AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 4:00 p.m. Tuesday, March 16, 2004
Arena Floor -- Save Mart Center

Ralph R. Pesqueira, Chair
Anthony M. Vitti, Vice Chair
Murray L. Galinson
Kathleen E. Kaiser
M. Alexander Lopez

Consent Items

Approval of Minutes of Meeting of January 27, 2004

1. Amend the 2003/2004 Capital Outlay Program, State Funded, Action
2. Acceptance of Interest in Real Property, Action

Discussion Items

5. Approval of Schematic Plans, Action
6. Amend the 2003/2004 Capital Outlay Program, Nonstate Funded, Action
7. Certify the Final Supplemental Environmental Impact Report and Approve the Campus Master Plan Revision for California State University, Channel Islands, Action
Chair Pesqueira greeted the audience and called the meeting to order at 3:20 p.m.

Approval of Minutes

The minutes of November 19, 2003, were approved as submitted.

Amend the 2003/2004 Capital Outlay Program, Nonstate Funded

Item was deferred at campus request.
Campus Master Plan Revision at California State University, Sacramento

With the use of a video presentation, Ms. San Juan, assistant vice chancellor, capital planning, design and construction presented the master plan changes at Sacramento. The plan builds upon the concept of creating a central green space by relocating previously approved buildings or additions. The plan also includes the addition of one new classroom building, support facilities, a café, and two parking structures. All CEQA action for this project had been completed and no adverse comments had been received.

Trustee Kaiser complimented the campus on expanding the green core at the center of campus. In terms of sustainability, there’s hope that the CSU will address how these new buildings are going to deal with and enhance sustainability and energy conservation, which is not self-evident.

Trustee Tsakopoulos expressed his strong support of President Gonzalez in taking a very bold new approach at CSU, Sacramento. He explained how exciting this plan is and that the entire community is behind it 100%.

In response to Trustee Tsakopoulos’s remarks, Trustee Pierce agreed on how the project is a visionary plan. The redevelopment of the campus through the green space is a tremendous idea and will add character to the campus. The plan for housing will meet the future needs of the campus, and provide for more residential capacity. This is absolutely the way to go and even though the CSU sits here today dealing with the 2004 funding crisis and access situation, that should not preclude the CSU from looking to the future, knowing that California is growing. Our campuses are going to be growing again soon and the CSU can’t lose sight of short term challenges and not do long term planning.

Trustee Guerra also commended President Gonzalez for taking the time to go out and work with the community and get input on what’s best for the community.

Statewide Academic Senate Chair Bob Cherny spoke on behalf of the Academic Senate on the proposed revision of the master plan, stating that faculty leadership on campus are supportive and very excited about the proposal.

The committee recommended approval by the board of the proposed resolution (RCPBG 01-04-01).

Status Report on the 2004/2005 State Funded Capital Outlay Program—Governor’s Budget

Voter approval of Proposition 55 would provide $690 million for the CSU capital outlay programs for 2004/05 and 2005/06. Assistant Vice Chancellor Karen Zamparippa will update the board on the ongoing and upcoming campaign efforts in support of the bond. We have prepared a handout that compares the Trustees’ capital request to the Governor’s budget proposal. The Department of Finance largely agrees with our project requests including a change to the phasing of the Humboldt Forbes PE project. The campus reconsidered the time needed for design and construction of the project and asked to proceed with preliminary planning only during 2004/05. The other change
made by the Department Of Finance was to reduce the funds for minor capital outlay from $25 million to $17.1 million. This reduction brings the CSU program to a total of $345 million or an even split of the $690 million of Proposition 55 bond funding.

**Approval of Schematic Plans**

This item proposed the approval of schematic plans for the CSU Long Beach—Parking Structures 2 and 3, Cal Poly Pomona—Parking Structure 1, San Diego State University—Social Sciences/Parking Structure 8, San Francisco State University—Joint Library - J. Paul Leonard Library/Sutro Library, Cal Poly San Luis Obispo—Engineering/Architecture Renovation and Replacement, Phase IIA. With the use of an audio-visual presentation, Ms. San Juan presented the item. She stated that all CEQA actions on the projects had been completed.

Trustee Kaiser informed the board on how important the sustainable features are in each one of these projects and appreciated that they were mentioned.

Trustee Lopez asked Ms. San Juan whether student fees are paying for the Pomona parking structure, and if the facility for the University Police and Parking & Transportation Services are being paid from the same source, student parking fees. Ms. San Juan responded that all parking fees do contribute to the project. He also stated that this consistently happens; where students are asked to pay for parking and transportation services, which serve not just the students, but the entire university community as well.

The committee recommended approval by the board of the proposed resolutions (RCPBG 01-04-02).

**Adjournment**

The meeting adjourned at 3:40 p.m.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2003/2004 Capital Outlay Program, State Funded

Presentation By

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

Summary

This agenda item requests approval to amend the 2003/04 state funded capital outlay program to include the following project:

California State University, Monterey Bay                      PWC                      $10,709,000
Cogeneration Plant

CSU Monterey Bay proposes to proceed with the design and construction of a cogeneration plant to replace the current distributed boiler system that provides the heating needs of the campus. The campus currently has 54 boilers of varying age and condition that need to be replaced. By 2006, the campus would add 14 boilers to meet its heating needs. The cost of energy used for these boilers is projected to almost double by the time currently funded projects such as the north quad student housing, the library, and the visitor center are completed. Cogeneration allows the campus to generate its own electric power while using the heat by-product to meet the campus’s heating needs. In addition to providing cost-effective power generation, the project will provide the additional advantages of system reliability, reduced emissions when the existing boilers are decommissioned, and reduced maintenance costs. The campus plans to finance the project using the equipment lease-financing purchase process. Annual financing costs would be paid from captured energy savings and charge backs to auxiliaries for electricity purchases.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2003/04 State Funded Capital Outlay Program is amended to include $10,709,000 for preliminary plans, working drawings, and construction for the California State University, Monterey Bay, Cogeneration Plant.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Acceptance of Interest in Real Property

Presentation By

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

Summary

Trustees of the Galbreath Living Trust propose to transfer to Sonoma State University ownership and operation of property in Mendocino County for the purpose of creating a nature preserve to be used for education and research. The proposed donation includes approximately 3,500 acres and a $1 million endowment that would provide immediate enhancement of the university’s educational programs in biology, environmental studies, geology, and geography. The property is within an hour drive of the Sonoma campus and consists of rugged coastal mountain terrain. The results of the due diligence process did not reveal any reasons that would cause the university to reject the property. Chapter III, Section 7-b of the Standing Orders of the Board of Trustees requires adoption of a “specific resolution” authorizing the campus president to accept this gift on behalf of the board.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the campus president or designee is authorized to accept on behalf of the Board of Trustees the interest in real property given to the California State University by the Galbreath Trust to be operated as a nature preserve.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2004/2005 State Funded Capital Outlay Program

Presentation By

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

Summary

This item presents a comparison between the CSU 2004/05 state funded capital outlay program request and the funding level recommended by the Legislative Analyst’s Office.

Background

The California State University’s proposed 2004/05 Capital Outlay Program and Five-Year Capital Improvement Program 2004/05 through 2008/09 were presented at the September 2003 Board of Trustees’ meeting. The governor’s proposed budget included $345 million for the trustees’ 2004/05 Capital Outlay Program as reported to the trustees at the January meeting. Funding for the program is dependent upon voter approval of Proposition 55 on the March 2, 2004 ballot.

The Legislative Analyst’s Office will publish the Analysis of the 2004/05 Budget Bill in February 2004. 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 2004/2005
State Funded Capital Outlay Program

March 2004

The California State University
**Status Report on the 2004/05 State Funded Capital Outlay Program**

The California State University’s proposed 2004/05 Capital Outlay Program and Five Year Capital Improvement Program 2004/05 through 2008/09 was approved at the September 16-17, 2003, Board of Trustees’ meeting. The trustees’ budget request contained 28 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 2004/05 totaled $509.3 million. Of this amount, the trustees requested $394.2 million for 21 projects based on the proposed funding from Proposition 55.

The governor’s budget was published on January 12, 2004, and included $345 million for 21 CSU projects based on the following:

- **Adjusted Project Budgets**
  - Minor Capital Outlay, reduced $7,861,000 by the Department of Finance.
  - Humboldt State University, Forbes PE Complex Renovation reflects campus request to proceed with P phase only.

The Legislative Analyst’s Office (LAO) released the *Analysis of the 2004/05 Budget Bill* on February 18, 2004. The LAO supported 21 CSU projects included in the governor’s budget, however recommended the following:

- CSU Fullerton, College of Business & Economics – Recommended approval of the project, however recommended an $11.871 million budget shift to nonstate (donor) sources based on instructional space exceeding state standards.
- CSU Channel Islands – Recommended CSU report at the budget hearings on the status of the land (258 acres of lemon grove property) originally intended to be the campus site prior to the closure of the Camarillo State Developmental Hospital.

Please see the following page for a comparison of the trustees’ capital outlay request, the governor’s budget proposal, and the legislative analyst’s recommendations.
## State Funded Capital Outlay Program 2004/05 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4100 and Equipment Price Index 2627

<table>
<thead>
<tr>
<th>Rank</th>
<th>Order</th>
<th>Category</th>
<th>Campus</th>
<th>Project Title</th>
<th>Trustees' Request</th>
<th>Governor's Budget</th>
<th>Legislative Analyst's Office</th>
</tr>
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<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>FTE</td>
<td>Phase</td>
<td>Dollars</td>
<td>Phase</td>
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<td>1</td>
<td>IB</td>
<td>Statewide</td>
<td>Minor Capital Outlay</td>
<td>N/A</td>
<td>PWC</td>
<td>25,000,000</td>
<td>PWC</td>
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<td>2</td>
<td>II</td>
<td>Fullerton</td>
<td>Aud./Fine Arts Instructional Facility</td>
<td>N/A</td>
<td>E</td>
<td>3,625,000</td>
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<td>3</td>
<td>IB</td>
<td>Northridge</td>
<td>Engineering Renovation Phase II</td>
<td>N/A</td>
<td>E</td>
<td>3,429,000</td>
<td>E</td>
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<td>4</td>
<td>II</td>
<td>San Bernardino</td>
<td>Sci. Bldg. Reno./Add., Phase I Annex</td>
<td>N/A</td>
<td>E</td>
<td>2,556,000</td>
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<td>5</td>
<td>II</td>
<td>San Bernardino</td>
<td>Palm Desert Campus, Phase II</td>
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<td>1,382,000</td>
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<td>6</td>
<td>II</td>
<td>San Marcos</td>
<td>Academic Hall II, Building 13</td>
<td>N/A</td>
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<td>3,425,000</td>
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<td>7</td>
<td>IA</td>
<td>Hayward</td>
<td>Seismic Upgrade, Warren Hall</td>
<td>N/A</td>
<td>P</td>
<td>675,000</td>
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<td>8</td>
<td>IB</td>
<td>Monterey Bay</td>
<td>Infrastructure Improvements</td>
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<td>9</td>
<td>IB</td>
<td>Los Angeles</td>
<td>Science Replacement Bldg. - Wing B</td>
<td>849</td>
<td>PWC</td>
<td>31,082,000</td>
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<td>10</td>
<td>II</td>
<td>Dominguez Hills</td>
<td>Educational Resource Ctr. Addition</td>
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<td>PWC</td>
<td>34,057,000</td>
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<td>11</td>
<td>II</td>
<td>Fresno</td>
<td>Library Addition and Renovation</td>
<td>0</td>
<td>P</td>
<td>1,677,000</td>
<td>P</td>
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<td>12</td>
<td>II</td>
<td>San Bernardino</td>
<td>College of Education</td>
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<td>PWC</td>
<td>48,697,000</td>
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<td>13</td>
<td>II</td>
<td>Fullerton</td>
<td>College of Business &amp; Economics</td>
<td>3,346</td>
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<td>47,417,000</td>
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<td>14</td>
<td>II</td>
<td>Bakersfield</td>
<td>Math &amp; Computer Science Building</td>
<td>877</td>
<td>PWC</td>
<td>18,975,000</td>
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<td>15</td>
<td>IB</td>
<td>Pomona</td>
<td>Science Renovation (Seismic)</td>
<td>107</td>
<td>PWC</td>
<td>20,298,000</td>
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<td>16</td>
<td>IB</td>
<td>Humboldt</td>
<td>Forbes PE Complex Renovation</td>
<td>40</td>
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<td>17</td>
<td>II</td>
<td>San Luis Obispo</td>
<td>Engineering/Architecture R&amp;R, Ph. IIB</td>
<td>517</td>
<td>WC</td>
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<td>18</td>
<td>II</td>
<td>Northridge</td>
<td>Science I Replacement</td>
<td>1,863</td>
<td>PWC</td>
<td>46,193,000</td>
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<td>19</td>
<td>II</td>
<td>Long Beach</td>
<td>Peterson Hall 3 Replacement</td>
<td>1,177</td>
<td>P</td>
<td>1,284,000</td>
<td>P</td>
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<tr>
<td>20</td>
<td>II</td>
<td>Maritime Academy</td>
<td>Simulation Center</td>
<td>119</td>
<td>PWC</td>
<td>8,306,000</td>
<td>PWC</td>
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<tr>
<td>21</td>
<td>IB</td>
<td>San Marcos</td>
<td>Craven Hall Renovation</td>
<td>0</td>
<td>PWC</td>
<td>6,366,000</td>
<td>PWC</td>
</tr>
</tbody>
</table>

**Totals:** 10,426 $394,226,000 $345,000,000 $333,129,000

**Notes:**
- **Governor's Budget**
  - (a) Amount reduced by the Department of Finance.
  - (b) Reflects campus request to proceed with P phase only.
  - (c) LAO recommendation to shift $11.871 M to nonstate (donor) funds.

**Legislative Analyst's Office**

- Categories:
  1. Existing Facilities/Infrastructure
     - A. Critical Infrastructure Deficiencies
     - B. Modernization/Renovation
  2. New Facilities/Infrastructure

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

Draft State and Nonstate Funded Five-Year Capital Improvement Program 2005/2006 through 2009/2010

Presentation By

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

Summary

This item requests the Board of Trustees’ approval of the draft state and nonstate funded five-year capital improvement program 2005/06 through 2009/10. 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 September 2003 meeting. We are seeking the board’s approval of the draft program in order to submit our project requests to the Department of Finance for consideration in the development of the statewide five-year plan. We anticipate returning to the board in September 2004 for approval of the final five-year plan including the 2005/06 action-year request. Additional refinements to project scope and budget will occur prior to requesting final board approval. The projects are indexed at the July 2004 Engineering News-Record California Building Construction Cost Index (CCCI 4100) pending the Department of General Services’ CCCI projection for July 2005.

Action

Funding for the state funded program is dependent upon voter approval of Proposition 55, the general obligation bond measure. The draft program included in the mailing is proposed for Trustee approval based on the results of the March 2, 2004 ballot measure. 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.

The nonstate program identifies a $118.5 million action-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.
The following resolution is presented for approval:

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

1. The Draft State and Nonstate Funded Five-Year Capital Improvement Program 2005/06 through 2009/10 is 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 2005/06 through 2009/10, including the 2005/06 action-year request.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

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

Summary

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

1. **CSPU Pomona—Library Addition and Renovation, Phase I**
   
   "Project Architect: Carrier Johnson"

Background and Scope

Cal Poly Pomona’s library is the cornerstone of the campus master plan. The Library Addition and Renovation, Phase I and II projects will serve the master plan enrollment ceiling of 20,000 FTE when completed. The proposed Phase I project will construct a state of the art library addition of 98,146 gross square feet (GSF) and remodel 29,891 GSF of existing space. The four-story precast concrete, metal panel, and window wall addition will be built adjacent to the existing library. Special design features include an open two-story grand reading room; an information commons and productivity center; multiple collaborative learning study areas; seven new classrooms, including a 120-seat tiered room; and exterior patios where students and faculty can meet. The project design incorporates the latest electronic telecommunication services and multi-media facilities. Phase I also includes hazardous material abatement of the existing library’s ground floor, associated fire code and life safety improvements, and seismic upgrade to the existing structure.

The project includes many sustainable features. These include the reuse of the existing structural system to reduce landfill waste and preserve campus open space; an HVAC economizer to use outside air for cooling in favorable weather; connection to the central chilled water distribution; and multistage light switching to take advantage of daylighting at perimeter areas. Other sustainable measures include the installation of a ‘cool’ roof, hardscape reduction around the building, use of low volatile organic compounds (VOC) paints and adhesives, and the installation of recycled and fully recyclable carpet.
Timing (Estimated)

Completion of Preliminary Plans May 2004
Completion of Working Drawings August 2004
Construction Start January 2005
Occupancy October 2006

Basic Statistics

**Addition**
Gross Building Area 98,146 square feet
Assignable Building Area 74,342 square feet
Efficiency 76 percent

**Renovation**
Gross Building Area 215,071 square feet
Assignable Building Area 161,616 square feet
Efficiency 75 percent

Cost Estimate—California Construction Cost Index 4019

Building Addition ($198 per GSF including Group I equipment) $19,478,000

<table>
<thead>
<tr>
<th>Systems Breakdown</th>
<th>($ per GSF)</th>
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<tbody>
<tr>
<td>a. Substructure (Foundation)</td>
<td>$12.74</td>
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<tr>
<td>b. Shell (Superstructure and Enclosure)</td>
<td>$69.10</td>
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<tr>
<td>c. Interiors (Partitions and Finishes)</td>
<td>$31.24</td>
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<td>d. Services (HVAC, Plumbing, Electrical, Fire)</td>
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<td>e. Equipment and Furnishings</td>
<td>$ 2.80</td>
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<td>f. Special Construction &amp; Demolition</td>
<td>$  5.14</td>
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Building Renovation ($24 per GSF) $ 5,067,000

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<th>Systems Breakdown</th>
<th>($ per GSF)</th>
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<tbody>
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<td>a. Substructure</td>
<td>$ 2.73</td>
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<td>b. Shell (Superstructure and Enclosure)</td>
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<tr>
<td>c. Interiors (Partitions and Finishes)</td>
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<td>d. Services (HVAC, Plumbing, Electrical, Fire)</td>
<td>$ 6.37</td>
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<tr>
<td>e. Special Construction &amp; Demolition</td>
<td>$11.83</td>
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Site Development

Construction Cost $26,106,000
Fees, Contingency and Services 7,103,000

Total Project Cost ($259 per GSF) $33,209,000
Group II Equipment 2,388,000

Grand Total $35,597,000

Cost Comparison

This project’s new building cost of $198 per GSF is higher than the CSU cost guidelines of $170 per GSF. This is due to the presence of an active fault running through the campus core requiring a more costly foundation and structural frame system, and poor soils in the area of the addition. Current cost estimates for steel, rebar, and labor costs are also contributing to the higher building cost. The renovation cost includes the seismic strengthening on the ground level, the expansion joint connecting the new and the existing building, as well as hazardous materials removal and limited demolition.

Funding Data

Project funding is from state financed General Obligation bonds approved by the voters in November 2002 (Proposition 47).

California Environmental Quality Act Action

An initial study was prepared and a Mitigated Negative Declaration was filed with the State Clearinghouse on August 3, 1999 in accordance with the California Environmental Quality Act. The 30-day public review period ended on September 1, 1999 and no adverse comments were received. A copy of the Mitigated Negative Declaration 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 Mitigated Negative Declaration for the CSPU Pomona, Library Addition and Renovation, Phase I project has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not result in a significant adverse effect on the environment because potential impact from construction and operation of the proposed project will be mitigated to less than significant levels.

3. The board hereby concurs with the findings of fact and related mitigation measures of the Mitigated Negative Declaration that the proposed project will reduce the potential significant effects on the environment to less than significant.

4. The proposed project will not have a significant effect on the environment.

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

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

7. The schematic plans for the CSPU Pomona, Library Addition and Renovation, Phase I project are approved at a project cost of $35,597,000 at CCCI 4019.

2. San Diego State University—BioScience Center
   
   **Design/Build Team: Swinerton Builders, Contractor and Pacific Cornerstone, Architects**

**Background and Scope**

The San Diego State University, BioScience Center will be constructed using the design/build process. The project will provide a 33,300 GSF five-story biological science wet laboratory research building containing laboratories, vivarium space, support offices, a large seminar/conference room, kitchen, small shower and locker rooms, and a reception/lobby area. The new center will be an addition to the existing Life Science-North building and have circulation connections at the basement and the fourth floor plus provision for future connections at other levels. The project also includes an elevator and two stair towers. The building façade and style is designed to be consistent with the campus architectural vocabulary. Due to funding considerations, the second and third floors are currently designed as “shell” space only, capable of being built out in the future as needed. All levels will require state of the art telecommunications, data, security, and infrastructure support. Sustainable design features include preservation of existing large mature trees, connection to the campus central plant for chilled water cooling and steam heating as well as efficient lighting fixtures and HVAC control systems that minimize energy utilization.
Timing (Estimated)

Completion of Working Drawings  
Construction Start  
Completion of Construction  

Completion of Working Drawings  
Construction Start  
Completion of Construction  

Basic Statistics

Gross Building Area  
Assignable Building Area  
Efficiency  

Cost Estimate—California Construction Cost Index 4019

Building Cost ($183 per GSF including Group I equipment)  

Systems Breakdown  

a. Substructure (Foundation)  
b. Shell (Superstructure and Enclosure)  
c. Interiors (Partitions and Finishes)  
d. Services (HVAC, Plumbing, Electrical, Fire)  
e. Equipment and Furnishings  
f. Special Construction and Demolition  

Site Development (includes landscaping)  

Construction Cost  
Fees, Contingency and Services  

Total Project Cost ($236 per GSF)  

Cost Comparison

This project’s building cost of $183 per GSF is less than the CSU cost guidelines at $289 per GSF for science buildings. This is due to the absence of interior construction on two levels until future demand and funding can support further construction.
Funding Data

The university and the SDSU Foundation are collaborating on the proposed nonstate funded project that will be financed through a lease agreement between the campus and the foundation using the Systemwide Revenue Bond program for financing.

California Environmental Quality Act

The project was included at the program level in the San Diego State University, campus master plan revision approved by the Board of Trustees in March 2001. An Addendum to the master plan was completed providing project-level analysis for the BioScience Center in compliance with CEQA standards. The project-level Addendum found no additional mitigations were required beyond those included when the board approved the campus master plan revision.

The following resolution is presented for approval:

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

1. The Addendum to the previously certified FEIR for the San Diego State University, campus master plan revision was prepared to include the BioScience Center project pursuant to the requirements of the California Environmental Quality Act.

2. The FEIR was prepared to specifically include this project and has been previously approved by the Board of Trustees in March 2001.

3. Based on the information contained in the previously certified FEIR and the mitigation measures identified therein and previously adopted and the Addendum to the FEIR prepared specifically for the BioScience Center project, the proposed project will not have any new significant effects on the environment.

4. The project does not propose substantial changes, which would require revision of the previously certified FEIR.

5. The project does not involve any substantial changes in the circumstances under which the previously certified March 2001 campus master plan revision FEIR analyzed the potential impacts of the BioScience Center project and which was then certified.
6. No substantial new information has been identified, which shows that the project would have one or more significant effects not discussed in the previous FEIR.

7. No additional mitigation measures are necessary.

8. The mitigation measures and implementation of the recommended improvements specified in the March 2001 campus master plan revision FEIR, which included the BioScience Center project are hereby adopted as part of this approval of the San Diego State University, BioScience Center.

9. The project will benefit the California State University.

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

11. The schematic plans for the San Diego State University, BioScience Center are approved at a project cost of $7,850,000 at CCCI 4019.

3. CPSU San Luis Obispo—Engineering/Architecture Renovation and Replacement, Phase IIA
   
   Project Architect: John Trautmann Architects

Background and Scope

The Board of Trustees approved the schematic plans for the state funded Engineering/Architecture Renovation and Replacement, Phase IIA project at the January 2004 meeting. This item presents the proposed nonstate funded facility, which is designed to complement the adjacent state funded building and further enhance the engineering and architecture complex. The building will provide engineering students with group-meeting rooms to facilitate the development of senior projects from inception to the final project. While major components of a project may be developed at existing facilities on campus such as the machine shop, on-site shop areas will provide for fine-tuning and last minute adjustments that invariably are needed at the final stages of a project’s development. Light welding, wood, machine, and robotics shop areas are provided to augment existing facilities. Space within the project is planned to be flexible to allow for evolving requirements of the student projects that are envisioned each year. Advance computer technology will be accommodated throughout the building, with computer networking stations, to open computer lab space, as well as dedicated computer engineering space.
The new building will be a two-story structure with a section of high bay laboratories. The building will be a slab on grade, with a steel braced frame structure. The exterior will consist of cement fiber panels, glass window walls, tilt up concrete walls around the outdoor area and it will have a built up roof. The architectural style is similar to the existing Advanced Technology Laboratory and will borrow elements from the Engineering III and Engineering IV buildings. The new building contains sustainable features such as passive solar features, which include broad roof overhangs and thick ground floor slabs to maximize heat absorption, as well as energy saving features such as skylights and lighting controls and drought-tolerant plantings.

**Timing (Estimated)**

- Completion of Preliminary Drawings: April 2004
- Completion of Working Drawings: May 2004
- Construction Start: July 2004
- Occupancy: December 2005

**Basic Statistics**

- Gross Building Area: 21,665 square feet
- Assignable Building Area: 17,485 square feet
- Efficiency: 81 percent

**Cost Estimate—California Construction Cost Index 4019**

Building Cost ($193 per GSF including Group I equipment): $4,171,000

- Systems Breakdown ($ per GSF)
  
  a. Substructure (Foundation) $16.01
  b. Shell (Superstructure and Enclosure) $65.92
  c. Interiors (Partitions and Finishes) $30.33
  d. Services (HVAC, Plumbing, Electrical, Fire) $76.81
  e. Equipment and Furnishings $  3.46

Site Development 497,000

Construction Cost $4,668,000

Fees and Contingency 1,347,000

Total Project Cost ($278 per GSF) $6,015,000
Cost Comparison

The building cost of $193 per GSF is less than the previously approved SLO state projects Engineering/Architecture Renovation and Replacement, Phase I and Phase IIA, and below the CSU cost guidelines of $244 including Group I equipment. This building is essentially an industrial workshop with exposed ceilings and few finish details, and uncomplicated electrical and mechanical systems.

Funding Data

This project is funded completely from the generous gift of Mr. Paul Bonderson, Cal Poly San Luis Obispo College of Engineering alumni.

California Environmental Quality Act

The project is fully compliant with the Cal Poly San Luis Obispo campus master plan revision approved by the Board of Trustees in March 2001 and a Finding of Consistency has been prepared pursuant to the requirements of the California Environmental Quality Act. A copy of the Finding of Consistency 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 project is consistent with the CPSU San Luis Obispo, campus master plan revision approved by the Board of Trustees in March 2001 and a Finding of Consistency has been prepared pursuant to the requirements of the California Environmental Quality Act.

2. With the implementation of the mitigation measures set forth in the previously approved campus master plan, the proposed project will not have a significant effect on the environment, and the project will benefit the California State University.

3. Therefore, no additional mitigation measures are required.

4. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
5. The chancellor is requested under Delegation of Authority by the Board of Trustees to file a Notice of Determination for the project.

6. The schematic plans for the nonstate funded CPSU San Luis Obispo, Engineering/Architecture Renovation and Replacement, Phase IIA project are approved at a project cost of $6,015,000 at CCCI 4019.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2003/2004 Capital Outlay Program, Nonstate Funded

Presentation By

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

Summary

This agenda item requests approval to amend the 2003/04 nonstate funded capital outlay program to include the following projects:

1. California State University, Dominguez Hills  PWC  $3,061,000
   Parking Lots 8 and 9

California State University, Dominguez Hills wishes to amend the 2003/04 Nonstate Funded Capital Outlay Program to include the design of new parking lots 8 and 9 and construction only of the latter. This project will construct approximately 908 spaces in Lot 9 and design an adjacent 125 spaces in Lot 8. The project also includes the realignment of Unity Drive to improve the flow of traffic through the east end of the campus. A minor master plan revision has been approved to relocate the proposed project on a site that previously served as a 15-acre nature preserve and to identify a 6-acre parcel to be utilized by the campus biology department for a biological preserve as one of the mitigation measures. An additional 13 acres of open space and open space improvements are proposed as further mitigation measures to the loss of the 15-acre nature preserve. The campus will continue to work with the California Department of Fish and Game on the appropriate location(s) of the off-site mitigation. The university has scheduled the construction to start in May 2004 and to be completed in September 2004. This nonstate project will be funded from parking reserves.

2. California Polytechnic State University, San Luis Obispo  PWCE  $2,815,000
   Housing Administration Replacement

The university wishes to amend the 2003/2004 Nonstate Funded Capital Outlay Program and proceed with the design and construction of the Housing Administration Building, 5,356 ASF/8,290 GSF. The project site is located on the east side of the campus, master planned amid student housing facilities. The proposed project will include the demolition of the existing 3,091-square foot Housing Office building (#29) as the project will be rebuilt on the existing site. With the addition of the 800-bed Cerro Vista complex the existing building is stretched far beyond capacity. The project will bring together many of the administration functions that currently
occupy satellite locations in residence halls, allowing students one central location to address housing issues. This nonstate project will be funded from housing reserves.

3. **California Polytechnic State University, San Luis Obispo**  
    **PWC**  
    **$2,864,000**  
    **Performing Arts Center Renovation**

The university wishes to amend the 2003/2004 Nonstate Funded Capital Outlay Program and proceed with the design and construction of an acoustical and lighting upgrade in the Christopher Cohan Performing Arts Center. The principal element is the introduction of an acoustic canopy consisting of large adjustable acrylic panels and other features to control and customize acoustics. It includes new lighting and sound amplification. The project will allow the house audio system to be compatible with the architecture of the Performing Arts Center providing greater acoustic clarity for performances. This project completes the acoustic package that was not completed with the construction of the Christopher Cohan Performing Arts Center in 1996 due to budget constraints. This nonstate project is donor funded.

4. **California Polytechnic State University, San Luis Obispo**  
    **PWC**  
    **$1,155,000**  
    **Marine Education Center**

The university wishes to amend the 2003/2004 Nonstate Funded Capital Outlay Program and proceed with the design and construction of the Marine Education Pier Renovation project. The project will construct a wood framed metal clad facility located at the end of the Center for Coastal Marine Sciences pier in Avila Beach. The facility will accommodate a flowing sea water system to house and maintain marine organisms for research purposes. Additionally, the project will replace the existing fixed level vessel mooring facility with one that moves with the tide changes, providing a much safer place for landing vessels. This nonstate project is grant funded.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2003/2004 Nonstate Funded Capital Outlay Program is amended to include:  
1) $3,061,000 for preliminary plans, working drawings, and construction for the California State University, Dominguez Hills, Parking Lots 8 and 9 project;  
2) $2,815,000 for preliminary plans, working drawings, construction, and equipment for the California Polytechnic State University, San Luis Obispo, Housing Administration Replacement project;  
3) $2,864,000 for preliminary plans, working drawings, and construction for the California Polytechnic State University, San Luis Obispo, Performing Arts Center Renovation project; and  
4) $1,155,000 for preliminary plans, working drawings, and construction for the California Polytechnic State University, San Luis Obispo, Marine Education Pier Renovation project.
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation By

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

Summary

This item requests that the Board of Trustees certify a Final Supplemental Environmental Impact Report (Final SEIR) and approve a campus master plan revision for CSU Channel Islands. The proposed revision includes the future acquisition of seventy-nine acres of adjacent agricultural land to be used for athletic fields, parking, and a new primary entrance road; the addition of a chilled water plant and an anaerobic digester system; and adjusting the siting of parking, the business campus, and academic facilities. The proposal maintains the university’s enrollment of 15,000 full-time equivalent students (FTES). Attachment A is the proposed campus master plan with revisions indicated in hexagons and Attachment B is the existing campus master plan approved by the board in July 2000. The Final SEIR, Summary of Impacts and Mitigations Measures, and Mitigation Monitoring Program are available for review by the board and the public at http://www.csuci.edu/about/landdevelopment/.

Potential Contested Issues

During the required public review and comment period, staff received one comment letter, from the County of Ventura, Resource Management Agency, which identified the following potential contested issues:

1. Fire Protection. The letter indicates the Final SEIR does not adequately address fire protection standards, emergency access, fire flow water pressure, and required fire sprinkler installation.

CSU Response: The County Fire District has located a new fire station approximately five miles from the campus with a response time that is under ten minutes. All CSU Channel Islands construction projects meet or exceed the applicable fire codes and the State of California Uniform Fire Code. Fire flow tests confirm that adequate water pressure is available. All new roads on the campus meet county width standards and the proposed new primary entry road would significantly improve access for emergency vehicles. All county fire protection standards
or equivalent State Fire Code standards have been met or exceeded for the Site Authority east campus housing development.

2. Parking and Traffic. The letter notes that the proposed master plan revision appears to add approximately 3,000 parking spaces in the proposed acquisition area, signaling significant additional traffic at the campus and detracting from the “green campus” design philosophy.

CSU Response: The proposed master plan revision does not add any additional parking capacity to the campus. It does replace parking structures previously designated for the interior core campus area with surface parking at the perimeter in order to maintain the “pedestrian-oriented” policy for the interior core areas. Fewer cars in the interior core areas will improve the safety of pedestrians and maintain the unique character of the site.

3. Land Use, Growth Inducement. The letter states the additional acquisition of agricultural land should be within the land use jurisdiction of the county because it has the potential to induce urban growth outside the designated County General Plan urban development limitations.

CSU Response: The acquisition area in the revised master plan is primarily to accommodate the relocation of the proposed new primary entry road so that it is aligned with the county of Ventura’s plan for roadway improvements, in particular the placement of a bridge to serve the campus. The land will also be used for surface parking and athletic fields that will support the development of a full-service state university campus. The plan does not propose non-university related urban development. The County’s General Plan establishes the limitations for non-university owned land. In fact, the county is changing the designation of certain adjacent land to pure agricultural use from prior institutional designation to ensure that no unplanned urban development will take place. The CSU Board of Trustees has sovereign authority over land it owns to carry out its legislatively mandated mission of higher education. It does not control the development of adjacent non-CSU property.

4. Specific Reuse Plan Amendment. The letter indicates that certain proposed changes affect the Specific Reuse Plan adopted by the CSU Channel Islands Site Authority. There is also a concern that the Site Authority should have broader review and approval authority over non-Site Authority land planning issues such as the future acquisition area.

CSU Response: CSU agrees that the process for amending the Specific Reuse Plan was not clearly identified in the Draft SEIR. This has been clarified in the Final SEIR to acknowledge that the changes in the proposed campus master plan revision affecting the Specific Reuse Plan (Community Development Area) will require action by the Site Authority to incorporate those precise changes, namely adding the anaerobic digester within the research and development designated area. The established land use jurisdiction of the Site Authority does not include authority or responsibility over non-Reuse Plan land areas of the campus. This is consistent with
legislative authority that established the Site Authority and with its organizational relationship with the university and the CSU Board of Trustees.

**Background**

In September 1998, the CSU Board of Trustees certified a Final Program EIR (1998 FEIR) and accepted the transfer of the former Camarillo State Hospital for the development of CSU Channel Islands. The 1998 FEIR envisioned a combination of demolition and renovation of the existing buildings, construction of new academic and related support facilities, development of a K-8 elementary school, faculty and staff residential uses, and a research and development park. The campus was planned as a full service university serving 15,000 FTES with approximately 1,500 faculty and staff by the year 2025.

Also in 1998, the California State Legislature adopted Senate Bill 1923, establishing the California State University, Channel Islands Site Authority to facilitate and provide for the financing to transition the former hospital site for use as a California State University campus. Planning efforts resulted in the master plan revision to identify approximately 200 acres as the Specific Reuse Plan Community Development Area; this area would be planned for university-related support uses, such as faculty/staff housing and a business campus with research and development facilities. A Supplemental EIR was completed in June 2000 for the revised master plan. The primary changes from the 1998 FEIR were:

- Inclusion of a 75-acre acquisition for a new campus entrance road, athletic fields, and environmental mitigation.
- Increase in student housing from 1,000 to 2,000 beds.
- Definition of the east campus for faculty/staff housing.
- Relocation of the K-8 school to the east campus.

The Site Authority is the legislatively authorized government agency with jurisdiction over the Specific Reuse Plan, including its adoption and implementation. The Site Authority and the CSU Board of Trustees approved the June 2000 SEIR and the Specific Reuse Plan Community Development Area in June 2000, and July 2000, respectively.

Responsibility for approval and implementation of the proposed master plan revision for the overall campus rests with the CSU Board of Trustees. The CSU Board of Trustees is the lead agency because it is charged with approval and implementation of the master plan. The CSU Channel Islands Site Authority is considered a “responsible” agency in this instance because it has the principle responsibility for approving modifications to the Specific Reuse Plan proposed in the master plan revision. Any changes to the Reuse Plan are tied to the broader land use determinations set forth in the overall campus physical master plan approved by the trustees.
Proposed Revisions

The proposed campus master plan revision is part of the ongoing development of the campus and responds to evolving planning goals. The Final SEIR specifically addresses the potential environmental effects of the proposed program level changes and addresses the cumulative impacts and additional mitigation measures that would reduce or eliminate significant adverse environmental impacts. These mitigation measures are included in Appendix C of the Final SEIR. All of the changes proposed herein are program level and will require appropriate detailed environmental review as each specific project is developed in scope, site planning, and facility design.

The revisions to the existing campus master plan fall into three categories of programmatic change:

- Land acquisition
- Physical facilities
- Access for the future independent off site development of the Chumash Cultural Center

In the proposed master plan revision, there are two components that would require Specific Reuse Plan amendment and Site Authority approval. They are:

- The placement of the Anaerobic Digester System within the research and development area; and
- The designation of access for the Chumash Cultural Center, within the residential campus.

Land Acquisition (Hexagon 1)
The 2000 master plan included the acquisition of 75 acres of adjacent land for a new campus entry road, athletic fields, wetlands mitigation area, detention basin, and recycled water storage area. This proposed revision identifies acquiring an additional 79 acres of land for a total of 154 contiguous acres. The primary need for the additional land is to realign Lewis Road and to locate a new intersection of Lewis Road with the proposed primary campus entry road was moved to a point northerly of the land identified as part of the original campus master plan. The additional land will also provide 20 acres of surface parking and eliminate the need for two future parking structures and a future surface parking lot in the campus core. This will support the pedestrian oriented planning policy for the campus core, reducing vehicle use and enhancing pedestrian safety.

Anaerobic Digester System (Hexagon 2)
The proposed revision provides a program level site for an Anaerobic Digester System (ADS) within the Site Authority leasehold area designated for research and development in the Specific Reuse Plan Community Development Area. The ADS is designed to receive green waste diverted from local Ventura County landfills. It would convert organic waste materials into methane gas, which would be sold to the adjacent existing cogeneration plant to offset current natural gas demands. The ADS would process 250 tons of green waste per day, six days per week. This facility would also provide reclaimed water that will be used for irrigation of campus athletic fields and soil amendments that will be sold to surrounding agriculture enterprises. The ADS would be a potential revenue center for the support of the capital development needs of the campus.

Chilled Water Plant (Hexagon 3)
The proposal includes a site for a new chilled water plant and thermal energy storage tank (TES) to be located west of the academic core and adjacent to the existing cogeneration plant. The chilled water plant would be designed to serve the chilled water and cooling loads in the central campus area. This will eliminate the need for stand-alone chillers. This project will save energy and reduce related long-term operating costs.

Business Campus and West Quad Reconfiguration (Hexagon 4)
The 2000 Master Plan and the Specific Reuse Plan Community Development Area provided for a Business Campus with 350,000 GSF of two-story applied research and development space and surface parking for 1,400 cars to be developed within the Site Authority leased area. The west side of the academic core will remain primarily an academic facility complex. A portion of the area formerly designated for the business park would be used as the site of the proposed Anaerobic Digester System. Some facilities planned for the Business Campus could be relocated around a reconfigured “West Quad,” provided that such relocation would not displace any future academic facilities needed for the campus instructional program.

Chumash Cultural Center (Hexagon 5)
The proposed revision provides access across university and Site Authority Reuse Plan land in the vicinity of the future K-8 school site for a future off-site community park developed as a Chumash Cultural Center by the Pleasant Valley Recreation and Parks District. The district would acquire approximately 1.2 acres of land northeast of the proposed school site from the private landowner and construct the center. This change will require action by the Channel Islands Site Authority to amend the Specific Reuse Plan and define the detailed site plan for this area.

Fiscal Impact
Implementation of the proposed campus master plan revision adds an estimated cost of $20 million for the state funded Chilled Water Plant project and $13 million in nonstate funds for the Anaerobic Digester System project.

**California Environmental Quality Act Action**

In accordance with the California Environmental Quality Act (CEQA) Guidelines, an Initial Study was prepared for the proposed project to identify issues to be analyzed in the EIR, and a Notice of Preparation (NOP) was distributed on July 25, 2003 for review by interested public agencies and the public. The NOP, Initial Study, and responses to the NOP are presented in Appendices A and B of the Final SEIR. In addition, a public scoping meeting to obtain public input on the project was held at CSU Channel Islands on August 14, 2003. Community participation was negligible. Some elements of the proposed master plan revision were determined to have potential environmental impacts not previously considered in the 1998 FEIR and the 2000 SEIR. Therefore, this Final SEIR addresses issues determined to be potentially significant in addition to those addressed in the previous EIRs. The scope of this analysis was formulated by responses to the NOP as well as input gathered from the community.

The Final SEIR substantively addressed the following specific environmental issues:

- Aesthetics
- Agriculture Resources
- Hydrology and Water Quality
- Water Supply

This Final SEIR, together with the 1998 FEIR and the 2000 SEIR, comprise the environmental review documentation for the proposed master plan revision and are available for review at the administrative office of CSU Channel Islands, One University Drive, Camarillo, California 93012, and at the offices of the Trustees of the California State University, 401 Golden Shore, Long Beach, California, 90802-4275. This Final SEIR tiers off of the 1998 FEIR and the 2000 SEIR in accordance with Section 15152 of the State CEQA Guidelines. This SEIR addresses the issues referenced above and identifies potentially significant environmental impacts, including site-specific and cumulative effects of the proposed project in accordance with the provisions set forth in the State CEQA Guidelines. In addition, the SEIR recommends feasible mitigation measures that would reduce or eliminate significant adverse environmental effects. These measures, combined with all applicable mitigation measures from the 1998 FEIR and the 2000 SEIR, would be required as part of future development of the campus. A summary of mitigation measures from the 1998 FEIR and the 2000 SEIR is included in Appendix C of the Final SEIR.

**Issues Identified through Public Participation**
The Draft SEIR addressed potential impacts associated with the CSU Channel Islands, proposed master plan revision. The campus held a public hearing on August 14, 2003 to obtain input and comments on the proposed master plan changes. The Draft SEIR was distributed on September 15, 2003 for a 45-day public review period, which ended on October 30, 2003. The only comments received were from the County of Ventura. Attachments to the county’s letter included memoranda from six county departments and agencies. The written comments and the CSU responses to these comments are provided in Section 8.0 of the Final SEIR. The comments from the county raised the following issues:

Fire Protection: The Draft SEIR fails to address the elimination of the on site fire station operated by the County Fire Protection District (CFPD), without which the campus and residential community fail to meet minimum standards of fire protection.  

Response: The Final SEIR for the 2000 master plan dated June 5, 2000 indicates that the location of the leased fire protection facilities was planned for conversion to academic uses. Late in 2000, the County Fire District relocated their facilities to Camarillo Airport Fire Station No. 51 on Las Posas Road, and CSU Channel Islands terminated the contract for direct services. The CFPD’s new fire station is located approximately five miles from the campus and is capable of a response time of less than ten minutes. All CSU Channel Islands construction projects meet or exceed the State of California Uniform Fire Code in its protection of structures, students, faculty, staff, and residents.

Emergency Access: The Draft SEIR fails to address the fact that the existing on site access roads do not meet Fire Protection District minimum public and private road standards for width and can be obstructed during emergency responses.  

Response: All new roads developed at CSU Channel Islands under the direction of the CSU Channel Islands Site Authority meet county width standards. Additionally, the proposed master plan revision analyzed in the Final SEIR identifies a new primary entry road that would significantly improve vehicular access to the campus, including access for emergency vehicles.

Fire Flow Water Pressure: The Draft SEIR fails to address the required fire flow in the water analysis. Available information indicates minimum fire flow is not available and is not being planned for.  

Response: Fire flow tests have confirmed that adequate water pressure is available for all campus structures that have been rehabilitated or newly constructed. All county fire protection standards or equivalent State Fire Code standards have been met or exceeded for the east campus housing.

Traffic: The Draft SEIR provides insufficient information to determine whether additional traffic analysis is needed. The addition of parking appears to be either an indicator that the transportation management program is not working (thus the change of environmental circumstances warrants a revised traffic analysis), or, a Draft SEIR project description deficiency
if the 20 acres of surface parking is intended to replace planned parking structures within the academic or business campuses.

**Response:** The surface parking in the 154-acre acquisition area is intended to replace the formerly planned structured parking that had been identified to serve the research and development area west of Ventura Street. This proposed campus master plan revision would not add any additional new parking capacity to the campus over that defined in the existing approved master plan. The Project Description in the Final SEIR has been modified to clarify this issue.

**Groundwater Supply:** The Draft SEIR fails to address impacts on groundwater supply due to use from the severely over-drafted Pleasant Valley groundwater basin to supplement imported water supplies.

**Response:** The potable water demand projections discussed in the 1998 FEIR and the Final SEIR have not changed except for limited drinking fountains that may be incorporated into playfield design within the 154-acre acquisition area. CSU Channel Islands receives its potable water supply from the Camrosa Water District, which operates under a water master plan that identifies adequate long-term water supply for the campus. In addition, the university has entered into a long-term agreement with the Camrosa Water District to supply recycled water to the campus for all irrigation, thus significantly reducing any additional demand for a new supply of potable water. This is an important component of the overall campus development.

**Water Wells:** The current expanded project area contains several existing water wells. Old leaking water wells, if not properly destroyed, may be a source of potential contamination of groundwater. The Draft SEIR fails to indicate the university’s intentions regarding these wells or address the potential groundwater contamination due to the existing groundwater wells.

**Response:** The university does not own or have access to the land area referenced here. However, there is a water well on the subject property for which the university has the right to access through an existing easement and draw water from. The university currently does not exercise this right. All water wells would be inspected and assessed in accordance with state standards prior to any land acquisition. At that time, the university may opt to either keep functioning wells or to properly close and abandon the wells. Any development of this site by the university will comply with CEQA and all applicable requirements.

**Chumash Cultural Center:** The Draft SEIR fails to address the potential impacts (i.e., removal of native vegetation, including coastal sage scrub community, and modification of the fire fuel modification zone) of expanding the project site by 1.2 acres and the subsequent construction of the proposed Chumash Cultural Center and the Alliance for the Mentally Ill Garden Project.

**Response:** The campus would not be expanded to accommodate the Chumash Cultural Center. The site would be acquired and operated by the Pleasant Valley Recreation and Parks District (PVRPD). PVRPD will be responsible for meeting all mitigation requirements for this specific project. The university is offering physical access to the proposed center site across land that is within the Site Authority Specific Reuse Plan area.
Growth Inducement – Agricultural Conversion: The Draft SEIR fails to acknowledge that the university is the most likely developer of the remaining agricultural lands adjacent to the campus. Absent acknowledgement of county land use authority over potential future acquisition of the remaining agricultural acreage by the campus, the potential for growth inducement should be considered significant and unmitigatable.

Response: The university currently does not have plans to acquire additional acreage. The addition of the 79 acres to the original 75-acre expansion discussed in the 2000 master plan was needed primarily to accommodate the final location of Lewis Road and the bridge. The location of the new bridge was established as a result of the Lewis Road widening project that was initiated and led by the County of Ventura, and approved in the county’s EIR for Lewis Road. Converting the developmental hospital for use as a university avoided the extension of growth-inducing infrastructure that may have been required at another undeveloped site. Additionally, the university remains an institution whose primary purpose is to serve the growing educational and cultural needs of a growing Ventura County and surrounding region population.

Specific Reuse Plan Amendment: As proposed, the project would include changes to the non-academic portion of the campus. An amendment to the Specific Reuse Plan is required and needs to be acted upon by the Site Authority. Thus the Site Authority is a Responsible Agency under CEQA.

Response: In the proposed master plan revision, there are two components that would require Specific Reuse Plan amendment and Site Authority approval. The first is the placement of the Anaerobic Digester System within the research and development area, and the second is the designation of access for the Chumash Cultural Center within the residential campus. The proposed campus master plan revision doesn’t change the uses as originally set forth in the Specific Reuse Plan Community Development Area, approved by the CSU Channel Islands Site Authority in a Memorandum of Understanding signed in 2000. The information has been incorporated into the Final SEIR. However, since the CSU Trustees retain overall site use and planning approval, this type of change requires prior approval by the trustees.

Alternatives

Section 6.0 of the Final SEIR analyzed the following two project alternatives in accordance with CEQA and State CEQA Guidelines. The ability of each alternative to reduce impacts was also identified. The preferred alternative is the CSU Channel Islands, proposed campus master plan revision.

Alternative 1: No Project – Continuation of the 2000 Master Plan
Alternative 2: Reduced Project (No additional land acquisition)
The CEQA Findings of Fact provide specific findings regarding the infeasibility of these alternatives.

The following resolution is presented for approval:

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

1. The Final SEIR for the CSU Channel Islands, campus master plan revision was prepared to address the environmental effects, mitigation measures, and project alternatives associated with the approval and implementation of the proposed campus master plan revision including elements as identified in Section 2.0 (Project Description) of the Final SEIR.

2. The Final SEIR was prepared pursuant to the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.

3. The proposed CSU Channel Islands, campus master plan revision will not have a significant effect on the environment.

4. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code (CEQA) Section 15091 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to approval of a project along with a statement of fact supporting each finding.

5. The board hereby adopts the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item 7 of the March 16-17, 2004, meeting of the Board of Trustees’ Committee on Campus Planning, Buildings and Grounds, which identifies specific impacts and related mitigation measures which are hereby incorporated by reference.

6. Prior to certification of the Final SEIR, the Board of Trustees has reviewed and considered the above-mentioned Final SEIR and finds that the Final SEIR reflects the independent judgment of the Board of Trustees. The board hereby certifies the Final SEIR for the proposed project as complete and adequate in that the Final SEIR addresses all significant environmental effects of the proposed project and fully complies with the requirements of CEQA and the CEQA Guidelines. For the purposes of CEQA and the CEQA Guidelines, the record of proceedings for the project is comprised of the following:
A. The Draft SEIR for the CSU Channel Islands, campus master plan revision;

B. The Final SEIR, and comments received on the Draft SEIR and responses to comments;

C. The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced at such proceedings;

D. All attachments, documents incorporated, and references made in the documents as specified in items (A) through (C) above.

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 the administrative office of CSU Channel Islands, One University Drive, Camarillo, California 93012.

7. The board hereby certifies the Final SEIR for the CSU Channel Islands, campus master plan revision.

8. The mitigation measures identified in the Mitigation Monitoring Program are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item 7 of the March 16-17, 2004, meeting of the Board of Trustees’ Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).

9. The chancellor or his designee is directed under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the CSU Channel Islands, campus master plan revision.

10. The CSU Channel Islands, campus master plan revision dated March 2004 is approved.

11. The chancellor or his designee is directed under the Delegation of Authority granted by the Board of Trustees to bring to the CSU Channel Islands Site Authority the proposed actions to amend the Specific Reuse Plan, for the Site Authority’s consideration within its legislative authority and jurisdiction.
CALIFORNIA STATE UNIVERSITY, CHANNEL ISLANDS
CAMPUS MASTER PLAN - 15,000 FTES

1. ADMINISTRATION
2. BELL TOWER
3. BELL TOWER EAST
4. BELL TOWER WEST
5. TECHNOLOGY CENTER
6. TEMPORARY LIBRARY
7. PLANT OPERATIONS/GYM
8. Smith Business Building
9. Admin/Fac Off. Phase III
10. Library(John Spoor Broome)
11. SCIENCE LAB BUILDING
12. Student Housing, Phase I
13. Student Housing, Phase II
14. Town Center
15. PUBLIC SAFETY
16. PROFESSIONAL BLDG.
17. ADMINISTRATION OFFICE
18. Admin/Fac Off. Phase II
19. Student Housing, Phase III
20. STUDENT CENTER
21. STUDENT HEALTH CENTER
22. Science Annex
23. CONFERENCE CENTER
24. SHIPPING & RECEIVING
25. ART STUDIOS
26. Anaerobic Digester
27. Chilled Water Plant

LEGEND: EXISTING FACILITY/Proposed Facility
Note: Compiling and reporting the Space and Facilities Data Base (SFDB) is in progress.
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