AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **1:30 p.m., Tuesday, May 20, 2014**
Glenn S. Dumke Auditorium

Rebecca D. Eisen, Chair
J. Lawrence Norton, Vice Chair
Adam Day
Douglas Faigin
Margaret Fortune
Lillian Kimbell
Lou Monville
Cipriano Vargas

Consent Items

Approval of Minutes of Meeting of March 25, 2014

Discussion Items

1. Amend the 2013-2014 Capital Outlay Program, Non-State Funded, *Action*
2. Status Report on the 2014-2015 State Funded Capital Outlay Program, *Information*
3. Annual California Environmental Quality Act (CEQA) Report, *Information*
4. Approval of Schematic Plans, *Action*
5. Approval of the Campus Master Plan Revision and Schematic Plans for the Recreation Wellness Center for San Francisco State University, *Action*
6. 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, *Action*
7. 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, *Action*
8. 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, *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

March 25, 2014

Members Present

Rebecca D. Eisen, Chair
J. Lawrence Norton, Vice Chair
Edmund G. Brown, Jr., Governor
Douglas Faigin
Margaret Fortune
Bob Linscheid, Chair of the Board
Lou Monville
Cipriano Vargas
Timothy P. White, Chancellor

Approval of Minutes

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

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

Trustee Eisen presented agenda item 1 as a consent action item. After a brief discussion, the item was tabled pending presentation of Item 4, at which time a motion was passed and the committee recommended approval by the board of the proposed resolution (RCPBG 03-14-04).

Amend the 2013-2014 Capital Outlay Program, State Funded

Trustee Eisen presented agenda item 2 as a consent action item. After a brief discussion, the item was tabled pending presentation of Item 4, at which time a motion was passed and the committee recommended approval by the board of the proposed resolution (RCPBG 03-14-05).

California State University Seismic Safety Program Annual Report

This information item was not presented during the meeting due to time constraints. The item can be referenced on the trustees' agenda website and will be presented at a later meeting.

Report on Systemwide Sustainability Goals and Proposed Policy Revision

Trustee Eisen introduced five public speakers requesting time to address Item 4, the Report on

Systemwide Sustainability Goals and Proposed Policy Revision.

Eric Recchia, California Student Sustainability Coalition member and Humboldt State University alum, spoke of his pride in the sustainability efforts at Humboldt State University, and his support for the proposed sustainability policy introduced today. He has been working for the policy to include that campuses shall strive to increase their sustainable food purchases to 20 percent of total food budget by 2020.

Stephanie Yee, California State University, Monterey Bay student, stated that she is part of the *Real Food Challenge* group who are working to promote and ensure the availability of local, fair, ecologically sound and humane food systems in the CSU. She expressed her support of the proposed sustainability policy.

Christopher Sturken, San Francisco State University student, involved with the *Real Food Challenge* group, expressed his desire to reduce the CSU environmental impact and for improved access to healthy food options for the university and public community. He stated his support for the proposed sustainability policy.

Ana Lisa Campos, California State University, Northridge student majoring in urban planning and sustainability noted four CSU schools have passed resolutions in support of the sustainability policy including Humboldt, San Francisco, Monterey Bay and Long Beach. She asked the trustees for their support of the *Real Food Challenge* campaign and the proposed sustainability policy.

Taylor Heron, Associated Student, Inc. President at California State University, Chico and the Sustainability Officer for the California State Student Association (CSSA), expressed her support for the proposed sustainability policy noting enthusiastically that students have been an integral part of the process in developing the policy and that the CSSA passed a resolution in its support. She went on to say that the policy is progressive, innovative and future-oriented and that it integrates sustainability throughout the system.

Trustee Eisen thanked the speakers for their enthusiastic and articulate comments on this important issue. In her introduction of the item, Trustee Eisen shared quotes from Governor Brown, Jr. given in 2013 regarding the long-term liability of the buildup of carbon dioxide and greenhouse gases, realizing that while the problem may be in the future, the solution has to begin now. Trustee Eisen poised the philosophical question, how does one motivate people to act in a way that will benefit others, not themselves.

With the use of a PowerPoint presentation, Assistant Vice Chancellor Elvyra F. San Juan along with Caitlin Steele, Director of Sustainability and Energy, San Francisco State University, presented a report on systemwide sustainability goals and the proposed policy revision for the board's information that will return in May for approval.

Ms. San Juan acknowledged all the campus and Chancellor's Office staff and faculty who work

to improve the stewardship of facilities and reduce the CSU's environmental impact. She remarked that the CSU has had energy conservation policies in place since 1978 and the board has periodically updated the policy on an as needed basis with the last update in 2005. The intention to come back to the board in 2011 to establish new policy goals calling for increased investment and reporting was deferred due to severe budget and staff reductions. While budget challenges still exist, the most significant change in the policy is to broaden its focus on physical plant operations and building design to include all areas across the university's business operations, academic program, and self-support entities, e.g., student housing and student unions. Ms. San Juan reported the system reduced energy use per square foot by 10 percent, increased energy generation to 44 MW and continues to seek available funding for energy efficiency projects. She also stated that Capital Planning, Design and Construction teamed with Academic Affairs and the Systemwide Academic Senate to develop and prepare a grant program to encourage campuses to incorporate sustainability into the curriculum using the campus as the living lab.

Ms. Steele reported that San Francisco State was the recipient of four of the Campus as a Living Lab Grants awarded by the system to redesign curriculum to integrate sustainability principles. A new course tasks students to examine the economic impact of bicycling and analyzing bike routes available to commuters. The campus is proud of its comprehensive campuswide sustainability program created over the past ten years. Ms. Steele reported a 27 percent reduction in greenhouse gas emissions over 25 years, a 75 percent landfill diversion rate, a 40 percent natural gas reduction over 5 years and a 35 percent water reduction over 5 years. The campus offers a reduced transit pass, tracks greenhouse gas emissions including from commuting and travel; and will host the 2015 California Higher Education Sustainability Conference. Recently, San Francisco State's Academic Senate passed a Sustainable Literacy Requirement that goes into effect with the 2014-2015 academic year; all students will be required to complete a course on sustainability.

Governor Brown remarked that the presentation was impressive recognizing that while the problem is global we must work at the local level to affect any progress, and how important it was for each campus to tackle the work in its own way. The governor has signed a number of memoranda of understanding with foreign nations and other states to change the tide from potential irreversible catastrophic damage to a healthy sustainable environment. Governor Brown applauded the work being done by the CSU and expressed the desire to see similar efforts spread to colleges throughout the state, country and the world.

Trustee Eisen stated that her visits to various CSU campuses have demonstrated that inspiring sustainability programs are occurring throughout the system, similar to what was just presented for San Francisco State.

Trustee Achtenburg requested there be consideration of creative financing opportunities to afford the programs necessary to meet the policy's goals and encourage the potential commercialization of cutting-edge solutions developed by faculty and students in the applied fields.

Chancellor White acknowledged the presidential leadership of the CSU who signed on early to what became known as the American College and University President's Climate Commitment; President Zingg signed on in December 2006 as a founding member. This group has grown to include 1,000 campuses across America and today President Harrison serves on the steering committee thus continuing CSU leadership in the group. The policy could help encourage everybody doing a little bit that will make a huge difference for the world and allow our students to see the university modeling the right behavior.

Chair Linscheid offered to introduce The Next Generation folks or Mr. Tom Steyer's group to Ms. Steele and her team at San Francisco State to explore commercialization partnerships for the 12th Annual California Higher Education Sustainability Conference being hosted by the campus in summer 2015.

Academic Senate Chair Diana Wright Guerin speaking on behalf of the Senate expressed full support for the sustainability policy and noted the Senate has had four resolutions encouraging a policy. The integration of sustainability into the curriculum is the way the CSU will impact the future. Chair Guerin thanked Ms. San Juan and her staff for their work in moving the policy forward.

Trustee Monville asked that staff consult with the CSU agricultural farm programs particularly at San Luis Obispo and Fresno with regards to the sustainable food program to understand the economic impact of the program in the current market environment.

Trustee Eisen noted the sustainability policy item will come back in May for board approval, and adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation by

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

Summary

The California State University Board of Trustees approved the 2013-2014 non-state funded capital outlay program at its September 2012 meeting. However, as non-state funded projects can require a fairly long lead time to secure approval of viable financing plans, it is not always possible to complete the necessary requirements to include them in the annual five-year capital improvement program. This item allows the board to consider the scope and budget of projects not previously identified in the non-state funded capital outlay program.

1. California State University, Northridge
Food Service **PWCE[1]** **$2,717,000**

California State University, Northridge wishes to proceed with the renovation of the first floor of the Satellite Student Union Building (#47). This renovation (7,590 gross square feet (GSF)) will convert existing meeting space to expand the food service capacity to support the residents (400 beds) of the new Student Housing, Phase II currently under construction. The project will include a new kitchen and renovated scullery for food options which will be served in new indoor and outdoor dining spaces.

This project will be funded from The University Corporation reserves.

2. California State University San Marcos
Mangrum Track Field Lighting and Cell Tower **PWCE** **$1,041,000**

California State University San Marcos wishes to proceed with the installation of four 90-foot tall lights for the existing Mangrum Track Field. A cell tower will be installed on top of one of the new light poles. A 600 GSF utility building will be constructed to house telecommunications equipment and a back-up generator. The campus 12kV (kilovolt) electrical system will be

[1] Project phases: P – Preliminary Plans, W – Working Drawings, C – Construction, E – Equipment

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 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.

3. Sonoma State University
Wine Spectator Learning Center Renovation **PWCE** **$4,226,000**

Sonoma State University wishes to proceed with the renovation of the interior of the existing Commons Building (#16) for the Wine Spectator Learning Center. The proposed renovation of 18,500 GSF will provide the Wine Business Institute a centralized location for all program activities, including classroom and seminar space, a wine entrepreneurship lab, research facilities, indoor and outdoor meeting spaces, collaboration spaces for professors, students and industry experts, offices for Wine Business Institute faculty and program leadership, and a gallery to showcase student, alumni, and industry partnership successes.

The reconfigured space will support the Wine Business Institute by providing a modern learning center that will include technology enhancements supporting increased use of computers, tablets, and smart phones; and improved wireless internet access. The project will address deferred maintenance building needs: HVAC, flooring, painting, ceilings, interior finishes, and upgraded electrical systems to support the technology enhancements.

The project will be funded entirely from donor funds. Funds for the entire project are on hand or have been pledged.

Recommendation

The following resolution is recommended for approval:

> **RESOLVED,** By the Board of Trustees of the California State University, that the 2013-2014 non-state funded capital outlay program is amended to include: 1) $2,717,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Northridge Food Service; 2) $1,041,000 for preliminary plans, working drawings, construction, and equipment for the California State University San Marcos Mangrum Track Field Lighting and Cell Tower; and 3) $4,226,000 for preliminary plans, working drawings, construction, and equipment for the Sonoma State University Wine Spectator Learning Center Renovation.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation By

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

Summary

This item will provide an update on the California State University's 2014-2015 state funded capital outlay program request and the funding level included in the governor's budget.

Background

The CSU's proposed state funded 2014-2015 capital outlay program was presented at the November 2013 CSU Board of Trustees' meeting. The trustees approved the entire state funded priority list (32 projects) of $456 million for the 2014-2015 capital outlay program. Of the $456 million amount, the administration included capital funding of $5,766,000 in the January 2014 budget proposal to fund three equipment projects (listed below). The funds will pay for moveable equipment like desks, chairs, kilns, recording studio consoles, cabinets, etc. needed to make the new buildings operable and ready for students, faculty and staff use. Remaining general obligation bond funds are the proposed funding source for the three equipment projects.

The governor has also proposed a change to the CSU support budget by means of a trailer bill. The trailer bill language and its implication for the CSU are addressed in Item 1 of the Joint Meeting of the Committees on Finance and Campus Planning, Buildings and Grounds (Capital Financing and the 2014-2015 Governor's Budget Proposal).

The Legislative Analyst's Office (LAO) has taken no position on the three projects included in the governor's proposed capital program for the CSU. However, the LAO recommends in its report, *The 2014-15 Budget: Analysis of the Higher Education Budget* that the legislature reject the governor's trailer bill proposal to combine universities' capital and support budgets and designate funding for specific purposes.

Legislative Hearings

On March 27, 2014, the Senate Budget and Fiscal Review Subcommittee No. 1 approved the

three CSU equipment projects noted above to total $5,766,000. On April 23, 2014, the Assembly Budget Subcommittee No. 2 considered the CSU project requests. The item was held open to address a member's question on the use of long term bond financing for computers that have a two- to three-year life. Staff noted that the average life of the entire equipment list for the buildings will have a longer life once the items such as desks, chairs, bookshelves, etc. are considered. In addition to providing the committee information on the equipment list, citations from both the State General Obligation Bond Law and Government Code will be included that defines an allowable use of bond proceeds for "equipment with an expected useful life of two years or more." The three projects to equip new buildings under construction include:

Campus	Project	Governor's Budget	Senate Subcommittee No. 1
Chico	Taylor II Replacement Building	$2,740,000	$2,740,000
East Bay	Warren Hall Replacement Building	$1,061,000	$1,061,000
Monterey Bay	Academic Building II	$1,965,000	$1,965,000
Total		**$5,766,000**	**$5,766,000**

Board of Trustees' April Technical Letter Request

The CSU request for an amendment to the governor's 2014-2015 budget to extend the time available to enter into contracts for the preliminary plans, working drawings, and construction of the California State Polytechnic University, Pomona Administration Replacement Facility has been granted by the Department of Finance. The April Technical Letter sent to the legislature requests this action to reappropriate the funds as additional time is required for the project to proceed to working drawings and to award the construction contract. The project is funded by Lease Revenue Bonds.

On April 23, 2014, the Assembly Budget Subcommittee No. 2 approved the CSU request. The item will be considered by the Senate Budget and Fiscal Review Subcommittee No. 1 at a future meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California Environmental Quality Act Annual Report

Presentation By

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

Summary

Pursuant to the California State University Board of Trustees' policy, this item provides the annual report on the CSU's California Environmental Quality Act (CEQA) certification actions for Environmental Impact Reports (EIR) and related documentation. The report identifies the compliance actions that have been acted upon by the board for the period from July 2012 through June 2013, consistent with its responsibility as the "Lead Agency" (see below) under CEQA. The report also provides information on recent changes to CEQA administrative rules and procedures, and current court actions as well as recent CEQA reform efforts.

Background

The goal of the California Environmental Quality Act is to inform governmental decision-makers and the public about the potential significant environmental effects of proposed projects and efforts to prevent significant damage to the environment through the use of feasible alternatives or mitigation measures. Under CEQA, a "project" can be either a specific building or facility planned for construction, or it can be a programmatic action such as approval of an updated campus master plan that is prepared to guide long-range campus development. CEQA compliance is required for activities directly implemented or financed by a governmental agency as well as for private activities requiring approval from a governmental agency. Per State CEQA Guidelines, the type of CEQA action depends on the environmental impact of the project and primarily includes the following:

- Categorical Exemptions apply to classes of projects which have been determined not to have a significant effect on the environment (e.g., interior renovations).
- Negative Declarations apply to projects which will not have a significant effect on the environment.
- Mitigated Negative Declarations include projects with potentially significant effects, but revisions in the project or mitigation measures will avoid or reduce effects to a point where no significant effects would occur.

- Environmental Impact Reports are completed for projects that could result in unavoidable significant environmental impacts.
- An Addendum to an EIR may be prepared if there are minor technical changes or additions to a project which were included in a previously certified EIR. An Addendum to an EIR cannot be used if there are substantial changes in the project, substantial changes in the circumstances under which the project is being undertaken, or new information of substantial importance to the environmental analysis has become available.

Role of CSU

"Lead Agency" is defined in CEQA as the public agency which has the principal responsibility for carrying out or approving a project. Therefore, the Board of Trustees of the California State University is the Lead Agency for CSU projects and typically considers the CEQA documentation at the time of a project's schematic design approval or approval of a significant change to the campus' long-range physical master plan. The board is responsible to ensure that draft Environmental Impact Reports and other CEQA documents are circulated for required public review. In addition, the board makes findings prior to the approval of a project along with a statement of fact supporting each finding, referred to as the Findings of Fact. The board also adopts the Mitigation Monitoring and Reporting Program which includes the measures to lessen environmental impacts and identifies the responsible party to perform the mitigation. In cases of unavoidable significant impacts, the board adopts specific Overriding Considerations that identify the factors and benefits of the project that outweigh the potential unavoidable significant impacts.

Under authority delegated to the chancellor, the assistant vice chancellor for Capital Planning, Design and Construction (CPDC) is authorized to approve minor changes to a campus master plan and to approve specified CEQA documents (i.e., Categorical Exemptions, Negative Declarations, and Mitigated Negative Declarations for certain capital projects with standard mitigation measures; e.g., utility/infrastructure projects) that are non-controversial.

CSU Initiatives

The CSU has embarked on several initiatives to adopt best practice methods and better inform and guide campus staff and their consultants on the environmental review and analysis process including:

- Updated the CSU CEQA Handbook to reflect current practices and to assure consistency with recent CEQA case law. The handbook provides a hands-on guide to conducting environmental review of projects.

- Developed the CSU Transportation Impact Study Manual to guide the preparation of transportation analyses in CEQA documents.
- Developed the CSU Transportation Demand Management Manual to provide a systemwide framework for implementing sustainable transportation programs.

CSU Compliance Actions

Attachment A lists CSU CEQA actions for the reporting period July 1, 2012 through June 30, 2013.

CEQA Judicial Action Updates

On July 31, 2006, the California Supreme Court ruled in the *City of Marina v. CSU* case that the CSU shall negotiate with local public agencies over its fair share of the cost of the environmental impacts, including off-campus local infrastructure improvements caused by its projects. Based upon the court's ruling, the CSU:

1. Determines the basis for fair share mitigation responsibility.
2. Negotiates in good faith with local agencies.
3. Requests off-site mitigation funding from the governor and legislature.

In addition, the CSU has taken the following additional positions in defining fair share responsibility:

1. Caltrans (California Department of Transportation) is responsible for state highway mitigation improvements.
2. Public/private partners are responsible to pay full fair share mitigation costs.

Other judicial actions relate to the San Diego State University 2007 Master Plan EIR (*City of San Diego et al. v. CSU*) and the California State University, East Bay 2009 EIR (*City of Hayward v. CSU*). These cases were previously addressed in the General Counsel's report at the March 26, 2014, Board of Trustees' meeting.

THE CALIFORNIA STATE UNIVERSITY
CALIFORNIA ENVIRONMENTAL QUALITY ACT ANNUAL REPORT

July 2012 through June 2013

CAMPUS/Project	CEQA Action Prepared					
	Exempt	MIT. N.D.	N.D.	E I R	BOT Action	NOD Filed
CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS						
West Hall, EIR Addendum, Schematic Plan Approval				√	7/17/2012	
CALIFORNIA STATE UNIVERSITY, EAST BAY						
Warren Hall Replacement Building, Schematic Plan Approval		√			1/23/2013	1/24/2013
CALIFORNIA STATE UNIVERSITY, FRESNO						
Jordan Research Building, Schematic Plan Approval		√			11/14/2012	11/15/2012
Faculty Office/Lab Building, Schematic Plan Approval	√				11/14/2012	
CALIFORNIA STATE UNIVERSITY, NORTHRIDGE						
Matador Drive Extension and Parking Lots, Schematic Plan Approval	√				(1)	
Student Housing Phase II, EIR Addendum, Schematic Plan Approval				√	3/20/2013	
CALIFORNIA STATE POLYTECHNIC UNIVERSITY, POMONA						
Collins College Expansion, Schematic Plan Approval	√				9/18/2012	
SAN FRANCISCO STATE UNIVERSITY						
Romberg Tiburon Center (RTC) Solar Photovoltaic Project		√			(1)	1/25/2013
Recreation and Wellness Center, Schematic Plan Approval		√			3/20/2013	3/21/2013
SAN JOSÉ STATE UNIVERSITY						
Student Health and Counseling Facility, Schematic Plan Approval		√			11/14/2012	11/15/2012
Spartan Stadium End Zone Building, Schematic Plan Approval		√			5/22/2013	5/23/2013
CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO						
Nelson Reservoir Improvement Project		√			(1)	1/23/2013
Parker Barn Bridge Embankment Protection Project		√			(1)	1/30/2013
CALIFORNIA STATE UNIVERSITY, SAN MARCOS						
Student Health and Counseling Services Building, Schematic Plan Approval		√			11/14/2012	11/15/2012
SONOMA STATE UNIVERSITY						
Joan and Sanford I. Weill Commons/Mastercard Pavilion, EIR Addendum, Schematic Plan Approval				√	3/20/2013	

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

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

Summary

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

California State University San Marcos—Field House Expansion
Project Architect: *Gensler Architects*
Design Build Contractor: PCL Construction Services

Background and Scope

California State University San Marcos wishes to proceed with the design and construction of the Field House Expansion (#24) to provide a multipurpose venue for sports and student activities and enable the campus to comply with National Collegiate Athletic Association (NCAA) Division II membership requirements. The project, located adjacent to the existing M. Gordon Clarke Field House (#23), will enhance the academic mission by providing a facility for the athletic teams to practice and compete, an on-campus venue for students to participate in recreational/intramural sports, and gym space that could also be used by the kinesiology department (as the state has not funded a physical education building for the campus).

The 26,400 gross square foot (GSF) building will serve the athletic, recreational, and academic support programs. The new facility will include a 1,400-seat gymnasium; locker rooms for men's and women's basketball; space for visiting teams and officials; and an entry lobby with a ticket and concession stand along with public restrooms and building support spaces.

The building design features a one-story structure composed of three parts: an entry lobby, a high volume gymnasium, and a locker room with related support space. The gymnasium, located in the middle of the building, will be comprised of tilt-up concrete panels and will be accented by concrete texturing. The entry lobby at the north end of the building and the locker rooms at the south end will both be comprised of a steel brace frame structure, exterior cement plaster finish and corrugated metal panel highlights. The materials and color palette will complement the

existing adjacent Clarke Field House. A courtyard will be created at the northern end of the building, providing pre-function space for the facility. The building will be designed to accommodate a future expansion of the gymnasium flexibly to hold an additional 600 seats.

This project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Silver equivalency. Sustainable design features include natural ventilation and a high efficiency mechanical system, energy efficient and LED lighting, indirect natural daylighting, low-flow plumbing fixtures, a cool roof, and water efficient landscaping. The new building will connect to the campus energy management system to control building mechanical ventilation systems.

Timing (Estimated)

Preliminary Plans Completed	September 2014
Working Drawings Completed	April 2015
Construction Start	July 2015
Occupancy	October 2016

Basic Statistics

Gross Building Area (GSF)	26,426 square feet
Assignable Building Area (ASF)	23,255 square feet
Efficiency (ASF/GSF)	88 percent

Cost Estimate – California Construction Cost Index 6077[1]

Building Cost ($304 per GSF)		$8,026,000
Systems Breakdown	($ per GSF)	
a. Substructure (Foundation)	$ 17.75	
b. Shell (Structure and Enclosure)	$ 77.31	
c. Interiors (Partitions and Finishes)	$ 31.75	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 96.69	
e. Built-in Equipment and Furnishings	$ 14.72	
f. Demolition	$ 0.38	
g. General Conditions and Insurance	$ 65.12	
Site Development (including landscape)		957,000

[1] 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.

Construction Cost	$8,983,000
Fees, Contingency, Services	2,272,000
Total Project Cost ($426 per GSF)	$11,255,000
Fixtures, Furniture & Movable Equipment	145,000
Grand Total	$11,400,000

Cost Comparison

This project's building cost of $304 per GSF is lower than the CSU Cost Guide for activity/recreation facilities of $408 per GSF and is also lower than the $403 per GSF for the CSU Northridge Student Recreation Center, approved in September 2008 and the $432 per GSF for the CSU East Bay Recreation Wellness Center, approved in November 2008, both adjusted to CCCI 6077. The lower cost is primarily due to the one-story configuration along with fewer program requirements; this project does not include the programmatic elements such as multiple activity courts, climbing wall, or indoor running track.

Funding Data

The project will be financed through the CSU Systemwide Revenue Bond Program and from student union program reserves ($5,500,000). Student union program fee revenue will repay the bond financing.

California Environmental Quality Act (CEQA) Action

An Initial Study/Mitigated Negative Declaration 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. The public review period began on January 22, 2014, and closed on February 20, 2014. Written comment letters were received at the close of the public review period and responses were prepared as part of the Mitigated Negative Declaration.

Comment letters were received relating to a concern about the project's potential impact upon Native American cultural resources. The Mitigated Negative Declaration indicates that a Cultural Resource Study was previously prepared for the campus which determined that there are no known undisturbed archaeological or historic sites. In fact, no artifacts were discovered during development of the existing M. Gordon Clarke Field House. In addition, the chance of discovery

of artifacts is not anticipated because the site is comprised of fill material (imported dirt carefully evaluated to serve as a strong base for a building). However, in the unlikely event that historical or unique archaeological resources are discovered during construction, in accordance with Section 15064.5(f) of the CEQA Guidelines, it is campus procedure to have the find immediately evaluated by a qualified archaeologist. If the findings are determined to be an historic or unique archaeological resource, the budgeted contingency will be used to implement appropriate mitigation measures.

Comments were also received from the City of San Marcos relating to stormwater management and public services. The letter from the city indicated that the project should be subject to the city's Standard Urban Stormwater Mitigation Plan (SUSMP). However, the campus is required to comply with the State Water Resources Control Board Municipal Separate Storm Sewer Systems (MS4) permit requirements rather than with the city SUSMP. The campus will incorporate elements of the countywide model SUSMP into its permit to control stormwater flows in a manner consistent with standards of development in the region and thus address water quality protection for future campus development projects. In terms of public services, the City of San Marcos commented that the project will have a cumulative impact upon fire protection services and thus mitigation by the campus is necessary. However, the project is an extension of an existing facility on a developed campus and does not expand the existing fire service area.

A response to comments relating to the above topics and other detailed comments is provided in the Final Mitigated Negative Declaration. There were no significant environmental impacts identified as a result of the comment letters. The Final Mitigated Negative Declaration documents are available online at: http://www.csusm.edu/pdc/.

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, comments and responses to comments associated with approval of the California State University San Marcos Field House Expansion, 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 require 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 Field House Expansion, are approved at a project cost of $11,400,000 at CCCI 6077.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation by

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

Summary

The California State University Board of Trustees requires that every campus has a long range physical master plan, showing existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student enrollment. Each master plan reflects the ultimate physical requirements of academic program and auxiliary activities on the campus. By board policy, significant changes to the master plan and approval of a project's schematic design require board approval, while authority for minor master plan revisions or schematic designs for projects that are not architecturally significant, utilitarian in nature, or a cost of $3,000,000 (or less) are delegated to the chancellor (or his designee).

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

- Approve the proposed campus master plan revision dated May 2014
- Approve schematic plans for the Recreation Wellness Center

Attachment "A" is the proposed campus master plan. Attachment "B" is the existing campus master plan approved by the board in November 2007.

Master Plan Revision

Background

The Board of Trustees last approved the campus master plan in November 2007 and certified the accompanying Final Environmental Impact Report, which is further discussed in the California Environmental Quality Act section of this item. In 2007, the campus sited the Recreation Wellness Center on the northern edge of campus on Winston Drive. This proposed master plan revision relocates the Recreation Wellness Center to the southwest corner of the campus and as a result, relocates six other facilities.

Proposed Revisions

The proposed changes to the campus master plan locates the Recreation Wellness Center to Lot 41 at the intersection of Font and Lake Merced Boulevards and moves the softball field from its formerly proposed site on Winston Drive back to Lot 41, where it is located currently.

The proposed site better fulfills the campus master plan vision to locate the Recreation Wellness Center as a prominent gateway building for the campus. Moreover, it brings this new center of student activity closer to freshman student housing and the softball field to create a nexus of recreational and athletic facilities at the southern edge of campus.

The proposed changes also include locating the Creative Arts Replacement Building, originally sited on Lot 41, to two sites closer to the academic core. The Creative Arts Replacement Building is planned as four separate projects: Broadcast and Electronic Communication Arts (BECA); Music and Dance; Theatre Arts; and an 800-seat auditorium. The proposed sites for the creative arts replacement building projects create a contiguous academic zone, reinforcing the master plan concept of a compact, walkable academic core with recreational use at the campus perimeter.

Proposed master plan changes noted on Attachment A include:

Hexagon 1: Instructional Support Building (#98)
Hexagon 2: Theatre Arts Replacement Building (#110)
Hexagon 3: Auditorium (#109)
Hexagon 4: Recreation Wellness Center (#69)
Hexagon 5: Softball Field (#70)
Hexagon 6: Music and Dance Replacement Building (#107)
Hexagon 7: Creative Arts Replacement Building/BECA (#108)

Recreation Wellness Center Schematic Design
Project Architect: WRNS Studio
CM at Risk Contractor: C.W. Driver

Background and Scope

The board previously approved schematic designs in March 2013, but the design has changed to reflect the new master plan site. The Recreation Wellness Center (#69) is now proposed to be located on 6.5 acres of Lot 41, adjacent to the existing softball field (#70). An existing parking garage (#72), which serves the housing units on the southern portion of the site, and an accessory building (#71), which is currently vacant, will be demolished as part of this project's scope.

The two-story 118,670 gross square foot (GSF) facility includes a two-court gymnasium, one multi-activity court, a climbing wall, racquetball courts, multi-purpose rooms, weight and fitness space, an elevated jogging track, a natatorium with a recreation pool, lap pool and spa, and related support space. The project also includes a new outdoor recreation field.

Organized dynamically around a central interior space and entry plaza, the main building elements extend toward the heart of campus and toward the larger community, serving as a western beacon and gateway to the campus. The exterior cladding consists of glazed window wall systems and glass fiber reinforced concrete (GFRC) panels that rise from a building base of ground-face concrete masonry units. The primary structural system consists of steel framing with concrete decks.

Sustainability features in the design are extensive. They include the reduction of the existing storm water flow rate by 25 percent, a goal of zero net water use for landscape, high-reflectivity "white" roof, high-performance glazing, Forest Stewardship Council (FSC) certified wood products, low-emitting materials, displacement ventilation to maximize cooling without air conditioning, co-generation for heating hot water, demand-based control ventilation, low-flow plumbing fixtures, building and site plumbing for recycled water use, occupancy sensors and dimming daylighting controls, and LED underwater lighting for the pools. This project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification.

As noted above, an existing 42-space parking garage serving the Vidal Drive residents (faculty/staff housing) will be demolished as part of this project, and a surface lot with 16 spaces will be constructed in its place. Additionally, eight on-street parking spaces would be removed to accommodate new driveway and service access at the Recreation Wellness Center site for an overall net decrease of 34 parking spaces. A parking study was conducted in 2012, and it was determined that the campus has sufficient parking supply to serve the campus. The area is served by public transit, and 47 bicycle racks will be provided on-site to support alternative transportation.

Timing (Estimated)

Preliminary Plans Completed	September 2014
Working Drawings Completed	May 2015
Construction Start	September 2015
Occupancy	January 2018

Basic Statistics

Gross Building Area (GSF)	118,670 square feet
Assignable Building Area (ASF)	87,199 square feet
Efficiency (ASF/GSF)	73 percent

Cost Estimate – California Construction Cost Index (CCCI) 6077[1]

Building Cost ($447 per GSF)		$53,031,000
Systems Breakdown	($ per GSF)	
a. Substructure (Foundation)	$ 35.36	
b. Shell (Structure and Enclosure)	$ 125.91	
c. Interiors (Partitions and Finishes)	$ 67.84	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 118.24	
e. Built-in Equipment and Furnishings	$ 12.81	
f. Special Construction	$ 47.41	
g. General Conditions and Insurance	$ 39.30	
Site Development		8,404,000
Construction Cost		$ 61,435,000
Fees, Contingency, Services		22,052,000
Total Project cost ($704 per GSF)		$ 83,487,000
Fixtures, Furniture & Movable Equipment		3,000,000
Grand Total		$86,487,000

Cost Comparison

This project's building cost of $447 per GSF is higher than the CSU Cost Guide for activity/recreation facilities of $414 per GSF, the $403 per GSF for the CSU Northridge Student Recreation Center, approved in September 2008 and the $423 per GSF for the CSU East Bay Recreation Wellness Center, approved in November in 2008, all adjusted to CCCI 6077. This building's higher cost is primarily due to the indoor swimming pools.

[1] 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.

Funding Data

This project will be financed through the CSU Systemwide Revenue Bond Program and student union program reserves of $29.4 million. The bond financing will be repaid from student body center fee revenue, which the university has been collecting since fall 2010.

California Environmental Quality Act (CEQA) Action

The San Francisco State University Campus Master Plan Program Environmental Impact Report was certified by the Board of Trustees in November 2007 which provided a broad yet comprehensive evaluation of potential impacts of the Campus Master Plan. The EIR concluded that the Master Plan would result in significant and unavoidable impacts relating to historic resources, traffic and noise. In accordance with CEQA and State CEQA Guidelines, a subsequent Initial Study/Mitigated Negative Declaration was prepared to analyze the environmental effects of the proposed Campus Master Plan revision and all discretionary actions associated with the subsequent San Francisco State University Recreation Wellness Center project.

As indicated in the Initial Study/Mitigated Negative Declaration, while the proposed project could have significant effects, there will not be significant effects above and beyond those previously identified and analyzed in the Final Program EIR. The Findings of Fact and associated Statement of Overriding Considerations previously adopted by the Board of Trustees, as part of the certification of the Campus Master Plan EIR in November 2007, account for impacts as provided in Section 15091(a)(3) of State CEQA Guidelines, and thus no additional environmental evaluation is required. The Initial Study/Mitigated Negative Declaration adds project-specific mitigation measures to those provided in the Campus Master Plan EIR. The Campus Master Plan EIR is available at http://www.sfsu.edu/~build/design/RWC.html.

The Final Mitigated Negative Declaration is presented to the Board of Trustees for review and adoption as part of this agenda item. The public review period began on January 31, 2014 and closed on March 2, 2014. No comments were received. The final documents are available online: http://www.sfsu.edu/~build/design/FINAL_IS_MND.pdf.

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 San Francisco State University, Recreation Wellness Center project, and all discretionary actions related thereto, as identified in the Final Initial Study/Mitigated Negative Declaration.

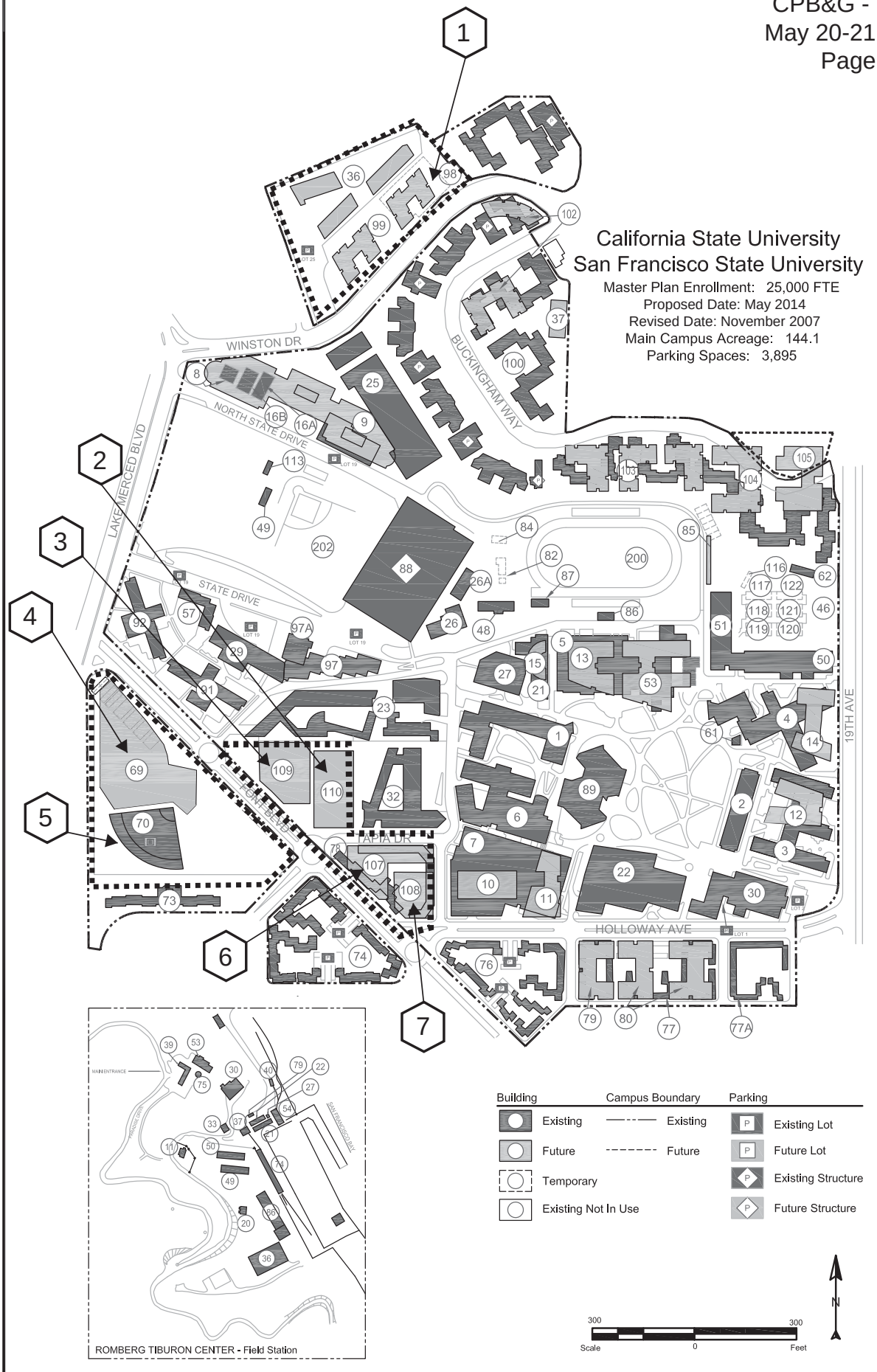
2. The Final Initial Study/Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines.

3. This resolution is adopted pursuant to the requirements of Section 21081 of Public Resources Code and Section 15091(a) (3) of the State CEQA Guidelines which finds that there will not be a significant effect above and beyond that previously identified and analyzed in the Program EIR, that the Findings of Fact and associated Statement of Overriding Considerations previously adopted by the Board of Trustees as part of the certification of the Campus Master Plan EIR in November 2007 account for the impact related to the Recreation Wellness Center project, that the project will be constructed with the recommended mitigation measures as identified in the included in the Initial Study/Negative Declaration 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 San Francisco State University Campus Master Plan Revision dated May 2014 is approved.

5. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.

6. The schematic plans for the San Francisco State University, Recreation Wellness Center are approved at a project cost of $86,487,000 at CCCI 6077.


California State University
San Francisco State University
Master Plan Enrollment: 25,000 FTE
Proposed Date: May 2014
Revised Date: November 2007
Main Campus Acreage: 144.1
Parking Spaces: 3,895
WINSTON DR
BUCKINGHAM WAY
NORTH STATE DRIVE
STATE DRIVE
LAKE MERCED BLVD
19TH AVE
HOLLOWAY AVE
TAPIA DR
Building
Existing
Future
Temporary
Existing Not In Use
Campus Boundary
Existing
Future
Parking
Existing Lot
Future Lot
Existing Structure
Future Structure
Scale
300
0
300
Feet
N
ROMBERG TIBURON CENTER - Field Station

San Francisco State University

Proposed Master Plan
Master Plan Enrollment: 25,000 FTE

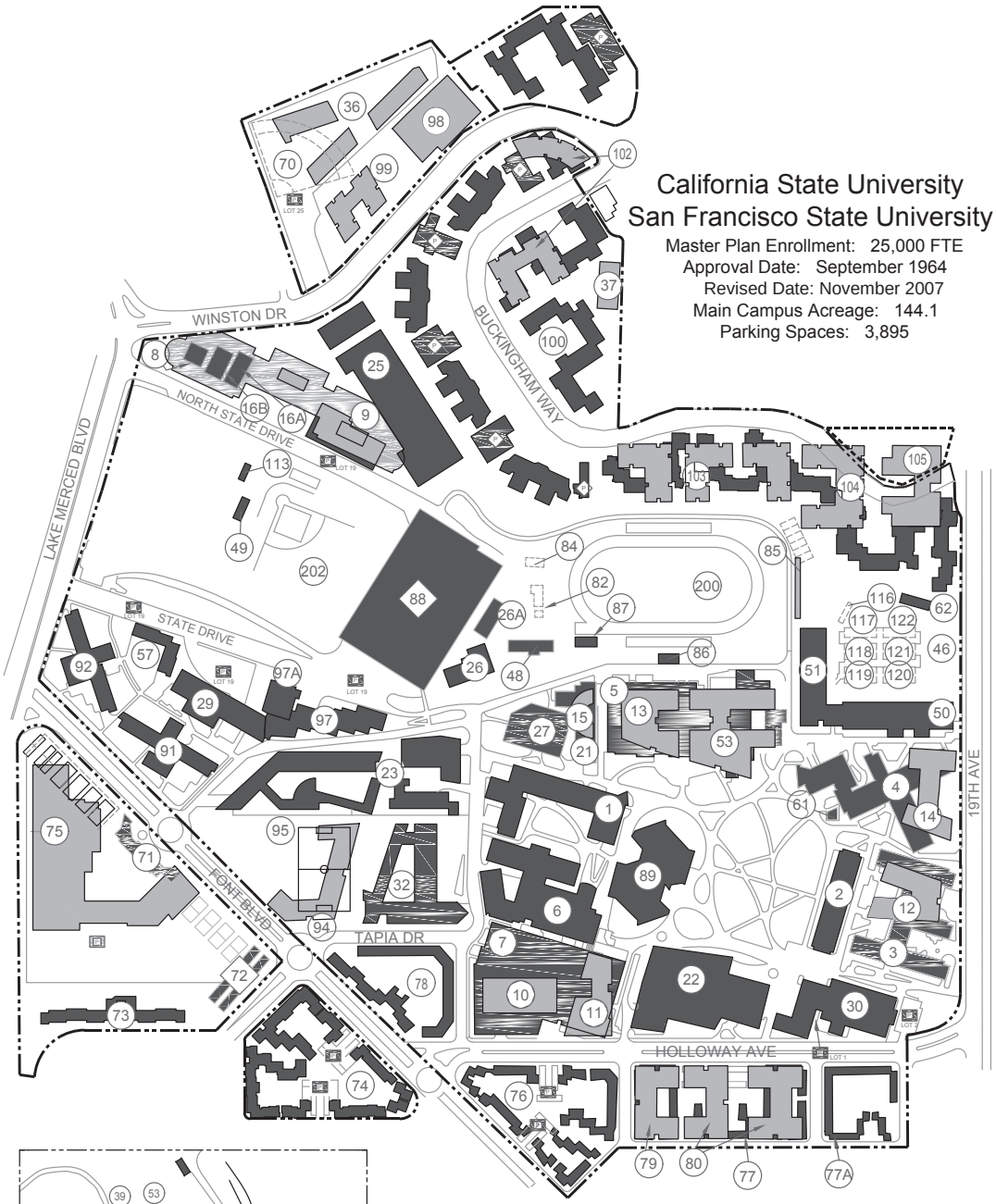
1. Burk Hall
2. Business Building
3. HSS Building
4. Science Building
5. Gymnasium
6. Fine Arts Building
7. Creative Arts Building
8. Children's Campus
9. *Gymnasium*
10. *BSS Classroom Replacement Building*
11. *HHS Classroom Replacement Building*
12. *Business Building*
13. *Ethnic Studies and Psychology Replacement Building*
14. *Academic Building*
15. *Academic Building/University Club*
16. Temporary Library Building (Buildings 16a-16b)
21. Ethnic Studies and Psychology Building
22. J. Paul Leonard Library
23. The Village at Centennial Square (Buildings 23a-23d)
25. Corporation Yard
26. Central Plant
26A. Waste Management
27. Student Health Center
29. Residence Dining Center
30. Administration Building
32. Humanities Building
36. *Facilities Building and Corporation Yard*
37. *Satellite Power Plant*
46. Florence Hale Stephenson Field
48. Field House No. 1
49. Field House No. 2
50. Hensill Hall
51. Thornton Hall
53. *Science Replacement Building*
57. Children's Center
61. Greenhouse
62. Greenhouse No. 2
69. *Recreation Wellness Center*
70. Softball Field
73. University Park South
74. University Park South
76. University Park South
77. University Park South
77A. University Park South
78. University Park South
79. *University Park South (Housing)*
80. *University Park South (Housing)*
82. Warehouse #1
84. Warehouse #3
85. *Pedestrian Bridge*
86. Press Box
87. Stadium Restroom Building
88. Parking Structure
89. Cesar Chavez Student Center
91. Mary Ward Hall
92. Mary Park Hall
97. The Towers at Centennial Square
97A. The Towers at Centennial Square
98. *Instructional Support Building*
99. *University Park North (Housing)*
100. University Park North
102. *University Park North (Housing)*
103. *University Park North (Housing)*
104. *University Park North (Housing)*
105. *University Conference Center*
107. *Creative Arts Replacement Building/School of Music and Dance*
108. *Creative Arts Replacement Building/BECA*
109. *Creative Arts Replacement Building/Auditorium*
110. *Creative Arts Replacement Building/Theatre Arts*
113. Restrooms
116. Modular Building K
117. Modular Building N
118. Modular Building O
119. Modular Building P
120. Modular Building Q
121. Modular Building R
122. Modular Building S
200. Cox Stadium
202. Maloney Field

Romberg Tiburon Center – Field Station

11. Residence
20. Tiburon Building 20
21. Marine Support
22. Blacksmith Shop
27. Arc Welding
30. Administration
33. Rockfish
36. Tiburon Building 36
37. Dispensary
39. Tiburon Building 39
40. Storage Shed
49. Tiburon Building 49
50. Tiburon Building 50
53. Tiburon Building 53
54. Physiology
74. Storage Shed
75. Water Tower
79. Utility
86. Warehouse

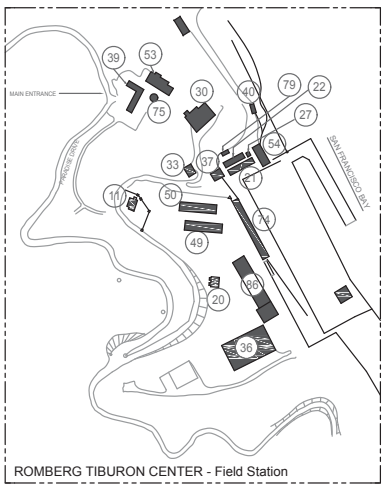
LEGEND:
Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)



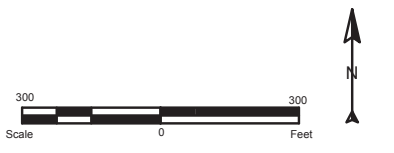
California State University
San Francisco State University

Master Plan Enrollment: 25,000 FTE
Approval Date: September 1964
Revised Date: November 2007
Main Campus Acreage: 144.1
Parking Spaces: 3,895



ROMBERG TIBURON CENTER - Field Station

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



San Francisco State University

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: September 1964

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

1. Burk Hall
2. Business Building
3. HSS Building
4. Science Building
5. Gymnasium
6. Fine Arts Building
7. Creative Arts Building
8. Children's Campus
9. *Gymnasium*
10. *BSS Classroom Replacement Building*
11. *HHS Classroom Replacement Building*
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26. Central Plant

26A. Waste Management

27. Student Health Center
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36. *Facilities Building and Corporation Yard*
37. *Satellite Power Plant*
46. Florence Hale Stephenson Field
48. Field House No. 1
49. Field House No. 2
50. Hensill Hall
51. Thornton Hall
53. *Science Replacement Building*
57. Children's Center
61. Greenhouse No. 1
62. Greenhouse No. 2
70. Softball Field
71. Accessory Building
72. Parking Garage
73. University Park South
74. University Park South
75. *Mashouf Performing Arts Center*
76. University Park South
77. University Park South

77A. University Park South

78. University Park South
79. *University Park South (Housing)*
80. *University Park South (Housing)*
82. Warehouse #1
84. Warehouse #3
85. *Pedestrian Bridge*
86. Press Box
87. Stadium Restroom Building
88. Parking Structure
89. Cesar Chavez Student Center
91. Mary Ward Hall
92. Mary Park Hall
94. *Clinical Sciences Building*
95. Temporary Recreation Field
97. The Towers at Centennial Square

97A. The Towers at Centennial Square

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99. *University Park North (Housing)*
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Romberg Tiburon Center – Field Station

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40. Storage Shed
49. Tiburon Building 49
50. Tiburon Building 50
53. Tiburon Building 53
54. Physiology
74. Storage Shed
75. Water Tower
79. Utility
86. Warehouse

LEGEND:
Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation By

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

Summary

The California State University Board of Trustees approved the 2013-2014 non-state funded capital outlay program at its September 2012 meeting. However, as non-state funded projects can require a fairly long lead time to secure approval of viable financing plans, it is not always possible to complete the necessary requirements to include them in the annual five-year capital improvement program. This item allows the board to consider the scope and budget of projects not previously identified in the non-state funded capital outlay program and requests approval to amend the 2013-2014 non-state capital outlay program and approval of schematic plans for the San Diego State University, Plaza Linda Verde project.

Amend the 2013-2014 Non-state Funded Capital Outlay Program

San Diego State University wishes to amend the 2013-2014 non-state capital outlay program to include $142.7 million for the design and construction of Plaza Linda Verde, a new mixed-use facility that will house 659 beds of student housing, 35,000 gross square feet (GSF) of retail space, and a 392-car parking structure. The project will be located at the southern border of the campus along the west side of College Avenue between Hardy Avenue and Montezuma Road in an area that is currently occupied by temporary trailers and vacated apartments. This new student housing project will increase the total student bed capacity to 3,782 beds including the Zura Hall Student Housing Renovation project, also in the design phase.

Plaza Linda Verde Schematic Design
Architect: MVEI/SGPA
Design Build Contractor: Sundt Construction

Background and Scope

The project will consist of two steel frame six-story freshman residence hall buildings (#183, 184) above a concrete podium level of retail space facing College Avenue and an adjacent seven-level parking structure (#181) that will serve retail customers and campus visitors with short-term, metered parking. In addition to student housing, the residence halls will accommodate residence advisors (34), a hall director and staff (11) as well as accommodations for visiting faculty (6). Student study, meeting and social spaces are also included. The desired tenant mix for the retail space includes a market, and full-service and casual dining establishments with outdoor seating.

The residence hall buildings will have a cement plaster exterior finish with accent features such as balconies and awnings. The parking garage will be a separate seven-story concrete structure designed to minimize the view of the parked vehicles and compliment the adjacent housing complex. The garage will also house the equipment to provide heating and cooling to serve the Plaza Linda Verde facilities.

Site improvements will include a three-acre campus green on the vacant parcel between Hardy Avenue and the San Diego State University transit station to the north, a pedestrian oriented streetscape along College Avenue to the east, and an enhanced alley west of the residence halls that will provide service access and pedestrian passage directly to the campus.

Sustainable measures include the pedestrian oriented design which features a walking pathway to the campus, green space and markets, and immediate adjacency to a major bus and trolley transit center. Sustainable building features will include water saving fixtures, high efficiency windows, rooftop garden terraces, ventilation equipment that optimizes energy performance, and metering that allows for energy use reduction competition between the buildings. The project is being designed to achieve Leadership in Energy and Environmental Design (LEED) Silver certification.

Timing (Estimated)

Preliminary Plans Completed	July 2014
Working Drawings Completed	September 2014
Construction Start	October 2014
Occupancy	August 2016

Basic Statistics

Gross Housing Building Area (GSF)	221,848 square feet
Assignable Building Area (ASF)	194,117 square feet

Efficiency (ASF/GSF)	88 percent
Bed Spaces	659 spaces
Gross Retail Building Area (GSF)	35,421 square feet
Assignable Building Area (ASF)	33,958 square feet
Efficiency (ASF/GSF)	96 percent
Gross Parking Building Area (GSF)	143,693 square feet
Assignable Building Area (ASF)	129,543 square feet
Efficiency (ASF/GSF)	90 percent
Parking Spaces (all short-term metered)	392 spaces

Cost Estimate – California Construction Cost Index (CCCI) 6077[1]

Housing Building Cost ($353 per GSF)		$78,332,000
Systems Breakdown	($ per GSF)	
a. Substructure (Foundation)	$ 5.37	
b. Shell (Structure and Enclosure)	$ 83.81	
c. Interiors (Partitions and Finishes)	$ 91.55	
d. Services (HVAC, Plumbing, Electrical, Fire)	$110.22	
e. Built-in Equipment and Furnishings	$ 9.18	
f. General Requirements	$ 18.83	
g. General Conditions and Insurance	$ 34.13	
Parking Building Cost ($98 per GSF)		14,080,000
Systems Breakdown	($ per GSF)	
Substructure (Foundation)	$ 2.67	
a. Shell (Structure and Enclosure)	$41.49	
b. Interiors (Partitions and Finishes)	$15.28	
c. Services (HVAC, Plumbing, Electrical, Fire)	$10.77	
d. Built-in Equipment and Services	$ 4.59	
e. General Requirements	$14.61	
f. General Conditions and Insurance	$ 8.58	
Retail Building Cost ($259 per GSF)		9,177,000
Site Development (includes landscaping and demolition)		9,362,000
Construction Cost		$110,951,000

[1] 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.

Fees, Contingency, Services	29,249,000
Total Project Cost ($350 per GSF)	$140,200,000
Fixtures, Furniture & Moveable Equipment	2,500,000
Grand Total	$142,700,000

Cost Comparison

Housing Component

This project's building cost of $334 per GSF is greater than the $298 per GSF for the Cal Poly San Luis Obispo Student Housing North, approved in September 2003 but less than the $370 per GSF for the CSU Fullerton Student Housing, Phases 3 & 4, approved in September 2008, both adjusted to CCCI 6077.

One cost factor is the structural design that uses a steel frame structure for the six floors of student housing built on top of a concrete podium. The ground floor retail space will be under the concrete podium. Steel is preferred in this construction due to superior strength, uniformity and ease of construction.

The complexity of the program requirements is another contributing factor to the higher cost. This project includes roof terraces for outdoor activity space, along with higher costs for seminar rooms, resource centers, and other community spaces occupying most of the first residential level. Superior mechanical systems also add to the cost, including a four-pipe HVAC system and each dual occupancy room having its own bathroom. Additionally, the facility includes apartments for faculty in residence.

Parking Component

The project's parking component will have a building cost of $29,153 per space, greater than the $19,700 per space for the CSU Chico Parking Structure 2, approved in May 2011, and the $17,927 per space for the CSU San Marcos Parking Structure 1, approved in July 2008, both adjusted to CCCI 6077. This project's parking structure is smaller than a typical university student parking structure such as the CSU San Marcos facility which holds 1,615 spaces. The Plaza Linda Verde garage is designed to serve only the short-term parking demand for the retail customers and campus visitors, and has been sized accordingly with the resultant higher cost per space.

The high cost is also due in part to unique design elements such as the high floor to ceiling space on the first level, which can accommodate future infill to house additional retail shops if demand warrants. The limited area for the building footprint also constrains the number of spaces per floor, resulting in a seven-story structure with higher than average costs for structure, stairs, and elevators, and exterior cladding as compared to typical campus structures, such as the four-level structure at CSU Chico.

Funding Data

The project will be financed with a mix of CSU Systemwide Revenue Bonds and program reserves: $110 million in tax exempt financing for the student housing component with a $2 million housing reserve contribution; $10 million in taxable bonds for retail space to be paid from retail rental revenues, managed by an approved campus auxiliary organization, Aztec Shops; and $16.6 million split 35 percent non-taxable and 65 percent taxable bonds for the parking component with a parking reserve contribution of $4 million. The housing facilities will be managed by the campus housing program and the parking structure will be managed by the campus parking services program. The respective programs will pay for the future debt service related to the issuance of bonds. The split financing for the parking component is to build in future flexibility to enable the first floor to be used for retail space if deemed financially feasible.

California Environmental Quality Act (CEQA) Action

The Final Environmental Impact Report (Final EIR) for the San Diego State University, Plaza Linda Verde project was certified by the Board of Trustees in May 2011 pursuant to the California Environmental Quality Act. The EIR concluded that the Master Plan would result in significant and unavoidable impacts relating to transportation and circulation. The Findings of Fact and associated Statement of Overriding Considerations were previously adopted by the Board of Trustees. There were no legal challenges to the board's approval of the May 2011 master plan and certification of the Final EIR.

The university completed an Addendum to the Final EIR in March 2014 for the San Diego State University, Plaza Linda Verde project. These revisions primarily include: 1) an increase from five stories to six stories of student housing accommodations for two of the six student housing buildings previously approved, and 2) an increase from four above-ground stories (with a subterranean story) consisting of 342 parking spaces to seven above-ground stories of parking facilities for 50 additional spaces.

The Addendum to the Final EIR identified minor changes and determined that implementation of this project would not result in any new or substantially more severe impacts as outlined in Section 15164(a) of the CEQA Guidelines. The project is consistent with required mitigation

measures as previously certified. The Addendum to the Final EIR is available at: http://newscenter.sdsu.edu/plazalindaverde/images/2014-3-25_addendum_final.pdf.

Recommendations

The following resolution is presented for approval:

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

1. The Final Environmental Impact Report (Final EIR) for the San Diego State University, Plaza Linda Verde project included a project level analysis that addressed the potential significant environmental impacts, mitigation measures, comments and responses to comments associated with approval of the Plaza Linda Verde project, and all discretionary actions related thereto. The Board of Trustees certified the Final EIR as adequate under CEQA and the project was approved in May 2011.

2. Subsequent to project approval, San Diego State University has made certain limited revisions to the design of the approved project. An Addendum to the previously certified Final EIR has been prepared that has determined these revisions would not involve new significant environmental effects or a substantial increase in the severity of significant effects previously identified in the Final EIR. The Board of Trustees has considered the Final EIR and the Addendum to the Final EIR concurrent with its consideration of the proposed schematic design plans.

3. The 2013-2014 non-state funded capital outlay program is amended to include $142,700,000 for preliminary plans, working drawings, construction, and equipment for the San Diego State University, Plaza Linda Verde 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 San Diego State University, Plaza Linda Verde are approved at a project cost of $142,700,000 at CCCI 6077.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation by

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

Summary

This item requests approval to amend the 2013-2014 non-state capital outlay program that was approved by the Board of Trustees at the September 2012 board meeting, and approval of schematic plans for the San José State University, Campus Village, Phase 2 project.

Amend the 2013-2014 Non-state Funded Capital Outlay Program

San José State University wishes to amend the 2013-2014 non-state capital outlay program to include $126.1 million for the design and construction of Campus Village, Phase 2 (#156), a 10-story 850-bed student housing facility on an infill site located in the southeast corner of the main campus, adjacent to the existing Campus Village Complex (#151-153). The project is designed to accommodate freshmen students and resident advisors. The building (192,895 gross square feet (GSF)) will house a multi-purpose room, recreation room, housing office suite, lounges and study rooms.

Campus Village, Phase 2 Schematic Design
Architect: Solomon Cordwell Buenz
Design Build Contractor: Sundt Construction, Inc.

Background and Scope

Studies have demonstrated that on-campus residential living plays a significant role in promoting student engagement and improving academic success and student retention. The university currently has a total of 3,623 beds for student housing in seven buildings on campus. Two of the existing three-story red brick residence halls, Hoover Hall (#87) and Royce Hall (#88), constructed in 1960, provide 200 beds each. Both facilities are functionally outdated and will be demolished as part of the campus development resulting in a net increase of 450 beds. The existing university parking will be used by the proposed building's residents.

The residential units will be organized in L-shaped wings of 25 double-occupancy bedrooms, with two wings per floor. Each wing houses shared bathrooms, study rooms and resident lounges. Laundry facilities will be provided on each floor. Residential units occupy eight and a half floors of the facility. The project will also accommodate 17 resident advisor suites and four apartments for the resident directors. Administrative offices and residential common spaces including public restrooms, a multi-purpose room, and support facilities will also be incorporated. Courtyards on both the east and west sides of the building will create open space for social interaction.

The proposed exterior design, height, and massing will complement the existing Campus Village, Phase 1 student housing and other surrounding buildings. The exterior finish material will be glass fiber reinforced concrete (GFRC) with brick façade at pedestrian levels. The commons study and lounge rooms on each floor will have glass curtain walls and will be placed at the building corners for maximum daylight and exterior views. The project proposes a concrete structural system to minimize the floor-to-floor height which helps lower the overall building height. The project includes a partial basement to house building support space and a service tunnel.

The project will achieve Leadership in Energy and Environmental Design (LEED) Silver equivalency with the inclusion of design elements such as low-flow plumbing fixtures, low-emissivity (low-e) glazing, maximized daylighting in corridors and common areas, and dual plumbed pipes for future conversion to recycled water for non-potable use.

Timing (estimated)

Preliminary Plans Completed	June 2014
Working Drawings Completed	July 2014
Construction Start	June 2014
Occupancy	July 2016

Basic Statistics

Gross Building Area (GSF)	192,895 square feet
Assignable Building Area (ASF)	126,601 square feet
Efficiency (ASF/GSF)	66 percent
Bed spaces	850 beds

Cost Estimate – California Construction Cost Index (CCCI) 6077[1]

Building Cost ($452 per GSF)		$87,135,000
Systems Breakdown	($ per GSF)	
a. Substructure (Foundation)	$ 44.50	
b. Shell (Structure and Enclosure)	$119.24	
c. Interiors (Partitions and Finishes)	$ 80.16	
d. Services (HVAC, Plumbing, Electrical, Fire)	$118.98	
e. Built-in Equipment and Furnishings	$ 6.87	
f. General Requirements	$ 15.81	
g. General Conditions and Insurance	$ 53.04	
Site Development (including landscape and site utilities)		6,200,000
Construction Cost		$93,335,000
Fees, Contingency, Services		29,267,000
Total Project Cost ($636 per GSF)		$122,602,000
Fixtures, Furniture & Moveable Equipment		3,584,000
Grand Total		$126,186,000

Cost Comparison

This project's building cost of $452 per GSF is greater than the $298 per GSF for the Cal Poly San Luis Obispo Student Housing North, approved in September 2003 and the $370 per GSF for the CSU Fullerton Student Housing, Phases 3 & 4, approved in September 2008, both adjusted to CCCI 6077.

The higher building cost is primarily in the substructure and shell of the building. This is due to the inclusion of a basement and below-grade service tunnel; the building code requirement to apply a higher seismic importance factor (increases the foundation and structural design); and the use of a brick façade in certain areas to maintain the campus' architectural vocabulary.

[1] 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.

Funding Data

The project will be financed through the CSU Systemwide Revenue Bond Program and from housing program reserves ($6,186,000). Housing revenue will repay the bond financing.

California Environmental Quality Act (CEQA) Action

An Initial Study/Mitigated Negative Declaration 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 was approved under delegated authority to the chancellor. The Final Mitigated Negative Declaration analyzed the relocation of an existing housing site on the master plan to another location within close proximity to the original site. The project is consistent with the Final Negative Mitigated Declaration and no new environmental analysis is required because the effects of the project were fully analyzed in the Final Negative Mitigated Declaration. The public review period began on December 6, 2014, and closed on January 6, 2014. No written comment letters were received at the close of the public review period. The Final Mitigated Negative Declaration is available at http://www.sjsu.edu/fdo/ceqa.

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 was prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines.

2. The San José State University Campus Village, Phase 2 project is consistent with the Final Negative Mitigated Declaration prepared and that the effects of the project were fully analyzed in the Final Negative Mitigated Declaration.

3. The 2013-2014 non-state funded capital outlay program is amended to include $126,186,000 for preliminary plans, working drawings, construction, and equipment for the San José State University, Campus Village, Phase 2 project.

4. The schematic plans for the San José State University, Campus Village, Phase 2, are approved at a project cost of $126,186,000 at CCCI 6077.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation By

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

Summary

The Board of Trustees of the California State University requires that every campus have a long range physical master plan. The board serves as the Lead Agency as defined in the California Environmental Quality Act (CEQA) and as such approves significant changes to the master plan and ensures compliance with the California Environmental Quality Act by taking action to certify required CEQA compliance actions. The board also approves campus State and Non-state capital projects that are consistent with approved master plans.

This item requests the following actions be taken by the Board of Trustees for California Polytechnic State University, San Luis Obispo Student Housing South project:

- Certify the project-level Final Environmental Impact Report (FEIR);
- Approve the proposed campus master plan revision dated May 2014;
- Authorize that a request for fair share off-site mitigation costs in the total amount of approximately $534,000 be made to the governor and legislature, consistent with CSU's *City of Marina* obligations; and
- Approve an amendment to the 2013-2014 non-state capital outlay program.

Attachment "A" is the proposed campus master plan map and legend that identifies the proposed revision. Attachment "B" is the existing campus master plan map and legend approved by the Board of Trustees in March 2001. The proposed master plan revision relocates and reduces the number of campus locations for future student housing to meet programmatic requirements for freshman housing and reduce the cost of construction. The proposed master plan revision includes sufficient detail on the specifics (for example building square footage, massing) of the Student Housing South project to be considered a "project level" analysis.

The Student Housing South Project is proposed to provide 1,475 beds in seven three- to five-story residence halls totaling approximately 525,000 gross square feet (GSF). The project includes a 300- to 500-space parking structure (#131) configured to be a maximum of four stories, with one to two stories below grade, and incorporating complementary functions such as student gathering spaces, and housing and residential life staff offices.

The Board of Trustees must certify that the FEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the campus master plan revision. The FEIR, with the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program are available for review by the board and the public at http://afd.calpoly.edu/facilities/facp_index.asp. The FEIR concluded that the project would result in significant and unavoidable impacts on aesthetics, air quality, and traffic and circulation. All other impacts can be mitigated to a less than significant level with the adoption and the implementation of the mitigation measures identified in the FEIR.

California Polytechnic State University, San Luis Obispo has met with the City of San Luis Obispo in an effort to reach agreement regarding off-site impacts and related mitigation as a result of the proposed master plan revision. The interactions included six face-to-face meetings beginning in late January 2014 with the latest meeting on April 30, 2014; the city and the university have not reached a consensus regarding appropriate off-site mitigation for the project. While agreement was not reached, the campus is seeking trustee approval to request $534,000 in capital funding from the governor and legislature for off-site mitigation measures. As detailed below, this amount is what the university has determined to be its fair share for the cost of identified off-site mitigation.

Potentially Contested Issues

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

1. Aesthetics: The City of San Luis Obispo and members of the adjacent Alta Vista and Monterey Heights neighborhoods expressed concerns regarding the impacts of the proposed project on scenic views.

CSU Response: Cal Poly has provided mitigation measures including reducing the height of one building from four stories to three stories and providing increased landscape screening to address the significant and unavoidable impacts, but these will not reduce the impact to less than significant. In order to mitigate the impacts of the project to a less than significant level, the scope of the project would need to be reduced to such a degree that it would not meet the project objectives.

2. Traffic and Circulation: Four intersections currently do not operate an acceptable level of service as indicated in the Draft EIR technical analysis (Appendix F). The analysis in the EIR determined that the project will not result in exceeding the threshold for a significant impact under the *CSU Transportation Impact Study Manual* guidelines (e.g., exacerbating intersection operations by adding trips and seconds of delay) under existing conditions; and only one intersection would do so under cumulative conditions (where all campus and city projects are considered). However, the campus decided to take a more conservative approach in this instance by using City of San Luis Obispo and Caltrans thresholds to evaluate the EIR for potential impacts upon traffic. City of San Luis Obispo and Caltrans thresholds for identifying significant impacts indicate that the addition of even one trip to an intersection that currently operates at an unacceptable level of service would be a significant unavoidable impact. Based upon these thresholds, the Draft EIR technical analysis determined that the project would have a significant impact on four intersections under existing conditions and five intersections under the cumulative conditions.

CSU Response: To address impacted intersections identified in the EIR, the campus' fair share costs to improve intersections attributable to Student Housing South have been calculated to be approximately $534,000.

3. Traffic and Circulation: The City of San Luis Obispo and members of the adjacent Alta Vista and Monte Vista neighborhoods have expressed concerns regarding the lack of inclusion of the Grand Avenue corridor in the traffic section of the Draft EIR.

CSU Response: The campus has completed the modeling required on these areas and determined that the project generated trips would *reduce* traffic in the Grand Avenue corridor. The Traffic Impact Analysis (Appendix F, page 4 of the EIR completed by Fehr and Peers) for the Student Housing South project states the following: "The intersections of Grand Avenue/Slack Street, Grand Avenue/Loomis Street-US 101 Southbound on ramp and Grand Avenue/Abbott Street-US 101 Northbound off-ramp were *not* included in this study as the project generated trips assigned through these intersections would be *negative* (italics added)."

4. Public Services: The City of San Luis Obispo expressed concerns about the impacts of the Student Housing South project on the Police and Fire Departments. Specifically, the city has conveyed that the project will increase demands on Fire Station Number 2. With respect to this issue, the EIR analysis concluded that there were no significant environmental impacts that warrant off-site improvements.

CSU Response: As identified in the EIR analysis, consistent with CEQA guidelines, the city's desire for additional staffing and facilities related to implementation of the proposed project do

not constitute a significant impact under the CEQA guidelines, and therefore do not require fair share mitigation by the university.

5. Enrollment Growth: The city and members of the adjacent Alta Vista and Monterey Heights neighborhoods have expressed concern over recent statements that the university might grow by 4,000 to 5,000 students.

CSU Response: The proposed project that is the subject of this FEIR is not a growth project. The enrollment numbers suggested by President Armstrong in a convocation speech were intended to begin the discussion of growth at Cal Poly in the future and were not intended to be absolute numbers. The campus is currently operating under the 2001 Master Plan that set the academic year full-time equivalent student (FTE) enrollment ceiling at 17,500 FTE[1]. In order for Cal Poly to grow significantly beyond the 2001 Master Plan, the campus would need to revise the Master Plan, analyze the potential environmental impacts of the proposed growth, and secure approval by the board of trustees.

6. Noise: The City of San Luis Obispo and members of the adjacent Alta Vista and Monterey Heights neighborhoods have expressed concerns regarding the potential for noise impacts from the project. The city and residents feel that the addition of 1,475 beds in the vicinity of a single-family neighborhood will have negative social effects.

CSU Response: The Draft EIR points out existing housing regulations as found in the University Housing Resident Handbook item 19.b state, "The right to quiet supersedes the right to make noise." The campus police act in response to noise events. The Draft EIR has proposed a mitigation measure that restricts amplified outdoor events in areas south of the Great Lawn after 10:00 p.m. to help ensure consistency with the City of San Luis Obispo Noise Ordinance. It is Cal Poly's position that the university has more control regarding behavior issues of on-campus residents than those students who choose to live off-campus. Notwithstanding this, and though not required to do so, the university has proposed the mitigation measure regarding amplified events.

Master Plan Revision

The 2001 Master Plan approved by the board included four proposed sites for student housing with a total planned capacity of 1,380 beds, consisting of Student Housing 4 (building #174 on the map), Student Housing 5 (#175), Student Housing 6 (#176), and Student Housing 7 (#177). The proposed campus master plan revision will combine and relocate the four planned student housing facilities to the existing Parking Lots G-1 and R-2, located at the corner of Slack Street

[1] Campus master plan ceilings are based on academic year full-time equivalent student (FTE) enrollment excluding students enrolled in such classes as offsite teacher education and nursing, and on-line instruction.

and Grand Avenue in the southeast portion of the campus. The project will be situated on a 12.1-acre site and will displace 1,200 parking spaces.

The relocation allows for the campus to pursue a larger development and achieve economies of scale to reduce project design and construction costs. Student Housing South (#172) will provide approximately 1,475 beds in seven residence halls (three- to five-stories) totaling approximately 525,000 gross square feet (GSF). The residential design is based on grouping 50 students to one resident advisor and will include two- and four-person dormitory-style rooms with shared bathrooms and common living rooms.

A new parking structure (#131) will be situated on the northern end of the site with primary access off Grand Avenue via the existing access road to Parking Lot G-1. The parking structure (approximately 366 spaces) is proposed to be a maximum of four stories, with one to two stories below grade, and surrounded by a visitor's center, café, student gathering spaces, housing and residential life staff offices, and a community mail room.

The residential structures will be oriented internally to the site and around a central green space with an integrated bio-swale to capture storm water. Primary building ingress and egress points are likewise oriented north toward the campus or internal to the site.

The project is being pursued with the following objectives:

- Progress towards the goal of housing 100 percent of the freshman class on campus.
- Address ongoing excess demand for on-campus housing.
- Co-locate freshman housing in a location with easy access to campus amenities such as dining and the recreation center.
- Reallocate beds currently occupied by freshmen in complexes designed for upperclassmen.
- Reduce the use of triple-bed configurations in existing standard double units.
- Continue to utilize campus lands for the "highest and best use," including reallocation of excess parking areas for instructional or residential uses within the developed campus instructional core.
- Continue to reduce environmental impacts associated with commuting students, including traffic and related air quality impacts.
- Continue to enrich and develop the residential community on campus.

The proposed revision is shown on Attachment A:

Hexagon 1: Student Housing South (#172)
Hexagon 2: Parking Structure 2 (#131)

California Environmental Quality Act (CEQA) Action

To determine the environmental topics to be addressed in the EIR, the university prepared and circulated a Notice of Preparation and Initial Study (NOP/IS) on September 26, 2013 to interested public agencies, organizations, community groups, and individuals in order to receive input on the project. The university also held a public scoping meeting on October 8, 2013 to obtain public input on both the project and the scope and content of the EIR. Interested parties attended the public information meetings.

Based on the NOP/IS scoping process, the EIR addressed the following potentially significant resource areas:

- Aesthetic Resources
- Air Quality/Greenhouse Gases
- Geology and Soils
- Noise
- Public Services and Recreation
- Traffic and Circulation
- Utilities

In addition, the EIR includes a section titled "Issue Areas with Less than Significant Impacts" which evaluates the impacts to the following resource areas:

- Agricultural and Forestry Resources
- Biological Resources (nesting birds)
- Cultural Resources
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources

The EIR is a ″project EIR″ under State CEQA Guidelines and therefore considers the specific design features and physical attributes (siting, massing, bed and parking capacity, etc.) of the proposed project in analyzing environmental impacts.

The Draft EIR was originally made available to the public for review and comment for a 45-day period, from November 25, 2013, to January 9, 2014. The review and comment period was then extended to conclude on January 24, 2014. Two public forums were held during this time period on November 6, 2013 and December 2, 2013. During the public comment period, new information became available which necessitated recirculation of portions of the 2013 Draft EIR.

The Recirculated Draft EIR addressed two additional alternatives identified by the university, which had been considered as part of the ongoing evaluation of the proposed project. Cal Poly also prepared additional visual simulations for the project and provided new information regarding the university's water supply volumes which warranted revision of the water supply analysis. Therefore, the EIR was recirculated with substantive revisions to the Aesthetics, Utilities, and Alternatives Analysis sections of the previous Draft EIR. Other more minor alterations were made in the remaining sections and these minor changes are underlined throughout the recirculated draft. The Recirculated Draft EIR was circulated for a 45-day public review period from February 14, 2014 to March 31, 2014.

After application of feasible mitigation measures pointed out in the EIR, the campus has identified the following as unavoidable significant impacts:

Aesthetic Resources (AES)

AES Impact 1 – The heights and locations of the proposed housing structures would block existing quality views of Bishop Peak, Cerro San Luis, and the Santa Lucia foothills as seen from the southern and middle portions of Grand Avenue adjacent to the project, and from viewpoints on Slack Street fronting the project and east of Grand Avenue, resulting in a direct long-term impact to the scenic vista. Trees and other landscaping placed in and around the proposed plaza area and surface parking lot at the northern end of the site have the potential to block existing quality views of Bishop Peak and Cerro San Luis as seen from portions of Grand Avenue and other public viewing locations, resulting in a direct long-term, significant impact to the scenic vista.

AES Impact 2 – The project would potentially conflict with the visual character of the surrounding area. Inappropriate or insufficient planting along the southern and western perimeters of the project could cause an increased visibility of the structures as seen from Slack Street and neighborhoods to the south, resulting in a direct long-term significant impact to the visual character of the site and surroundings.

Cumulative Impacts – The project would appear consistent with the development patterns on campus, and would not be an unexpected visual feature. However, as seen from public

viewpoints and neighborhoods immediately adjacent to it, the project would appear out-of-scale and would reduce views to identified scenic resources. Although the project is technically considered as in-fill, the interface between the large buildings along the perimeter would not have a harmonious visual transition to the surrounding community, and cumulative impacts would be significant.

Even with feasible mitigation measures to prepare a comprehensive Landscape Plan to use trees planted from a minimum 48-inch box size; plant trees and shrubs along the southern and western perimeters to provide screening of at least 80 percent of the project at maturity from certain public viewpoints on Slack Street; use of hardscape, fencing and other features to reduce the impression of a continuous building surface; and limit the height of Building 4 to three stories along Slack Street, the impact to aesthetics will remain significant.

Air Quality and Greenhouse Gas Emissions (AQ)

AQ Impact 1 – The project will exceed daily and quarterly construction emission thresholds for reactive organic gases (ROG) and oxides of nitrogen (NOx) resulting in a significant impact.

AQ Impact 2 – The project will exceed daily operational emission thresholds for ROG and NOx resulting in a significant impact.

Cumulative Impacts – The cumulative study area for air quality impacts is the South Central Coast Air Basin (SCCAB). The project would contribute criteria pollutants during project construction and long-term operational use, including ozone precursors and particulate matter. No major projects are proposed in the immediate vicinity; however large potential development projects are currently under review by the County of San Luis Obispo, and cities within the county. These projects may be under construction simultaneously with the project and in the long term, would be generating air emissions due to use of construction equipment, increased traffic trips and energy use. Because there are no feasible mitigation measures that would reduce all identified air quality to less than significant, the air quality impacts would remain significant and unavoidable with mitigation.

Greenhouse gas (GHG) impacts contribute cumulatively with those produced worldwide to affect climate change. However, the project will not exceed the San Luis Obispo Air Pollution Control District per service population threshold. GHG-related impacts would be less than significant.

Traffic and Circulation (TC)

TC Impact 1 – The project would result in a loss of campus parking and the redistribution of trips to alternative parking lots in the project area, which would add trips to streets and intersections in the project vicinity. The additional trips could exceed acceptable operational standards at intersections in the project vicinity, resulting in a potentially significant environmental impact.

TC Impact 2 – The project will have significant impacts when considered along with cumulative development.

As stated above, the CSU has negotiated in good faith with the City of San Luis Obispo regarding its fair-share of the costs to construct improvements in the city's jurisdiction related to this project. While agreement with the city was not reached, the campus is seeking trustee approval to request a total of $534,000 in capital funding from the governor and legislature for the identified off-site mitigation measures below. Payment is contingent upon (a) the state Legislature appropriating the funds for said improvements as requested by the CSU in the state budget process; and (b) the city allocating its share of the mitigation improvement costs and ensuring said amount is available for expenditure, thereby triggering the CSU′s fair share contribution payment. The improvements which have been identified by the city and included as mitigation measures in the EIR are as follows:

- Foothill Boulevard and Santa Rosa Street: The existing conditions are already at a Level of Service D and will be at Level of Service F under cumulative conditions (due to planned city and other projects). Therefore, due to cumulative conditions and the addition of the project, the intersection needs widening as identified in the City of San Luis Obispo's State Route 1 Major Investment Study. The university estimates its fair share for the improvements of this intersection to be $342,166 based on the project contributing a 1.9 percent increase to the number of existing intersection trips.
- California Boulevard & Taft Street: The existing conditions are already at a Level of Service F and will be at Level of Service F under cumulative conditions. Therefore, due to cumulative traffic and the addition of the project, the intersection needs signalization or a roundabout control upgrade. The university estimates its fair share for the improvements of this intersection to be $97,547 based on a 2.6 percent net trip increase in existing conditions.
- US Highway 101 & California Boulevard: The existing conditions are already at a Level of Service F and will be at Level of Service F under cumulative conditions. Therefore, due to the project traffic, the intersection needs modification to provide a painted median and two-way left turn lane to accommodate a two-stage left turn, while due to cumulative traffic the intersection needs improved signalization, or roundabout control upgrade. The University estimates its fair share for the

improvements of this intersection to be $93,795 based on a 2.5 percent net trip increase to existing conditions.

In addition, the EIR indicated that the project will have a significant impact on the following intersections:

- Walnut Street and Santa Rosa Street. The existing conditions are already at a Level of Service E in the a.m. peak and Level of Service D in the p.m. peak. The university estimates its fair share of the responsibility for improvements of this intersection, if any, to be 2.4 percent based on the net trips added to existing conditions. Physical improvement plans for this intersection have not been identified to the university at this time.
- Highland Drive and Santa Rosa Street. The university estimates its fair share of the responsibility for improvements of this intersection, if any, to be 2.3 percent using the existing plus project condition. Physical improvement plans for this intersection have not been identified to the university at this time.

The net trips added by the project to the above five intersections range from -5 (meaning trips were reduced) during the morning peak period and up to 79 trips added at intersections during the afternoon peak period.

As to those improvements identified above that are located within the jurisdiction of Caltrans, CSU will support Caltrans in its efforts to obtain the appropriate funding through the state budget process, and will look to the City of San Luis Obispo to join in that support**.**

If all of the improvements identified in the mitigation measures were constructed, the project's impacts would be reduced to less than significant since overall system performance would improve to acceptable levels. However, because the legislature may not provide funding in the amount requested or because funding may be delayed, or because even if the requested funding is appropriated, the city and/or Caltrans may not obtain the remaining funds necessary to implement the improvements, the above mitigation cannot be relied upon to reduce impact findings to a less than significant level.

Likewise, there are limits on the feasibility of Transportation Demand Management (TDM) as mitigation for the effects of this project. These include the following: (1) funding cannot be guaranteed, most TDM programs on campus are grant-funded, (2) the effectiveness of TDM as it relates to the particular impacts of this project cannot be quantified and (3) participation and funding of TDM cannot be guaranteed long-term, and are not sufficient to reduce the impact severity to a less than significant level. Therefore, there are no feasible mitigation measures that will reduce the identified significant impacts to a level below significant and these impacts are

considered significant and unavoidable even after implementation of all feasible transportation/circulation mitigation measures.

Project Alternatives

The campus conducted an exhaustive analysis of a range of possible project alternatives – nine in total. In accordance with the CEQA Guidelines, the FEIR evaluated these project alternatives in order to identify ways to mitigate or avoid the significant environmental effects of the proposed master plan revision. These projects and their impacts are described in detail in the FEIR section 5. The following is a summary of each of the alternatives studied.

No Project Alternative
Under this alternative, none of the components of the proposed project would be included. The site would remain a surface parking lot, and the residential community would not be built. This alternative does not meet any of the basic objectives of the project, and is inconsistent with the 2001 Master Plan and is therefore infeasible. The Master Plan identified the need for substantive additional housing on campus to meet existing and projected demand; failure to develop additional housing would negate many of the principles stated in the Master Plan.

This alternative would reduce or eliminate most of the adverse impacts associated with the project as identified throughout this EIR. However, the "No Project Alternative" would also eliminate benefits of the project, including reduced traffic associated with housing additional students on campus and closure of the surface parking lots (G-1 and R-2).

No Project – Pursue Existing Master Plan Locations
This alternative would consist of development of the Residential Communities Element as adopted in the 2001 Master Plan, as well as at least one parking structure. This alternative would not meet many of the project objectives due to site limitations. The development of the four sites independently would render the project economically infeasible and would fail to achieve the programmatic goals of the project to co-locate freshmen.

Location Alternative – H-12 and H-16 Parking Lots
This alternative would consist of relocation of the proposed development to the current site of the H-12 and H-16 parking lots, north of Highland Drive and Brizzolara Creek. The existing surface parking lots in this location would be removed, and 1,475 beds, a dining facility, and a 300- to 500-space parking structure would be constructed. These parking lots were designated for parking in the 2001 Master Plan. This alternative would not meet all of the project's objectives. It is considered infeasible in that it would:

- Require the development of dining and additional activity/gathering space, exceeding the available budget and increasing impacts related to construction.

- Require taller buildings—the program requirements and the addition of a dining facility within a site area of 8.7 acres would most likely require some if not all of the buildings be increased to six stories. Costs to construct six stories are exponentially higher due to code requirements.
- Not achieve objectives of the Housing Program to expand and co-locate the freshman housing program.
- Require the replacement of the bridge at Via Carta.
- Require the conversion of prime agricultural land.
- Increase the project budget by approximately $25 million with the addition of a project-specific dining hall, and costs related to code requirements and bridge replacement.

Location Alternative – Via Carta
This alternative would result in the development of student housing within an area currently used for pasture between the H-16 parking lot and Village Drive east of Via Carta. Development of the site would include relocation of the Agriculture Arena programmed in the Master Plan, and relocation of horticulture and crops science facilities and existing barns. Development of this alternative would also require the development of dining facilities in addition to the replacement of the bridge at Via Carta. This alternative would meet most of the project objectives, except for utilization of land for "highest and best use." This alternative would require relocation of agricultural facilities, and preempt use of the site for agricultural instruction. This alternative does not involve reallocation of underutilized parking facilities. The above requirements to develop this site render this alternative economically infeasible.

Location Alternative – R-1 Parking Lot
This alternative was considered during site selection but rejected due to constraints associated with economic feasibility, particularly related to heights of buildings. In order to achieve bed count objectives, building heights would exceed seven or eight stories, significantly increasing costs of construction. This alternative is a slight variation on the existing Student Housing 5 site identified in the Master Plan, and shifts the footprint of development to the R-1 parking lot, west of Klamath Road, which would be removed. It is assumed that parking demand would be accommodated in the existing infrastructure, including the Poly Canyon Village parking garages and the Grand Avenue lot. This alternative would achieve many of the project objectives but is economically infeasible.

Site Layout Alternative – Slack Street Parking Structure
Members of the public suggested analysis of an alternative which would locate the parking structure at the southern end of the site, nearest Slack Street. The intent would be to provide a buffer between the neighborhoods and the student residences. This alternative would alter the proposed site plan to locate the parking structure at Slack Street and shift residential buildings to

the north. This alternative would meet the stated objectives of the project. Implementation of this alternative, however, would not reduce any of the potentially significant impacts identified in the EIR and thus this alternative is not environmental superior to the proposed project.

Reduced Project Alternative – Bed Count
The principal significant and unavoidable impacts of the project identified in the EIR consist of aesthetics (view blockage), traffic (off-campus intersection impacts from redistributed trips), and operational air quality. Typically, the severity of traffic and air quality impacts would be reduced by reducing the size of the project. However, a reduced project, in this case, results in several indirect effects; for example, the (Fehr and Peers 2013) Traffic Impact Analysis states that reduced trip generation associated with a lower number of beds would be more than offset by a lower student commute trip reduction (i.e., commute trips would increase as a result of the reduced number of students living on campus). A reduced size Parking Structure potentially would result in decreased air quality impacts associated with ROG and NOx, but also would increase redistributed vehicle trips potentially resulting in increased traffic impacts. This alternative would provide opportunities to reduce the scale of the project near the neighborhoods to the south. However, this alternative would not meet the purpose and objectives of the project related to bed count or financial viability and therefore, is infeasible.

Reduced Project Alternative – No Parking Garage
The San Luis Obispo Council of Governments (SLOCOG) suggested pursuing a project with no parking garage, in part to further reduce reliance on vehicles and improve use of alternative transportation. This alternative would remove the parking garage currently sited in the northwestern portion of the project location. This alternative assumes relocation of residential structures to more northern portions of the site or reduced scale of residential structures. This alternative would not meet the objectives of the project due to the lower bed count resulting from the reduction of scale of residential structures. This alternative is infeasible because of the many concurrent events on campus that require parking in the general proximity.

Reduced Scale Alternative
In order to completely alleviate project aesthetic impacts related to view obstruction, the scale of the project would generally need to be reduced to one to three stories throughout much of the site. This would significantly reduce potential bed count, particularly if the parking garage is retained. This significant reduction is inconsistent with the stated purpose of the project, which is to provide approximately 1,475 beds in on-campus housing. This alternative would likewise not meet many of the project objectives due to reduced bed count, including reducing triple-bed configurations in existing housing, and reallocating beds currently occupied by freshmen in upperclassmen housing and therefore is infeasible.

None of the alternatives studied would fully meet the goals and objectives of the proposed master plan revision.

Amend the 2013-2014 Non-state Capital Outlay Program

California Polytechnic State University, San Luis Obispo wishes to amend the 2013-2014 non-state funded capital outlay program to include $198.8 million for the design and construction of Student Housing South. The project will be financed from CSU Systemwide Revenue Bond program less a $10 million contribution from housing reserves.

Recommendation

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 Student Housing South Project including the Master Plan revision dated May 2014, has been prepared to address the potential significant environmental impacts, mitigation measures, project alternatives, comments, and responses to comments associated with the proposed project and related 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 project and all discretionary actions relating to the project as identified in the project description of the Final EIR.

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 require that the Board of Trustees make findings prior to the approval of a project along with a statement of fact supporting each finding.

4. The board hereby adopts the Findings of Fact and the Mitigation Monitoring and Reporting Program, including all mitigation measures identified therein, for Agenda Item 8 of the May 20-21, 2014, meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies the specific impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.

5. The board has adopted the Findings of Fact and Statement of Overriding Considerations that outweigh certain remaining unavoidable significant impacts to aesthetics resources, air quality, traffic and circulation.

6. The Final EIR has identified potentially significant impacts that may result from project implementation. However, the Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts that are not reduced to less than significant levels are identified as significant and unavoidable as there are no additional feasible mitigation measures or alternatives that would reduce the identified impacts to a less significance, and therefore these significant and unavoidable impacts are overridden due to specific project benefits identified in the Statement of Overriding Considerations.

7. A portion of the mitigation measures necessary to reduce traffic impacts to less than significant levels is the responsibility of and under the authority of the City of San Luis Obispo and other responsible transportation agencies. The city and campus are not in agreement. The board therefore cannot guarantee that certain mitigation measures that are the sole responsibility of the city will be timely implemented. The board therefore finds that certain impacts upon traffic may remain significant and unavoidable if mitigation measures are not implemented and adopts Findings of Fact that include specific Overriding Considerations that outweigh the remaining, potential, unavoidable significant impacts with respect to traffic that are not under the authority and responsibility of the board.

8. Prior to the certification of the Final EIR, the Board of Trustees 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 project as complete and adequate in that the Final EIR addresses all potentially 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 includes the following:

    a. The 2013 Draft EIR and 2014 Recirculated Draft EIR for the California Polytechnic State University, Student Housing South project, including Campus Master Plan;

b. The Final EIR, including comments received on the Draft and Recirculated EIRs, and responses to comments;
c. The proceedings before the Board of Trustees relating to the subject project and master plan revision, including testimony and documentary evidence introduced at such proceedings; and
d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.

9. It is necessary, consistent with the California Supreme Court decision in *City of Marina* to pursue mitigation funding from the legislature to meet its CEQA fair-share mitigation obligations. The chancellor is therefore directed to request from the governor and the legislature, through the annual state budget process, the future funds (approximately $534,000) necessary to support costs as determined by the trustees necessary to fulfill the mitigation requirements of CEQA.

10. In the event the request for mitigation funds is approved in full, the chancellor is directed to proceed with implementation of the 2014 Campus Master Plan Revision for California Polytechnic State University, San Luis Obispo. 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 resolve number 11 below.

11. Because this board cannot guarantee that the request to the legislature for the necessary mitigation funding will be approved, or that the city or other responsible transportation agencies will fund the measures that are their responsibility, this board finds that the impacts whose funding is uncertain remain significant and unavoidable, and that they are necessarily outweighed by the Statement of Overriding Considerations adopted by this board.

12. The board hereby certifies the Final EIR for the California Polytechnic State University, San Luis Obispo Campus Master Plan revision dated May 2014 as complete and in compliance with CEQA.

13. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program for the Agenda Item 8 of the May 20-21, 2014 meeting of the Board of Trustees'

Committee on Campus Planning Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).

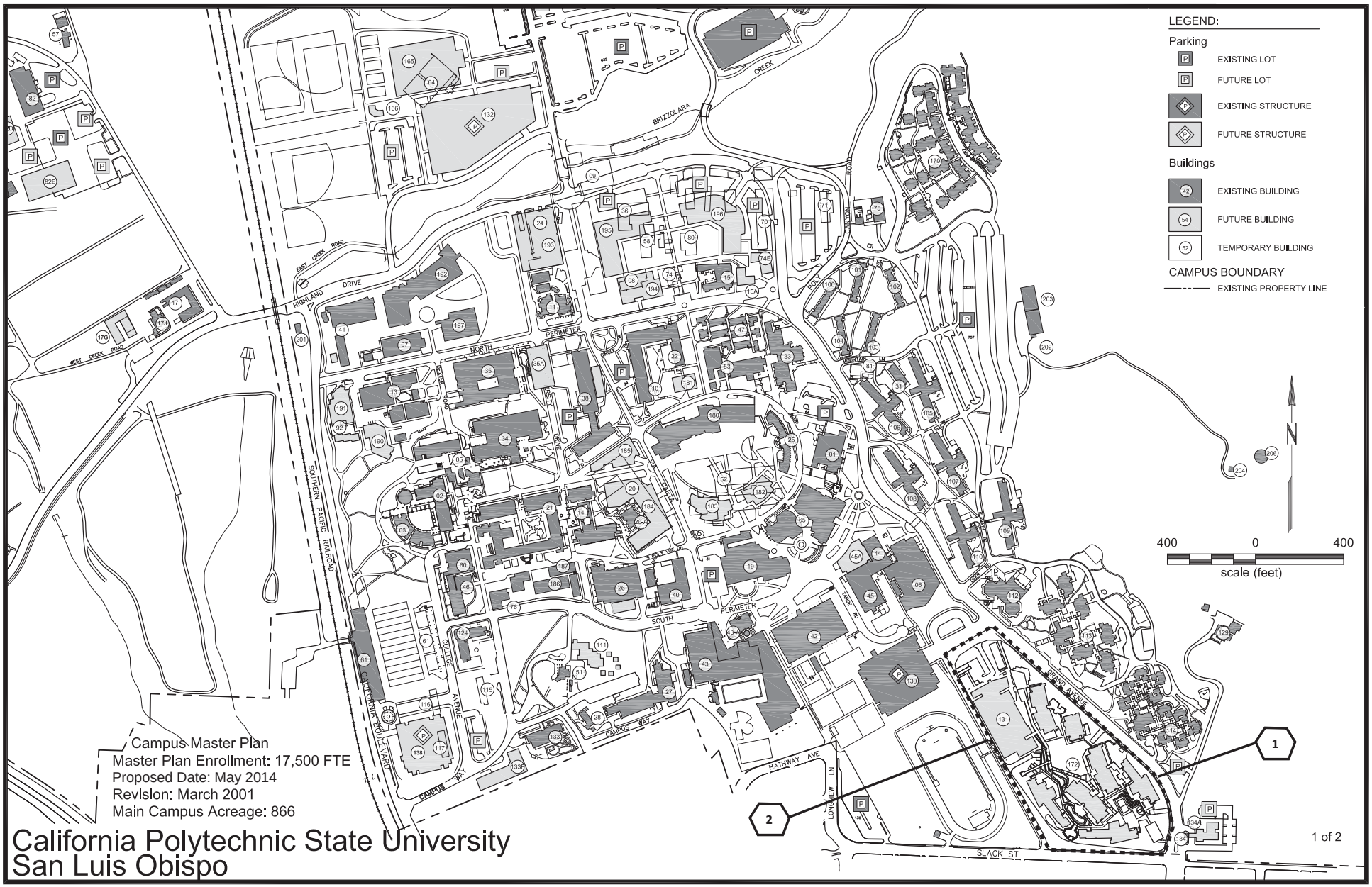
14. The project will benefit the California State University.

15. The above information is on file with The California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California 90802-4210, and at California Polytechnic State University, Facilities Planning and Capital Projects, Building 70, San Luis Obispo, California 93407-0690.

16. The California Polytechnic State University, San Luis Obispo Campus Master Plan Revision dated May 2014 is approved.

17. The chancellor or his designee is requested under the Delegation of Authority by the Board of Trustees to file the Notice of Determination for the Project.

18. The 2013-2014 non-state funded capital outlay program is amended to include $198,863,000 for preliminary plans, working drawings, construction, and equipment for the California Polytechnic State University, San Luis Obispo Student Housing South project.


LEGEND:
Parking
EXISTING LOT
FUTURE LOT
EXISTING STRUCTURE
FUTURE STRUCTURE
Buildings
EXISTING BUILDING
FUTURE BUILDING
TEMPORARY BUILDING
CAMPUS BOUNDARY
EXISTING PROPERTY LINE
N
400 0 400
scale (feet)
Campus Master Plan
Master Plan Enrollment: 17,500 FTE
Proposed Date: May 2014
Revision: March 2001
Main Campus Acreage: 866
California Polytechnic State University
San Luis Obispo
1 of 2
HIGHLAND DRIVE
EAST CREEK ROAD
WEST CREEK ROAD
SOUTHERN PACIFIC RAILROAD
CALIFORNIA BOULEVARD
PERIMETER ROAD NORTH
PERIMETER ROAD SOUTH
POLY CANYON
BRIZZOLARA CREEK
COLLEGE AVENUE
CAMPUS WAY
GRAND AVENUE
HATHWAY AVE
LONGVIEW LN
SLACK ST

California Polytechnic State University, San Luis Obispo

Proposed Master Plan
Master Plan Enrollment: 17,500 FTE

1. Administration
2. Cotchett Education Building
3. Business
4. Research Development Center
5. Architecture and Environmental Design
6. Christopher Cohan Center
7. Advanced Technology Laboratories
8. Bioresource and Agricultural Engineering

8A. Bioresource and Agricultural Engineering Shop

9. Farm Shop
10. Alan A. Erhart Agriculture
11. Agricultural Sciences
13. Engineering
14. Frank E. Pilling Building
15. Cal Poly Corporation Administration

15A. *Cal Poly Corporation Administration Addition*

16. Beef Unit
17. Crops Science

17G. *Crops Unit West Greenhouse*

17J. Crops Science Lab
18. Leprino Foods Innovation Institute

18A. Dairy Products Technology Center

19. Dining Complex
20. Engineering East

20A. Bert and Candace Forbes Center for Engineering Excellence

21. Engineering West
22. English
24. Food Processing
25. Faculty Offices East
26. Graphic Arts
27. Health Center
28. Albert B. Smith Alumni and Conference Center
30. Horseshoeing Unit
31. Housing Administration Building
32. Cal Poly Equine Center
33. Clyde P. Fisher Science Hall
34. Walter F. Dexter Building
35. Robert E. Kennedy Library

35A. *Academic Center and Library*

36. University Police
38. Mathematics and Science
40. Engineering South
41. Engineering III
42. Robert E. Mott Physical Education
43. Recreation Center

43A. Kinesiology

44. Alex and Faye Spanos Theater
45. H. P. Davidson Music Center

45A. *Davidson Music Center Addition*

46. Natatorium Faculty Offices
47. Faculty Offices North
48. Environmental Horticultural Science

50J. Mt. Bishop Warehouse

50K. Communications Services Storage

50L. Rose Float Lab
51. University House
52. Science
53. Science North
55. Beef Cattle Evaluation Center
56. Swine Unit
57. Veterinary Hospital
58. Welding
60. Crandall Gymnasium
61. Alex G. Spanos Stadium
65. Julian A. McPhee University Union
70. Facility Services/Receiving Warehouse
71. Transportation Services
74. Building 74

74E. *University Police*

75. Mustang Substation
76. Old Power House
77. *Rodeo Arena*
80. Housing Warehouse/Environmental Health and Safety
81. Hillcrest
82. Corporation Warehouse

82D. *Corporation Warehouse Expansion*

82E. *New Farm Shop/Transportation Services*

83. Technology Park
92. Poly Grove Rest Room
100. Shasta Hall
101. Diablo Hall
102. Palomar Hall
103. Whitney Hall
104. Lassen Hall
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106. Santa Lucia Hall
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116. Jespersen Hall
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117T. CAD Research Center

121. Cheda Ranch
122. Parker Ranch
123. Peterson Ranch
124. Student Services
125. Serrano Ranch
126. Chorro Creek Ranch
127. Escuela Ranch

127D. Beef Center

128. Parson's Residence
129. Avila Ranch
130. Grand Avenue Parking Structure
131. *Parking Structure 2*
132. *Parking Structure 3*
133. Orfalea Family and ASI Children's Center

133F. *Children's Center Addition*

134. Visitor Information

134A. *Visitor Center*

138 *Parking Structure 4*
150. Poultry Science Instructional Center
151. *New Corporation Yard*
152. *Faculty/Staff Housing North*
153. Bella Montana
154. Animal Nutrition Center
155. J & G Lau Family Meat Processing Center
160. Baggett Stadium
161. Bob Janssen Field
164. *Agriculture Pavilion*
165. *Athletic Field House*
166. *Athletic Field Facility*
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182. *Centennial Building 2*
183. *Centennial Building 3*
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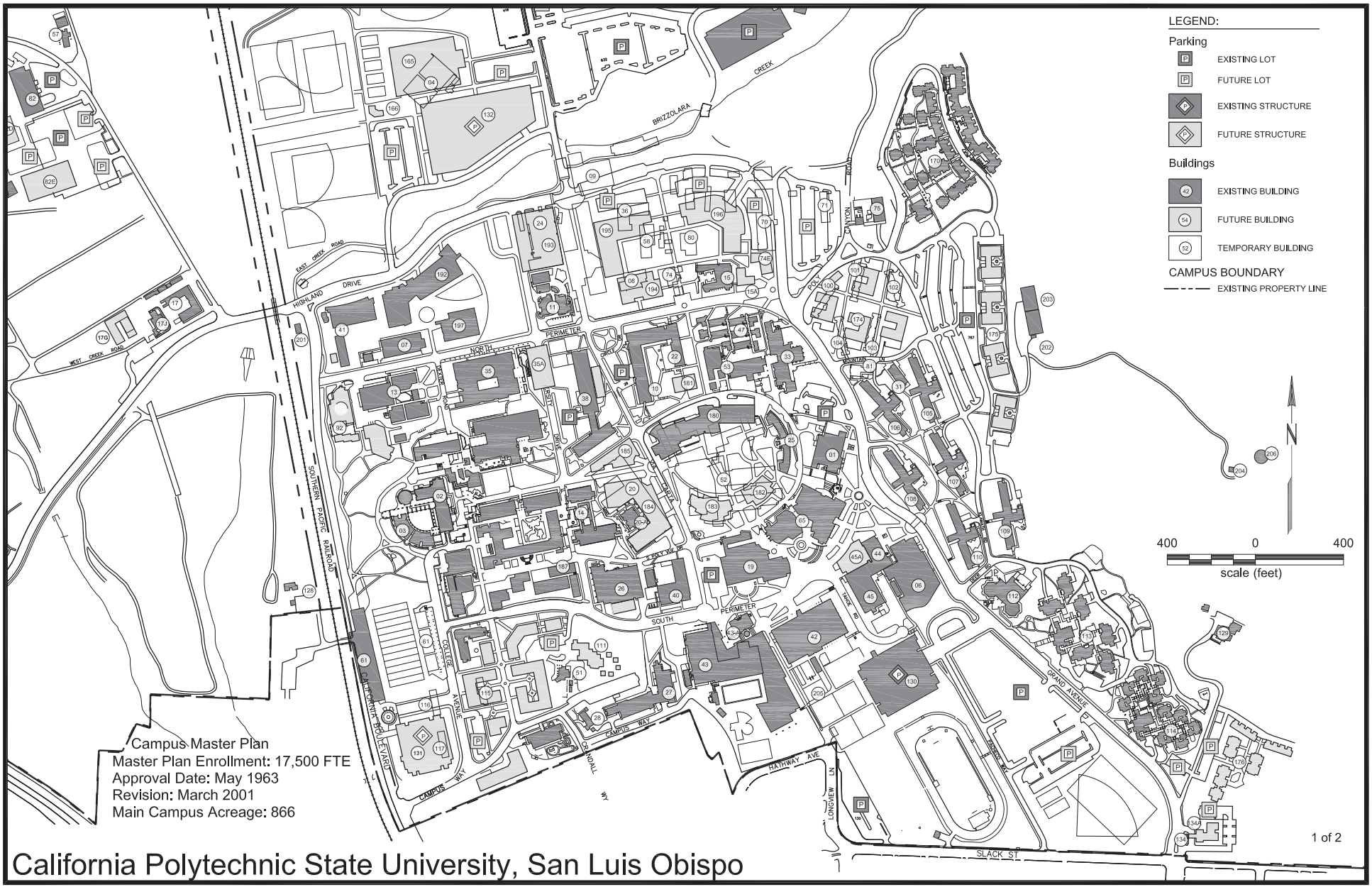
185. *Centennial Building 5*
186. Construction Innovation Center
187. Simpson Strong-Tie
190. *Architecture 3*
191. *Northwest Polytechnic Center*
192. Engineering IV
193. *Center for Technology/Enhanced Learning*
194. *Agriculture Learning Center*
195. *Northeast Polytechnic Center 1*
196. *Northeast Polytechnic Center 2*
197. Bonderson Engineering Project Center
201. Pumphouse 1
202. Pumphouse 2
203. Water Reservoir 1
204. Water Reservoir 2
205. Pumphouse 3
206. Water Reservoir 3

LEGEND:
Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)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California Polytechnic State University, San Luis Obispo

Master Plan Enrollment: 17,500 FTE

Master Plan approved by the Board of Trustees: May 1963

Master Plan Revision approved by the Board of Trustees: June 1965, June 1966, June 1968, November 1970, February 1975, September 1981, March 1983, July 1984, September 1985, November 1986, March 1987, June 1989, March 1997, February 1998, March 2001

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