to analyze mitigations and their feasibility. The residents are longtime supporters of the university; many are professors and retired faculty, and in general, these residents are not opposed to housing at the campus. They are asking for the EIR to adequately address other possible locations and to adopt mitigation measures to lessen the impact on the community.

Mr. John Keisler, San Luis Obispo resident, asked 1) why were plans prepared, designed and build documents solicited in October and November 2013 before any public meetings or any public comment was achieved; 2) has anyone on the committee on campus planning, buildings and grounds or the board visited the proposed 13-acre site; 3) has anyone on the committee or board attended the two Cal Poly-sponsored meetings on campus; 4) has anyone on the committee or board members attended (or viewed the video of) the March 25, 2014 public town meeting hosted by the City of San Luis Obispo, where 175 residents attended and over 50 speakers spoke in regards to the project, most of them oppose it due to the location; 5) has anyone viewed the correspondence prepared by the City of San Luis Obispo that was sent to the chancellor and the board; and 6) why does Cal Poly with over 6,000 acres, select a site for their student housing project across the street from neighborhoods and an elementary school?

Ms. Rebecca Keisler, Co-chair of the Monterey Heights Neighborhood Association of San Luis Obispo, referenced the petition submitted to the board signed by 250 local friends and neighbors opposing the proposed location of the Student Housing South project. Ms. Keisler stated that five-story institutional-style buildings, housing over 1,400 students, the square footage of four super Walmarts do not belong across the street from single-story/single-family homes on a residential substandard (Slack) street. Dense student housing complexes belong deeper in the campus, allowing a buffer to city residents. California environmental law requires a project to respect the home and living environment of every Californian.

Mr. Derek Johnson, Director of Community Development, City of San Luis Obispo, stated that the city has submitted letters to Cal Poly on the recirculated EIR and the original EIR and wish to

acknowledge President Armstrong's role in reaching out to the community and his leadership role in addressing issues with the city. President Armstrong provided two letters that were forwarded to the Board of Trustees both in response to city comments on the draft EIR and a proposed range of future collaborations. Mr. Johnson does not support or oppose the project. The city is requesting that the board fully consider the city's letter and incorporate mitigation measures into the Final EIR.

Ms. Joi Sullivan, Cal Poly San Luis Obispo student and president for Cal Poly's Associated Students Inc. for the 2014-2015 school year, recounted how her experience in her first year at Cal Poly was instrumental to her success due to the proximity of her dorm to the core of campus, encouraging her involvement in campus life. Ms. Sullivan supports the Student Housing South project and submitted a letter from San Luis Obispo County Supervisor (and former faculty member of Cal Poly) Adam Hill in support of the project.

Trustee Emeritus George Gowgani, San Luis Obispo resident, expressed his strong support for approval of the Student Housing South project. Trustee Gowgani, who is a Cal Poly graduate and former faculty member, reinforced the importance of freshman being with their peers further noting that on-campus housing is a factor in increased graduation rates and parent satisfaction.

Ms. Brea Haller, third-year agricultural business major and second generation Cal Poly student from the Imperial Valley, supports the Student Housing South project, emphasizing the importance of a centralized location for freshman housing to students' success. Ms. Haller presented a letter of support from San Luis Obispo County Supervisor Debbie Arnold who represents District 5.

Mr. John W. Evans, member of the Building, Design and Construction Committee with San Luis Obispo County's Economic Vitality Corporation, spoke in support of the Student Housing South project. He also presented a letter from the San Luis Obispo Economic Vitality Corporation supporting the on-campus housing project at Cal Poly San Luis Obispo.

Mr. Brady Hiob, third-year mechanical engineer student, chairman elect of the University Union Advisory Board of the Associated Students, Inc. and chief financial officer of the Associated Students, Inc. for the 2014-2015 school year, expressed his support for the Student Housing South project, emphasizing the importance of its proximity to other first-year student housing and the campus core. Mr. Hiob presented a letter from the San Luis Obispo Chamber of Commerce in support of the Student Housing South project.

Ms. Jackie Caplan Wiggins, Vice Chair, Parent and Family Program Advisory Council and parent of two current Cal Poly San Luis Obispo students, expressed her support for the Student Housing South project. She feels it's very important to have campus housing available for both first and second-year students as a buffer between the transition of dependent living with parents and family and complete independence. The proposed site has close access to both dining and other popular student gathering places, and is thus in the students' best interest for health, well-being and safety.

Mr. Jake Rogers, third-year agricultural business student and Associated Students, Inc. chief of staff for the 2014-2015 school year, expressed his support for the Student Housing South project and its proposed location. Additionally, Mr. Rogers submitted a letter in support of the project on behalf of Questa College, a longtime partner with Cal Poly San Luis Obispo in supporting the San Luis Obispo community, and their president, Dr. Gilbert Stork.

Dr. Michael Lau, Past Vice President Cal Poly Alumni Association San Luis Obispo Chapter and Incoming Cal Poly Alumni Association Regional Director Central Coast Region, stated his support for the Student Housing South project noting the importance of creating a community in which students can grow and develop.

Mr. Jason Colombini, senior majoring in agricultural business, outgoing Associated Students, Inc. president, is a third-generation Cal Poly student with a total of seven family members having attended Cal Poly, all of whom lived in university housing during either all or part of their college experience. Mr. Colombini expressed his support for the Student Housing South project and submitted a letter on behalf of the Cal Poly Alumni Association in support of the project representing 140,000 Cal Poly alumnae.

Trustee Eisen thanked all the speakers acknowledging both their time and distance traveled in order to address the Board of Trustees and introduced President Armstrong, Cal Poly San Luis Obispo, and Ms. San Juan to present the item. With the use of a PowerPoint presentation, President Armstrong, explained how the Student Housing South project meets the demographic needs of the campus to ensure a successful future for Cal Poly and its students by enhancing 'learn by doing' and promoting an inclusive and holistic living learning polytechnic campus environment. The campus community is essentially residential yet there is only capacity to house approximately 36 percent of the students in university housing. A recent housing demand study completed in 2012 found there is need for an additional 3,000 housing units on campus. The adjacent neighborhoods consist of about 65 percent rentals, housing mainly Cal Poly San Luis Obispo students.

On-campus housing is critical for student success. It's also critical that freshmen are grouped together to improve graduation rates, retention, and on-campus social participation. This project will move more than 1,400 students from the San Luis Obispo neighborhoods back onto the campus and increase the number of students housed on campus from 36 percent to 44 percent. The long-range goal for the university is 66 percent. The project is consistent with the city's approved housing goals which have suggested that the university require freshmen to live on campus.

The campus evaluated more than half a dozen potential sites for the project. Campus representatives met with the neighbors and the city at two public forums and collected public input on the project's EIR. This process confirmed that no other site will provide the required amount of freshman housing while keeping the new housing clustered near existing freshman housing, building upon the existing infrastructure.



In evaluating other sites, it was clear that they would result in a significant increase in project costs. The university is working with both neighbors and the city to address as many of their concerns as possible. For example, the height of the building closest to the local neighborhood has been lowered to three stories. A green barrier is planned to provide a buffer between the campus and the local neighborhood to help prevent students from walking into the neighborhood.

The university is prepared to fund more than \$500,000 in improvements to the local neighborhood in partnership with the city. There are ongoing efforts to enhance programs related to student behavior, establish rules for the Greek Community, and to hire two additional police officers to service this area of campus. Additionally, the university is working with the city to develop a formal agreement that outlines further solutions and steps to demonstrate its commitment to being good neighbors. A future annual public meeting with the city and neighbors to discuss Cal Poly's plans for future enrollment growth and housing is being planned.

Ms. San Juan pointed out that copies of the letters received in the last few days concerning this project are in the trustees' packets. These include letters in opposition and in support of the project as well as a CSU response to those letters. Ms. San Juan continued with a series of slides to highlight the information and analyses included in the EIR. The project level EIR was prepared to evaluate the environmental impacts of the proposed master plan change and has sufficient detail to be used as the CEQA document for the approval of schematic plans.

The campus assessed a number of project site alternatives and evaluated how well each site met the campus' project objectives which include co-locating freshman housing to promote freshman engagement, retention, and academic success. One common thread between the 2001 master plan and this plan is to increase the amount of on-campus student housing. There are three areas of the EIR that are identified as having the potential for significant and unavoidable environmental impacts. The first area is air quality due to the generation of emissions during construction, increased traffic trips and energy use. Dust and emissions during construction will be mitigated similar to any other construction project but cumulative long-term operational air quality impacts would remain significant.

The second area is related to aesthetics and the loss of scenic views. Two mitigation measures are designed to reduce this impact: 1) the elimination of one floor of one residential building along Slack Street results in a 3-story building instead of a 4-story building; and 2) the use of a landscape plan to provide visual screening of the housing development.

The third area is related to increased traffic impacts to surrounding intersections, where under the city traffic thresholds, one additional trip generated is considered a significant impact. Off-site mitigation has been proposed to reduce the adverse impacts to these intersections but the impacts would remain significant and unavoidable.

There are five intersections that are impacted with the addition of the project. The net trips added by the project range from -5 (trips were reduced) during the morning peak period and up to 79

trips added during the afternoon peak period. Net trips from the project would be at most 79 in addition to the existing 4,104 peak-hour trips at the most heavily impacted intersection at Foothill Boulevard and Santa Rosa. The traffic impact from the project (across the five intersections) ranges from 1.9 percent of existing trips to 2.6 percent.

Four of the five intersections are already at a “poor” Level of Service. At three of the intersections, the city has identified improvements that include intersection widening, signalization or installation of a roundabout and a two-way left-turn lane. The campus calculated the number of trips that would be added and calculated its fair share for mitigation of off-site impacts at \$534,000. The item’s resolution includes the request to seek funding for the CSU’s fair share amount from the legislature consistent with the *City of Marina* decision. Improvements to the two other intersections have not yet been identified by the city.

Ms. San Juan reported on the alternatives that were considered by the campus for the project, as described in the item. They were found inadequate in that they would not meet the programmatic requirement to co-locate freshman housing. In addition, the alternative sites would incur a cost premium to develop due in part to: topography (hillside), the need to construct a local dining commons, replacement of a bridge, and the higher cost per square foot in anticipation of an additional story for the building to compensate for the reduced number of acres than available in the proposed site.

The EIR identifies significant impacts, mitigation measures and analyzes project alternatives. The Findings of Fact and Statement of Overriding Considerations identify benefits and merits of the project that outweighs the significant unavoidable impacts in support of additional student housing at Cal Poly San Luis Obispo. Approval of this master plan revision would allow the campus to proceed with schematic design and return to the board for financing and schematic approval at a later date.

Trustee Garcia requested confirmation that the \$500,000 for mitigation President Armstrong referenced is the same as the \$534,000 that Ms. San Juan gave in her report. President Armstrong confirmed they were the same. Trustee Garcia noted that as the \$534,000 may not be received from the state, are there other funds available to address the mitigation that has been identified?

President Armstrong confirmed that there are funds available to address the CSU’s fair share of the mitigation cost. Implementation of mitigation measures will depend on the city’s readiness to collaborate.

Trustee Norton asked President Armstrong how does the university respond when notified that a group of students are engaged in some form of disruptive behavior, and if the group is off-campus, is there a different response.

President Armstrong responded that under the leadership of Keith Humphrey, Vice President for Student Affairs, the campus has added a staff position whose responsibility is off-campus student life, providing resources to the tenet that the university does hold students accountable for their

behavior off-campus. This work includes communication with the Greek Community administering rules for registering parties.

Vice President for Student Affairs Humphrey, Cal Poly San Luis Obispo, concurred with President Armstrong's assessment.

Trustee Eisen asked President Armstrong if he thought these behavior issues with students are easier to resolve on-campus versus if students are scattered off-campus.

President Armstrong responded affirmatively. The project will increase on-campus housing to about 44 percent from the current 36 percent of student enrollment. Freshmen will move into better housing, and close to 1,400 sophomores will move out of the neighborhoods into on-campus housing. The university wants to reduce the number of student rentals in the city.

Trustee Vargas stated his support for the project based on three factors: 1) the need for additional on-campus student housing at Cal Poly San Luis Obispo based on the data provided; 2) the improved academic achievement as a result of the support received via living on-campus; and 3) safety. When students live on-campus, there is the opportunity to engage more effectively and access resources to assist with any issues. Residential advisors provide support across multiple areas: educational programming, social interactions, and community building—all elements found to enrich a student's experience which correlate with academic success.

President Armstrong added that Trustee Vargas's comment reminded him that the project will also help the university towards its goal to enhance diversity on the campus. The on-campus community will positively influence the university's ability to enhance the cultural livelihood of students into the future.

Chancellor White commented on what has changed in higher education between the master plans of 2001 and 2014, and perhaps most notably, what students need to succeed in the university environment. Developing best practices to address the issues of academic support and the living/learning environment for first-year and second-year students is a top priority in educational policy. This project has the potential to allow for more detailed planning in this area. Chancellor White also stated that the recruitment and retention of more first generation students (to attend college) and more students from a lower economic stratum of California are in the best interests of the CSU. Those students in particular need more living/learning support that this project would afford.

Lt. Governor Newsom concurred with the chancellor's remarks and expressed his strong support for the project, but did note there were a number of concerns shared by public speakers from the San Luis Obispo community. In consideration of those concerns, he asked if the public could be given 30 seconds to respond to the opposition to the EIR and impacts which appear to have been addressed by the university.

Mr. Derek Johnson, Director of Community Development, City of San Luis Obispo, addressed Lt. Governor Newsom's question stating that in the totality of the letter submitted by the city to the Board of Trustees on Friday, May 16, 2014, it is believed that at least with regards to traffic, the technical analysis prepared on the project severely understates the impacts and to that extent, while it is appreciated that the university has pledged to provide for off-campus mitigations, the methodology itself lends to understating those impacts and to that extent that is why the city has submitted some information into the record that challenges the technical approach to calculating the impacts.

Trustee Day thanked Ms. San Juan and President Armstrong for their detailed presentation of the item. He confirmed with Ms. San Juan that the alternative '*H-12 and H-16*' is not being considered as it does not meet all the programmatic objectives, and that it is not just a cost factor. Ms. San Juan concurred. Trustee Day expressed his support of the project, and stated, similarly to Trustee Garcia, if the legislature doesn't approve the funding for the fair share mitigation costs, he hoped the CSU would find other means to mitigate those impacts.

Lt. Governor Newsom expressed his confidence that under President Armstrong's stewardship of the university, the campus would continue to do the requisite public outreach and address the noted concerns and mitigations as they relate to traffic.

President Armstrong agreed and pledged as such to the Board of Trustees, campus neighbors and to the city to be good neighbors and work together toward common long-term goals.

The committee recommended approval of the proposed resolution (RCPBG 05-14-11).

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

**Amend the 2014-2015 Non-State Funded Capital Outlay Program for Projects at California State University, East Bay and California State University, Sacramento**

**Presentation By**

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

**Summary**

The California State University Board of Trustees approved the 2014-2015 non-state funded capital outlay program at its November 2013 meeting. However, as non-state funded projects can require a fairly long lead time to secure third party funding agreements or approval of viable financing plans, it is not always possible for campuses to complete the necessary requirements in time to include them in the capital outlay program. This item allows the board to consider the scope and budget of projects not included in the previously approved non-state funded capital outlay program.

**1. California State University, East Bay  
Cellular Antennas Relocation**

**PWC<sup>1</sup>                      \$1,500,000**

California State University, East Bay wishes to proceed with improvements to rooftop space on the Valley Business and Technology Center (#21<sup>2</sup>) to enable the relocation of antennas and installation of an equipment screen wall and supporting equipment for four cellular carriers. The campus will sublease approximately 1,092 gross square feet (GSF) to the carriers for the development of the cellular array and supporting infrastructure atop the four-story structure. The proposed improvements will create a screened enclosure to house antennas for AT&T, Sprint, T-Mobile and Verizon wireless services. The antennas will be securely attached to a metal wall that will effectively screen the appearance of the cellular installations from ground level views.

The terms of the subleases are for five years with a provision for two additional five-year extensions. Cellular antennas were previously located on the campus at the roof level of Warren Hall. With the demolition of the building in 2013, the wireless carriers were forced to relocate their facilities to a temporary cell tower site north of the Science Building (#1). The new location

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<sup>1</sup> Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction, E – Equipment

<sup>2</sup> Building numbers correspond to the Space and Facilities Data Base and campus master plan maps.

will minimize visual impacts and provide improved cellular coverage for the campus and surrounding neighborhoods.

The project will be funded by the cellular carriers.

**2. California State University, Sacramento**  
**Student Housing, Phase II** **PWCE** **\$49,814,000**

California State University, Sacramento wishes to proceed with the design and construction of a new 350-bed housing project (#21) in the northeast quadrant of the campus close to other existing and planned student housing. A market demand study conducted in 2011 demonstrated a need for an additional 1,557 beds built in multiple phases. The 123,600 GSF complex will be designed with a combination of single- and double-occupancy rooms with shared bathrooms and living areas.

The project will be partially funded by an \$11.3 million contribution from housing reserves with the remainder of the project costs financed from the California State University Systemwide Revenue Bond program. The bonds will be repaid from housing revenues.

**Recommendation**

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2014-2015 non-state funded capital outlay program is amended to include: 1) \$1,500,000 for preliminary plans, working drawings, and construction for California State University, East Bay Cellular Antennas; and 2) \$49,814,000 for preliminary plans, working drawings, construction and equipment for California State University, Sacramento Student Housing, Phase II.

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

### **Approval of Schematic Plans for California State University San Marcos**

#### **Presentation By**

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

#### **Summary**

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

**California State University San Marcos—Mangrum Track Field Lighting and Cell Tower**  
*Project Engineer: Booth & Suarez*

#### **Background and Scope**

California State University San Marcos proposes to proceed with the installation of four lights for the existing Mangrum Track Field (#60<sup>1</sup>). A cell tower will be installed on top of one of the new light poles. A 600 gross square foot (GSF) utility building will be constructed to house telecommunications equipment and a back-up generator. The campus' 12 kilovolt (kV) electrical system will be extended to the center of the athletic fields for distribution of power to the new lights and to serve planned athletic fields in the future.

The project entails the installation of one 119-foot-tall stadium light standard with telecommunications equipment and three 90-foot-tall stadium light standards. The 119-foot-tall standard will be located on the southwest side of Mangrum Track with telecommunications equipment mounted above the stadium light fixture. Two of the three proposed 90-foot-tall stadium light standards will be installed on the east side of the track, and the third will be installed on the northwest side of the track. Stadium light fixtures will be mounted at the top of the standards.

The project will construct a concrete block equipment shelter and adjoining generator enclosure west of the track between the track and McMahan House (#50). The equipment shelter (maximum height of 13.5 feet) will house mobility system racks, equipment cabinets, condenser units, and other equipment associated with the proposed cell tower. Three global positioning system (GPS) antennas will be mounted to the roof of the shelter, inside the parapet.

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<sup>1</sup> Building numbers correspond to the Space and Facilities Data Base and campus master plan maps.

A 50-kilowatt (kW), 210-gallon diesel tank generator will be located inside the generator enclosure to provide a back-up energy source.

Other associated electrical equipment, including a transformer and switchgear, will be housed just west of the equipment shelter. Existing landscaping removed by construction of the proposed project will be replaced.

Sustainable features include light fixtures with state-of-the-art glare protection to reduce the amount of light spilling off campus. The proposed fixtures would utilize a technology that provides, on average, a greater than 50 percent reduction in light spill and uses 40 percent less energy as compared to typical field lighting.

**Timing (Estimated)**

Preliminary Plans Completed	October 2014
Working Drawings Completed	November 2014
Construction Start	December 2014
Occupancy	March 2015

**Cost Estimate – California Construction Cost Index (CCCI) 6077<sup>2</sup>**

Installation Cost	\$801,000
Fees, Contingency, Services	<u>240,000</u>
Total Project Cost	<u>\$1,041,000</u>

**Cost Comparison**

The cost information is based on estimates provided by AT&T and the project engineer.

**Funding Data**

The project will be entirely funded by AT&T, including all utilities and maintenance, in exchange for siting of the cell tower. The university will retain ownership of the electrical service and lighting.

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

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<sup>2</sup> The July 2013 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco and is updated monthly.



An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared to analyze the potential significant environmental effects of the proposed project in accordance with the requirements of CEQA and 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. It can be viewed at [http://www.csusm.edu/pdc/MND%20Documents/Mangrum\\_IS-MND\\_complete.pdf](http://www.csusm.edu/pdc/MND%20Documents/Mangrum_IS-MND_complete.pdf). The public review period began on April 14, 2014, and closed on May 13, 2014. Comments were received from the City of San Marcos regarding the height of the cell tower equipment above the lighting standard and compliance with City code relating to wireless telecommunication facilities.

### **Recommendation**

The following resolution is presented for approval:

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

1. The Final Initial Study/Mitigated Negative Declaration has been prepared to address any potential significant environmental impacts, mitigation measures and comments associated with approval of the California State University San Marcos, Mangrum Track Field Lighting and Cell Tower, and all discretionary actions related thereto, as identified in the Final Initial Study/Mitigated Negative Declaration.
2. The Final Initial Study/Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of 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 impact on the environment, that the project will be constructed with the recommended mitigation measures as identified in the mitigation monitoring program, and that the project will benefit the California State University. The Board of Trustees makes such findings with regard to this project.
4. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
5. The schematic plans for the California State University San Marcos, Mangrum Track Field Lighting and Cell Tower are approved at a project cost of \$1,041,000 at CCCI 6077.