

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting:** 8:45 a.m., Wednesday, January 31, 2018  
Glenn S. Dumke Auditorium

John Nilon, Chair  
Jane W. Carney, Vice Chair  
Adam Day  
Thelma Meléndez de Santa Ana  
Romey Sabalius  
Peter J. Taylor

- Consent**
1. Approval of Minutes of the Meeting of November 8, 2017, *Action*
  2. California State University Maritime Academy Master Plan Revision and Real Property Acquisition, *Action*
- Discussion**
3. California State University, Chico Siskiyou II Science Replacement (Seismic) Building, *Action*
  4. California State University, East Bay Master Plan Revision, *Action*
  5. California State University, San Bernardino Master Plan Revision for Palm Desert Off-Campus Center, *Action*

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

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

**November 8, 2017**

**Members Present**

John Nilon, Chair  
Jane W. Carney, Vice Chair  
Adam Day  
Rebecca D. Eisen, Chair of the Board  
Thelma Meléndez de Santa Ana  
Peter J. Taylor  
Timothy P. White, Chancellor

Trustee John Nilon called the meeting to order.

**Public Comment**

Mr. Kim John Kilkenny of the Friends of San Diego State University Steering Committee spoke in support of Item 4, the Potential Mission Valley Campus Expansion for San Diego State University, stating higher education is the highest purpose for the City of San Diego's stadium and associated property.

**Approval of Minutes**

The minutes of the September 19, 2017 meeting were approved as submitted.

**Parking Structure E for California State University, Los Angeles**

Trustee Nilon presented agenda item 1 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 11-17-15).

## **Student Union Renovation and Expansion for California State University, San Bernardino**

Trustee Nilon presented agenda item 2 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 11-17-16).

## **Approval of the 2018-2019 Capital Outlay Program and the 2018-2019 through 2022-2023 Five-Year Facilities Renewal and Improvement Plan**

The 2018-2019 Capital Outlay Program and the 2018-2019 through 2022-2023 Five-Year Facilities Renewal and Improvement Plan action item was presented. CSU East Bay President Leroy Morishita remarked on the critical need for capital program funds to improve campus safety and reliability, and to promote a welcoming and state of the art environment for students.

Following the presentation the trustees asked questions relating to how maintenance of newly completed buildings is funded and what occurs if a campus wishes to change out a project the board has already approved. Ms. Elvyra San Juan, assistant vice chancellor for Capital Planning, Design, and Construction, responded that state operating funds are requested with maintenance for new buildings included as one of the mandatory costs, and that there is a formal project substitution process requiring approval by the executive vice chancellor/chief financial officer.

Acknowledging the new reporting of greenhouse gas (GHG) emissions, Trustee Adam Day requested summary data to assist the trustees in assessing the impact of the overall capital program on GHG emissions. Ms. San Juan stated a progress report on the trustees' sustainability goals will be presented at an upcoming meeting and a summary of GHG emissions will be included.

Trustee Peter Taylor commented on solar projects, expressing caution to ensure contracts do not result in future higher utility costs for the CSU. Ms. San Juan confirmed the contract proposals will be analyzed for cost escalation.

Trustees Taylor and Nilon suggested staff look into increasing the threshold for delegation of authority to the chancellor for capital project approval which is currently set at \$5 million.

The committee recommended approval of the proposed resolution (RCPBG 11-17-17).

## **San Diego State University Potential Mission Valley Campus Expansion**

The Potential Mission Valley Campus Expansion information item was presented. The campus is currently conducting its due diligence and considering concepts for potential use of the site to support the university's educational and athletics programs. Depending on the results of the due diligence and the outcome of a citizens' initiative, an action item to approve the land acquisition may return to the board at a future date.

Trustee Adam Day commented that this potential land acquisition could be the most consequential issue for San Diego State for the next 100 years. Trustee Romey Sabalius asked the priority for use of the potential land acquisition. President Sally Roush, San Diego State, responded stating the stadium is the top priority as the City of San Diego plans to demolish the existing stadium. Other priorities will be determined once the due diligence has been completed.

Trustee Nilon adjourned the meeting.

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

### **California State University Maritime Academy Master Plan Revision and Real Property Acquisition**

#### **Presented By**

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

#### **Summary**

This item requests the following actions by the California State University Board of Trustees for California State University Maritime Academy:

- Approval of the campus master plan revision January 2018.
- Approval of an amendment to the 2017-2018 capital outlay program for the acquisition of real property.

The proposed master plan revision maintains a ceiling of 1,100 full-time equivalent students. Attachment A is the proposed campus master plan dated January 2018. Attachment B is the existing campus master plan dated January 2013.

#### **Proposed Master Plan Revision**

The Cal Maritime campus lacks adequate space for the facilities needed to support and grow this specialized training academy, including contiguous, buildable land and an appropriate entryway. This proposed master plan revision would allow for the future acquisition of a 3.9-acre parcel of land containing a Motel 6 and zoned for freeway shopping and a service district. This contiguous motel property is north of the campus and adjacent to Sonoma Boulevard (Highway 29), a primary artery traversing the region. Upon acquisition, the use of the property would transition to student housing to reduce the number of students living off campus.

#### **Relationship of Acquisition to Campus Master Plan**

Due to the topographical constraints at Cal Maritime, additional buildable area is needed to accommodate academic growth and facilities for instructional support. In particular, the campus requires developable land to meet demand in the areas of future student housing, administrative, and, academic space. The acquisition of this property would provide buildable land to meet master plan entitlements and enhance the campus's presence along Sonoma Boulevard. Future development of the property is subject to California Environmental Quality Act (CEQA) analysis and trustees' approval.

### **Proposed Revision**

The master plan revision is shown on Attachment A, reflected by the future boundary notation:

*Hexagon 1:* The property with motel (#60<sup>1</sup>) and 151 parking spaces.

### **Amend the 2017-2018 Capital Outlay Program**

The Cal Maritime campus wishes to amend the 2017-2018 capital outlay program to proceed with the real property acquisition of approximately 3.9 acres known as the Motel 6 Property. The acquisition will extend the campus master plan boundary to the north to encompass this parcel of land. Property development consists of a two-story motel building containing 145 recently upgraded rooms and 151 surface parking spaces. The board is requested to delegate to the chancellor, or his designee, the authority to negotiate the final terms and acquisition price in consideration of the appraised value and its adjacency to the campus, contingent on the results of the due diligence review. The negotiated price is currently \$8.3 million.

The acquisition will be financed by, and repaid from, campus housing revenues.

### **California Environmental Quality Action**

A categorical exemption has been proposed for the project and a notice of exemption will be filed with the State Clearinghouse in accordance with CEQA.

### **Recommendation**

The following resolution is presented for approval:

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

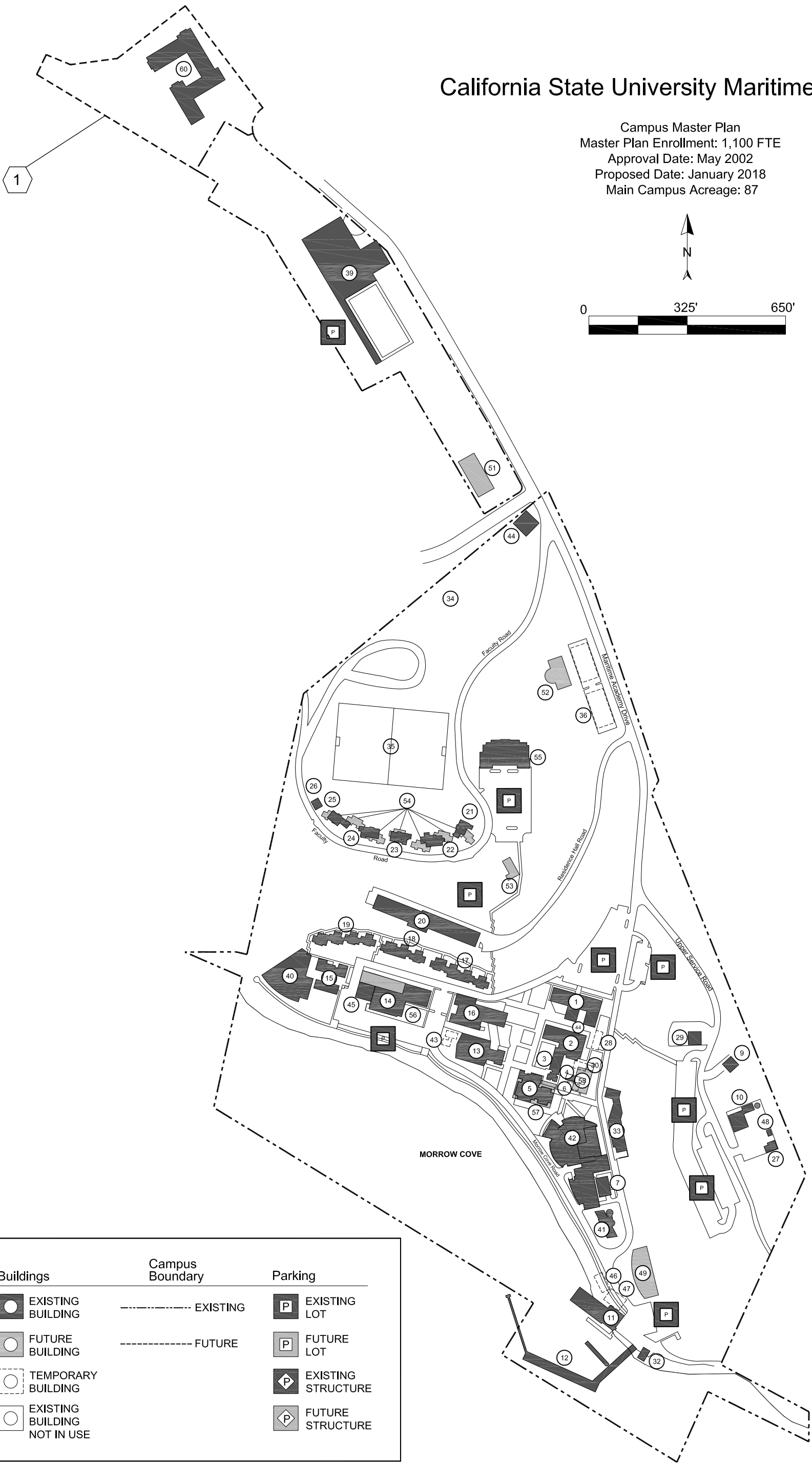
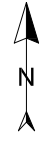
1. The California State University Maritime Academy's campus master plan revision dated January 2018, is approved.
2. The 2017-2018 capital outlay program is amended to include the acquisition of Real Property for California State University Maritime Academy.
3. The chancellor, or his designee, is delegated the authority to negotiate the final purchase price for the Real Property acquisition within the not-to-exceed amount of the appraised value and contingent upon the results of the due diligence.

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<sup>1</sup> The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

# California State University Maritime Academy

Campus Master Plan  
 Master Plan Enrollment: 1,100 FTE  
 Approval Date: May 2002  
 Proposed Date: January 2018  
 Main Campus Acreage: 87



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

## California State University Maritime Academy

### Master Plan Enrollment: 1,100 FTE

Master Plan approved by the Board of Trustees: May 2002

Master Plan Revision approved by the Board of Trustees: January 2013

### Proposed Revision: January 2018

- |   |  |
|---|--|
| 1. Administration                                       | 51. <i>Receiving</i>                     |
| 2. Classroom Building                                   | 52. <i>Continuing Maritime Education</i> |
| 3. Faculty Offices                                      | 53. <i>President's Residence</i>         |
| 4. ABS Lecture Hall                                     | 54. <i>Residential Village</i>           |
| 5. Library  | 55. McAllister Hall                      |
| 6. Archive Building                                     | 56. <i>Student Services Building</i>     |
| 7. Steam Plant Simulator                                | 57. <i>Learning Commons</i>              |
| 9. Receiving  | 58. <i>Academic Building</i>             |
| 10. Physical Plant                                      | 60. Motel                                |
| 11. Seamanship Building                                 |  |
| 12. Pier  |  |
| 13. Auditorium  |  |
| 14. Gymnasium   |  |
| 15. Student Center                                      |  |
| 16. Student Services                                    |  |
| 17. Residence Hall "A"                                  |  |
| 18. Residence Hall "B"                                  |  |
| 19. Residence Hall "C"                                  |  |
| 20. Residence Hall                                      |  |
| 21. The Charlotte Felton House<br>(Admissions Building) |  |
| 22. President's Residence                               |  |
| 23. Staff Housing 3                                     |  |
| 24. Staff Housing 4                                     |  |
| 25. Staff Housing 5                                     |  |
| 26. Field House   |  |
| 27. Storage-Plant Operations                            |  |
| 28. Information Technology                              |  |
| 29. Auto Shop   |  |
| 30. Classroom Modular II                                |  |
| 32. Seamanship Annex                                    |  |
| 33. Laboratory Building                                 |  |
| 34. Mini Park   |  |
| 35. Athletic Field                                      |  |
| 36. All Sports Courts                                   |  |
| 39. Physical Education/Aquatics Survival Center         |  |
| 40. Dining Center                                       |  |
| 41. Simulation Center                                   |  |
| 42. Technology Center                                   |  |
| 43. Career Center Modular                               |  |
| 44. Police Department                                   |  |
| 45. Bookstore   |  |
| 46. Leadership Development Modular                      |  |
| 47. Naval Science Modular                               |  |
| 48. Trades Shop Modular                                 |  |
| 49. <i>Marine Programs</i>                              |  |

#### LEGEND:

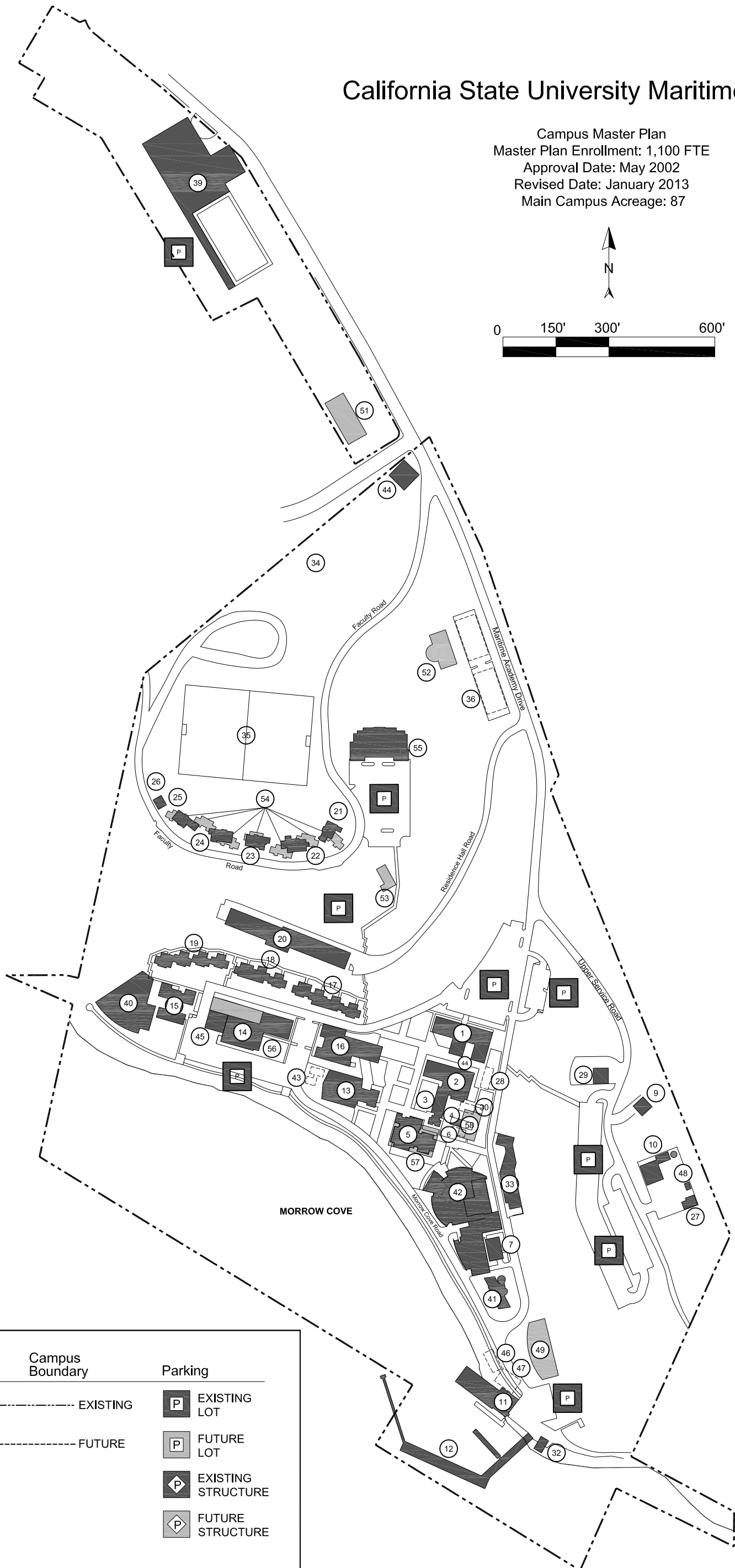
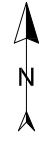
Existing Facility / *Proposed Facility*

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



# California State University Maritime Academy

Campus Master Plan  
 Master Plan Enrollment: 1,100 FTE  
 Approval Date: May 2002  
 Revised Date: January 2013  
 Main Campus Acreage: 87



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

## California State University Maritime Academy

### Master Plan Enrollment: 1,100 FTE

Master Plan approved by the Board of Trustees: May 2002

Master Plan Revision approved by the Board of Trustees: January 2013

- |   |   |
|---|---|
| 1. Administration                                       | 51. <i>Receiving</i>                              |
| 2. Classroom Building                                   | 52. <i>Continuing Maritime Education</i>          |
| 3. Faculty Offices                                      | 53. <i>President's Residence</i>                  |
| 4. ABS Lecture Hall                                     | 54. <i>Residential Village</i>                    |
| 5. Library  | 55. McAllister Hall                               |
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| 7. Steam Plant Simulator                                | 57. <i>Learning Commons</i>                       |
| 9. Receiving  | 58. <i>Academic Building</i>                      |
| 10. Physical Plant                                      |   |
| 11. Seamanship Building                                 |   |
| 12. Pier  |   |
| 13. Auditorium  | LEGEND:   |
| 14. Gymnasium   | Existing Facility / <i>Proposed Facility</i>      |
| 15. Student Center                                      |   |
| 16. Student Services                                    | NOTE: Existing building numbers correspond        |
| 17. Residence Hall "A"                                  | with building numbers in the Space and Facilities |
| 18. Residence Hall "B"                                  | Data Base (SFDB)                                  |
| 19. Residence Hall "C"                                  |   |
| 20. Residence Hall                                      |   |
| 21. The Charlotte Felton House<br>(Admissions Building) |   |
| 22. President's Residence                               |   |
| 23. Staff Housing 3                                     |   |
| 24. Staff Housing 4                                     |   |
| 25. Staff Housing 5                                     |   |
| 26. Field House   |   |
| 27. Storage-Plant Operations                            |   |
| 28. Information Technology                              |   |
| 29. Auto Shop   |   |
| 30. Classroom Modular II                                |   |
| 32. Seamanship Annex                                    |   |
| 33. Laboratory Building                                 |   |
| 34. Mini Park   |   |
| 35. Athletic Field                                      |   |
| 36. All Sports Courts                                   |   |
| 39. Physical Education/Aquatics Survival Center         |   |
| 40. Dining Center                                       |   |
| 41. Simulation Center                                   |   |
| 42. Technology Center                                   |   |
| 43. Career Center Modular                               |   |
| 44. Police Department                                   |   |
| 45. Bookstore   |   |
| 46. Leadership Development Modular                      |   |
| 47. Naval Science Modular                               |   |
| 48. Trades Shop Modular                                 |   |
| 49. <i>Marine Programs</i>                              |   |

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

### **California State University, Chico Siskiyou II Science Replacement (Seismic) Building**

#### **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:

#### **Siskiyou II Science Replacement (Seismic) Building Schematic Design**

*Collaborative Design-Build Contractor: DPR Construction*

*Architect: SmithGroup JJR*

#### **Background and Scope**

California State University, Chico proposes to construct the new Siskiyou II Science Replacement (Seismic) Building (#103<sup>1</sup>) located just east of Langdon Engineering Center (#28), north of Meriam Library (#54), and south of Big Chico Creek, replacing the existing Siskiyou Hall (#5). This new facility will provide updated teaching labs for the sciences and associated spaces, and assist in locating science and engineering closer to each other, replacing all of the functions located in the Physical Science Building (#8) and some functions located in Holt Hall (#25).

The Siskiyou II Science Replacement Building includes space for chemistry, physics, geological science, and science education labs, as well as active-learning classrooms, graduate research studios, a dean's suite, 68 faculty offices, and administrative and support areas. The building will provide a total capacity for 879 full time equivalent students (FTES) for a net increase of 52 FTES. The project scope also includes the demolition of the existing Siskiyou Hall building as its facilities are obsolete and exhibit numerous building system deficiencies. The space vacated in the Physical Science Building and Holt Hall will be renovated and repurposed in future projects.

The new Science Replacement Building sits at a major crossroads at the Chico campus core. The building form expresses this through two intersecting wings that create a central building hub, represented by light-filled lobbies and collaborative spaces inside on all floors. The east-west wing will use the historic campus brick palette and align with the formal grid of the adjacent quad. The angled north-south wing is composed of lighter materials including metal and glass, and aligns with the northern campus grid across Big Chico Creek. The building's form and siting create a critical synergy between interior learning spaces and outdoor classrooms, supporting the science curriculum.

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<sup>1</sup> The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

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The new 110,209 gross square foot (GSF) four-story facility will consist of a steel-moment framed structure with light-weight concrete-filled metal deck roofs and floors, supported on steel beams, and columns bearing on concrete spread footings. The site will be treated by a ground-improvement system to improve soil conditions.

This classroom and lab building will utilize a number of strategies to reduce energy use and meet greenhouse gas emissions (GHG) reduction targets below baseline emissions for similar buildings. The project will apply best practice measures such as right-sizing laboratory equipment loads, minimizing energy use, and optimizing ventilation rates in the labs. Other sustainable strategies include maximizing daylight, designing a high-performing envelope to reduce heat gain and loss, and selecting water-efficient fixtures inside the building and landscaping on the site. The project will seek Leadership in Energy and Environmental Design (LEED) Silver certification.

**Timing (Estimated)**

Preliminary Plans	Completed	December 2017
Working Drawings Completed		May 2018
Construction		Start June 2018
Occupancy		July 2020

**Basic Statistics**

Gross Building Area	110,209 square feet
Assignable Building Area	72,388 square feet
Efficiency	66 percent

**Cost Estimate – California Construction Cost Index (CCCI) 6255<sup>2</sup>**

Building Cost (\$645 per GSF) \$71,053,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 18.45
b. Shell (Structure and Enclosure)	\$ 164.33
c. Interiors (Partitions and Finishes)	\$ 84.99
d. Services (HVAC, Plumbing, Electrical, Fire)	\$ 236.15
e. Built-in Equipment and Furnishings	\$ 41.45
f. Special Construction and Demolition	\$ 4.22
g. General Requirements	\$ 19.66
h. General Conditions and Insurance	\$ 75.46

<sup>2</sup> The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Site Development	<u>5,408,000</u>
Construction Cost	\$76,461,000
Fees, Contingency, Services	<u>21,088,000</u>
Total Project Cost (\$885 per GSF)	\$97,549,000
Fixtures, Furniture, & Moveable Equipment	<u>3,588,000</u>
Grand Total	<u>\$101,137,000</u>

### **Cost Comparison**

The project's building cost of \$645 is higher than the \$591 per GSF Science II Replacement Building at CSU Sacramento, approved in January 2017, and the \$601 per GSF for Center for Science and Innovation at CSU Dominguez Hills, approved in November 2016, both adjusted to CCCI 6255.

The higher cost is due primarily to the exterior skin and building services, necessary to meet the durability and quality goal of the project. To achieve a 50-plus year building, the selected exterior skin materials consist of full anchored brick, aluminum plate panels, and storefront glazing systems, which are all higher quality and consistent with the campus architectural vocabulary.

The sustainability goals of the project are driving the mechanical systems to be highly efficient. The electrical system includes a 400 kilowatt (kW) backup generator, and an intensive electrical distribution and high circuit density within the labs.

The remote location of the Chico campus and current escalating cost of construction material and labor have also impacted the higher estimated building cost.

### **Funding Data**

This project will be financed by the CSU Systemwide Revenue Bond Program (\$94.2 million) and campus designated capital reserves (\$6.9 million).

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

An Initial Study and Mitigated Negative Declaration (MND) were prepared to analyze the potential significant environmental effects of the proposed project in accordance with the requirements of CEQA and the state CEQA Guidelines. The Final Mitigated Negative Declaration is presented to the California State University Board of Trustees for review and certification as part of this agenda item. The public review period began August 22, 2017, and closed September 21, 2017.

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

Comment letters were received from Chico Unified School District, Butte County Air Quality Management District, City of Chico (Public Works Department, Engineering Division), Russell S. Mills (Professor of Civil Engineering, CSU Chico), James C. Pushnik (Director of Institute for Sustainable Development, CSU Chico), Nani Teves (Associated Students Sustainability Coordinator, CSU Chico), and Jann Reed (local resident).

Chico Unified School District (CUSD): requests any information regarding the northern extent of utilities that will be undergrounded along Warner Street; of particular interest in having utilities undergrounded to the north through the intersection of Warner Street and West Sacramento Avenue.

CSU Response: The project would accommodate the need for future utility vaults on Ivy/Warner Street. The City of Chico can be contacted for utility undergrounding scope beyond the limits of this project.

Butte County Air Quality Management District (BCAQMD): recognizes that the MND shows air quality impacts of the proposed project to be less than significant and that there are no new or increased air quality impacts from the proposed project that were not already addressed in the 2005 Master Plan Environmental Impact Report. BCAQMD reiterates that an Authority to Construct Permit would be required for stationary engines over 50 horsepower including emergency backup generators and for boilers rated at or above 1 million British thermal units (BTUs) per hour.

CSU Response: The project would include an emergency generator that exceeds 50 horsepower and two boilers that exceed 1 million BTUs per hour. The campus recognizes that an Authority to Construct Permit would be required, as noted in Section 2.6 of the MND.

City of Chico, Public Works Department, Engineering Division: expresses appreciation for the notification process regarding the project and the important relationship between the campus and the city. The Sewer Service Agreement between the campus and the city established on March 2, 1995 confirms that the city owns and operates the sewer system and charges user connection fees and monthly operating fees to ensure that the system has adequate capacity to support its users. Further, the city has received an evaluation of the city sewer piping system and the impacts of the proposed project on this system from Robertson Erickson Civil Engineers and Surveyors.

CSU Response: The comment reconfirms the proposed project is in compliance with the March 2, 1995 Sewer Service Agreement. The campus appreciates the city's efforts in reviewing the project.

Russell S. Mills (Professor of Civil Engineering, CSU Chico): indicates that extensive and convenient bicycle parking currently exists near the Siskiyou building, and that the proposed project would reduce bicycle parking at the project site and requests that adequate and convenient bicycle parking be provided on the project site. In addition, a concern was expressed that pedestrian crossing at Warner Street will increase due to the project and a controlled crossing at this location should be provided.

CSU Response: As noted in Impact Discussion 16-f of the Draft MND (page 112), the 2005 Master Plan and Transportation Demand Management Plan for the campus located bicycle parking on the edges of the campus core to separate bicycle traffic from pedestrians and provide direct connections to major bicycle facilities. To address concerns regarding bicycle parking at the building site and nearby, Mitigation Measure TRANS-1 has been modified to address the concerns by providing on-and off-site bicycle parking as well as to maintain consistency with the 2005 Master Plan and the Transportation Demand Management Plan.

Ivy Street (which becomes Warner Street north of the project site) is a public street under jurisdiction of the City of Chico. City Public Works staff have not raised concerns regarding pedestrian crossings at this location, and noted that the addition of the landscaping wall (which will be retained) has reduced jay walking on Ivy Street. Per Master Plan Mitigation Measure 3.13-3, the university will continue to monitor pedestrian crossings and the need for future traffic control devices.

Jann Reed (local resident): expressed concerns that the proposed Siskiyou II Science Building's footprint would extend into the area that is prohibited from development due to proximity to Big Chico Creek; construction vehicles associated with the proposed project would use residential streets in Mansion Park for access to or departure from campus; the possibility for pile driving as part of the project construction process; the possibility that the existing sewer system for the city would not be able to handle the additional load from the liquid waste generated by the proposed project; and the possibility that construction noise would extend beyond the times allowed by the city's noise ordinance.

CSU Response: As stated in Section 2.4.2, Building and Site Design, of the Draft MND, the existing Siskiyou building extends partially into the 100-foot setback from Big Chico Creek. Mitigation Measure 3.3-1a of the 2005 Master Plan EIR, which states that individual projects should employ a 100-foot setback from the creek to avoid impacts to the valley elderberry longhorn beetle, and if the setback is deemed infeasible to complete the proposed project, protocol level surveys for valley elderberry longhorn beetle will be performed. To address this provision, the project will establish a 25-foot construction buffer per Mitigation Measure 3.3-1a and avoid direct and indirect effects to the species through practices to minimize runoff and sedimentation from construction. The campus has consulted with the United States Fish and Wildlife Service and confirmed the acceptability of this approach, which is incorporated into project-specific Mitigation Measure BIO-1.

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In terms of access on residential streets, as noted in Section 2.5 of the MND, construction access would primarily be from Ivy Street, using the existing access road north of the project site. Due to the location of the project relative to Mansion Park, and the lack of heavy vehicle crossings over Big Chico Creek, there would be no need for vehicles to use Mansion Park streets. Relating to pile driving, as discussed in Impact 12-b, on page 100 of the Draft MND, project construction is not expected to involve pile driving as part of the foundation construction. In terms of sewer capacity, a sewer capacity study prepared for the project has found that the Ivy Street main would adequately accommodate the proposed project (Sewer Loading Study for Science Replacement Building, April 19, 2017, Prepared by Robertson Erickson Civil Engineers and Surveyors). Relating to noise, as described in Section 12, Noise, Mitigation Measure 3.9-3c would be implemented to reduce impacts from construction noise on nearby receptors. This measure is consistent with the City of Chico Municipal Code.

James C. Pushnik (Director of Institute for Sustainable Development, CSU Chico): indicates a concern from faculty relating to GHG emissions and the campus' compliance with campus and public commitments toward achieving climate neutrality by 2030. The commenter states that the campus adopted a Climate Action Plan in 2011, and expresses concern regarding the increased campus emissions associated with the proposed project.

CSU Response: The project would result in an increase of approximately 664 metric tons of carbon dioxide equivalent (MT CO<sub>2</sub>E) per year relative to existing conditions and well below the threshold of 10,000 MT CO<sub>2</sub>E per year, which is utilized to determine a significant impact. Of note, the assumptions regarding natural gas consumption have refined in the Final MND from those originally identified in the Draft MND.

Nani Teves (Associated Students Sustainability Coordinator, CSU Chico): identifies comments related to bicycle parking, GHG emissions, and the 100-foot setback from the top of the creek bank which were addressed above. Rooftop solar should be considered as one of the strategies to offset GHG emissions for the proposed project. Recommendations were made of several mitigations to reduce stormwater impacts, increase groundwater recharge, and conserve water as well as mitigation measures related to solid waste. Furthermore, as up to 50 percent of the proposed building's exterior will be glass and as it would be located near the Big Chico Creek wildlife corridor, mitigation to prevent birds from colliding with windows should be included.

CSU Response: See previous responses related to bicycle parking, GHG emissions, and the 100-foot setback. The request for roof top solar is noted. As analyzed in Section 9, Hydrology and Water Quality, of the Draft MND, the proposed project would not substantially increase stormwater and groundwater impacts. Therefore, no new mitigation measures are required for the proposed project. While no specific impacts related to solid waste have been identified, the university is committed to reducing solid waste. As the proposed building will reach a minimum sustainability



target of LEED Silver, building features may include the items listed by the commenter. The proposed design would likely include interior or exterior shading, which would reduce the amount of exposed clear glass.

The Final Mitigated Negative Declaration (MND) has been prepared and is presented to the trustees for review and adoption. The Final MND found that the implementation of the proposed project will not result in any significant unavoidable environmental impacts with implementation of the mitigation measures.

The final documents, including the Mitigation Monitoring and Reporting Program are available online at: <http://www.csuchico.edu/pdc/masterplan.shtml>.

### **Recommendation**

The following resolution is presented for approval:

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

1. The Initial Study and Mitigated Negative Declaration have been prepared to address any potential significant environmental impacts, mitigation measures, comments, and responses to comments associated with approval of the Siskiyou II Science Replacement (Seismic) Building, and all discretionary actions related thereto, as identified in the Final Initial Study and Mitigated Negative Declaration.
2. The Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and the state CEQA guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the state CEQA Guidelines, which requires that the Board of Trustees make findings prior to the approval of a project that the mitigated project as approved will not have a significant effect on the environment and the project will be constructed with the recommended mitigation measures, and the project will benefit the California State University.
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, Chico Siskiyou II Science Replacement (Seismic) Building are approved at a project cost of \$101,137,000 at CCCCI 6255.

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

### **California State University, East Bay Master Plan Revision**

#### **Presentation By**

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

#### **Summary**

This agenda item requests the following actions by the California State University Board of Trustees regarding the California State University, East Bay (CSUEB) Master Plan Revision:

- Set aside and vacate the Board of Trustees' September 2009 approval of the Master Plan and its related findings.
- Decertify the 2009 Final Environmental Impact Report for the CSUEB Campus Master Plan (the 2009 FEIR).
- Certify the Partial Recirculated Final Environmental Impact Report (2017 PR-FEIR) for the CSUEB Master Plan.
- Certify the 2009 FEIR as modified by the 2017 PR-FEIR, including the Pioneer Heights and Parking Structure 1 near term projects.
- Approve the CSUEB Master Plan.
- Approve funding for future off-site, fair share mitigation in the amount of \$2,331,618.

#### **Background**

At its September 2009 meeting, the Board of Trustees adopted a resolution (RCPBG 09-09-14) approving the Master Plan, certified as adequate the 2009 FEIR prepared pursuant to the California Environmental Quality Act (CEQA), and adopted the CEQA findings, including Findings of Fact and Statement of Overriding Considerations. The Master Plan outlined all aspects of physical development and planned land use that would be necessary to accommodate the Master Plan ceiling enrolment of 18,000 Full-Time Equivalent Students (FTES). The Master Plan inclusive of two site-specific near term projects (Pioneer Heights Student Housing, Phase IV and Parking Structure 1), which were analyzed at a project specific level in the 2009 FEIR, is collectively referred to as the "Project."

The 2009 FEIR concluded that the build out of the Project would result in significant and unavoidable impacts related to aesthetics, cultural resources, air quality, and traffic. All other impacts could be mitigated to a “less than significant” level with the adoption and implementation of the mitigation measures identified in the 2009 FEIR.

The City of Hayward and two local community groups (“Petitioners”) filed a lawsuit challenging the adequacy of the 2009 FEIR. On December 21, 2010, the Alameda County Superior Court entered a judgment in favor of Petitioners finding that the 2009 FEIR was not adequate under CEQA. The Board of Trustees appealed the trial court’s decision and judgment to the California Court of Appeal, First Appellate District. On May 30, 2012, the Court of Appeal issued a decision reversing the trial court, finding that the 2009 FEIR was adequate and prepared in accordance with CEQA with the exception of the 2009 FEIR’s analysis of the Project’s impacts on an adjacent regional park. The Court of Appeal also rejected Petitioners’ challenge to the Board of Trustees’ findings with respect to the feasibility of funding the Project’s fair share of future off-site mitigation for Project related traffic impacts. Petitioners then sought review of the appellate court’s decision by the California Supreme Court. The California Supreme Court granted Petitioners’ petition for review and held the case pending its consideration of and decision in *City of San Diego v. Board of Trustees of California State University* (2015) 61 Cal.4<sup>th</sup> 945 (*City of San Diego*).

Following the Supreme Court’s issuance of its opinion in *City of San Diego*, the Supreme Court remanded this case back to the Court of Appeal for reconsideration in light of that decision and its directions with respect to Board of Trustees’ consideration of the feasibility of funding off-campus mitigation measures. The Court of Appeal published a revised decision in *City of Hayward v. Trustees of the California State University* (2015) 242 Cal.App.4<sup>th</sup> at 833. The revised decision upheld its prior determination that the Board of Trustees complied with the requirements of CEQA in approving the Project and certifying the 2009 FEIR, with the exception of the 2009 FEIR’s analysis of Project impacts on an adjacent regional park. In addition, the Court of Appeal found that the Board of Trustees, in reconsidering the Project following completion of a revised FEIR analyzing the Project’s parkland impacts, should reconsider the board’s prior findings on the feasibility of funding the Project’s fair share of off-campus traffic mitigation in accordance with the guidance provided in *City of San Diego*.

The Court of Appeal then remanded the case to the Alameda County Superior Court, who on October 17, 2016 entered two judgments (one for each of the originally filed petitions) and a Peremptory Writ of Mandamus (Writ) directing the Board of Trustees to take the actions requested in this item. The Writ also directed the Board of Trustees to provide the court with a return on the Writ specifying what actions the Board of Trustees has taken or intends to take to comply with the Writ.

In accordance with the Writ, the following steps have been completed:

1) Parklands: CSUEB prepared the Partial Recirculated Final Environmental Impact Report (2017 PR-EIR) which analyzes the Project's environmental impacts to parks and recreation facilities, including the adjacent Garin Regional Park. The 2017 PR-EIR considered and responded to the comments submitted by various agencies, including the City of Hayward and the public, and concluded that Project park impacts would be less than significant. A summary of the responses to comments and issues at controversy is provided below.

2) Traffic Mitigation: CSUEB and representatives of the California State University Office of the Chancellor (together, CSU) held numerous meetings with the City of Hayward in an effort to reach agreement regarding the amount and procedures for payment of future off-site, fair share mitigation for off-campus traffic impacts in the amount of \$2,331,618 attributed to future campus growth under the Project. After meeting in good faith over a period of several years, however, the city and the CSU have still been unable to reach agreement on the amount or process for the fair-share payment. It is important to note that the Petitioners' did not challenge in any of the legal proceedings the Board of Trustees' original finding that the campus' future off-site, fair share mitigation is \$2,331,618. Accordingly, this finding is now deemed adequate, is not within the scope of relief ordered in the Writ, and is not being reconsidered as part of this requested action. In compliance with the Writ, and as discussed further below, a revised resolution has been prepared for the Board of Trustees' consideration which sets forth the CSU's commitment to funding future off-site, fair share mitigation.

This item is returning to the CSU Board of Trustees to (1) set aside and vacate its original approval of the CSUEB Master Plan; (2) de-certify the 2009 FEIR; (3) certify the 2017 PR-EIR and re-certify the 2009 FEIR as modified by the 2017 PR-EIR; and (4) re-approve the Master Plan and associated board findings as modified in compliance with the Writ. Attachment A is the proposed Master Plan. Attachment B is the existing campus master plan approved by the Board of Trustees in January 2001.

The CSUEB Master Plan, 2009 FEIR, 2017 PR-EIR, Findings of Fact and Statement of Overriding Considerations are available for review by the Board of Trustees and the public at <http://www.csueastbay.edu/facilities-design/master-plan/environmental-impact-report.html>.

## **Master Plan**

CSUEB's enrollment ceiling of 18,000 FTES has remained unchanged since 1963. The campus currently has capacity for approximately 11,350 FTES. By 2007 enrollment growth reached nearly 10,000 FTES. At that time, the campus administration initiated the necessary steps to update the campus master plan. The major objectives of the Master Plan include:

- Support the 2008 Academic Plan.
- Identify the physical resources necessary to accommodate future campus build out.
- Prioritize campus physical improvements based on academic planning needs, facility renewal and long term growth.
- Coordinate the location of existing and future improvements to improve function, promote access and improve aesthetics.
- Improve, update and replace outdated, inefficient and obsolete facilities.
- Create a functional and attractive campus that enhances the learning environment.

The key components of the Master Plan are:

- A 20- to 30-year guide for development.
- Maintain the enrollment ceiling of 18,000 FTES.
- A multi-story housing development, with goal of 20 percent headcount enrollment on-campus housing capacity.
- Multi-level parking structures to preserve valuable land while providing up to 6,700 spaces campuswide.
- Preservation and enhancement of open space.
- Environmentally sustainable development and operation strategies.

Implementation of the Master Plan will involve the construction of new facilities, as well as the demolition and replacement of existing facilities that are seismically deficient or functionally obsolete. Full build out of the Master Plan over time would result in the future construction of 1,039,000 square feet of academic, administrative and support space; student housing (3,770 beds); faculty/staff housing (220 units); and approximately 4,400 parking spaces.

The two near term projects, Pioneer Heights Student Housing, Phase IV (#41<sup>1</sup>) and Parking Structure 1 (#45) (Harder Road Parking Structure), are analyzed in volume II of the 2009 FEIR and the 2017 PR-EIR. Pioneer Heights IV would provide 600 beds in four structures, each four to six stories in height, located adjacent to other student housing facilities at the southern portion of the campus. Parking Structure 1 would provide approximately 1,100 parking spaces in a five-story structure on the southwest side of campus.

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<sup>1</sup> The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

## **CEQA Challenge and Court Rulings**

The 2009 FEIR was challenged by the City of Hayward and two local community groups, Hayward Area Planning Association and Old Highlands Homeowners Association (collectively, Petitioners). The trial court initially agreed with the Petitioners that the 2009 FEIR failed to adequately analyze the Project's impacts on fire protection and public safety, traffic and parking, air quality, and parklands. The Board of Trustees appealed the trial court's decision to the Court of Appeal, First Appellate District.

The First District disagreed with the trial court and found the 2009 FEIR to be adequate in all respects with the exception of the FEIR's analysis of potential environmental impacts to Garin Regional Park and Dry Creek Pioneer Regional Park, two large regional parks adjacent to the southern border of CSUEB. The campus shares a boundary with Garin Regional Park; Dry Creek Pioneer Regional Park is located to the south of Garin Regional Park. The Court of Appeal found that the 2009 FEIR's analysis and conclusions regarding the Project's parkland impacts were not supported by substantial evidence and directed the Board of Trustees to:

- Consider the specific impacts of campus growth on two neighboring parks, Garin Regional Park and Dry Creek Pioneer Regional Park.
- Provide factual evidence to support the statement that the new students would make the same nominal use of these nearby parks as the existing students.

The Court of Appeal specified that supplemental CEQA review should be conducted to:

- Determine the extent to which the existing students use the adjacent parklands or to extrapolate from such data estimated increased usage by the additional approximately 5,500 anticipated full-time equivalent students.
- Calculate existing parkland use made by the existing 1,200 residential students and extrapolate from such data the increase in use by the additional 600 students anticipated to live in Pioneer Heights IV, the near term student housing project.
- Provide evidence regarding overall usage or capacity of the neighboring parks.

The Court of Appeal accordingly reversed the trial court's judgment except to the extent it required the Board of Trustees, before considering certification of a revised FEIR, to revise the analysis of Project impacts to area parklands.

Petitioners then sought review by the California Supreme Court. The Supreme Court granted review, and then held the case pending its decision in *City of San Diego*. Following the Supreme Court's issuance of its decision in the *City of San Diego*, the Supreme Court remanded this case to the Court of Appeal for reconsideration in light of that decision. The Court of Appeal then

re-issued and republished its decision<sup>2</sup>, with modifications to address the direction provided by the California Supreme Court in *City of San Diego* with respect to the feasibility of funding off-campus mitigation measures. Specifically, the Court of Appeal acknowledged that the city had failed to exhaust the mitigation funding issues raised in *City of San Diego*, but given the clarity provided by the Supreme Court and the public importance of the Project, that the Board of Trustees should reconsider its findings on mitigation funding. The Court of Appeal then remanded the case back to the trial court for issuance of judgment and a peremptory writ of mandamus in accordance with the Court of Appeal decision.

On October 17, 2016, the Alameda County Superior Court issued the judgments and Writ. The Writ directed the following actions with respect to the Board of Trustees' future re-consideration of the CSUEB Master Plan:

- Traffic/Mitigation Funding: CSU shall reconsider the feasibility of funding its fair share contribution of traffic mitigation at off-campus intersections.
- Parkland Impacts: CSU shall undertake such further studies to evaluate and consider the Project's impacts on the Garin Regional Park and Dry Creek Regional Park.

### **Partial Recirculated EIR**

A Draft Partial Recirculated EIR (Draft 2017 PR-EIR) was prepared to analyze and disclose the Project's potential park and recreational impacts in accordance with the direction from the Court of Appeal and the Writ. The campus also undertook a comprehensive review of the 2009 FEIR and concluded that no other sections of the 2009 FEIR outside of the parkland analysis needed to be updated or modified as part of the 2017 PR-EIR in order to comply with the Writ. The Draft 2017 PR-EIR was circulated for agency and public review for a 45-day period that ended on May 11, 2017. The campus then prepared the Partial Recirculated Final EIR (2017 PR-FEIR) which is comprised of the Draft 2017 PR-EIR, the written agency and public comments received on the Draft 2017 PR-EIR during the comment period, and the responses to comments. The 2017 PR-FEIR replaces the original recreation and parkland analysis in the 2009 FEIR; all other portions of the 2009 FEIR are unchanged. This 2017 PR-FEIR is to be used in conjunction with the 2009 FEIR to inform the Board of Trustees, responsible and trustee agencies, other public agencies and members of the public of the potential environmental effects from the implementation of the Project.

The 2017 PR-FEIR documents CSUEB's further investigation and analysis of campus-related use of nearby parks, including a detailed evaluation of campus use of the directly adjacent Garin Regional Park. In order to evaluate whether campus population growth under the Master Plan,

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<sup>2</sup> *City of Hayward v. Trustees of the California State University* (2015) 242 Cal.App.4th at 833.

including the increase in on-campus residential population, would result in an increase in the use of the nearby Garin Regional Park, CSUEB gathered park use data by conducting surveys at key Garin Regional Park entrances near the campus. The surveys were conducted on dates and during time windows where campus related park use is expected to be at its highest levels. The surveys demonstrated campus use of nearby parks is very low/nominal, with an average of two to three students (resident and non-resident), one to two resident students, and less than one faculty using the regional park on a daily basis. The 2017 PR-FEIR then extrapolated this data to determine how many additional students would utilize nearby parks at CSUEB Master Plan build out. The 2017 PR-FEIR concluded that build out under the Master Plan would lead to an increase of two additional students, up to four additional resident students, and less than one additional faculty member using the regional park on a daily basis. The 2017 PR-FEIR concluded that this small increase in the campus-related population use of the nearby parkland would not result in a significant adverse impact to park facilities. CSUEB also consulted with the East Bay Regional Park District (EBRPD), and EBRPD staff concurred that this small increase in campus-related park use would not result in significant adverse park impacts.

Based on this analysis, the 2017 PR-FEIR concluded that the Project would not result in significant adverse impacts to the adjacent and nearby park facilities and no further mitigation measures were proposed. All other components of the 2009 FEIR remain unchanged, and accordingly there are no new significant environmental impacts or mitigation measures associated with the Project. In addition, there are no substantial increases in the severity of environmental impacts that would result from the Project, and there are no feasible project alternatives or mitigation measures different from others previously analyzed.

### **Potentially Contested Issues**

1. Off-Campus Traffic Mitigation: Comments received on the Draft 2017 PR-EIR focused on mitigation for off-site traffic impacts. One comment requested that CSU include a discussion of (a) how CSU will mitigate off-site environmental impacts, (b) specify which off-site environmental impacts will be mitigated, and (c) explain the significance of the environmental impacts following the adoption of binding mitigation.

CSU Response: The Court of Appeal found the 2009 CSUEB Master Plan FEIR's traffic analysis was adequate in all respects, and upheld the Board of Trustees' adoption of traffic mitigation measures and its calculation of the university's fair share contribution for traffic mitigation at off-site intersections (\$2,333,618). The only issue subject to further review is the feasibility of funding the campus' fair share contribution for off-site intersection improvements, and that issue is addressed as part of this agenda item's resolution.



2. Parklands: Several comments questioned the park analysis, asserting that surveys were not appropriately conducted and that the additional campus-related park users were underestimated. Resident students who would be added to the campus as a result of the Pioneer Heights Student Housing, Phase IV project would be closer to the regional park and hence likely to have a greater impact than existing resident students.

CSU Response: The PR-FEIR presents detailed responses that demonstrate surveys were conducted during the times of the year when the highest numbers of students are present on the campus on both weekdays as well as weekends. The surveys therefore accurately reflect the current levels of park use by the campus-related population, and the estimates of future use based on these surveys are both reasonable and good-faith estimates. The PR-FEIR also demonstrates that Pioneer Heights Student Housing, Phase IV is an extension of the existing student housing complex and would be located only slightly closer to the regional park and therefore would not have a greater than projected impact. Furthermore, EBRPD, who was consulted during the preparation of the Draft 2017 PR-EIR, confirmed that given the low levels of park usage by the campus-related population, there would be no adverse environmental impacts on the regional park.

3. Parking Structure 1: One comment contends changed circumstances would require reconsideration of this near term project.

CSU Response: The Court concluded that the EIR analysis of the traffic impacts of the Master Plan, including the impacts from the construction and operation of the Harder Road Parking Structure (Parking Structure 1), was adequately evaluated and disclosed in the 2009 CSUEB Hayward Campus Master Plan FEIR. Therefore no further analysis and recirculation of traffic impacts, including those associated with the Harder Road Parking Structure, is required.

### **Off-Campus Mitigation Funding and Meetings with City of Hayward**

The 2009 FEIR concluded that build out under the Master Plan would result in significant traffic impacts at eight city intersections and seven Congestion Management Program (CMP) and Metropolitan Transportation System (MTS) roadway segments. As explained in the 2009 FEIR, while the Project's traffic mitigation measures would reduce cumulative traffic impacts, it was not feasible to mitigate these impacts to a less than significant level due to the lack of physical capacity to accommodate additional intersection or roadway segment improvements. As further explained in the 2017 PR-FEIR Response to Comments 1-1:

“With respect to traffic impacts at off-campus intersections, the analysis in the 2009 Master Plan EIR (at MP Impact TRANS-1) found that eight study intersections would be significantly affected by cumulative growth in traffic plus traffic associated with the CSUEB Master Plan. The EIR noted that all of those intersections are within the Mission and Foothill Boulevard corridors for which improvements had already been designed and were already fully funded by the state

under the SR 238 Corridor Improvement project at the time that the EIR was prepared (Draft EIR page 4.12-43) and further capacity expansions at these locations were not physically feasible. Therefore, the EIR set forth a robust expansion of the Campus' TDM [Transportation Demand Management] program as mitigation (see MP MM TRANS-1a and TRANS-1b) to mitigate that traffic impact and did not identify any additional mitigation (such as off-site improvements) for those eight affected intersections. Please note that SR 238 Corridor Improvement project has since been completed and all planned intersection improvements have been constructed. The EIR concluded that even with the incorporation of MP MM TRANS-1a and MP MM TRANS-1b, that this traffic impact would remain significant and unavoidable due to physical infeasibility.”

Nonetheless, as part of the CSU's fair share negotiations with the City of Hayward pursuant to *City of Marina v. Board of Trustees of California State University* (2009) 39 Cal.4<sup>th</sup> 341 (*City of Marina*), the city identified additional intersection and roadway segment improvements that would improve traffic conditions in and around CSUEB (although such improvements would not further mitigate the impacted intersections and segments identified in the FEIR due to physical infeasibility). CSU agreed that it would contribute its fair share cost for the city identified off-site intersection and roadway improvements to be documented in a Memorandum of Understanding (MOU) between the city and the CSU.

As part of the 2009 CSUEB Master Plan approval, the Board of Trustees determined that the Project's fair share mitigation obligation for these off-site traffic improvements was \$2,331,618. The City of Hayward did not challenge the Board of Trustees' calculation of the university's fair share costs. If all Project improvements are built as proposed to meet the enrollment ceiling of 18,000 FTES, the traffic mitigation improvements would require funding over a period of 20 to 30 years.

Following issuance of the Writ, the CSU again held meetings with the City of Hayward in an effort to reach agreement regarding the amount and process for the CSU's fair share payments for off-site traffic mitigation measures. After meeting in good faith over the last year, the city and the CSU have still been unable to reach agreement. CSU is continuing its discussions with the City of Hayward.

The following process is proposed with respect to the Project's fair share contribution for off-site traffic mitigation:

- The Board of Trustees reapproves the Project's original fair share calculation of \$2,331,618 and authorizes the use of such funding for off-site traffic mitigation. The funds are expected to be sourced from future state capital or operating budget funding, the CSU, self-support entities and/or other entities.

- The CSU's fair share mitigation funds would be deposited into a restricted account whereby the funds would be released to the city when the designated traffic improvement has been designed, budgeted and approved by the city for construction, and the city has secured all remaining funds and approvals necessary to proceed with the traffic improvement.

This process would be documented in an MOU with the city consistent with Master Plan Mitigation Measures TRANS-1a and TRANS-5. This process is designed and intended to comply with the California Supreme Court's directions in *City of Marina* and *City of San Diego*, the opinion of the Court of Appeal, the Writ and California State University policy.

### **Recommendation**

The following resolution is presented for approval:

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

1. In accordance with the Writ of Peremptory Mandamus (Writ) issued by the Alameda County Superior Court (Case Nos. RG09481095 and RG09480852), the Board of Trustees hereby sets aside and vacates its September 22, 2009 resolution (RCPGB 09-09-14) approving the California State University East Bay Hayward Campus Master Plan Revision, inclusive of two site-specific near term projects (Pioneer Heights Student Housing, Phase IV and Parking Structure 1), collectively the Project, and certifying the associated 2009 Final Environmental Impact Report, Findings of Fact, the Mitigation Monitoring and Reporting Program and the Statement of Overriding Considerations.
2. The 2017 Partial Revised Final Environmental Impact Report for the Master Plan (2017 PR-FEIR) has been prepared to address the items identified in the Court of Appeal's decision in *City of Hayward v. The Trustees of the California State University* (2015) 242 Cal.App.4th at 833 (*City of Hayward*) and the Writ.
3. The 2009 FEIR, as modified by the 2017 PR-FEIR, has been prepared to address potential significant environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with the CSUEB Master Plan pursuant to the requirements of the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and CSU CEQA procedures.
4. The 2009 FEIR, as modified by the 2017 PR-FEIR, addresses the proposed CSUEB Master Plan and all discretionary actions related to the Project, as identified in the Introduction, Section 1, and Project Description, Section 2 of the 2009 FEIR.

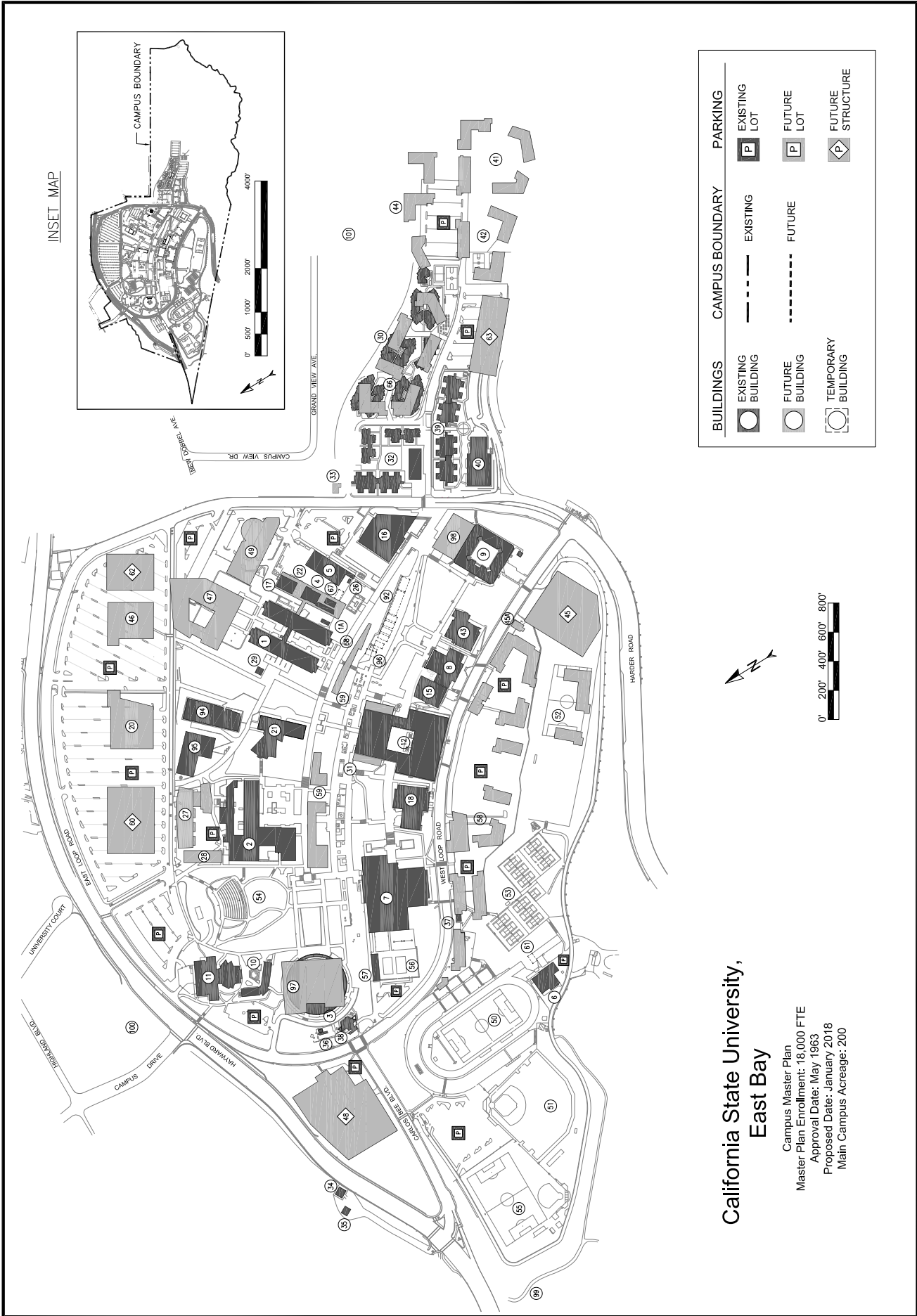
5. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines, which require that the board make findings prior to approval of any project along with statement of fact supporting each finding.
6. This board has reviewed and considered the additional information prepared for Agenda Item 3 of the January 30-31, 2018 meeting of the Committee on Campus Planning, Buildings and Grounds regarding the re-certification of the 2009 FEIR, as modified by the 2017 PR-FEIR, which identifies specific impacts of the proposed Project and related mitigation measures which are hereby incorporated by reference.
7. This board has reconsidered its September 2009 Project approvals in light of the analysis set forth in the 2009 FEIR as modified by the 2017 PR-FEIR, and all other information and analysis specified in the record for this Project. This board hereby adopts findings approving the Project including the revised Findings of Fact and Statement of Overriding Consideration as expressly set forth herein and in order to comply with the Writ.
8. The board adopts the revised Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item 3 of the January 30-31, 2018, meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds that identifies specific impacts of the proposed Project and related mitigation measures, which are hereby incorporated by reference.
9. The board adopts the revised Findings of Fact that include specific Overriding Considerations that the benefits of the Project outweigh certain remaining unavoidable significant impacts to aesthetics, air quality, cultural resources, and traffic as disclosed in the 2009 FEIR as modified by the 2017 PR-FEIR.
10. The board concludes that the Project's fair share of off-site future traffic mitigation is \$2,331,618. This figure is based upon certain traffic improvements identified by and within the jurisdiction of the City of Hayward in order to improve traffic conditions near campus. This off-site traffic mitigation will not mitigate the Project's cumulatively significant and unavoidable traffic impacts to the eight intersections and seven roadway segments identified in the 2009 FEIR, as it is physically infeasible to construct further improvements to these intersections and segments. Therefore, the board adopts Findings of Facts that include specific Overriding Considerations that benefits of the Project outweigh the remaining significant and unavoidable traffic impacts.

11. Consistent with the California Supreme Court decisions in *City of Marina* and *City of San Diego* and the Writ, the Board approves the use of \$2,331,618 for its fair share of future off-site mitigation. The funds are expected from future state capital or operating budget funding, the CSU, self-support entities and/or other entities.
12. The fair share mitigation funds shall be deposited into a restricted account whereby the funds would be released to the City of Hayward only when the designated traffic mitigation improvement has been designed, budgeted for construction and approved by the city, and the city has secured all remaining funds and approvals necessary and is proceeding with the traffic improvement. This shall be further documented in a Memorandum of Understanding with the City of Hayward.
13. The City of Hayward has requested fees be paid by CSUEB for mitigation of public services impacts with regard to public safety (police and fire emergency response). In *City of Hayward*, the Court of Appeal expressly affirmed the Board of Trustees' determination that CSUEB is not obligated to pay fees to the City of Hayward for such services.
14. Prior to re-certification of the 2009 FEIR as modified by the 2017 PR-FEIR, the board has reviewed and considered the 2009 FEIR as modified by the 2017 PR-FEIR and finds that it reflects the independent judgment of the Board of Trustees. The board hereby concurs with and certifies the 2017 PR-FEIR and the 2009 FEIR as modified by the 2017 PR-FEIR prepared for the proposed Project as complete and adequate and in conformance with CEQA, the State CEQA Guidelines and the requirements imposed by the Writ.

For the purposes of CEQA and the State CEQA Guidelines, the record of the proceedings for the Project includes the following:

- a. The approval of the 2009 CSUEB Master Plan;
- b. The 2009 FEIR, including all comments received and responses to these comments;
- c. All proceedings before the Board of Trustees relating to the Project, including testimony and documentary evidence introduced at such proceedings;
- d. All records of court proceedings, including, but not limited to the Peremptory Writ of Mandate issued on October 17, 2016;
- e. The 2017 PR-FEIR, which replaces the 2009 FEIR recreation and parkland analysis, including all comments received and responses to these comments; and;
- f. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (e) above.

15. All of the above information is on file with the California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California 90802-4210, and at California State University, East Bay, Facilities Development and Operations, 25800 Carlos Bee Blvd, Hayward, CA 94542-3004.
16. The board hereby directs that the 2009 FEIR as modified by the 2017 PR-FEIR be forwarded to the Alameda County Superior Court for its consideration in accordance with the Writ, and that the 2009 FEIR as modified by the 2017 PR-FEIR be considered in any further actions on the Project.
17. The Project will benefit the California State University.
18. The two designated near term CSUEB Master Plan projects identified and described in the 2009 FEIR and 2017 PR-FEIR are: (1) Pioneer Heights Student Housing, Phase IV (600 beds) and (2) Parking Structure 1 (1,100 spaces). The board has determined the near term projects are fully analyzed at the project level in the 2009 FEIR as modified by the 2017 PR-FEIR for purposes of compliance with CEQA and hereby approves such near term projects for implementation and construction as being in compliance with CEQA requirements.
19. The CSUEB Master Plan Revision relating to the 2009 FEIR and 2017 PR-FEIR is hereby approved effective January 2018.
20. The chancellor or his designee is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the Project.



## California State University, East Bay

Campus Master Plan  
 Master Plan Enrollment: 18,000 FTE  
 Approval Date: May 1963  
 Proposed Date: January 2018  
 Main Campus Acreage: 200

BUILDINGS	CAMPUS BOUNDARY	PARKING
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		FUTURE STRUCTURE

## California State University, East Bay

### Master Plan Enrollment: 18,000 FTE

Master Plan approved by the Board of Trustees: May 1963

Master Plan Revision approved by the Board of Trustees: March 1965, July 1970, May 1971, October 1976, May 1978, November 1985, May 1993, January 2001, *Proposed: January 2018*

- |  |   |
|--|---|
| 1. Science Building  | 60. <i>Parking Structure 3</i>                            |
| 1A. Science Annex  | 61. Field House Modular                                   |
| 2. Art and Education                                       | 62. <i>Parking Structure 4</i>                            |
| 3. Music Building  | 63. <i>Parking Structure 5</i>                            |
| 4. Facilities Management                                   | 66. <i>Pioneer Heights Student Housing, Phase VII</i>     |
| 5. Corporation Yard  | 67. FD&O Modular  |
| 6. Field House   | 94. Student Services and Administration                   |
| 7. Physical Education Facility                             | 95. Student and Faculty Support                           |
| 8. University Union  | 97. <i>Classroom Building II</i>                          |
| 9. Alexander Meiklejohn Hall (Classroom)                   | 98. <i>Alexander Meiklejohn Hall (Classroom) Addition</i> |
| 10. Karl F. Robinson Hall (Speech and Drama)               | 99. <i>Faculty/Staff Housing North</i>                    |
| 11. University Theatre                                     | 100. <i>Faculty/Staff Housing East</i>                    |
| 12. Library  | 101. <i>Faculty/Staff Housing South</i>                   |
| 15. Foundation/Bookstore                                   |   |
| 16. Recreation and Wellness Center                         |   |
| 17. Plant Operation  |   |
| 18. Student Health Center                                  |   |
| 20. <i>Performing Arts Center</i>                          |   |
| 21. Wayne and Gladys Valley Business and Technology Center |   |
| 22. <i>Science Addition</i>                                |   |
| 27. <i>STEM Education Building</i>                         |   |
| 28. <i>Classroom</i>                                       |   |
| 29. Food Kiosk   |   |
| 30. Pioneer Heights, Phase I (Student Apartments)          |   |
| 31. <i>Library Addition</i>                                |   |
| 32. Pioneer Heights Student Housing, Phase II              |   |
| 34. Switch Gear House                                      |   |
| 35. Boat Shed  |   |
| 36. Fuel Cell Facility                                     |   |
| 37. Welcome Center   |   |
| 38. Operations Building                                    |   |
| 39. Pioneer Heights Student Housing, Phase III             |   |
| 40. Pioneer Heights Dining Facility                        |   |
| 41. <i>Pioneer Heights Student Housing, Phase IV</i>       |   |
| 42. <i>Pioneer Heights Student Housing, Phase VI</i>       |   |
| 43. University Union Expansion                             |   |
| 44. <i>Pioneer Heights Student Housing, Phase V</i>        |   |
| 45. <i>Parking Structure 1</i>                             |   |
| 45A. <i>Parking Services Building</i>                      |   |
| 47. <i>Learning Commons/Library Annex</i>                  |   |
| 48. <i>Parking Structure 2</i>                             |   |
| 49. <i>Corporation Yard Complex</i>                        |   |
| 50. Pioneer Stadium  |   |
| 51. Baseball Stadium                                       |   |
| 52. Athletic Field   |   |
| 53. Tennis Court   |   |
| 54. Amphitheatre   |   |
| 55. Practice Field   |   |
| 56. Swimming Pool  |   |
| 57. Mechanical Equipment Building                          |   |
| 58. <i>Student Housing West</i>                            |   |
| 59. <i>Instructional Support Services Complex</i>          |   |

### Contra Costa Off-Campus Center

Master Plan Enrollment: 1,500 FTE

Master Plan approved by the Board of Trustees: November 1988

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

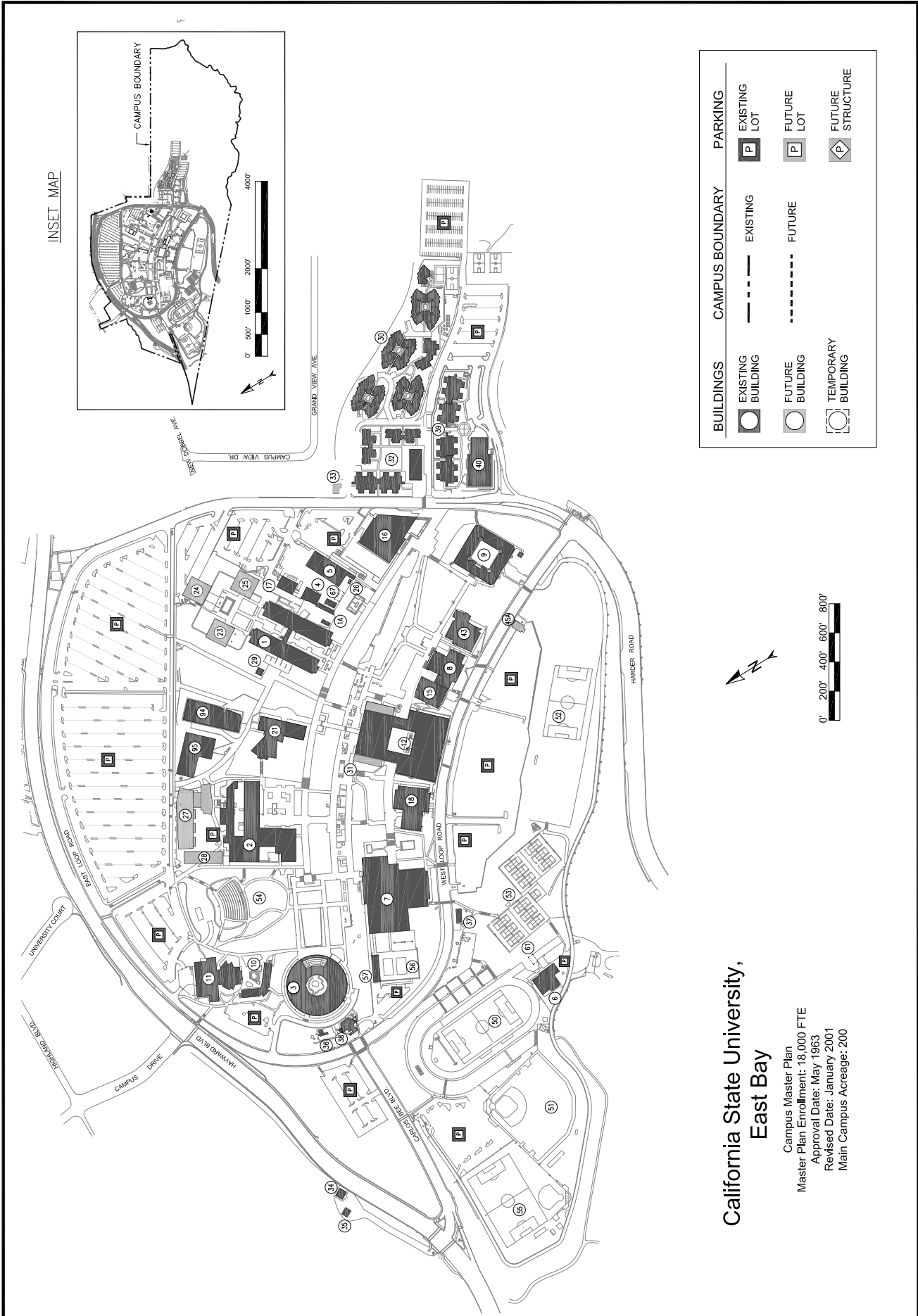
1. Academic Service
2. Library
3. Contra Costa Hall
4. Student Center
5. Facilities Operations
6. *Academic Building, Phase II*
32. Fire Station
33. Pump House
34. Water Retention Pond
35. Baseball Field
36. Telecommunications House
37. Full-Service Men's and Women's Restrooms
38. Playfield
40. *Playfield 2, Phase II*
41. *Soccer Field, Phase II*
42. *Peanut Playfield, Phase II*
43. *Baseball Field, Phase II*
44. *Playfield 3, Phase III*
45. *Playfield 4, Phase III*
46. *Playfield 5, Phase III*
47. *Playfield 6, Phase III*

#### LEGEND:

Existing Facility / *Proposed Facility*

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





## California State University, East Bay

Campus Master Plan  
 Master Plan Enrollment: 18,000 FTE  
 Approval Date: May, 1963  
 Revised Date: January 2001  
 Main Campus Acreage: 200

BUILDINGS	CAMPUS BOUNDARY	PARKING
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		FUTURE STRUCTURE

## California State University, East Bay

### Master Plan Enrollment: 18,000 FTE

Master Plan approved by the Board of Trustees: May 1963

Master Plan Revision approved by the Board of Trustees: March 1965, July 1970, May 1971, October 1976, May 1978, November 1985, May 1993, January 2001

1. Science Building
- 1A. Science Annex
2. Art and Education
3. Music Building
4. Facilities Management
5. Corporation Yard
6. Field House
7. Physical Education Facility
8. University Union
9. Alexander Meiklejohn Hall (Classroom)
10. Karl F. Robinson Hall (Speech and Drama)
11. University Theatre
12. Library
15. Foundation/Bookstore
16. Recreation and Wellness Center
17. Plant Operation
18. Student Health Center
21. Wayne and Gladys Valley Business and Technology Center
23. *Classroom*
24. *Science*
25. *Science*
26. *Corporation Yard*
27. *STEM Education Building*
28. *Classroom*
29. Food Kiosk
30. Pioneer Heights (Student Apartments)
31. *Library Addition*
32. Pioneer Heights Student Housing, Phase II
33. *Maintenance Building (Housing, Phase II)*
34. Switch Gear House
35. Boat Shed
36. Fuel Cell Facility
37. Welcome Center
38. Operations Building
39. Pioneer Heights Student Housing, Phase III
40. Pioneer Heights Dining Facility
43. University Union Expansion
- 45A. *Parking Services Building*
50. Pioneer Stadium
51. Baseball Stadium
52. Athletic Field
53. Tennis Court
54. Amphitheatre
55. Practice Field
56. Swimming Pool
57. Mechanical Equipment Building

61. Field House Modular
67. FD&O Modular
94. Student Services and Administration
95. Student and Faculty Support

### Contra Costa Off-Campus Center

Master Plan Enrollment: 1,500 FTE

Master Plan approved by the Board of Trustees: November 1988

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

1. Academic Service
2. Library
3. Contra Costa Hall
4. Student Center
5. Facilities Operations
6. *Academic Building, Phase II*
32. Fire Station
33. Pump House
34. Water Retention Pond
35. Baseball Field
36. Telecommunications House
37. Full-Service Men's and Women's Restrooms
38. Playfield
40. *Playfield 2, Phase II*
41. *Soccer Field, Phase II*
42. *Peanut Playfield, Phase II*
43. *Baseball Field, Phase II*
44. *Playfield 3, Phase III*
45. *Playfield 4, Phase III*
46. *Playfield 5, Phase III*
47. *Playfield 6, Phase III*

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**

### **California State University, San Bernardino Master Plan Revision for Palm Desert Off-Campus Center**

#### **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 have a long range physical master plan, showing existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student enrollment. The board serves as the Lead Agency as defined in the California Environmental Quality Act (CEQA) and approves significant changes to the master plan and takes action to certify CEQA as required to ensure compliance.

This agenda item requests the following actions by the Board of Trustees with regard to California State University, San Bernardino Palm Desert Off-Campus Center:

- Certify the Final Environmental Impact Report (FEIR) dated December 2017.
- Approve the Campus Master Plan dated January 2018 that will enable the campus to accommodate 8,000 full-time equivalent students (FTES<sup>1</sup>) in the long range development of the campus.
- Approve funding for future off-site fair share mitigation in the approximate amount of \$5,000.

The Board of Trustees must certify that the FEIR is adequate and complete under CEQA in order to approve the campus master plan revision. Accordingly, because the FEIR has concluded that the proposed master plan revision would result in significant and unavoidable impacts, a Statement of Overriding Considerations is required to address these impacts relating to traffic, air quality, and noise. The FEIR with Findings of Fact and Statement of Overriding Considerations, and the environmental Mitigation Measures are available for review by the board and the public at: <https://www.csusb.edu/master-plan/palm-desert-campus>.

The campus has completed negotiations with the City of Palm Desert on the off-site impacts related to campus growth over the next approximately 20 years. The campus is seeking Board of Trustees' approval to include approximately \$5,000 to pay the university's fair share amount for the

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<sup>1</sup> Campus master plan ceilings are based on academic year full-time equivalent student (FTES) enrollment excluding students enrolled in such classes as off-site teacher education and nursing, and on-line instruction.

mitigation of environmental impacts not on CSU land in future capital or operating budget funding from the state, self-support entities, private developers, the CSU, and/or other entities to support the academic program. The City of Palm Desert considered the campus' fair share amount for off-site improvements at its November 16, 2017 meeting and approved a Memorandum of Understanding between the CSU and the city which reflects the agreed upon fair share calculation.

Attachment A is the proposed campus master plan. Attachment B is the existing campus master plan, with the last revision approved by the trustees in May 2000.

## **Background**

The initial Coachella Valley off-campus center was opened in 1986 and was located in leased space at the College of the Desert Community College and offered upper division courses to serve the community. In 1999, the Palm Desert Redevelopment Agency conveyed 40 acres of an approximately 200-acre site to the CSU for the development of a permanent site for the CSU San Bernardino Palm Desert Off-Campus Center. The conveyance was ultimately increased to 55 acres to the CSU with 20 acres to the University of California, Riverside for development and three acres to the City of Palm Desert for the siting of a new fire station. As a result of the state's dissolution of redevelopment agencies the CSU accepted the remaining 113 acres of undeveloped land at the Board of Trustees' meeting in January 2015, bringing the total campus area to 168 acres.

The original campus master plan for the Palm Desert Off-Campus Center was approved by the trustees in May 2000 for the development of the initial 55 acres with an enrollment ceiling of 2,500 FTES. Local municipal funding and private donations of \$33 million were utilized to construct the three phases of initial facilities, which allowed the center to relocate from the College of the Desert Community College to begin operation on the permanent site in 2002. The state provided minimal capital outlay funds, funding only the furnishing and equipment associated with those building projects. The first freshman class was admitted during the 2013 fall quarter, making CSU San Bernardino Palm Desert Off-Campus Center the only four-year public university choice in the Coachella Valley.

## **Campus Master Plan 2018**

The proposed comprehensive Campus Master Plan guides the future physical development of the California State University, San Bernardino Palm Desert Off-Campus Center through the 2035 planning horizon year and incorporates guidelines for design, landscape, and sustainability. The proposed master plan addresses the entire 168-acre site to establish the vision of the long range development of the site to accommodate a potential 8,000 FTE from the 2,500 FTES approved by the board in May 2000.

This proposed master plan will provide the necessary facilities to serve 8,000 FTES, expand opportunities for more students to connect to campus life, and better attract students from outside the region, state, and country.

The four major elements of the proposed master plan revision are connectivity, infrastructure, academic and support facilities, and student housing, further described below:

*Connectivity:* The proposed master plan is designed to transform the Palm Desert Off-Campus Center from a suburban, commuter campus into a compact and walkable urban campus with engaging outdoor environments that are human-scaled, shaded, and protected from seasonal winds.

*Infrastructure:* The proposed master plan provides for campus infrastructure that will maximize the campus' sustainability features and physical assets. It recommends policies and practices to guide the sustainable development that sets targets and metrics to measure the university's commitment to stewardship of its natural resources on the basis of water conservation, energy independence, and community resiliency such as photovoltaic systems, high-performance building envelopes, bio-swales to manage stormwater run-off, and a drought tolerant landscape plant palette.

*Facilities:* 990,000 square feet of new academic, administrative, and student support space through the construction of 18 new facilities; the expansion of Mary Stuart Rogers Gateway Building (#2<sup>2</sup>) and Indian Wells Theater (#2C); three new parking structures; and new physical education/athletic fields and facilities for sports activities.

*Housing:* 616 new beds for student housing; on-campus student housing directly supports academic excellence and a vibrant campus environment.

### **Proposed Master Plan Revisions**

Proposed changes to the long range Master Plan are shown on Attachment A and are listed below:

- Hexagon 1:* Administration Building (#18)
- Hexagon 2:* Laboratory Building (#12)
- Hexagon 3:* College of Extended Learning Building (#8)
- Hexagon 4:* Library and Media Center (#3)
- Hexagon 5:* Theater Building Expansion (#2E)
- Hexagon 6:* Student Union Building (#7)
- Hexagon 7:* Classroom Expansion (#2D)

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<sup>2</sup> The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

- Hexagon 8:* Residential Hall I-IV (#6, 11, 17, and 22)
- Hexagon 9:* Plant Building (#16), Facilities I and II Maintenance Buildings (#5 and 15)
- Hexagon 10:* Police and Transportation Office (#1)
- Hexagon 11:* North Parking Structure (#103)
- Hexagon 12:* Community Athletic Building (#26)
- Hexagon 13:* Physical Education/Athletic Fields (#27), Physical Education Center (#9)
- Hexagon 14:* Student Amenity (Café) (#24), Recreation Center (#25)
- Hexagon 15:* Classroom Building (#20 and 23), Studio Building (#21)
- Hexagon 16:* Academic Buildings (#10, 13, 14, and 19)
- Hexagon 17:* South Parking Structure (#101), West Parking Structure (#102)
- Hexagon 18:* Childcare Center (#4)

The campus facilities and improvements pursuant to the proposed Campus Master Plan will be developed incrementally over the next 20 years. A brief description of facilities envisioned to be developed include:

*Library and Media Center (#3):* The 71,000 square-foot Center will include study areas, information resources, educational spaces, food service, and office space.

*Theater Building Expansion (#2E):* The existing theater building will be expanded to provide approximately 1,300 square feet of additional space.

*Classroom Expansion (#2D):* A 37,000-square-foot addition to Mary Stuart Rogers Gateway Building to support the emerging hospitality program.

*Childcare Center (#4):* A 10,500 square-foot daycare/childcare and instruction facility proposed to be shared with the community.

*Police and Transportation Office (#1):* A 20,000 square-foot Police and Transportation Office will provide a facility for operations.

*Facilities I Maintenance Building (#5):* A 18,000 square-foot building located in the North Campus/Facilities Maintenance zone.

*Residential Hall I (#6):* The first phase of student housing is planned for up to 400 beds and is intended to foster a collaborative learning and living environment.

## **Fiscal Impact**

An estimated \$1.2 billion of future funding for new and expanded facilities will be required to address existing building deficiencies and provide needed site and facility improvements as proposed in the Campus Master Plan 2018.

An additional \$5,000 will be required to fund the CSU's fair share of future off-site mitigation as discussed above.

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

A Final Environmental Impact Report (FEIR) has been prepared to analyze the potential significant environmental effects of the proposed Campus Master Plan 2018 in accordance with CEQA requirements and State CEQA Guidelines. The FEIR is presented to the Board of Trustees for review and certification. The Draft EIR was distributed for comment for a 45-day period concluding on November 27, 2017. The final documents are available online at: <https://www.csusb.edu/master-plan/palm-desert-campus>.

The FEIR is a "Program EIR" with near term projects under CEQA Guidelines, Sections 15161 and 15168. The Program EIR is an EIR prepared on a series of actions that can be characterized as one large project and consists of a series of actions and improvements associated with the Campus Master Plan which will be implemented over time to the planning horizon year 2035. The Program EIR allows such actions and improvements to be approved, provided that the effects of such projects were examined in the Program EIR, and no new effect could occur or no new mitigation measure would be required upon implementation of the subsequent action or improvements. At the time each facility improvement or other action pursuant to the Campus Master Plan is carried forward, each individual action or improvement will be reviewed to determine whether the Program EIR fully addresses the potential impacts and identified appropriate mitigation measures.

Issue areas are fully discussed and impacts have been analyzed to the extent possible. Where a potentially significant impact is identified, mitigation measures have been proposed to reduce the impact.

As noted however, the FEIR concluded that the project would result in significant and unavoidable impacts relating to traffic, air quality, and noise. Under such circumstances, CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of the project against its unavoidable environmental risks when determining whether to approve a project. If the specific benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable" and the agency is then

required to adopt a Statement of Overriding Considerations in order to approve the project. Accordingly, because the FEIR has determined that the project would result in significant and unavoidable effects, a Statement of Overriding Considerations is required to address these significant and unavoidable impacts.

### **Issues Identified Through Public Review of the Draft EIR**

Comment letters were received from the Agua Caliente Band of Cahuilla Indians (ACBCI), South Coast Air Quality Management District, and California Department of Transportation (Caltrans). A summary of the response to the comments which are included in the FEIR documentation is provided below.

1. Agua Caliente Band of Cahuilla Indians (ACBCI): provided a comment letter stating appreciation for the university's efforts to include the Tribal Historic Preservation Office in the Palm Desert Campus Master Plan with no further comments at this time. ACBCI requested that the university provide updates as the master plan progresses and to inform them if there are changes to its scope.

CSU Response: The comment letter was acknowledged and the university will provide ACBCI with information of any changes to the scope of the master plan.

2. South Coast Air Quality Management District: provided a comment letter recommending additional mitigation measures to reduce long-term operation emissions, additional scenarios for analysis, and details about compliance with regulations related to fugitive dust control.

CSU Response: The recommended mitigation measures, to be implemented to the extent feasible, have been incorporated into the FEIR. The information about other scenarios and fugitive dust control has been included in the Response to Comments section of the FEIR.

3. California Department of Transportation (Caltrans): provided a comment letter concurring with Draft EIR conclusions and the identified mitigation measures.

CSU Response: No response necessary.

### **Project Alternatives**

The alternatives considered to the project include the following:

#### *Alternative 1: "No Project" – Continuation of Current Master Plan Alternative*

This alternative would continue to implement the current Campus Master Plan adopted in 2000 with an enrollment ceiling of 2,500 FTES. This alternative would not include the provision of academic and support facilities to accommodate additional enrollment. Although this would result in less vehicular trips than under the proposed Campus Master Plan revision, it would not address the higher educational needs of the region and the state.



*Alternative 2: Smaller Facility Development*

This alternative would provide fewer facilities and improvements on campus and limit enrollment growth to below that assumed in the proposed Campus Master Plan revision, resulting in an enrollment ceiling of 3,600 FTES. Although this would result in less vehicular trips than under the proposed Campus Master Plan and reduce the impact upon air quality, it would not be consistent with the mission of the CSU to address the higher educational needs of the region and the state.

*Alternative 3: Additional Student Housing on Campus*

This alternative would include a Campus Master Plan with an enrollment ceiling of 8,000 FTES, similar to the proposed Campus Master Plan revision. However, this alternative would triple the number of student beds than that provided by the proposed Campus Master Plan, which would reduce vehicular commuter trips. Nevertheless, this alternative would not result in avoiding significant traffic noise impacts and would not reduce air quality impacts to a less than significant level. Furthermore, the tripling of new student housing facilities would cause an increase in the magnitude of construction air quality impacts.

Among the alternatives considered, none is considered clearly environmentally superior to the proposed project.

**Recommendation**

The following resolution is presented for approval:

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

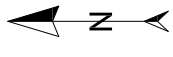
1. The Final Environmental Impact Report (FEIR) for the California State University, San Bernardino Palm Desert Off-Campus Center Campus Master Plan 2018 has addressed any potentially significant environmental impacts, mitigation measures, and project alternatives, comments, and responses to comments associated with approval of the proposed campus master plan revision pursuant to the requirements of the California Environmental Quality Act and State CEQA Guidelines.
2. The FEIR addresses the proposed campus master plan revision and all discretionary actions related to the project as identified in the FEIR.
3. 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 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 2017 Draft EIR for the California State University, San Bernardino Palm Desert Off-Campus Center Campus Master Plan;
  - b. The Final EIR, including comments received on the Draft EIR, and responses to comments;
  - c. The proceedings before the Board of Trustees relating to the subject 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.
4. The Board of Trustees hereby certifies the Final EIR for the California State University, San Bernardino Palm Desert Off-Campus Center Campus Master Plan dated January 2018 as complete and in compliance with CEQA.
  5. 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.
  6. The board hereby adopts the Findings of Fact and Mitigation Monitoring and Reporting Program, including all mitigation measures identified therein, for Agenda Item 5 of the January 29-31, 2018 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies the specific impacts of the proposed campus master plan and related mitigation measures, which are hereby incorporated by reference. The mitigation measures identified in the Mitigation and Monitoring Reporting Program shall be monitored and reported which meets the requirements of CEQA.
  7. The board hereby adopts the Findings of Fact and Statement of Overriding Considerations that outweigh certain remaining significant and unavoidable impacts to traffic, air quality, and noise.
  8. The Final EIR has identified potentially significant impacts that may result from implementation of the proposed campus master plan revision. However, the Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts which are not reduced to less than significant levels are identified as significant and unavoidable and are overridden due to specific project benefits to the CSU identified in the Findings of Fact and Statement of Overriding Considerations.

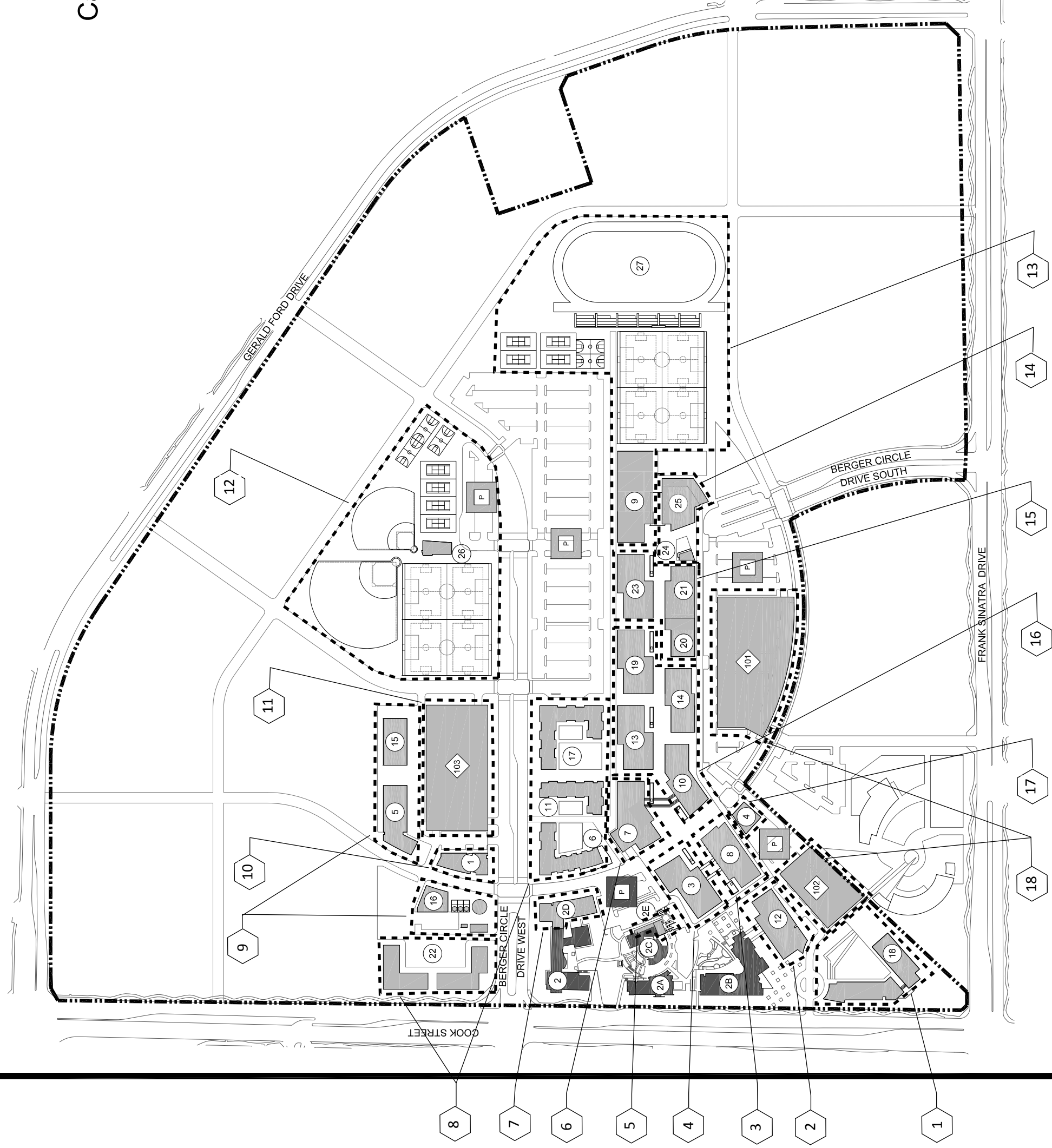
9. The board approves the use of approximately \$5,000 for its fair share of off-site mitigation. The funds are expected to be budgeted in future capital or operating budget funding from the state, self-support entities, private developers, the CSU, and/or other entities to support the academic program.
10. The California State University, San Bernardino Palm Desert Off-Campus Center Campus Master Plan dated January 2018 benefits the California State University.
11. The California State University, San Bernardino Campus Master Plan Revision dated January 2018 at a master plan enrollment ceiling of 8,000 FTES is approved.
12. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the Final Environmental Impact Report for the California State University, San Bernardino Palm Desert Off-Campus Center Campus Master Plan 2018.

# California State University, San Bernardino Palm Desert Off-Campus Center

Campus Master Plan  
 Master Plan Enrollment: 8,000 FTE  
 Approval Date: May 2000  
 Proposed Date: January 2018  
 Main Campus Acreage: 168



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



**California State University, San Bernardino**  
**Palm Desert Off-Campus Center**

**Proposed Master Plan Revision: January 2018**

**Proposed Master Plan Enrollment: 8,000 FTE**

Master Plan Enrollment: 2,500 FTE

Master Plan approved by the Board of Trustees: May 2000

1. *Police and Transportation Office*
2. *Mary Stuart Rogers Gateway Building*
- 2A. *Indian Wells Center for Educational Excellence*
- 2B. *Health Sciences Facility*
- 2C. *Indian Wells Theater*
- 2D. *Classroom Expansion*
- 2E. *Theater Building Expansion*
3. *Library and Media Center*
4. *Childcare Center*
5. *Facilities I Maintenance Building*
6. *Residential Hall I*
7. *Student Union Building*
8. *College of Extended Learning Building*
9. *Physical Education Center*
10. *Academic Building*
11. *Residential Hall II*
12. *Western Signature Laboratory Building*
13. *Academic Building*
14. *Academic Building*
15. *Facilities II Maintenance Building*
16. *Plant Building*
17. *Residential Hall III*
18. *Administration Building*
19. *Academic Building*
20. *Classroom Building*
21. *Studio Building*
22. *Residential Hall IV*
23. *Classroom Building*
24. *Student Amenity (Café)*
25. *Recreation Center*
26. *Community Athletic Building*
27. *Physical Education/Athletic Fields*
101. *South Parking Structure*
102. *West Parking Structure*

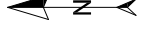
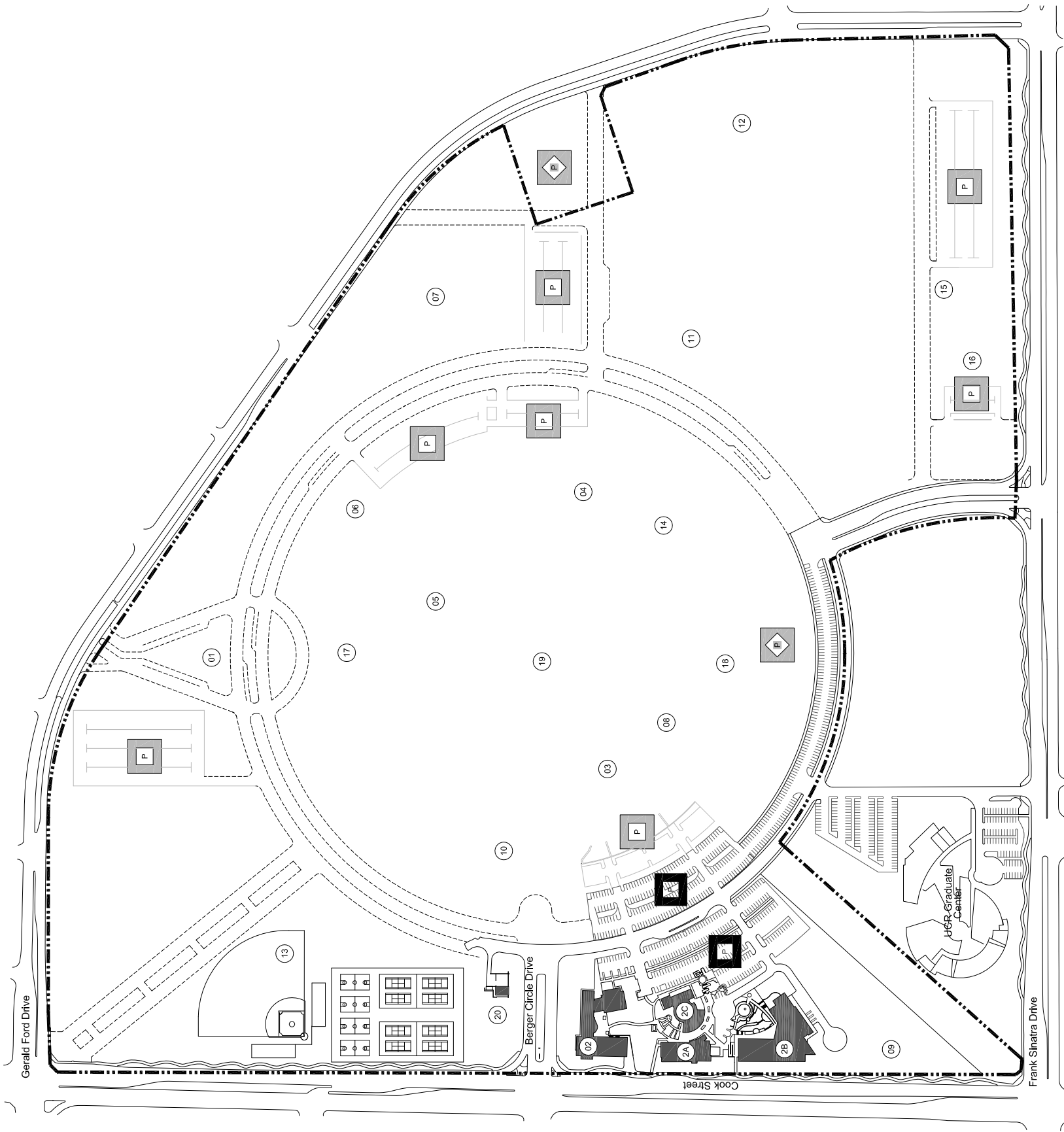
**LEGEND:**

Existing Facility / *Proposed Facility*

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

# California State University, San Bernardino Palm Desert Off-Campus Center

Campus Master Plan  
 Master Plan Enrollment: 2,500 FTE  
 Approval Date: May 2000  
 Off-Campus Center Acreage: 168



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

**California State University, San Bernardino**  
**Palm Desert Off-Campus Center**

Master Plan Enrollment: 2,500 FTE  
Master Plan approved by the Board of Trustees: May 2000

1. *Information and Public Safety*
2. *Mary Stuart Rogers Gateway Building*
- 2A. *Indian Wells Center for Educational Excellence*
- 2B. *Health Sciences Facility*
- 2C. *Indian Wells Theater*
3. *College of Education*
4. *College of Social and Behavioral Sciences*
5. *College of Natural Sciences*
6. *College of Engineering*
7. *College of Business*
8. *College of Humanities*
9. *Extended Education*
10. *Rancho Mirage Student Center*
11. *Arena and Aquatic Center*
12. *Track and Field*
13. *Baseball Diamond*
14. *Housing*
15. *Physical Plant*
16. *President's Residence*
17. *Administration*
18. *Resource Center*
19. *Clock Tower*
20. *Utility Substation*

**LEGEND:**

Existing Facility / *Proposed Facility*

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