

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 9:15 a.m., Wednesday, May 16, 2001**  
**Glenn S. Dumke Conference Center**

Stanley T. Wang, Chair  
Ralph R. Pesqueira, Vice Chair  
William D. Campbell  
Murray L. Galinson  
Harold Goldwhite  
Frederick W. Pierce, IV

#### **Consent Items**

Approval of Minutes of March 21, 2001

#### **Discussion Items**

1. Status Report on the CSU Energy Management Program and the California Energy Crisis, *Information*
2. Status Report on the 2001/02 State Funded Capital Outlay Program, *Information*
3. Approval of an Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the International Polytechnic High School at California State Polytechnic University, Pomona, *Action*
4. Certify the Final Environmental Impact Report, Approve the Campus Master Plan Revision, Amend Nonstate Funded Capital Outlay Program and Schematic Plans for the National Training Center/Sports Complex at California State University, Dominguez Hills, *Action*

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

**Trustees of The California State University  
California State University, Long Beach  
University Student Union  
1212 Bellflower Boulevard  
Long Beach, California**

**March 21, 2001**

**Members Present**

Stanley T. Wang, Chair  
William D. Campbell  
Murray L. Galinson  
Harold Goldwhite  
Laurence K. Gould, Jr., Chair of the Board  
Frederick W. Pierce IV  
Ali C. Razi  
Charles B. Reed, Chancellor

**Members Absent**

Ralph R. Pesqueira, Vice Chair

**Other Trustees Present**

Daniel Cartwright  
Martha C. Fallgatter  
Debra S. Farar  
William Hauck  
Shailesh J. Mehta  
Neel I. Murarka  
Dee Dee Myers

**Chancellor's Office Staff**

David S. Spence, Executive Vice Chancellor and Chief Academic Officer  
Richard P. West, Executive Vice Chancellor and Chief Financial Officer  
Jackie R. McClain, Vice Chancellor, Human Resources  
Christine Helwick, General Counsel  
J. Patrick Drohan, Assistant Vice Chancellor, Capital Planning, Design and Construction

Chair Wang greeted the audience and called the meeting to order at 8:40 a.m.

### **Approval of Minutes**

The minutes of January 24, 2001, were approved as submitted.

### **Amend the 2000/01 Capital Outlay Program, Nonstate Funded**

With the concurrence of the committee, Chair Wang presented Agenda Item 1 as a consent action item.

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

### **Amend the 2000/01 Capital Outlay Program, State Funded**

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

The committee recommended approval by the board of the proposed resolution (RCPBG 03-01-04).

### **Certify a Final Environmental Impact Report and Approve the Campus Master Plan Revision for San Diego State University**

Assistant Vice Chancellor Patrick Drohan, Capital Planning, Design and Construction, reviewed the item as printed in the agenda. He stated that the CEQA documents have been submitted and reviewed, with one lingering contested issue with the city of San Diego dealing with a traffic signalling requirement at the intersection identified as “Z” Street. As a reminder to the board members, Mr. Drohan stated that the City of San Diego is asking San Diego State University to pay for the traffic signal at the subject intersection. According to the laws that govern the California State University, San Diego State University is not obligated, nor does it have the authority, to fund an off-site improvement, which is the situation in this case. The staff of San Diego State University is continuing to talk with the City to attempt to resolve the issue.

Trustee Razi inquired as to why San Diego State University is not requesting an increase in the master plan’s maximum FTE along with the agenda item’s amendment.

President Weber stated that San Diego State University believes it can accommodate additional enrollment with this planned revision, without necessarily changing the master plan enrollment ceiling at this time, by moving to a year-round operation. This revision would provide the space to support the new faculty who will be serving the new students envisioned in this plan. President Weber said that the university plans to review this plan in five years, at which time it is possible that an increase in FTE may be requested.

President Weber commented that this plan was structured very carefully and involved the campus community as well as its neighbors. The participatory process has been so effective that the university plans to continue it in future master plan discussions.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-01-05).

**Certify a Final Environmental Impact Report and Approve the Campus Master Plan Revision for California Polytechnic State University, San Luis Obispo**

With an inclusion of a video presentation, Mr. Drohan briefly reviewed the item. He commended the university's staff on their long, hard work in accomplishing this master plan revision, and on their excellent participatory process with the San Luis Obispo community. Mr. Drohan noted that the CEQA documentation had been prepared in compliance with the law.

Trustee Goldwhite stated that recently he had toured the campus and was impressed with the in-depth planning process. He noted that the campus is planning to integrate the local natural environment with the future development of the campus. It is Trustee Goldwhite's recommendation that the planning process used at San Luis Obispo be a model for other universities as they look to re-evaluate their master plans.

Trustee Murarka commended President Baker for including both the students at Cal Poly San Luis Obispo, and also the community at large, as the master plan was envisioned and finalized.

Trustee Pierce noted that in reading the letter from the City of San Luis Obispo, hope was expressed that the university will build even more student housing. Given the environmental constraints as to where the campus can expand, he inquired (1) if the campus envisions building more student housing and, if so, (2) will the campus need to look outside its boundaries to accommodate future demands.

President Baker responded that the master plan states that the university will continue to monitor the housing capacity throughout the community. The city of San Luis Obispo has built a lot of private student housing on the periphery of Cal Poly, San Luis Obispo, and over half of the local community college's student enrollment comes from outside the area, therefore making it important to monitor student life styles, and the City's housing situation, and to not overbuild.

With respect to available land, President Baker stated that Cal Poly, San Luis Obispo has designed the student housing to retain a compact campus core and to allow the students the ease of walking to their classes. However, the campus is surrounded by agriculture land that the College of Agriculture uses as a laboratory. This college is the third largest agriculture college in the nation, with over 3,500 student enrollment. The president indicated that the university does not plan to infringe upon this land, and if an extensive expansion is needed in the future beyond the master plan for student housing, they will have to move out of the academic core.

President Baker informed the committee members that in 1901 Governor Gage signed the legislation establishing the polytechnic school and outlined the school's mission as having to contribute to the industrial welfare of the state of California. The university is experiencing expansive enrollment in program areas that are critical to the economic development of the State of California, thus creating the need to revise the campus master plan.

It was noted that California Polytechnic State University, San Luis Obispo is celebrating its centennial this year.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-01-06).

### **Status Report on the 2001/02 State Funded Capital Outlay Program**

Mr. Drohan briefly reviewed this item's handout and noted that on March 14, 2001, the Senate Budget and Fiscal Review Subcommittee No. 1 approved all 28 CSU capital outlay projects with the exception of the Fresno, Sacramento and San Bernardino projects. He stated that these three projects would be heard at the next meeting of the Senate Budget Subcommittee in April.

### **Preliminary State and Nonstate Funded Five-Year Capital Improvement Program 2002/03 Through 2006/07**

With the passage of AB1473, Mr. Drohan reminded the committee members that the capital improvement program for 2002/03 through 2006/07 was coming to them on an accelerated timeline. Starting in January 2002, the Governor is mandated to include with his annual budget the multi-year capital outlay plans of all state agencies for the legislature to consider. Mr. Drohan explained that the new format identifies existing and new infrastructure CSU projects that will be reviewed with the Department of Finance over the next few months. Staff plans to bring back to the board a final priority list for the board's approval no later than November 2001.

Trustee Hauck emphasized that this will be the first time that California will have a capital facilities plan presented for consideration by the Governor and the Legislature on an annual basis. He stated that it is his hope that this will be the beginning of a planning and priority setting process for the State of California. Trustee Hauck commended staff on their response to this mandate and commented that he has addressed this subject in a number of forums and hopes that other agencies will follow the model that the CSU has provided.

With the use of slides, Mr. Drohan reviewed the item as printed in the agenda.

Trustee Pierce inquired as to whether if a bond measure is passed, is it probable that the funds would be allocated over a four-year cycle. Mr. Drohan responded in the affirmative.

Trustee Pierce noted that in reading the agenda item, there was a significant spike in the second year of the plan. He felt that this would draw additional questions beyond those that might be warranted and asked for an explanation.

Mr. Drohan stated that the spike shown in the year 2002/03 is generated by the continuation of projects that may be started plus other campus needs that have been expressed for that year. Staff does not consider it to be a planning figure but instead a statement of need, all things being equal. Once the budget allocation is known, there will be a different profile.

Mr. Richard P. West, Executive Vice Chancellor and Chief Financial Officer, stated that the emphasis is on the needs statement as we prepare the five-year rolling plan. The CSU has always prepared a five-year plan, but not as focused as it has been for this cycle because of the legislation. The second year will always be the spike year because the needs statement allows staff to know what is on the planning horizon in years two and three. This is not to say that we will not have a need in the fifth year and we do have an idea, but it is not as well documented in the first year. We do not expect to receive anything close to the needs statement, and if we are successful in getting a four-year bond at a \$330-350 million level, which is 75 percent greater than we have enjoyed over the past four years, that is in itself a significant optimistic outcome. Staff would probably present to the board a four-year plan that is balanced with resource and demand with a lot of unmet need in the out years.

Mr. Drohan stated that this legislation specifically calls for state agencies to provide a five-year statement of need or plan. It is referred to as a plan, but in actuality it really becomes a statement of need. The Legislature wants to see exactly where the need lies. He continued by saying that if the Legislature had the flexibility and if the state was not experiencing an energy crisis, we might be talking about using some general fund surplus money for capital needs.

Trustee Hauck noted that this illustrates how dependent we are on general obligation bonds to meet our capital facility needs, which require a two-thirds vote of both houses of the Legislature and a majority vote. This brings our attention again to the CSU's ability to borrow prudently beyond the reliance on general obligation bonds.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-01-07).

### **Approval of Schematic Plans**

This item proposed the approval of the schematic plans for the California Maritime Academy: engineering building renovation/addition. Using a slide presentation, Mr. Drohan presented the item as printed in the agenda.

President Aspland thanked Mr. Drohan and his staff, plus the architect, for their assistance in putting this project together. He stated that this building is important to the campus because it

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CPB&G

provides the Academy with its first lecture hall and the opportunity to continue developing the remainder of the campus.

The committee recommended approval by the board of the proposed resolution (RCPBG 03-01-08).

### **Adjournment**

The meeting adjourned at 9:32 a.m.

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

**Status Report on the CSU Energy Management Program and the California Energy Crisis**

**Presentation By**

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

**Summary**

A presentation will be made on the CSU energy management program and how the system is responding to the California energy crisis.

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

**Status Report on the 2001/02 State Funded Capital Outlay Program**

**Presentation By**

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

**Summary**

Legislative hearings are in progress, and a status report will be distributed at the meeting comparing the trustees' requested program, the governor's budget proposal, the legislative analyst's recommendations, and the results of the legislative hearings to date.

Status of actions at the time this item was prepared:

<i>Trustees' Request</i>	<i>Governor's Budget</i>	<i>Legislative Analyst</i>	<i>Senate</i>	<i>Assembly</i>
\$207 Million	\$207 Million	\$86 Million	\$134.9 Million Second Hearing Scheduled on April 25	First Hearing Scheduled on April 25

Handout  
CPB&G—Item 2  
May 15-16, 2001

# Status Report on the 2001/02 State Funded Capital Outlay Program

May 2001



*The California State University*

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## *Status Report on the 2001/02 State Funded Capital Outlay Program*

The California State University's proposed 2001/02 Capital Outlay Program in the governor's budget included 28-projects totaling \$207 million. The governor's budget continues to support CSU's ability to streamline the approval and administrative processes for capital outlay projects.

The Legislative Analyst's Office (LAO) published the "*Analysis of the 2001/02 Budget Bill*" on February 21, 2001. The LAO recommended approval of \$86 million of the CSU budget request and recommended potential actions on projects pending receipt of additional information plus possible deletion of funding proposals for Fullerton and Channel Islands as noted below:

- *Deletion of WC funding for the CSU Fullerton Auditorium/Fine Arts Instructional Facility (\$38.9M), stating that the campus has sufficient instructional space, and that there are other priority instructional needs throughout higher education.*
- *Deletion of PWC funding for the CSU Channel Islands Science Laboratory Facility (\$10M), stating that sufficient justification for the project had not been provided, and that the proposal was inconsistent with CSU previously provided information on costs and fund sources.*

The Senate Budget and Fiscal Review Subcommittee No. 1 met on March 14, 2001 and April 25, 2001, and approved all CSU projects proposed in the governor's budget.

The Assembly Budget Subcommittee No. 2 met on April 25, 2001, and approved all CSU projects proposed in the governor's budget with the exception of the Fullerton and Channel Islands projects. Staff has provided additional information to the committee as requested. The next hearing is scheduled for May 16, 2001.

The Governor's May Revise was released on May 14, 2001, and proposed a net budget increase of \$18 million , including:

- **Budget reductions for three projects, totaling \$390,000:**
  - CSU Fresno Science II Replacement Building (-\$201,000)*
  - CSU Sacramento Academic Information Resource Center (-\$179,000)*
  - CSU San Bernardino Science Building Renovation/Addition, Phase I Annex (-\$10,000)*
- **A \$9.39M budget increase to the minor capital outlay program (to total \$16.128M).**
- **A \$9.0M increase to provide the 10% state matching funds for CSU Northridge earthquake repairs.**

Please see the following for a comparison of the trustees' capital outlay request, the governor's budget proposal, the LAO recommendations, and the legislative actions to-date.

## State Funded Capital Outlay Program 2001/02 Priority List

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

Trustees' Priority	Campus	Project Title	Trustees' Request		May Revise (g)		Leg. Analyst's Office		Senate Action		Assembly Action	
			Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
<b>I. Funds for projects of systemwide benefit</b>												
1	Statewide	Minor Capital Outlay Program	PWC	5,488,000	PWC	16,128,000 (a, h)	PWC	6,738,000	PWC	6,738,000	PWC	6,738,000
<b>Subtotal</b>				<b>\$5,488,000</b>		<b>\$16,128,000</b>		<b>\$6,738,000</b>		<b>\$6,738,000</b>		<b>\$6,738,000</b>
<b>Ila. Renovation - Funds to correct structural, health, and safety code deficiencies - None</b>												
<b>Ilb. Renovation - Funds to make new and remodeled facilities operable</b>												
2	Northridge	University Instructional Equipment ?	E	5,215,000	E	5,215,000	E	5,215,000	E	5,215,000	E	5,215,000
3	San Francisco	Renovate Hensill Hall (Seismic)	E	635,000	E	635,000	E	635,000	E	635,000	E	635,000
4	Bakersfield	Classroom/Office Building III ?	E	428,000	E	428,000	E	428,000	E	428,000	E	428,000
5	San Bernardino	Coachella Valley Center, Phase I ?	E	903,000	E	903,000	E	903,000	E	903,000	E	903,000
6	Sonoma	Remodel Salazar Building ?	E	1,651,000	E	1,651,000	E	1,651,000	E	1,651,000	E	1,651,000
7	San Marcos	Academic II, Bldgs 26/27 & 37	E	5,578,000	E	5,578,000	E	5,578,000	E	5,578,000	E	5,578,000
8	Hayward	Telecommunications Infrastructure, Phase II	wC	8,971,000	wC	8,971,000	wC	8,971,000	wC	8,971,000	wC	8,971,000
9	Humboldt	Telecommunications Infrastructure	wC	6,395,000	wC	6,395,000	wC	6,395,000	wC	6,395,000	wC	6,395,000
10	Maritime Academy	Telecommunications Infrastructure	wC	2,077,000	wC	2,077,000	wC	2,077,000	wC	2,077,000	wC	2,077,000
11	Sacramento	Telecommunications Infrastructure	wC	17,603,000	wC	17,603,000	wC	17,603,000	wC	17,603,000	wC	17,603,000
12	San Luis Obispo	Telecommunications Infrastructure	wC	15,102,000	wC	15,102,000	wC	15,102,000	wC	15,102,000	wC	15,102,000
13	Stanislaus	Telecommunications Infrastructure	wC	6,727,000	wC	5,477,000 (b)	wC	5,477,000	wC	5,477,000	wC	5,477,000
14	Bakersfield	Telecommunications Infrastructure	W	276,000	W	276,000	W	276,000	W	276,000	W	276,000
15	Fresno	Telecommunications Infrastructure	W	655,000	W	655,000	W	655,000	W	655,000	W	655,000
16	Fullerton	Telecommunications Infrastructure	W	321,000	W	321,000	W	321,000	W	321,000	W	321,000
17	Monterey Bay	Telecommunications Infrastructure	W	420,000	W	420,000	W	420,000	W	420,000	W	420,000
18	San Diego	Telecommunications Infrastructure	W	300,000	W	300,000	W	300,000	W	300,000	W	300,000
19	San Francisco	Telecommunications Infrastructure	W	509,000	W	509,000	W	509,000	W	509,000	W	509,000
20	San Jose	Telecommunications Infrastructure	W	296,000	W	296,000	W	296,000	W	296,000	W	296,000
21	San Marcos	Telecommunications Infrastructure	W	141,000	W	141,000	W	141,000	W	141,000	W	141,000
22	Chico	Utility Infrastructure Expansion ?	C	4,000,000	C	4,000,000	C	4,000,000	C	4,000,000	C	4,000,000
<b>Subtotal</b>				<b>\$78,203,000</b>		<b>\$76,953,000</b>		<b>\$76,953,000</b>		<b>\$76,953,000</b>		<b>\$76,953,000</b>
<b>Iic. Renovation - Funds to meet campus deficiency needs</b>												
23	Fresno	Science II Replacement Building	PWC	22,776,000	PWC	22,575,000 (i)	PWC	0 (c)	PWC	22,776,000	PWC	22,776,000
24	Sacramento	Academic Information Resource Center ?	PWC	25,675,000	PWC	25,496,000 (i)	PWC	0 (c)	PWC	25,675,000	PWC	25,675,000
25	Bakersfield	Computing/Telecom Center Facilities Reno./Add.	PWC	2,335,000	PWC	2,335,000	PWC	2,335,000	PWC	2,335,000	PWC	2,335,000
<b>Subtotal</b>				<b>\$50,786,000</b>		<b>\$50,406,000</b>		<b>\$2,335,000</b>		<b>\$50,786,000</b>		<b>\$50,786,000</b>
<b>III. Growth</b>												
26	Channel Islands	Science Laboratory Facility	PWC	10,000,000	PWC	10,000,000	PWC	0 (d)	PWC	10,000,000	PWC	(f)
27	San Bernardino	Science Building Renovation/Addition, Ph. I Annex	PWC	23,604,000	PWC	23,594,000 (i)	PWC	0 (c)	PWC	23,604,000	PWC	23,604,000
28	Fullerton	Auditorium/Fine Arts Instructional Facility ?	WC	38,919,000	WC	38,919,000	WC	0 (e)	WC	38,919,000	WC	(f)
<b>Subtotal</b>				<b>\$72,523,000</b>		<b>\$72,513,000</b>		<b>\$0</b>		<b>\$72,523,000</b>		<b>\$23,604,000</b>
	Northridge	FEMA Earthquake matching funds				<b>\$9,000,000 (j)</b>						
<b>Total Capital Outlay Program</b>				<b>\$207,000,000</b>		<b>\$225,000,000</b>		<b>\$86,026,000</b>		<b>\$207,000,000</b>		<b>\$158,081,000</b>

**Notes: GOVERNOR'S PROPOSALS**

- a. Minor Capital Outlay was increased in the Governor's Budget.
- b. DOF reduced the Stanislaus budget by the amount proposed for the Stockton Off-Campus Center for telecommunications infrastructure.
- c. Proposed May Revise is expected to increase the total program funds from \$207 million to \$225 million.
- g. Minor capital outlay increased by \$9.39 million from redirected Proposition 1A funds.
- i. Project budget reductions proposed for FR Science II (-\$201,000), SA Academic Information Resource Center (-\$179,000), and SB Science Annex (-\$10,000); a total of \$390,000.
- j. Proposed increase to enable receipt of federal matching funds (10% state against 90% federal).

**LEGISLATIVE ANALYST'S OFFICE**

- c. Withheld recommendations based on insufficient information provided to define and justify the project, and the project may not be justified under year-round operations.
- d. Recommended deletion because justification has not been provided and the proposal is inconsistent with previous costs and proposed fund sources.
- e. Recommended deletion because the campus has sufficient instructional space, and there are other priority instructional needs throughout higher education.

**ASSEMBLY ACTION**

- f. Project was heard at April 25, 2001 meeting and resulted in additional information being requested.

? This project is dependent upon state and nonstate funding.

P = Preliminary plans W = Working drawings w = Funds to complete working drawings C = Construction E = Equipment

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

**Approval of an Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the International Polytechnic High School at California State Polytechnic University, Pomona**

**Presentation By**

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

**Summary**

This item presents an amendment to the nonstate capital outlay program and schematic plans for the International Polytechnic High School at California State Polytechnic University, Pomona.

**Amend the 2000/01 Nonstate Funded Capital Outlay Program**

The university wishes to amend the 2000/01 nonstate funded capital outlay program to include \$13,945,000 for preliminary plans, working drawings, construction and equipment for the International Polytechnic High School. The project will be funded entirely by the Los Angeles County Office of Education.

**Schematic Plans**

**Background and Scope**

In 1991, Cal Poly Pomona entered into a collaborative relationship with the Los Angeles County Office of Education (LACOE) joining the K-12 education reform movement. The university and the LACOE signed a Document of Understanding and began planning the International Polytechnic High School. This comprehensive college preparatory secondary public school serves grades 9 through 12 and is operated by the LACOE in partnership with the university. It is tuition-free and open to all students in good standing from four counties (Los Angeles, Orange, Riverside and San Bernardino). I-Poly's enrollment is limited to 500 students with a current enrollment of 380 students. The curriculum is accredited; University of California and California State University approved, and aligned with California state curriculum standards. The school has been located in temporary facilities on campus since 1993. In May 2000, the Academic

Senate supported I-Poly's proposal for permanent facilities on campus. In January 2001, the Board of Trustees approved the development of permanent facilities for I-Poly on campus. The school currently has 22 modular buildings of varying sizes and colors grouped around a central quad area located in the southwest portion of the university in Parking Lot K. The temporary modular buildings will continue to be used until the new project is ready for occupancy. The proposed project will provide a modern two-story stucco facility that incorporates four interconnecting buildings into the shape of a "U." The educational delivery concept of the school is incorporated into the design of the facility with each grade level occupying one of the buildings. All of the buildings are interconnected by covered breezeways. The project components include classroom space, administrative offices, a multi-purpose room with a 500-person seating capacity, a small library/resource center, an amphitheater, outdoor learning spaces and a small food service facility. The site for the new project will be approximately 2.4 acres encompassing the current existing site.

**Timing (Estimated)**

Completion of Preliminary Drawings	August 2001
Completion of Working Drawings	November 2001
Construction Start	September 2002
Occupancy	January 2004

**Basic Statistics**

Gross Building Area	54,575 square feet
Assignable Building Area	42,023 square feet
Efficiency	77 percent

**Cost Estimate—California Construction Cost Index CCCI 3909**

Building Cost including Group I Equipment (\$175 per gross square foot)	\$ 9,552,000
<i>Systems Breakdown (\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 16.84
b. Shell (Structure and Enclosure)	\$ 75.58
c. Interiors (Partitions)	\$ 21.07
d. Services (HVAC, Plumbing, Electrical, Fire Protection)	\$ 53.28
e. Other Building Construction	\$ 8.26
Site Development (includes Landscaping)	<u>1,657,000</u>
Construction Cost	\$ 11,209,000

Fees and Contingency	<u>2,386,000</u>
Total Project Cost (\$249 per gross square foot)	\$13,595,000
Group II Equipment	<u>350,000</u>
Grand Total	<u>\$13,945,000</u>

### **Cost Comparison**

This project's \$175 per gross square foot (GSF) building cost is comparable to the CSU Dominguez Hills Academy of Mathematics and Science high school approved by the board in September 1997 at \$146 per GSF when adjusted for higher foundation costs due to seismic considerations and construction inflation.

### **Funding Data**

The Los Angeles County Office of Education received a grant from the State of California to fund the entire project from Proposition 1A.

### **California Environmental Quality Act Action**

A Categorical Exemption has been completed for the International Polytechnic High School pursuant to the California Environmental Quality Act. The Categorical Exemption was filed with the State Clearinghouse on March 22, 2001.

The following resolution is recommended for approval:

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

1. The board finds that the Categorical Exemption was prepared for the California State Polytechnic University, Pomona, International Polytechnic High School in accordance with the requirements of the California Environmental Quality Act.
2. The proposed project will not have a significant effect on the environment, and the project will benefit The California State University.
3. The 2000/01 Nonstate Funded Capital Outlay Program is amended to include \$13,945,000 for preliminary plans, working drawings, construction and

equipment for the California State Polytechnic University, Pomona,  
International Polytechnic High School.

4. The schematic plans are approved at a project cost of \$13,945,000 at CCCI 3909.

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

**Certify the Final Environmental Impact Report, Approve the Campus Master Plan Revision, Amend Nonstate Funded Capital Outlay Program and Schematic Plans for the National Training Center/Sports Complex at California State University, Dominguez Hills**

**Presentation By**

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

**Summary**

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

- Certification of a Final Environmental Impact Report (FEIR)
- Approval of a Campus Master Plan Revision
- Approval of an Amendment to the 2000/2001 Nonstate Funded Capital Outlay Program and Schematics for the National Training Center/Sports Complex

The proposed project has the potential of including components that provide for the construction of a National Training Center/Sports Complex ("the Complex") that will feature new state-of-the-art venues and renovated existing facilities that will serve as a training center for top amateur and professional athletes in soccer, tennis, and track and field. The Complex will serve as home for Major League Soccer's Los Angeles Galaxy and potentially a new Los Angeles franchise of the Women's United Soccer Association, and would also provide a home for tennis tournaments and track and field events, with nationally televised events and visitation from world-renowned athletes and coaches. The Complex would also upgrade existing campus athletic facilities.

The Complex consists of development in two locations, the Project Site and a Campus Improvement Area. The Project Site consists of approximately 85 acres of undeveloped property that would include construction of two adjacent stadia (i.e., a soccer stadium and a tennis stadium) along with associated support facilities and parking. The soccer stadium will have permanent seating for approximately 20,000 people, expandable to 27,000 seats. The tennis stadium would have permanent seating for 8,000 people, expandable to 13,000 seats.

The Campus Improvement Area is approximately 40 acres and includes upgrades to existing campus facilities such as soccer fields, tennis courts, track and field facilities, relocated baseball and softball fields, a relocated velodrome to replace the existing velodrome, surface parking areas and a relocated inline roller hockey rink.

The Complex also includes approximately 3,900 new paved parking spaces and a jogging trail with exercise stations built around the perimeter of the Complex.

Attachment A is the proposed campus master plan dated May 2001 and Attachment B is the existing campus master plan dated March 1997.

The FEIR and the Findings of Fact and Statement of Overriding Considerations with the Environmental Mitigation Monitoring and Reporting Program is available for review by the Board and the public at <http://www.csudh.edu/admfin/proposal/proposal.htm>

The following is provided pursuant to the Trustees' request that potential contested issues be noted early in the agenda material:

**1. Parking and Impacts on Neighboring Residential Streets Issues.** Concern was expressed that there is not adequate on-site parking provided, therefore, attendees will be parking on neighboring residential streets.

*CSU Response:* The FEIR indicates that sufficient on-site parking is provided for all events except at Level 3 (27,000 attendance range). As a mitigation measure, the developer will utilize on-site stacked parking or provide off-site spaces at a designated site with a free shuttle to the stadium. Furthermore, an extensive Neighborhood Traffic and Parking Management Plan is incorporated as a mitigation measure which will include traffic barriers, barricade attendants and possibly a permit parking program.

**2. Traffic Circulation Issues.** Many comments were received expressing a concern that events at the stadium will cause traffic congestion problems in the surrounding areas.

*CSU Response:* An extensive array of mitigation measures have been adopted to deal with this issue, including added intersection signalization, restriping to maximize traffic lanes, a directional/informational fixed signage program and the addition of entry driveways into the facility. Additionally, an Off-site Traffic Management Plan with Traffic Control Officers stationed at several intersections, depending on the event level, will be developed. Finally, driveway entry points will be placed well inside the project site, allowing for on-site vehicle queuing while avoiding backup onto city streets.

**3. Air Quality Issues.** Some comments expressed a belief that development of this project would decrease air quality on the campus and in the surrounding community.

*CSU Response:* Thorough mitigation measures have been implemented to address concerns of

fugitive dust, including specific requirements to be included in construction contracts. Requirements include that all exposed earth areas shall be wetted down periodically, all trucks hauling dirt shall be covered with a tarp, a trained dust control monitor will inspect all haul trucks exiting the site, haul truck staging areas will be located as far away from residential areas and campus buildings as possible, all equipment will be shut off when not in use to reduce idling emissions, and grading operations will be suspended during first and second stage smog alerts and during periods of sustained winds above 25 mph. Additional mitigations targeted at specific campus facilities include the temporary relocation of the Child Development Center and working with the Extended Education facility to provide more frequent maintenance and replacement of air filters.

Volume II of the FEIR contains all of the public comments received as well as detailed responses.

## **Background**

The Complex is proposed to encompass a National Sports Academy for world-renowned athletes and coaches, while providing a home to Major League Soccer's Los Angeles Galaxy and the new Women's United Soccer Association (WUSA) team, putting soccer at the forefront of Southern California sports. The Complex will also be anchored by major tennis tournaments and track and field events. This unique and exciting complex would significantly enhance the California State University, Dominguez Hills campus by upgrading its athletics facilities and having nationally recognized soccer, tennis, and track and field events.

## **Education Benefits and Synergies**

In addition to providing a stadium venue that will be available for use by CSU Dominguez Hills for its major events such as commencement, this project would provide significant capital improvements to existing campus athletic facilities. Having this venue on campus will also contribute to student life on campus, enhance existing campus athletic programs and provide a national profile for both the campus and the City of Carson. This project has the potential of attracting additional enrollment for the campus, through the development of new academic programs, and excellent business opportunities for the City of Carson.

## **Economic Advantages and Benefits**

Absent a partnership of this nature, CSU Dominguez Hills would not be able to provide a venue of this magnitude. The total design and construction costs of this project are estimated at \$112 million. No campus funds are being requested to fund this project. The L.A. Galaxy Soccer Team plays most of their home games on Saturday evenings, therefore conflicts with the majority of the campus academic programs will be avoided. This project will build a substantial amount of new parking on

the campus that will save students, faculty, and staff the financial burden of funding the construction of these facilities. Events scheduled in the stadium will be planned and programmed to avoid conflicts with the campus academic programs.

The campus will receive \$250,000 per year for the first four years of operation in addition to a portion of the ticket revenue with a minimum guaranteed payment of \$200,000 per year increased every two years by the change in the CPI since the last increase.

The campus currently rents bleachers and other seating for its annual commencement. Having the stadium will save these costs totaling approximately \$100,000 each year. The enhancement to student life and the potential for enrollment growth provides significant financial advantages to the campus. Additionally, there will be the ability for the campus to host revenue-generating events in the stadium.

The Complex has the potential of including the following major components:

Soccer Stadium

- 20,000 permanent seat soccer-specific stadium expandable to 27,000 seats
- Home to the Los Angeles Galaxy soccer team and the new women's WUSA team and international matches, NCAA Collegiate Tournaments, AYSO/CYSA youth tournaments and other top amateur league tournaments
- Host additional events including University commencement ceremonies, family shows and limited concerts
- Provide year-round sports training camps and coaching clinics

Tennis Stadium/Academy

- 8,000 permanent seat stadium expandable to 13,000 seats for major tennis tournaments
- Host approximately 36 events annually including two or three weeklong tournaments during the summer months
- 12 existing and 18 new practice courts including one show court with up to 3,000 seats adjacent to the stadium and other facilities to support a possible tennis academy

United States Soccer Federation's (USSF) National Training Academy

- Five new soccer fields and 1 natural turf practice field and additional support facilities developed for the USSF's National Training Academy
- Home to the USSF national men's and women's teams, their under-20 teams, amateur tournaments, training camps, coaching clinics and other events
- USSF would utilize facilities such as soccer fields, locker rooms, weight and training rooms, offices, coaches and referees areas, video rooms, gymnasium, pool, track and probable

residential accommodations capable of housing up to 240 people.

#### Track and Field Complex

- A facility to potentially serve as the permanent home to USA Track and Field and a new annual tournament, including an NCAA track, field areas for pole vault, high jump, long and triple jump, shot put and discus throw
- Facilities that will accommodate CSUDH – NCAA competition meets and tournaments as well as California High School championships.
- Includes up to 6,000 permanent seats, expandable to 15,000 seats for U.S. National and Olympic trials and qualifying meets

#### New Velodrome

- A new velodrome facility that would accommodate major cycling events and local club use
- No permanent seating would be provided, however up to 5,000 temporary seats could be installed for a small number of major cycling tournaments or Olympic trials

#### Jogging Trail/Par Course Fitness Facility

- An approximate 3-mile jogging trail around the Complex with up to 12 exercise stations for athletes, university and community use

#### Upgrades of Existing Athletic Facilities National Sports Academy

- The project would provide upgrades to the existing track and field facility and the Toro Dome (gymnasium) as well as relocate and upgrade the baseball and softball fields

#### Parking

- Approximately 3,900 new paved parking spaces will be constructed
- Additional turf parking of up to 300 spaces for overflow parking needs

### **Campus Master Plan Revision**

The proposed campus master plan revision provides for:

- 20,000 seat soccer stadium, expandable to 27,000
- 8,000 tennis stadium, expandable to 13,000
- Relocation and reconstruction of the velodrome
- Six additional soccer fields
- 135,000 gsf facility to house the locker rooms, training rooms, coaches offices, food services, administrative offices and other supporting space
- Eighteen additional regulation tennis courts

## CPB&G

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- Relocation and reconstruction of the baseball field
- Relocation and reconstruction of the softball field
- Addition of 3,900 parking spaces
- Relocation of a segment of the campus road system
- 3-mile jogging trail.

In addition, the master plan provides for the relocation of certain future academic buildings and future student housing without reducing the campus capacity to support the existing master plan level of 20,000 FTE.

Attachment A identifies the proposed revision with a hexagon numbering system as indicated below:

- Hexagon 1: Additional Parking
- Hexagon 2: Six Soccer Fields
- Hexagon 3: Perimeter Road
- Hexagon 4: Jogging Trail
- Hexagon 5: Soccer Stadium
- Hexagon 6: National Training Center Administrative/Sports Support Facility/Restaurant
- Hexagon 7: Tennis Stadium
- Hexagon 8: Eighteen Tennis Courts
- Hexagon 9: Baseball/Softball Storage and Restrooms; Track and Field Storage and Restrooms; National Training Center Tennis Storage and Restrooms and National Training Center Soccer Storage and Restrooms
- Hexagon 10: Velodrome
- Hexagon 11: Baseball Field
- Hexagon 12: Softball Field
- Hexagon 13: Track and Field
- Hexagon 14: Auditorium
- Hexagon 15: Humanities & Fine Arts
- Hexagon 16: Expanded Parking Lots
- Hexagon 17: Turf Parking Lots

### **Fiscal Impact**

Implementation of the proposed master plan revision adds nonstate funded projects at a total estimated cost of \$112 million in current dollars.

## **Amend the 2000/2001 Nonstate Funded Capital Outlay Program**

The university wishes to amend the 2000/2001 Nonstate Funded Capital Outlay Program to include \$112 million for preliminary plans, working drawings, construction and equipment for the California State University Dominguez Hills National Training Center/Sports Complex. Funding will be provided by the Anschutz Southern California Sports Complex, LLC.

### **Approval of Schematic Plans—National Training Center/Sports Complex Project Architect: Rossetti Architects**

#### **Scope**

The proposed National Training Center/Sports Complex includes a 20,000-seat soccer stadium, expandable to 27,000; a 8,000-seat tennis stadium, expandable to 13,000; a velodrome with a 250 meter oval track; six soccer fields; a 135,000 gsf facility to house the locker rooms, training rooms, coaches offices, food services, administrative offices and other supporting space; eighteen additional regulation tennis courts; a new baseball field; a new softball field; reconditioning of two existing soccer fields; reconditioning of twelve existing tennis courts; upgrading the existing gymnasium playing floor; upgrading the track and field facilities to NCAA standards; 3,900 parking spaces; an upgrade to the campus road system; a 3-mile jogging trail; and, demolition of the existing velodrome, baseball field and softball field.

#### **Timing (Estimated)**

This project will be phased as a fast-track construction project.

Approval of Grading Plan	June 2001
Start Grading	June 2001
Approval of Foundation Plan	July 2001
Start Construction of Foundation	August 2001
Approval of Working Drawings (100% Building Plan Check)	October 2001
Occupancy	September 2002

#### **Basic Statistics**

Soccer Stadium ( <i>12.3 acres</i> )	20,000 Seats, expandable to 27,000
Tennis Stadium ( <i>3.7 acres</i> )	8,000 Seats, expandable to 13,000
New 250-Meter Track Velodrome ( <i>3 acres</i> )	Space for Temporary Seating

New Soccer Fields (17.7 acres)	4 Natural Turf, 1 Artificial Turf
New Soccer Practice Field (2.1 acres)	Natural Turf
New Tennis Courts (8.6 acres)	14 Hard Surface, 2 Grass, 2 Clay
Parking and Upgrade Campus Road System (38.13 acres)	3,900 Hard Surface Spaces, 300 Turf Spaces
Existing Tennis Courts	Recondition 12 Hard Surface
Locker Rooms, Training Rooms, Coaches Offices, Food Services, Administrative Other Space	135,000 gsf
Existing Soccer Fields (2)	Recondition Natural Turf
New Baseball Field	
New Softball Field	
Upgrade Existing Playing Floor in Toro Dome (gymnasium)	
Upgrade Track & Field Facilities	To NCAA Standards
3-Mile Jogging Trail	
Demolition of Existing Velodrome, Baseball Field and Softball Field	

**Schematic Budget Estimate:**

<i>Site Work</i>	
a. Site Utilities	\$5,000,000
b. Grading/Landscaping/Site Concrete	7,500,000
<i>Parking Lots (3,900 stalls)</i>	3,750,000
<i>Soccer Stadium</i>	34,000,000
(20,000 permanent seats, 43 suites, 6 event suites, restaurant with 300 seats)	
<i>Tennis Stadium</i>	15,000,000
(8,000 permanent seats, 21 suites)	
<i>Plaza Support Building</i>	24,000,000
(135,000 gsf includes offices, storage and locker space, and dock/marshalling area)	
<i>Soccer Fields</i>	4,500,000
(4 natural turf, 1 artificial and 1 natural turf practice field)	
<i>Tennis Courts</i>	2,750,000

(14 hard court, 2 clay and 2 grass courts)

<i>Campus Improvement Area</i> (relocated baseball field, relocated softball field, velodrome, upgrade track, reconditioned existing soccer fields (2) and tennis courts (12), Toro Dome floor upgrade)	5,500,000
<i>Design/Construction Management/Contingency</i>	10,000,000
<i>Total</i>	<u>\$112,000,000</u>

### **Funding Data**

The funding will be provided by the Anschutz Southern California Sports Complex, LLC. Construction will not proceed until funds are secured and the necessary contractual documents are executed.

### **California Environmental Quality Act Action**

The Final Environmental Impact Report (FEIR) has been prepared to analyze the potential significant environmental effects of the maximum project in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The FEIR is presented to the Board of Trustees for review and certification as part of this agenda item. This item also requests approval of a revised campus master plan and schematic plans for construction of the National Training Center/Sports Complex. To determine the scope of the environmental review, a Notice of Preparation (NOP) was prepared on October 13, 2000 for the proposed project. Local jurisdictions, along with other interested agencies and individuals, were provided a copy of the NOP. A copy of the NOP is included in Appendix A of the Draft EIR.

The Draft EIR addressed the following issue areas:

- Recreation
- Traffic, Parking and Circulation
- Land Use
- Aesthetics, Light and Glare
- Employment, Housing and Population
- Air Quality
- Noise

Earth, Water and Geologic Resources  
Fire, Policy and Security  
Hazards  
Utilities  
Cultural and Historic Resources  
Agricultural and Biological Resources

Additionally, the Draft EIR included a description of the project; an alternatives section that describes and analyses alternative plans to reduce identified significant impacts; and the cumulative, growth-inducing, and significant and irreversible effects of project implementation. The Draft EIR was made available for public and agency comments on January 31, 2001. The review period for the Draft EIR closed on March 21, 2001. During the review period, written comments concerning the adequacy of the Draft EIR were submitted to the campus. In addition to numerous community meetings, a public workshop on the project was held on the campus on March 15, 2001 and an informal discussion session was held on the campus on April 17, 2001 for the purpose of providing the community and the campus with an informal opportunity to voice their opinions on the project to campus officials.

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

Public comments were received from 328 individuals on the DEIR. A significant number of comments from individuals were merely form letters expressing opposition to the project and did not raise specific environmental issues.

There were twenty-three letters from public agencies or organizations submitted commenting on the DEIR, including, but not limited to the County of Los Angeles Fire Department, the California Department of Highway Patrol, the County of Los Angeles Sheriff's Department, the Department of Fish & Game, the City of Carson and the West Basin Municipal Water District.

The comments from public agencies, organizations and individuals raising environment issues included concerns about:

1. Parking and Impacts on Neighboring Residential Streets
2. Traffic Circulation
3. Air Quality
4. Impact on University Operations
5. Aesthetics, Light and Glare
6. Noise
7. Earth, Water, Geological and Biological Resources
8. Fire, Police and Security

## 9. Cultural and Historic Resources

Responses have been prepared to address the concerns raised and to indicate where and how the EIR addresses the environmental issues. Findings of Fact and Statement of Overriding Considerations with the Mitigation Monitoring and Reporting Program is a separate document that was included in the agenda mailing.

The following is a summary of the comments received and responses to those comments:

**1. Parking and Impacts on Neighboring Residential Streets Issues.** Concern was expressed that there is not adequate on-site parking provided, therefore, attendees will be parking on neighboring residential streets.

*CSU Response:* The FEIR indicates that sufficient on-site parking is provided for all events except at Level 3 (27,000 attendance range). As a mitigation measure, the developer will utilize on-site stacked parking or provide off-site spaces at a designated site with a free shuttle to the stadium. Furthermore, an extensive Neighborhood Traffic and Parking Management Plan is incorporated as a mitigation measure which will include traffic barriers, barricade attendants and possibly a permit parking program.

**2. Traffic Circulation Issues.** Many comments were received expressing a concern that events at the stadium will cause traffic congestion problems in the surrounding areas.

*CSU Response:* An extensive array of mitigation measures have been adopted to deal with this issue, including added intersection signalization, restriping to maximize traffic lanes, a directional/informational fixed signage program and the addition of entry driveways into the facility. Additionally, an Off-site Traffic Management Plan with Traffic Control Officers stationed at several intersections, depending on the event level. Finally, driveway entry points will be placed well inside the project site, allowing for on-site vehicle queuing while avoiding backup onto city streets.

**3. Air Quality Issues.** Some comments expressed a belief that development of this project would decrease air quality on the campus and in the surrounding community.

*CSU Response:* Thorough mitigation measures have been implemented to address concerns of fugitive dust, including specific requirements to be included in construction contracts. Requirements include that all exposed earth areas shall be wetted down periodically, all trucks hauling dirt shall be covered with a tarp, a trained dust control monitor will inspect all haul trucks exiting the site, haul truck staging areas will be located as far away from residential areas and campus buildings as possible, all equipment will be shut off when not in use to reduce idling emissions, and grading operations will be suspended during first and second stage smog alerts and during periods of

sustained winds above 25 mph. Additional mitigations targeted at specific campus facilities include the temporary relocation of the Child Development Center and working with the Extended Education facility to provide more frequent maintenance and replacement of air filters.

**4. Impact on University Operations.** Comments were received about the impact the project would have on the university, including the effect on university operations, including current academic courses, student/faculty parking as well as university athletic facilities.

*CSU Response.* Responses reiterated that the majority of ticketed events at the facility's stadia will occur during the university's off-peak times, including weekend evenings and during the summer. Further, the developer has committed that a major event will not be held during a weekday while school is in full session. In response to parking concerns, additional on-site parking spaces were secured and restriping of existing university lots will actually increase the university's inventory of campus parking spaces reserved for student/faculty use. Moreover, a designated number of parking spaces will always be dedicated to the university's use. Specific mitigation measures, including construction of sound walls and installation of additional sound proofing measures, will ensure that existing university buildings are protected from any potential noise impacts that could disrupt the university's academic mission.

**5. Aesthetics, Light and Glare.** Comments included concern that stadium and marquee sign lighting would negatively impact the surrounding community.

*CSU Response.* A Project Landscaping Plan indicates that the site perimeter will be landscaped with trees and shrubs to effectively screen sensitive areas from views of the interior of the site. In addition, existing mature trees currently on-site will be relocated to this perimeter buffer area. Freeway marquee signs will be located only on areas designated for commercial or industrial use, shall be oriented perpendicular to the freeway and will be equipped with directional louvers to direct light parallel to the freeway, reducing spillover onto adjacent areas.

**6. Noise.** Questions centered on the noise effects encountered during the academic day, construction-related noise, amplified event noise and noise from event spectators.

*CSU Response.* In response to comments, a series of mitigation measures are designed to protect the campus itself from any noise impacts even though the majority of events will be conducted at times when classes are not typically in session. These measures include conducting an interior sound level evaluation at university buildings located adjacent to the proposed stadia. This evaluation will determine the extent of additional sound walls, insulation or glazing which will be required. In addition, an eight-foot high masonry wall will be erected along the westerly border of the Extended Education facility.

For amplified event noise, the public address system will be designed and operated to minimize sound being directed to areas outside the stadium perimeter. Automatic limiters, a sound attenuation panel located on the rear side of the speaker cluster and language in all event contracts will ensure a specific performance criteria is achieved.

A ban on compressed air horns, a city-approved curfew for events, a city-approved exterior construction operating schedule and the establishment of a noise hotline are other mitigation measures introduced to prevent noise impacts.

**7. Earth, Water, Geological and Biological Resources.** Comments received in this area dealt with storm water as well as protection of paleontological and natural resources.

*CSU Response.* Regarding water, a peak flow detention basin will be required to avoid overburdening the county storm drain system while the project will utilize recycled water for landscaping purposes if the local water district extends an existing recycled water line. In response to comments regarding biological issues, a certified biologist was retained to survey the project site. Although this survey did not yield any evidence to suggest potential for any significant impact to biological resources, a new mitigation measure was added to address the potential for existence of raptor nests on the project site.

**8. Fire, Police and Security.** Concerns expressed in the comments included availability of emergency services to the local community as well as security issues within the stadium facilities and in the surrounding area.

*CSU Response.* To address these concerns, a comprehensive public security plan will be collaboratively developed between the CSUDH Campus Police, the local sheriff's station, the city and the developer. The plan will address items such as emergency response procedures, remote traffic controllers and a command center. Measures have been enacted to keep ingress/egress of the local fire station clear at all times to ensure that response times to both the CSUDH campus and the surrounding community are not significantly increased.

**9. Cultural and Historic Resources.** Protection of any archaeological resources was the primary comment under this section.

*CSU Response.* A certified archaeologist and a Native American Heritage Commission authorized representative will monitor ground disturbing activities and in the event that significant remains are located, work in the area shall be suspended while the cultural remains are removed or other appropriate follow-up measures are developed.

## **Alternatives**

The FEIR alternatives section has been prepared in accordance with CEQA and the state CEQA Guidelines. The preferred alternative is the proposed project, including revisions to the University's campus master plan as indicated on Attachment A. The alternatives shown below were analyzed and compared to the proposed project in the FEIR and the ability of each alternative to reduce impacts was also identified and considered in the FEIR.

*The No Project Alternative*, required by CEQA (CEQA Guidelines 15126(d)(2)), would not promote growth of the campus, would not provide new or improved recreational resources for the community and the campus, nor foster the growth of amateur athletics.

*Alternative 1: Mixed-Use Residential with Community Commercial* is based on a concept that was proposed by another developer that basically would have occupied the same space as the Complex. It would include approximately 300 multi-family housing units, a supermarket, an 80,000 square-foot cinema complex, a 9,000 square-foot food court and an approximately 24-acre entertainment center with restaurants.

*Alternative 2: Soccer Stadium Only* contemplates the development of the soccer stadium and related parking facilities only.

*Alternative 3: Alternate Location On CSUDH Campus* contemplates development of the Complex within the southern and eastern portions of the campus and would include all of the elements of the proposed project.

A detailed description and analysis of these alternatives is found in Section 6.0 of the FEIR.

The following resolution is recommended for approval:

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

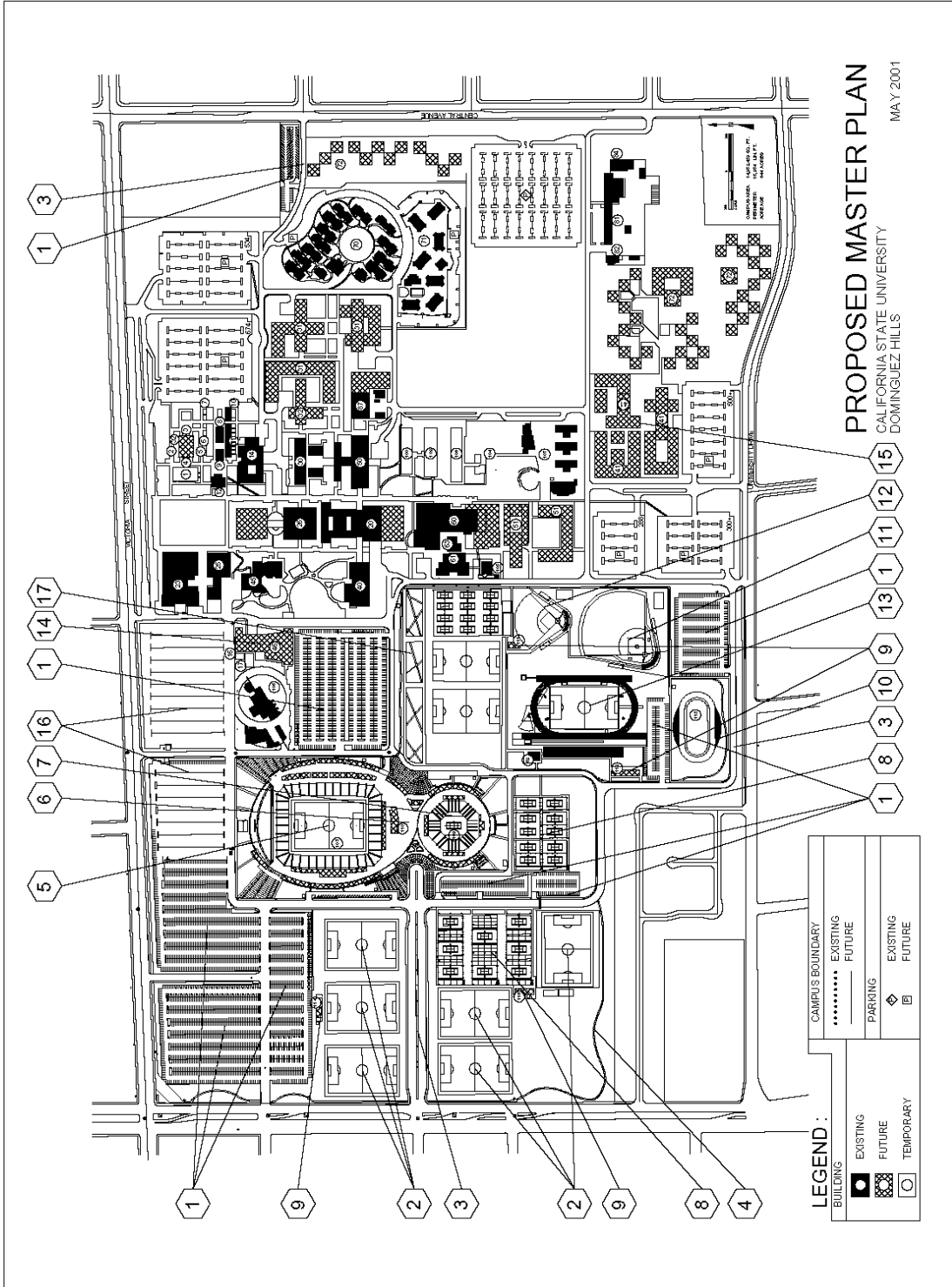
1. The FEIR for California State University, Dominguez Hills (CSUDH) campus master plan revision and construction of the National Training Center/Sports Complex was prepared to address the potential significant environmental effects, mitigation measures, and project alternatives associated with approval of the proposed master plan revision and sports training center project and all discretionary actions related thereto, including the component construction projects as identified in the Project Description in the FEIR.

2. The FEIR (State Clearinghouse No. 2000101041) was prepared pursuant to the California Environmental Quality Act (CEQA) and the state CEQA Guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the state CEQA Guidelines, which require that the Board of Trustees (Board) make findings prior to approval of a project (along with statements of facts supporting each finding).
4. This Board hereby adopts the Findings of Fact and Statement of Overriding Considerations with mitigation Monitoring and Reporting Program with Agenda Item 4 of the May 15-16, 2001 meeting of the Committee on Campus Planning, Buildings and Grounds, which identify specific impacts of the proposed project and related mitigation measures which are hereby incorporated by reference.
5. The Board's findings include specific overriding considerations that outweigh certain remaining significant impacts.
6. The FEIR has been prepared to address the environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with the approval of the CSUDH campus master plan revision and construction of the National Training Center/Sports Complex pursuant to the requirements of CEQA and the state CEQA Guidelines.
7. Prior to certification of the FEIR, the Board of Trustees has reviewed and considered the above-mentioned FEIR and finds that the FEIR reflects the independent judgment of the Board of Trustees. The Board hereby certifies the FEIR for the CSUDH campus master plan revision and the construction of the National Training Center/Sports Complex as complete and adequate in that the FEIR addresses all significant environmental impacts of the proposed project and fully complies with the requirements of CEQA and the state CEQA Guidelines. For the purpose of CEQA, the record of the proceedings for the project is comprised of the following:
  - A. The Draft EIR for the CSUDH master plan revision and the National Training Center/Sports Complex project;
  - B. The FEIR, including all comments received on the Draft EIR and responses to comments;

- C. The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced prior to or at the meeting; and
- D. All attachments, documents incorporated, and references made in the documents as specified in items (A) through (C) above.

All of the above information is on file with The California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California, 90802-4210, and California State University, Dominguez Hills, Office of Facilities Planning and Construction Management, (Physical Plant building), 1000 E. Victoria Street, Carson, California 90747.

- 8. The Board certifies the FEIR for the CSUDH campus master plan revision, including its component construction parts.
- 9. The Board finds that the FEIR has sufficiently analyzed the environmental impacts and mitigation measures for the campus master plan revision, including the component construction projects identified in the FEIR, and that the resolutions and approvals provided by the Board apply to the construction of these component projects. The Board shall consider the FEIR in connection with any approvals of the component projects.
- 10. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program which meets the requirements of CEQA (Public Resources Code Section 21081.6).
- 11. The CSUDH campus master plan revision, dated May 2001, is hereby approved.
- 12. The 2000/2001 Nonstate Funded Capital Outlay Program is amended to include \$112 million for preliminary plans, working drawings, construction, and equipment for the National Training Center/Sports Complex and related work.
- 13. The schematic plans for the National Training Center/Sports Complex are approved at a cost of \$112 million.
- 14. The Chancellor or his designee is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the California State University, Dominguez Hills master plan revision and the National Training Center/Sports Complex project.



**PROPOSED MASTER PLAN-MAY 2001**

**California State University, Dominguez Hills Campus Master Plan  
Proposed May 2001**

- |  |  |
|--|--|
| 1. INITIAL BUILDING NO. 1                                      | 63. SWIMMING POOL  |
| 2. INITIAL BUILDING NO. 2                                      | 70. PUEBLO DOMINGUEZ (STUDENT RESIDENCES)  |
| 3. INITIAL BUILDING NO. 3                                      | 71. STUDENT HOUSING 2  |
| 4. INITIAL BUILDING NO. 4                                      | 72. <i>Housing</i>   |
| 5. INITIAL BUILDING NO. 5                                      | 80. PHYSICAL PLANT   |
| 6. INITIAL BUILDING NO. 6                                      | 81. PHYSICAL PLANT SHOPS   |
| 7. INITIAL BUILDING NO. 7                                      | 82. PHYSICAL PLANT VEHICLE MAINTENANCE   |
| 8. INITIAL BUILDING NO. 8                                      | 83. UNIVERSITY WAREHOUSE   |
| 9. INITIAL BUILDING NO. 9                                      | 84. PHYSICAL PLANT WAREHOUSE   |
| 10. INITIAL BUILDING NO. 10                                    | 87. CENTRAL PLANT  |
| 11. INITIAL BUILDING NO. 11                                    | 100. SOUTH ACADEMIC COMPLEX 1  |
| 12. INITIAL BUILDING NO. 12                                    | 102. SOUTH ACADEMIC COMPLEX 2  |
| 14. SCHOOL OF EDUCATION  | 103. SOUTH ACADEMIC COMPLEX 3  |
| 16. CHILD DEVELOPMENT CENTER                                   | 104. CALIFORNIA ACADEMY OF MATHEMATICS AND SCIENCE LABORATORIES                        |
| 17. INFANT TODDLER CENTER                                      | 105. HUGHES ATHLETIC AND EDUCATIONAL CENTER  |
| 20. LEO F. CAIN EDUCATIONAL RESOURCES CENTER                   | 106. EXTENDED EDUCATION  |
| 23. JAMES L. WELCH HALL  | 107. CALIFORNIA ACADEMY OF MATHEMATICS AND SCIENCE                                     |
| 25. STUDENT HEALTH CENTER                                      | 108. <i>Soccer Stadium</i>   |
| 26. DONALD P. AND KATHERINE B. LOKER UNIVERSITY STUDENT CENTER | 109. <i>Tennis Stadium</i>   |
| 30. SOCIAL AND BEHAVIORAL SCIENCES                             | 110. <i>National Training Center Administrative/Sports Support Facility/Restaurant</i> |
| 31. <i>Social and Behavioral Sciences</i>                      | 111. <i>Baseball/Softball Storage and Restrooms</i>                                    |
| 32. <i>School of Management</i>                                | 112. <i>Field and Track Storage and Restrooms</i>                                      |
| 40. LaCORTE HALL   | 113. <i>National Training Center Tennis Storage and Restrooms</i>                      |
| 41. <i>Humanities and Fine Arts</i>                            | 114. <i>National Training Center Soccer Storage and Restrooms</i>                      |
| 45. UNIVERSITY THEATRE   | 115. <i>250 Meter Velodrome</i>  |
| 46. <i>Auditorium</i>  |  |
| 50. NATURAL SCIENCES AND MATHEMATICS                           |  |
| 51. <i>Natural Sciences and Mathematics</i>                    |  |
| 60. GYMNASIUM  |  |
| 61. FIELD HOUSE  |  |
| 62. ATHLETIC EQUIPMENT   |  |

**Legend**

EXISTING FACILITY

*Proposed Facility*

Note: Building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)



**California State University, Dominguez Hills Campus Master Plan**  
**Approved March 1997**

- |   |   |
|---|---|
| 1. INITIAL BUILDING NO. 1   | 51. <i>Natural Sciences and Mathematics</i>                     |
| 2. INITIAL BUILDING NO. 2   | 60. GYMNASIUM   |
| 3. INITIAL BUILDING NO. 3   | 61. FIELD HOUSE   |
| 4. INITIAL BUILDING NO. 4   | 62. ATHLETIC EQUIPMENT  |
| 5. INITIAL BUILDING NO. 5   | 63. SWIMMING POOL   |
| 6. INITIAL BUILDING NO. 6   | 64. OLYMPIC VELODROME   |
| 7. INITIAL BUILDING NO. 7   | 65. VELODROME CONCESSION  |
| 8. INITIAL BUILDING NO. 8   | 66. VELODROME CONCESSION  |
| 9. INITIAL BUILDING NO. 9   | 67. VELODROME TICKET BOOTH                                      |
| 10. INITIAL BUILDING NO. 10   | 68. VELODROME OFFICE  |
| 11. INITIAL BUILDING NO. 11   | 70. PUEBLO DOMINGUEZ (STUDENT RESIDENCES)                       |
| 12. INITIAL BUILDING NO. 12   | 71. STUDENT HOUSING 2   |
| 14. SCHOOL OF EDUCATION   | 72. <i>Housing</i>  |
| 16. CHILD DEVELOPMENT CENTER  | 80. PHYSICAL PLANT  |
| 17. INFANT TODDLER CENTER   | 81. PHYSICAL PLANT SHOPS  |
| 20. LEO F. CAIN EDUCATIONAL RESOURCES CENTER  | 82. PHYSICAL PLANT VEHICLE MAINTENANCE                          |
| 23. <i>Information Technology Center, Health, Administrative and Student Services</i> | 83. UNIVERSITY WAREHOUSE  |
| 25. STUDENT HEALTH CENTER   | 84. PHYSICAL PLANT WAREHOUSE                                    |
| 26. DONALD P. AND KATHERINE B. LOKER UNIVERSITY STUDENT CENTER                        | 87. CENTRAL PLANT   |
| 30. SOCIAL AND BEHAVIORAL SCIENCES  | 100. SOUTH ACADEMIC COMPLEX 1                                   |
| 31. <i>Social and Behavioral Sciences</i>   | 102. SOUTH ACADEMIC COMPLEX 2                                   |
| 32. <i>School of Management</i>   | 103. SOUTH ACADEMIC COMPLEX 3                                   |
| 40. LaCORTE HALL  | 104. CALIFORNIA ACADEMY OF MATHEMATICS AND SCIENCE LABORATORIES |
| 41. <i>Humanities and Fine Arts</i>   | 105. HUGHES ATHLETIC AND EDUCATIONAL CENTER                     |
| 45. UNIVERSITY THEATRE  | 106. EXTENDED EDUCATION   |
| 46. <i>Auditorium</i>   | 107. <i>California Academy of Mathematics and Science</i>       |
| 50. NATURAL SCIENCES AND MATHEMATICS  |   |

**Legend**

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