AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting:  3:00 p.m., Tuesday, March 11, 2003
          California State University Fullerton
          Titan Student Union, Portola Pavilions B & C

Ralph R. Pesqueira, Chair
Kyriakos Tsakopoulos, Vice Chair
Roberta Achtenberg
William Campbell
Murray L. Galinson
Harold Goldwhite
Erene S. Thomas

Consent Items

Approval of Minutes of Meeting of January 29, 2003

1. Amend the 2002/2003 Capital Outlay Program, Nonstate Funded, Action

Discussion Item

4. Potential Gift of Real Property and Conceptual Plan for California State University Sacramento Off-Campus Center in Placer County, Information
5. Approval of Schematic Plans, Action
Chair Pesqueira greeted the audience and called the meeting to order at 9:40 a.m.

Approval of Minutes

The minutes of November 12, 2002, were approved as submitted.
Amend the 2002/2003 Capital Outlay Program, Nonstate Funded

With the concurrence of the committee, Chair Pesqueira presented Agenda Item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 01-03-01).

Annual Report on Completed Capital Projects

With the concurrence of the committee, Chair Pesqueira presented Agenda Item 2 as a consent information item.

Status Report on the 2003/2004 State Funded Capital Outlay Program—Governor’s Budget

Mr. J. Patrick Drohan, assistant vice chancellor, capital planning, design, and construction, directed his comments to the item’s handout. Mr. Drohan briefed the Trustees on the 2003/04 CSU projects included in the Governor’s budget.

Lieutenant Governor Bustamante asked Mr. Drohan for clarification on the amount budgeted for the CSU projects.

Mr. Drohan stated that with the passage of Proposition 47, the CSU will receive a total amount just in excess of $495 million dollars for the two years of the bond. This amount is split with the CSU having already received $289.9 million in the current fiscal year. The amount reflected in the 2003/04 Status report is the balance difference of the original sum with minor adjustments. In addition, under the Economic Stimulus Package that was approved by the legislature, the CSU received another $191 million dollars. The combination of those sources, gives the CSU just over $687 million dollars for the current year and next fiscal year.

Approval of Schematic Plans

This item proposed the approval of the schematic plans for CSU Fullerton—Parking Structure I, CSU Los Angeles—Los Angeles Regional Crime Laboratory, CSU San Bernardino—Student Union Expansion, and CSU San Marcos—Academic Hall II, Building 13.

With the use of an audio-visual presentation, Mr. Drohan, briefly reviewed the item as printed in the agenda. Mr. Drohan also added that the CEQA documentation for these four projects has all been completed and no adverse comments have been received. The Regional Crime Lab at CSU Los Angeles resolution is for concurrence with the certification action taken by the state Office of Criminal Justice and Planning as the lead agency on the CEQA document for the project. Mr. Drohan recommended approval of the schematics plans.

The committee recommended approval by the board of the proposed resolution (RCPBG 01-03-02).

Adjournment

The meeting adjourned at 10:00 a.m.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2002/2003 Capital Outlay Program, Nonstate Funded

Presentation by

J. Patrick Drohan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This agenda item requests approval to add four projects to the 2002/03 nonstate funded capital outlay program.

1. California State University, Channel Islands
   Student Housing, Phase I
   PWCE $17,620,000

   CSU Channel Islands wishes to proceed with the first phase of a design build student housing project. The proposed project will address the university’s need to meet the current (initial) student market demand for on-campus housing. The approximately 108,000 gross square foot (GSF) complex will be located on a vacant 5-acre site at the south end of the campus west of the south quad. The project includes design and construction of the student housing facility, site development, landscaping, site lighting/signage and approximately 230 parking spaces. The project will provide a minimum of 351 beds, located in 86 four single person bedroom style apartments, each with a common kitchen and living area and will include seven studio apartments for resident assistants. The design of the buildings will conform to the Mission/Spanish revival style architecture of the existing campus buildings. The project’s schematic plans are also being presented for approval at this meeting. Additionally, there is a request on the Committee of Finance agenda for the Board of Trustees to approve the issuance of bonds through the CSU Systemwide Revenue Bond (SRB) program to finance the construction of the project.

2. California State University, Hayward
   Solar Photovoltaic Project
   PWC $7,258,000

   CSU Hayward wishes to proceed with the design and construction of the Solar Photovoltaic project. The proposed project will install 88,000 square feet of solar photovoltaic panels on the flat roofs of four campus buildings. The array will provide 1 megawatt of power for campus operations during daylight hours. The project will also upgrade the Meiklejohn Building roof
with an energy efficient roof and provide additional operating cost savings by improving the insulation of the roof system. The project will be funded by a combination of California Public Utilities Commission incentives and campus energy savings.

3. California State University, San Bernardino

Student Recreation Center

CSU San Bernardino wishes to proceed with the design and construction of the Student Recreation Center. The proposed project will provide a recreational and multipurpose facility to enhance student union programs. This 34,400 GSF two-story building includes: a weight room, cardiovascular area, gym/athletic court, group fitness room, climbing wall, administrative offices and other support spaces. The facility is #39 on the campus master plan and is sited in close proximity to the Coussoulis Health and Physical Education Complex. As construction bids are received, the campus plans to request that the Board of Trustees approve the issuance of bonds through the CSU Systemwide Revenue Bond (SRB) program to finance the construction. Funding will also be provided from student union reserves.

4. San Diego State University

Tennis and Softball Complex

San Diego State University wishes to proceed with the design and construction of a new Tennis and Softball Complex. The proposed project will provide improved facilities for the intercollegiate tennis and softball programs and for students, faculty and staff. The new complex supports the consolidation of recreational and sports facilities on the west side of the campus with existing recreational facilities. The project will include the construction of twelve new lighted tennis courts, a new lighted women’s softball field with bleacher seating for approximately 500 spectators, 80 new surface parking spaces and associated landscaping and site improvements. The project will be constructed on campus property currently occupied by the Templo del Sol Housing Complex, which is considered obsolete and designated for removal pursuant to the Campus Master Plan. The demolition of the Templo del Sol Complex will be accomplished as part of this project. This is a donor-funded project.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of The California State University, that the 2002/03 Nonstate Funded Capital Outlay Program is amended to include: 1) $17,620,000 for preliminary plans, working drawings, construction and equipment for the California State University, Channel Islands, Student Housing, Phase I project; 2) $7,258,000 for preliminary plans, working drawings and construction for the California State University, Hayward, Solar Photovoltaic
project; 3) $12,451,000 for preliminary plans, working drawings, construction and equipment for the California State University, San Bernardino, Student Recreation Center, and 4) $6,500,000 for preliminary plans, working drawings and construction for the San Diego State University, Tennis and Softball Complex.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS


Presentation By

J. Patrick Drohan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This item presents a comparison between the CSU 2003/04 state funded capital outlay program request and the funding level recommended by the Legislative Analyst’s Office.

Background

The California State University’s proposed 2003/04 Capital Outlay Program and Five-Year Capital Improvement Program 2003/04 through 2007/08 were presented at the September 2002 Board of Trustees’ meeting. The governor’s proposed budget included $198.2 million for the trustees’ 2003/04 Capital Outlay Program as reported to the trustees at the January meeting.

The Legislative Analyst’s Office will publish the Analysis of the 2003/04 Budget Bill in February 2003. A handout will be presented comparing the trustees’ budget request, the governor’s budget, and the recommendations by the Legislative Analyst’s Office.
Status Report on the 2003/04
State Funded Capital Outlay Program

March 2003

The California State University
Status Report on the 2003/04 State Funded Capital Outlay Program

The California State University’s proposed 2003/04 Capital Outlay Program and Five Year Capital Improvement Program 2003/04 through 2007/08 was approved at the September 17-18, 2002, Board of Trustees’ meeting. The trustees’ budget request contained 29 projects for correcting health and safety code deficiencies, seismic strengthening, building renovations to meet existing deficiencies and growth in campus student capacity. The capital program request for FY 2003/04 totaled $690.2 million. With the passage of Proposition 47, it was anticipated that $206 million would be available to fund the first ten priority projects in the program.

The governor’s budget was published on January 10, 2003, and included $198.2 million for nine CSU projects based on the following:

- Adjusted Project Budgets:
  - Minor Capital Outlay, reduced by $5,806,000 to fund the general obligation bond reserve.
  - CSU Stanislaus, Science II Replacement Building (Seismic), reduced by $705,000 to adjust the amount budgeted for inflation.

- Withheld recommendation on the California Maritime Academy’s Land Acquisition project pending a scope visit and receipt of additional information.

The Legislative Analyst’s Office (LAO) released the Analysis of the 2003/04 Budget Bill on February 19, 2003. The LAO supported all nine CSU projects included in the governor’s budget at $198.2 million. The analyst noted the following:

- Intersegmental Crosscutting Issues:
  - Year-Round Operation: Recommends the Legislature delete projects involving new instructional space based on projected enrollment growth until instructional space is utilized during the summer at about the same level as in other terms.
  - Statewide Priorities and Criteria: Recommends use of statewide priorities applied across the three segments of higher education. Also asserts that the funds should not be based on predetermined percentages or amounts for each segment.
  - Construction Cost Guidelines: ConCURs with the CSU cost guidelines and life cycle studies.
  - Utilization of Facilities: Recommends the Legislature not fund construction of new instructional facilities unless the campus is using their facilities at least as intensively as the Legislature’s standards. Recommends the Legislature adopt supplemental report language directing the CSU to delete projects involving construction of new classrooms if the enrollment could be accommodated by increased utilization.

- The analyst questioned plans for the San Diego State University, Imperial Valley Off-Campus Center at Brawley.

Please see the following page for a comparison of the trustees’ capital outlay request, the governor’s budget proposal and the analyst’s recommendations.
## State Funded Capital Outlay Program 2003/04 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4019 and Equipment Price Index 2564

<table>
<thead>
<tr>
<th>Rank</th>
<th>Category</th>
<th>Campus</th>
<th>Project Title</th>
<th>FTE</th>
<th>Trustees' Request Dollars</th>
<th>Governor's Budget Dollars</th>
<th>Legislative Analyst's Office Dollars</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>IB</td>
<td>Statewide</td>
<td>Minor Capital Outlay Program</td>
<td>PWCE</td>
<td>12,000,000</td>
<td>PWCE</td>
<td>6,194,000 (a)</td>
</tr>
<tr>
<td>2</td>
<td>IB</td>
<td>Fresno</td>
<td>Science II Replacement</td>
<td>1,440</td>
<td>E</td>
<td>1,958,000</td>
<td>E</td>
</tr>
<tr>
<td>3</td>
<td>IB</td>
<td>Chico</td>
<td>Student Services Center</td>
<td>0</td>
<td>WC</td>
<td>32,840,000</td>
<td>WC</td>
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<tr>
<td>4</td>
<td>IB</td>
<td>Stanislaus</td>
<td>Science II Replacement Bldg. (Seismic)</td>
<td>680</td>
<td>WC</td>
<td>46,401,000</td>
<td>WC</td>
</tr>
<tr>
<td>5</td>
<td>IB</td>
<td>San Bernardino</td>
<td>Science Buildings Reno./Add., Phase II</td>
<td>0</td>
<td>PWC</td>
<td>21,786,000</td>
<td>PWC</td>
</tr>
<tr>
<td>6</td>
<td>IB</td>
<td>Sonoma</td>
<td>Renovate Darwin Hall</td>
<td>288</td>
<td>PWC</td>
<td>26,012,000</td>
<td>PWC</td>
</tr>
<tr>
<td>7</td>
<td>II</td>
<td>Maritime Academy</td>
<td>Land Acquisition</td>
<td>N/A</td>
<td>A</td>
<td>1,301,000</td>
<td>A</td>
</tr>
<tr>
<td>8</td>
<td>II</td>
<td>San Diego</td>
<td>Social Sciences/Art Gallery/Prkg. Structure 8</td>
<td>948</td>
<td>PWC</td>
<td>25,384,000</td>
<td>PWC</td>
</tr>
<tr>
<td>9</td>
<td>IB</td>
<td>Sacramento</td>
<td>Infrastructure Upgrade, Phase 2</td>
<td>N/A</td>
<td>PWC</td>
<td>18,691,000</td>
<td>PWC</td>
</tr>
<tr>
<td>10</td>
<td>IB</td>
<td>San Jose</td>
<td>Joint Library - Secondary Effect</td>
<td>1,731</td>
<td>PWC</td>
<td>19,633,000</td>
<td>PWC</td>
</tr>
</tbody>
</table>

**Totals** | 5,087 | $206,006,000 | $198,194,000 | $198,194,000 |

### Notes:
- **GOVERNOR'S PROPOSAL**
  - (a) Amount reduced to fund bond reserve.
  - (b) Amount budgeted for inflation reduced.
  - (c) Recommendation withheld pending additional information.

### Categories:
- **I. Existing Facilities/Infrastructure**
  - A. Critical Infrastructure Deficiencies
  - B. Modernization/Renovation
- **II. New Facilities/Infrastructure**

◊ This project is dependent upon state and nonstate funding.

A = Acquisition  P = Preliminary plans  W = Working drawings  C = Construction  E = Equipment
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS


Presentation By

J. Patrick Drohan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This item requests the Board of Trustees’ approval of the preliminary state and nonstate funded five-year capital improvement program 2004/05 through 2008/09. The draft program is included with the agenda mailing.

Background

The Board of Trustees adopted the categories and criteria to be used in setting project priorities for the CSU state funded five-year capital improvement program at the July 2002 meeting. We are seeking the board’s approval of the preliminary program in order to submit our project requests to the Department of Finance for consideration in the development of the statewide five-year plan. Once the administration defines a projected funding level based on statewide needs and estimated resources, we anticipate returning to the board in September 2003 for approval of the final five-year plan including the 2004/05-action year request.

State and Nonstate Funded Five-Year Capital Improvement Program 2004/05-2008/09

The CSU state funded capital outlay program for 2004/05 identifies campus needs totaling $525.2 million and a five-year plan totaling $3.5 billion.

CSU priorities include the completion of previously funded projects, renovation of older facilities, and growth for campus enrollments. Additional refinements to project scope and budget will occur prior to requesting final board approval. The projects are indexed at the July 2003 Engineering News-Record California Building Construction Cost Index (CCCI 4019) pending the Department of General Services’ CCCI projection for July 2004.

Funding for the program is dependent upon voter approval of a March 2004 general obligation bond measure.
The nonstate program identifies a $1.2 billion five-year plan that will be funded through campus auxiliary organizations, donations, grants, and the student union, housing and parking programs. The latter three programs rely on user fees to repay bonds issued by the Board of Trustees.

**Action**

Approval by the board is requested for the preliminary state funded five-year capital improvement program 2004/05 through 2008/09 for $3,548,052,000. In order to keep funding options open, the resolution directs staff to negotiate with the Governor’s Office during the budget process to maximize funding opportunities for the campuses. Approval is also sought for the preliminary five-year nonstate funded capital improvement program in the amount of $1,240,581,000. A summary of both programs follows:

### Preliminary State Funded Five-Year Capital Improvement Program at CCCI 4019

<table>
<thead>
<tr>
<th>Category</th>
<th>2004/05</th>
<th>2005/06</th>
<th>2006/07</th>
<th>2007/08</th>
<th>2008/09</th>
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<tbody>
<tr>
<td>I. Existing Facilities/Infrastructure</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>IA. Critical Infrastructure</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deficiencies</td>
<td>672</td>
<td>27,848</td>
<td>12,200</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>IB. Modernization /Renovation</td>
<td>288,709</td>
<td>326,261</td>
<td>766,612</td>
<td>348,764</td>
<td>347,210</td>
</tr>
<tr>
<td>II. New Facilities/ Infrastructure</td>
<td>235,863</td>
<td>311,466</td>
<td>356,622</td>
<td>308,620</td>
<td>217,205</td>
</tr>
<tr>
<td>Totals</td>
<td>525,244</td>
<td>665,575</td>
<td>1,135,434</td>
<td>657,384</td>
<td>564,415</td>
</tr>
</tbody>
</table>

### Preliminary State Funded Five-Year Capital Improvement Program Summary (percent by category)

<table>
<thead>
<tr>
<th>Category</th>
<th>2004/05</th>
<th>2005/06</th>
<th>2006/07</th>
<th>2007/08</th>
<th>2008/09</th>
</tr>
</thead>
<tbody>
<tr>
<td>I. Existing Facilities/Infrastructure</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td>IA. Critical Infrastructure</td>
<td>.2</td>
<td>4.3</td>
<td>1.1</td>
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<td>0</td>
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<tr>
<td>IB. Modernization /Renovation</td>
<td>54.9</td>
<td>49.0</td>
<td>67.5</td>
<td>53.1</td>
<td>61.5</td>
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<td>II. New Facilities/ Infrastructure</td>
<td>44.9</td>
<td>46.7</td>
<td>31.4</td>
<td>46.9</td>
<td>38.5</td>
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<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
<td>100.0</td>
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</table>
Preliminary Nonstate Funded Five-Year Capital Improvement Program at CCCI 4019

Summary (in thousands of dollars)

<table>
<thead>
<tr>
<th>Category</th>
<th>2004/05</th>
<th>2005/06</th>
<th>2006/07</th>
<th>2007/08</th>
<th>2008/09</th>
</tr>
</thead>
<tbody>
<tr>
<td>Auxiliary/Foundation</td>
<td>0</td>
<td>17,657</td>
<td>730</td>
<td>0</td>
<td>0</td>
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<tr>
<td>Housing Program</td>
<td>38,504</td>
<td>14,819</td>
<td>314,857</td>
<td>29,437</td>
<td>114,197</td>
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<tr>
<td>Other/Donor Funding/Grants</td>
<td>16,895</td>
<td>162,299</td>
<td>160,481</td>
<td>139,255</td>
<td>26,953</td>
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<tr>
<td>Parking Program</td>
<td>32,381</td>
<td>71,315</td>
<td>13,864</td>
<td>17,970</td>
<td>1,750</td>
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<tr>
<td>Student Union Program</td>
<td>0</td>
<td>3,720</td>
<td>36,574</td>
<td>2,329</td>
<td>24,594</td>
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<tr>
<td>Totals</td>
<td>87,780</td>
<td>269,810</td>
<td>526,506</td>
<td>188,991</td>
<td>167,494</td>
</tr>
</tbody>
</table>

The following resolution is presented for approval:

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

1. The Preliminary State and Nonstate Funded Five-Year Capital Improvement Program 2004/05 through 2008/09 totaling $3,548,052,000 and $1,240,581,000 respectively are approved.

2. The chancellor is requested to explore all reasonable funding methods available and communicate to the governor and the legislature the need to provide funds for the CSU state funded plan in order to develop the facilities necessary to serve all eligible students.

3. The chancellor is directed to return to the Board of Trustees for approval of the final State and Nonstate Funded Five-Year Capital Improvement Program 2004/05 through 2008/09, including the 2004/05-action year request.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Potential Gift of Real Property and Conceptual Plan for a California State University, Sacramento Off-Campus Center in Placer County

Presentation By
Donald R. Gerth
President
California State University, Sacramento

J. Patrick Drohan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary
This information item provides a review of a potential gift of real property and conceptual plan to establish a CSU Sacramento off-campus center in Placer County subject to compliance with the Board of Trustees’ policies and procedures on public/private real estate partnerships (RFIN 05-08-00 and EO 747) and establishment of new off-campus centers (REP 05-99-04 and EO 720).

Background
California State University, Sacramento is a major higher education institution in the greater Sacramento region. The university is pursuing establishing an off-campus center as authorized in the CSU Growth Plan 1990-2005. Some of the contributing factors are the campus is close to reaching its physical capacity limits, and the Sacramento region has experienced substantial growth in the last decade with increased transportation corridor gridlocks.

An Opportunity to Build A CSUS Branch Campus in Placer County
Mr. Eli Broad of Placer Ranch, Inc., a business leader and philanthropist for education, has approached the campus regarding a gift of approximately 260 acres of undeveloped land in Placer County. The property is part of the planned Placer Ranch development. The planned development is located outside the city of Roseville, approximately one mile west of the State Route 65/Sunset Boulevard interchange. The proposed campus site is located in the central portions of the west half of the community plan area. Placer Ranch is proposed to consist of approximately 11 million square feet of office, commercial, and industrial space, and 3,077 dwelling units of residential development. The location of housing adjacent to the branch campus may provide residential opportunities for faculty and students. CSU and CSUS will continue the discussions with the County of Placer and Mr. Broad to explore the potential gift of real property.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

J. Patrick Drohan
Assistant Vice Chancellor
Capital Planning, Design, and Construction

Summary

Schematic plans for the following project are being presented for approval.

California State University, Channel Islands—Student Housing, Phase I

Background and Scope

The CSU Channel Islands, Student Housing, Phase I project will be a multi-story complex that will provide a minimum of 351 beds located in a combination of 86 four single person bedroom style apartments with a common kitchen and living area in each apartment and a minimum of seven studio apartments for resident assistants. Project components include the student housing complex, site development, landscaping, site lighting/signage and approximately 230 parking spaces. The design of the buildings will conform to the existing Mission/Spanish revival style architecture of the campus. All fire alarm systems will be compatible with current campus standards and will meet campus and fire marshal regulations. The project is compliant with the American with Disabilities Act. Appropriate lighting on the grounds and in the buildings will promote a safe environment.

Timing (Estimated)

Completion of Working Drawing July 2003
Construction Start August 2003
Occupancy August 2004

Basic Statistics

Gross Building Area 107,906 square feet
Assignable Building Area 96,058 square feet
Efficiency 80 percent
Cost Estimate—California Construction Cost Index ENR 4019

Building Cost ($111 per GSF) $12,031,000

Systems Breakdown ($ per GSF)

- a. Substructure (Foundation) $ 4.08
- b. Shell (Structure and Enclosure) $30.37
- c. Interiors (Partitions and Finishes) $27.98
- d. Services (HVAC, Plumbing, Electrical, Fire) $38.50
- e. Special Construction and Demolition $ 7.64
- f. General Conditions $ 2.92

Site Development (includes landscaping and parking) $ 1,085,000

Construction Cost $13,116,000
Fees, Contingency and Services 3,281,000

Total Project Cost ($152 per GSF) $16,397,000
Group II Equipment 1,223,000

Grand Total $17,620,000

Cost Comparison

This project’s $111 per GSF building cost for the apartments is comparable to the CSU cost guides of $110 per GSF for apartments as well as building costs of recent student housing projects at Pomona at $114 per GSF and San Bernardino at $101 per GSF.

Funding Data

The project was presented to the Housing Proposal and Review Committee on January 29, 2003. Design Build proposals have been received, and there is a request on the Committee of Finance agenda for the Board of Trustees to approve the issuance of bonds through the CSU Systemwide Revenue Bond (SRB) program to finance the construction of the project.

California Environmental Quality Act (CEQA) Action

Development of this new academic support facility was analyzed as part of the Initial Campus Master Plan, which was the subject of a Supplemental Environmental Impact Report (SEIR) prepared in early 2000. The SEIR is supplemental to the Final EIR (FEIR), which was certified
by the CSU Board of Trustees in September 1998. The original FEIR evaluated the long-term build-out of a university campus on the site and approved a concept Long Range Development Plan. The SEIR was required after the FEIR was certified because the level of detail regarding future physical development led to adjustments in the plans. Following the Board of Trustees’ adoption of the FEIR, the Site Authority was created and legislatively mandated to develop a Reuse Plan. Consequently, the Site Authority was responsible for certification of the SEIR that included changes to the campus physical master plan to accommodate, among other things, the proposed student housing. Previous actions by this board and the Site Authority as Lead Agency under CEQA included in the respective resolutions a finding that all environmental impacts have previously been disclosed and analyzed in the previously certified FEIR and SEIR, and that no additional mitigation measures are required for this project to go forward. An addendum was prepared specifically for the Student Housing, Phase I project to evaluate the technical changes in the siting of the project. The Board of Trustees is the Lead Agency for the Student Housing, Phase I project and is required to consider the FEIR/SEIR and the addendum in the board’s review and actions on this project. A copy of the FEIR/SEIR and the addendum will be available at the meeting.

The following resolution is presented for approval:

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

1. The board finds that the Final Program EIR (FEIR) and the Final Supplemental Environmental Impact Report (Final SEIR) for the California State University, Channel Islands, were prepared to include the Student Housing, Phase I project pursuant to the requirements of the California Environmental Quality Act.

2. The project does not propose substantial changes, which would require revision of the previously certified Campus Master Plan SEIR.

3. The project does not involve any substantial changes in the circumstances under which the Master Plan Program FEIR and Final SEIR were certified.

4. No substantial new information has been identified, which shows that the project would have one or more significant effects not discussed in the previous Master Plan Program FEIR and Final SEIR.

5. An Addendum dated February 2003 to the SEIR has been prepared to address technical changes in the siting of the Student Housing, Phase I project, in accordance with Section 15164 of the CEQA guidelines.
6. The Final SEIR and the Addendum have been prepared to specifically include the Master Plan for physical development and have been considered an important part of the planning process and the deliberations of this board.

7. This board hereby concurs with the findings of fact and related mitigation measures of the June 5, 2000, action of the CSUCI Site Authority, which certified the Final SEIR, and the Addendum providing that the proposed project will reduce most of the potential significant effects on the environment to less than significant.

8. The findings and the related mitigation measures in the June 5, 2000, action of the CSUCI Site Authority, which certified the Final SEIR are incorporated by reference and concurred with by this board.

9. Air quality, agricultural, historical and biological resource impacts will remain significant and unavoidable for which the CSUCI Site Authority, as Lead Agency, has made the required specific findings of overriding considerations, which outweigh the identified remaining significant impacts.

10. No additional mitigation measures are necessary.

11. The Addendum has adequately analyzed the minor changes that this project makes to previous analyses and findings.

12. The project will benefit the California State University in the implementation of its statewide mission to provide postsecondary higher education.

13. The previously approved mitigation measures shall continue to be monitored and reported in accordance with the plan approved by the CSUCI Site Authority as in the June 5, 2000, meeting of Site Authority, which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).

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

15. The schematic plans for the California State University, Channel Islands, Student Housing, Phase I project are approved at a project cost of $17,620,000 at CCCI 4019.
ADDENDUM
February 2003

This document is an Addendum to the Final Supplemental Environmental Impact Report (FSEIR, State Clearinghouse Number 99121111) for the California State University, Channel Islands Revised Campus Master Plan 15,000 FTES (the Project), certified by the CSU Channel Islands Site Authority on June 5, 2000.

In accordance with Section 15164 of the State CEQA Guidelines, the Lead Agency shall prepare an Addendum to an EIR if some changes or additions are necessary that will not have significant new impacts or substantially increase previously-identified significant impacts. Specifically, the Guidelines state:

- The lead agency or responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred (Section 15164 (a));
- An addendum need not be circulated for public review but can be included in or attached to the final EIR or adopted negative declaration (Section 15164 (c)); and
- A brief explanation of the decision not to prepare a subsequent EIR pursuant to Section 15162 should be included in an addendum to an EIR, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence. (Section 15164 (e)).

A-1. ADDITIONAL INFORMATION

Since certification of the FSEIR, campus master planning has proceeded as scheduled in order to respond to both short-term and long-range building and development projects that further the mission of CSU Channel Islands. The CSUCI Office of Planning, Operations, and Construction has facilitated the development of a Campus Planning Committee to review and craft these master planning efforts.

Changes to Site Plan and Building Location. The 2000 Revised Campus Master Plan forecasts the development of 2000 beds of student housing at the CSUCI campus. It envisioned that these beds be divided between North Quad and South Quad (FSEIR, page 2-13). Since that time, campus planners have further revised the Master Plan to instead locate all 2000 student beds in the South Quad, and to devote North Quad buildings to other academic and academic support functions. The result of these revisions will be to concentrate the residential community in a way that can better serve its functional needs and to minimize potential residential-academic use conflicts.

These shifts in location of planned uses would have no effect on proposed building footprints. Instead, planned uses of buildings would change according to location, with academic and academic-related uses being focused to the North Quad and residential uses focused to the South Quad.

Student Housing, Phase I, Project Number CI-778. The first student housing building project is currently in the planning stages. It would be located on a site in the South Quad area.
west of Ventura Street and north of Potrero Road. The site was intended for an academic building in the 2000 Revised Campus Master Plan. It would measure 108,000 square feet and accommodate 350 beds. In terms of complying with the 2000 Revised Campus Master Plan, the project is programmatically consistent, since the Master Plan envisions 600,000 square feet of housing building area, and 2000 beds. The building project is also consistent with the projected enrollment growth rates that have been established in all CSUCI master planning since 1998.

A-2. NO SUBSEQUENT EIR IS NECESSARY

The additional information involves change in the site planning of the developing CSUCI campus. The site plan changes are consistent with building location plans and do not effect undeveloped areas that were not planned for buildings. The changes would accommodate uses that have been established in the 2000 Revised Campus Master Plan. Since no new development sites not already analyzed would be involved, and since no campus enrollment figures are being modified, no significant additional environmental effects are expected from this change.

Specifically,

- no major revisions of the previous EIR are required because there are no new significant environmental effects nor any substantial increase in the severity of previously identified significant effects (Guidelines Section 15162(a)(1));
- no substantial changes with respect to the circumstances under which the project is undertaken due to new significant environmental effects or a substantial increase in the severity of previously identified significant effects have occurred (Guidelines Section 15162(a)(2));
- the new information included in this Addendum would not (a) result in any new significant effects, (b) no significant effects would be more severe than shown in the Final EIR, (c) no new mitigation measures or alternatives found to be infeasible would in fact be feasible, and (d) no new mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR have been identified which would substantially reduce one or more significant effects on the environment (Guidelines Section 15162(a)(3)).

A-3. INTENDED USES OF THE FINAL EIR ADDENDUM

This Addendum together with the Final EIR for the 2000 Revised Campus Master Plan would be used by the CSU Board of Trustees for consideration of Student Housing, Phase I, Project Number CI-778.

Under Section 15164 (b) of the State CEQA Guidelines, an addendum to an EIR need not be circulated for public review, but can be attached to or included within the Final EIR. This Addendum will be included in the 2000 Supplemental Final EIR.