AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 8:35 a.m., Wednesday, March 21, 2001
CSULB, University Student Union, Multipurpose Room ABC

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

Consent Items

Approval of Minutes of January 24, 2001

1. Amend the 2000/01 Capital Outlay Program, Nonstate Funded, *Action*
2. Amend the 2000/01 Capital Outlay Program, State Funded, *Action*

Discussion Items

3. Certify a Final Environmental Impact Report and Approve the Campus Master Plan Revision for San Diego State University, *Action*
4. Certify a Final Environmental Impact Report and Approve the Campus Master Plan Revision for California Polytechnic State University, San Luis Obispo, *Action*
5. Status Report on the 2001/02 State Funded Capital Outlay Program, *Information*
6. Preliminary State and Nonstate Funded Five-Year Capital Improvement Program 2002/03 Through 2006/07, *Action*
7. Approval of Schematic Plans, *Action*

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

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

January 24, 2001

Members Present

Stanley T. Wang, Chair
Ralph R. Pesqueira, Vice Chair
William D. Campbell
Harold Goldwhite
Laurence K. Gould, Jr., Chair of Board, ex officio
Frederick W. Pierce IV
Ali C. Razi
Charles B. Reed, Chancellor, ex officio

Members Absent

Murray L. Galinson

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

Richard P. West, Executive Vice Chancellor and Chief Financial Officer
Jackie R. McClain, Vice Chancellor, Human Resources
Douglas X. Patiño, Vice Chancellor, University Advancement
Christine Helwick, General Counsel

Chair Wang greeted the audience and called the meeting to order at 8:47 a.m.

Approval of Minutes

The minutes of November 8, 2000, were approved as submitted.

Annual Report on Completed California State University Capital Outlay Projects

Mr. Drohan, assistant vice chancellor, capital planning, design and construction, indicated that this is the second annual report to be presented to the Board that includes performance data on all the completed capital outlay projects between October 1, 1999, and September 30, 2000, regardless of the fund source.

With the use of a handout and a slide presentation, Mr. Drohan stated this report is a compilation of the ten state-funded capital outlay projects totalling approximately $92.4 million and eleven nonstate funded projects totalling approximately $88.3 million. With the exception of the Maritime Academy's new lab and library renovation, he noted that all of the state-funded projects involved either renovation or infrastructure type of work. Historically, these are the most difficult in terms of imposed constraints and staying within budget and the time frames. Therefore, the report summary must be viewed in this context. The nonstate funded projects addressed all new building programs.

In reviewing the state-funded projects, Mr. Drohan noted that the errors and omissions change order performance data was higher than the industry standard of approximately three percent, which was attributable to one project—the CSU Channel Islands renovation of the existing California mission-style facilities that was completed in 1999 for the start of fall classes. This project was on a fast track and much of the normal up-front testing to determine the condition of the facilities could not be accomplished. This resulted in an inordinate number of change orders that dealt with unforeseen conditions. He stated that good bids were submitted for the project allowing the campus to stay close to budget, while showing a particularly high percentage in the errors and omission column of the report.

Another note of interest that Mr. Drohan mentioned was the fact that only one construction claim was filed for all 21 state and nonstate funded projects. His department's definition of a construction claim is one that is initiated by the contractor and goes to at least the Construction Claims Board for review and possibly beyond that point. There were claims filed with these projects, but the progressive and active management of the construction process both at the campuses and with the construction managers in the Department of Capital Planning, Design and Construction, enabled us to settle all of them during and through the construction closeout period.

In referencing the information on the screen, Trustee Pierce inquired as to whether change orders were included in the total-cost-of-completed-projects figure shown at the top of the slide. Mr. Drohan stated that the top figure is the total budget number that includes design, change-order work, and construction costs.

The performance report for nonstate-funded projects showed a higher average of staying within budget. Mr. Drohan said that the campuses have more flexibility in augmenting and adjusting the budgets on the nonstate-funded projects, particularly donor-funded projects.

In looking at the state-funded projects slide, the example cited was the seismic upgrade at the California Maritime Academy. This project was completed below budget due to the active management of the design process which resulted in a different and more cost-effective design solution, thus allowing the savings to be used for other projects and extending the use of limited state resources.

In closing, Mr. Drohan mentioned that his staff is now using an automated data base system that will facilitate the production of the mid-year report to the trustees, will allow for more sophistication in analysing the various types of delivery methods, and permit an expansion of the data base for next year's report in order to provide more information. Mr. Drohan stated that his staff has achieved a lot in producing this report and acknowledged that the campuses are doing a good job in the management of the capital outlay process.

Trustee Razi requested that he receive a copy of the detailed version of the report so that he will be able to study the report more thoroughly on a campus-by-campus basis.

Trustee Pierce stated that he was also wanted a copy of the detailed version and is especially interested in looking at the contractor performance data.

Executive Vice Chancellor and Chief Business Officer Richard P. West complimented Mr. Drohan, his staff, and the campuses in the outstanding work they have done in managing the construction of these projects. The different dynamics in the marketplace and the pressure involved in getting the projects completed is immense. He said that the state-funded projects are even more difficult because we cannot expand the scope or the amount of dollars invested, therefore the campuses have to use bid alternates to stay within budget and scope. This type of accomplishment is due to a strong management team.

Status Report on the 2001/02 State Funded Capital Outlay Program—Governor's Budget

Mr. Drohan reviewed the item as printed in the handout and stated that all campus projects are the same as previously agreed to and prioritized. He noted that the CSU's five-year capital outlay program exceeds 2½ billion dollars and the proposed funding will fall far short of meeting our

needs. Mr. Drohan emphasized the importance of demonstrating our capital outlay needs in Sacramento and seeking a reliable source of funding to implement those needs.

Trustee Cartwright inquired if staff anticipates any changes in the budget to deal with the current energy crisis and the governor's executive order on green buildings.

Mr. Drohan replied that Chancellor Reed would be giving an update to the trustees later in the day regarding the energy issues. Also, he stated that Mr. Bob Schulz, chief of architecture, capital planning, design and construction, has been very active in working with the Department of the State Architect in developing some standards on the green building subject. At the same time, Mr. Drohan mentioned that Ms. Elvyra San Juan, chief of facilities management, and he were discussing with the Department of Finance the possibility of adjusting our unit costs to take into consideration some of these system that would exceed Title 24 requirements and provide for enhanced life-cycle operational costs.

Approval of Schematic Plans

This item proposed the approval of the schematic plans for California State University, Channel Islands—East Campus Residential Development Phase I Faculty and Staff Housing and California State University, Northridge—Western Center for Adaptive Aquatics.

Mr. Richard West prefaced the presentation of this item by saying that usually when a schematic item is presented to the Board, the design item is presented to the Committee on Campus Planning, Buildings and Grounds and the financing package is presented to the Committee on Finance. For the CSU Channel Islands residential development project, the financing package will be presented to the Finance Committee at its March 2001 meeting.

Mr. West reminded the committee members that a site authority board governs the non-academic space at Channel Islands. The board is made up of nominated members of the CSU Board of Trustees, CSU administrators, and local government representatives and has seen the designs and financial picture of this proposal. Early in the takeover of the Camarillo State Hospital, Mr. West stated that the CSU proposed that a major portion of the sale of the residences would be applied to financing the renovation of the academic space of the facility. The first couple of years have been difficult financially. No income will be realized until the third or fourth year of operation, which will be 2002 and the opening of the campus. As faculty and staff are hired, an important element of this campus community will be to have housing available.

In viewing two slides, Mr. West summarized the projected net present value to be generated over a 40-year period from various types of income (rental, sales and property taxes) that will amount to approximately $300 million. The funds will be applied to various debt services, cost of construction and modification of space, as well as the operating expenses associated with maintaining the rental facilities. Mr. West pointed out that this projected income does not mean that the campus is not going to need some investment of capital resources from the state in the
early years of operation. More details on the financial plan will be presented at the March meeting.

Trustee Razi stated that he thought the Channel Islands project was a joint venture that included a developer as well as the Joint Power Authority.

Mr. West responded that Trustee Razi is correct. Originally Catellus was the developer, and in the spring 2000, the CSU assumed responsibility for this part of the venture. Staff hired the firm of Brookfield to oversee the development on a fee basis, but they are not at risk. The CSU has assumed the management of the development risk.

Trustee Razi inquired if the developer is involved in the design to reduce cost as well as estimating the cost.

Mr. Drohan answered that Brookfield is currently reviewing the architect's schematic plans and upon completion and the inclusion of value engineering, both parties will agree on the cost. This is an ongoing process.

Trustee Razi expressed his concern for staff to make sure that the cost does not suddenly go up and absorb all of the funds designated for education.

Trustee Goldwhite applauded staff in the planning of affordable faculty/staff housing. He asked if there is a plan to provide at least office space, if not housing, for those faculty members who are hired in the early stages.

Mr. Drohan said that a couple of strategies are being considered to assure that temporary facilities are available.

With the use of a computerized presentation, Mr. Drohan reviewed the CSU Northridge Western Center for Adaptive Aquatics project as printed in the agenda. He indicated that the appropriate CEQA documents have been filed on this project and no adverse comments had been received.

The committee recommended approval by the board of the proposed resolution (RCPBG 01-24-01).

Certify a Mitigated Negative Declaration, Approve the Campus Master Plan Revision, Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the Internet Switching Center Phase I at California State University, Hayward

Mr. Drohan stated that this item follows the Finance Committee's action on the previous day. After a review of the item, Mr. Drohan noted that the appropriate CEQA documents had been filed and no adverse comments were received.

The committee recommended approval by the board of the proposed resolution (RCPBG 01-24-02).

Mr. Drohan introduced Mr. Mark Gutheinz, Chief of Plant, Energy and Utilities, as Capital Planning, Design and Construction's newest staff member.

In reference to the state's energy crisis, Trustee Pesqueira asked that staff prepare for the board a matrix of how each CSU campus will manage its electrical needs over a long-term period of time.

Mr. Drohan responded that such a report would be presented at the Board's May 2001 meeting.

Adjournment
The meeting adjourned at 9:25 a.m.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2000/01 Capital Outlay Program, Nonstate Funded

Presentation By

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

Summary

This agenda item requests approval to add one project to the 2000/01 nonstate funded capital outlay program.

San Francisco State University		
Residence Dining Center Addition	**PWCE**	**$500,000**

Background and Scope

San Francisco State University would like to proceed with the design and construction of an addition to the residence dining center. The existing 31,083 gross square foot (GSF) dining hall is a rectangular two-level structure. It consists of approximately 16,658 GSF of dining and conference area on the ground floor, and approximately 14,425 GSF of basement area. A sunken terrace at the entrance to the dining center is currently used as an outside eating area and for special events during good weather. The dining center was designed to serve the 824 dormitory residents in Mary Ward and Mary Park Halls. The Village at Centennial Square will add 760 beds creating an increased demand to provide meal service to campus residents. The proposed project will accommodate this demand by enclosing the sunken terrace and connecting it to the main dining area. Interior work includes ceiling and lighting systems; wall and floor finishes; and electrical, plumbing, mechanical and telecommunications systems. The addition will comply with the requirements of the American with Disabilities Act. Other elements of the project include conference and special events space, exterior site development and landscaping. The proposed project is on the master plan and will be funded by the Service Provider for the San Francisco State University Foundation, Inc.

The following resolution is recommended for approval:

> **RESOLVED,** By the Board of Trustees of the California State University that the 2000/01 Nonstate Funded Capital Outlay Program is amended to include $500,000 for preliminary

Revised

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2000/01 Capital Outlay Program, State Funded

Presentation By

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

Summary

This item proposes to amend the 2000/01 state funded capital outlay program to add a new project as Priority 27 on the trustees' priority list.

Background and Scope

The 2000/01 support budget included $2 million to fund PWCE for the CSPU Pomona, Center for Animal and Veterinary Science Education, Phase Ia capital outlay project. Phase Ia consists of 12,000 gross square feet of space for pathology and necropsy laboratories, lab support space, and lecture classrooms at an estimated cost of $5.2 million. The total estimated cost for Phases Ia, Ib, and II is $47.4 million with components including a clinical and research facility, large animal production facilities, a waste management facility, a feed mill facility, a meat science and production laboratory, and site improvements. The multi-building complex will support the educational and research mission of the College of Agriculture's Department of Animal and Veterinary Sciences for 168 full-time equivalent students.

While the $2 million budgeted is insufficient to fund Phase Ia, we are requesting approval to establish the project in the trustees' 2000/01 program. Discussions will continue with the Department of Finance regarding changing the scope of the budget act language to enable the CSU to expend the $2 million on preliminary plans for the entire project (Phases I and II).

The following resolution is recommended for approval:

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

1. The 2000/01 State Funded Capital Outlay Program is amended to include $5.2 million for preliminary plans, working drawings, construction, and equipment for the California State Polytechnic University, Pomona, Center for Animal and Veterinary Science Education, Phase Ia project as Priority 27.

2. CSPU Pomona will include the balance of funding required for Phase Ia in a future capital outlay budget request based on campus priorities.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

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 for San Diego State University:

- Certification of a Final Environmental Impact Report (FEIR)
- Approval of a Campus Master Plan Revision

Attachment A to the item is the proposed campus master plan dated March 2001 and Attachment B is the existing campus master plan dated May 1999.

Included in the agenda mailing are the FEIR, an Addendum to the FEIR, and the Findings of Fact and Statement of Overriding Considerations with the Environmental Mitigation Measures Monitoring and Reporting Plan.

There are no significant remaining contested issues based on CSU responses to the comments received in the public review period. San Diego State University (SDSU) and the City Redevelopment Agency will implement mitigation measures for the College Community Redevelopment project that will address all potential significant issues identified in the Draft EIR (DEIR).

Background

The existing SDSU campus master plan provides for 25,000 full-time equivalent students. The proposed campus master plan revision continues to provide for 25,000 FTES while improving, enhancing and rehabilitating campus facilities. The primary goal of the proposal is to create a template of uniform planning for future campus development. The project components have been designed in a manner that is consistent with the November 1997 *SDSU Physical Master Plan, Phase 1, Existing Conditions*, which states a need for new campus facilities and sets forth

guidelines for campus landscaping, lighting, visual quality, gateways, open areas and other campus features. The existing master plan focuses on campus boundaries, parking facilities, athletic facilities, pedestrian malls, and existing and future campus buildings and structures.

Campus Master Plan

The proposed campus master plan revision includes redevelopment of several classroom, office, research and student facilities, and provides for the development of several new buildings, a physical plant and corporation/maintenance yard, parking structure and central campus park area. The project was divided into two groups of "project components" for purposes of the environmental analysis. One group was identified and analyzed on a program level and the other was analyzed on a project level. The program level components consist of two academic/research buildings, a performing arts complex, a science research building, a physical plant, and an addition to the north life sciences building. The project level components consist of a faculty office/classroom/gallery building and parking structure, an addition to the communication building, a new campus childcare center, an addition to the International Student Center and a central park. As discussed in greater detail below, since completion of the FEIR, a project-level environmental analysis is provided in an Addendum to the FEIR.

Proposed Project Components

Attachment A identifies each of the proposed new facilities using “PGM” in rectangles for program components and “PJT” in ovals for the project level components as indicated below:

Program Level Components

PGM-1N: Site for new Academic/Research Building A
PGM-1S: Site for new Academic/Research Building B
PGM-2: Site for new Performing Arts Complex
PGM-3: Site for new Science Research Building (this will require the demolition of the Industrial Technology Building 9)
PGM-4: Site for new Physical Plant
PGM-5: Site for North Life Sciences Addition (this will add a five-floor addition to the existing Life Sciences North Building 35 and displace a temporary campus office facility 817)

Project Level Components

PJT-1: Site for new Faculty Office/Classroom/Gallery/Parking Structure 8 (this will require the demolition of the existing Family Studies and Consumer Science Building 7 while relocating the Campus Childcare Center 85 as PJT-3)

PJT-2: Site for School of Communication Addition
PJT-3: Site for new Campus Childcare Center
PJT-4: Site for International Student Center Addition (this will add 12,000 square feet to the existing International Student Center 74)
PJT-5: Site for new Central Park (development of this park will include demolition of the Education Building 6)

Fiscal Impact

Implementation of the proposed campus master plan revision adds state funded improvements estimated at $127 million and nonstate improvements estimated at approximately $10 million totaling an estimated $137 million in current dollars.

California Environmental Quality Act (CEQA) Action

A comprehensive FEIR has been prepared pursuant to the requirements of CEQA and the state CEQA Guidelines. The FEIR is presented to the Board of Trustees for certification as part of this agenda item. A Notice of Preparation/Initial Study was prepared in May 2000 for the proposed campus master plan revision and circulated to interested public agencies, organizations, community groups and individuals for their input. The campus held a public information meeting on May 18, 2000 to obtain public input on the proposed project and the DEIR. This DEIR review period began on September 13, 2000 and ended on October 30, 2000. The campus also held a September 28, 2000 public information meeting for public input on the DEIR. The FEIR incorporates both the comments received on the DEIR, and the written responses to those comments. Significant issues derived from those comments are included in this item under issues identified through public participation.

The DEIR addressed potential impacts associated with the SDSU campus master plan revision. The DEIR identified the following resources with potentially significant impacts for which mitigation measures are included in the FEIR:

Geotechnical and Soil Resources
Water Quality/Hydrology
Biological Resources
Visual Quality
Traffic/Access/Parking
Noise
Air Quality
Cultural Resources

A complete listing and discussion of project impacts and proposed mitigation measures are included in the FEIR describing the procedures that will be used to implement the mitigation measures.

Subsequent to completion of the FEIR, a project-level environmental analysis was prepared for project component PGM-1N, the existing Academic/Research Building with two additional future buildings. That additional analysis is provided in an Addendum to the FEIR. The additional analysis warranted some changes to the FEIR to account for the detailed analysis of the PGM-1N component. However, the analysis did not involve substantial changes to the proposed campus master plan revision requiring a major revision to the FEIR. Neither did it result in new information which indicated: (i) the existence of significant effects not discussed in the FEIR; (ii) that significant effects previously discussed will be substantially more severe than shown in the FEIR; (iii) that mitigation measures or alternatives previously found not to be feasible would be feasible and would substantially reduce one or more significant effects of the project; or (iv) that mitigations measures or alternatives which are considerably different from those analyzed in the FEIR would substantially reduce one or more significant effects on the environment. Therefore, pursuant to CEQA and the state CEQA Guidelines, the project-level analysis of component PGM-1N was appropriately addressed in the Addendum to the FEIR.

Issues Identified Through Public Participation

Public comments were received from the City of San Diego. Those comments and CSU responses to the comments are provided in the FEIR. The comment letters raised the following significant issues:

Traffic and Access
Biological Resource
Water Quality/Hydrology

Responses have been prepared to address the concerns raised and to indicate where and how the EIR addresses these specific issues. Where appropriate, changes made in the DEIR in response to these comments are indicated in the response and the actual EIR revisions are contained in the FEIR. Findings of fact, the specific mitigation measures and the appropriate statement of overriding consideration for impacts that cannot be mitigated are included in a separate document in the agenda mailing. A summary of the responses to these comments follows:

1. Traffic and Access. Some comments questioned the traffic impacts caused by increased trips at the intersection of College Avenue and "Z" Street in terms of intersection capacity. The comments also suggested that the mitigation proposed to reduce those impacts to a level below significance must be implemented in conjunction with development of the campus master plan project.

CSU Response: Traffic mitigation measures approved for a previously adopted FEIR prepared for the College Community Redevelopment project, under the Redevelopment Agency of the City of San Diego, require the widening of College Avenue to six lanes and the installation of a new traffic signal to permit left turn access to the SDSU parking structure east of College Avenue. The university's traffic consultant has noted that the city's traffic engineering design requirements make it highly unlikely that a traffic signal could be located at this location because of its proximity to the major intersection of College Avenue and Canyon Crest Drive. Additionally, the physical constraints on College Avenue preclude widening to permit a turn lane at this location. This leads to the logical conclusion that the signal would be installed at the "Z" Street intersection located approximately 300 feet to the south, which is the first intersection that could be widened to permit left turns. Left turns for the parking structure could also be accommodated at the "Z" Street intersection. The proposed project does not include a traffic signal at College Avenue and "Z" Street to accommodate the new inbound left turn trips during the morning and evening peak hours because the project-related traffic impacts would be mitigated through the widening of College Avenue and the addition of the new traffic signal in the vicinity of "Z" Street under the College Community Redevelopment project FEIR mitigation program. Therefore, with implementation of the mitigation in the FEIR for the College Community Redevelopment project, the proposed SDSU project's traffic impacts would be reduced to less than significant levels.

With regard to mitigation of the proposed project's traffic impacts, CEQA requires that a project include all feasible mitigation measures, which may reduce the project's environmental impacts. If the lead agency for a given project has no legal authority to fund or otherwise implement, independent of CEQA, the measures required to mitigate a particular environmental impact, then the measures are not considered feasible and not required under CEQA. CSU has no authority or funding to require the construction of off-site traffic improvements. Therefore, the mitigation measures proposed to reduce the project's traffic impacts at the intersection of College Avenue and "Z" Street are not feasible under CEQA. Consequently, those measures cannot be implemented in conjunction with development of the campus master plan revision.

Under CEQA, when mitigation of a significant environmental impact is not feasible, the lead agency may address such impacts with "overriding considerations." CSU has considered the possibility that the master plan project may be completed prior to completion of the necessary traffic improvements in connection with the College Community Redevelopment project. Should such circumstances occur, CSU has identified numerous overriding considerations, supported by substantial evidence, which outweigh the project's significant traffic impacts. Those overriding considerations are set forth in the CEQA Findings of Fact and Statement of Overriding Considerations.

2. Biological Resource. Some comments suggested that the DEIR should have analyzed the proposed project's impacts on biological resources within certain geographic areas collectively

designated as a multiple habitat planning area in the City of San Diego's Multiple Species Conservation Plan.

CSU Response: The DEIR includes measures for avoiding potential impacts to biological resources in proximity to the project component sites. The DEIR states that the limits of grading should be staked, fencing should be erected and a qualified biologist should be retained to monitor construction activities at the component sites with a potential to affect adjacent biological resources. The DEIR states that, if construction is conducted during breeding season, a breeding bird survey should be conducted to ensure that there are no state- or federally-listed endangered species in the vicinity. If a listed bird species is found within 500 feet of the construction site, the DEIR recommends that construction activities should be deferred until the end of the breeding season. The DEIR also states that Best Management Practices should be implemented to control erosion, runoff, dust, noise and any other potentially harmful indirect biological impacts during construction. Based on the design and location of the project components, as well as the foregoing mitigation measures and other measures related to noise, lighting and drainage, the proposed project is consistent with the San Diego County Multiple Species Conservation Plan Land Use Adjacency Guidelines pertaining to drainage, toxics, lighting, noise, barriers, invasive and brush management.

3. Water Quality/Hydrology. Some comments suggested that the DEIR should have analyzed the proposed project's potential to cause water quality impacts on the multiple habitat planning area.

CSU Response: The DEIR contains measures recommended to mitigate the proposed project potential water quality impacts. Those measures include: (i) removal of demolition and excavated material from the project site to prevent potential surface and groundwater contamination; (ii) elimination of standing water during construction; (iii) proper storage of on-site hazardous materials; (iv) compliance with National Pollutant Discharge Elimination System permit requirements; (v) control of storm water runoff to prevent erosion; (vi) control of storm water runoff within the SDSU campus during construction; and (vii) proper disposal of on-site waste materials. The DEIR also recommends appropriate modification of the existing storm drain system as necessary to accommodate expected increases in peak runoff quantities. Based on the design and location of the project components, as well as the foregoing mitigation measures, the proposed project is consistent with the San Diego County Multiple Species Conservation Plan Land Use Adjacency Guidelines pertaining to drainage and toxics.

Alternatives

The alternatives section of the FEIR has been prepared in accordance with CEQA and the state CEQA Guidelines. The preferred alternative is the proposed project. The alternatives shown

below were analyzed and compared to the proposed project in the FEIR. The ability of each alternative to reduce impacts was also identified and considered in the FEIR. The alternatives analyzed in the FEIR included:

Alternative 1: No Project Alternative. This alternative is required by CEQA, and it compares the present existing condition of the project site against the significant effects that would result from implementation of the proposed project.

Alternative 2: A-PJT-1 Alternative. This alternative compares the significant effects that would result from constructing the proposed Faculty Office/Classroom/Gallery/Parking Structure 8 component PJT-1 on the site designated for that facility under the proposed project against the construction of the facility in Parking Lot W.

Alternative 3: A-PJT-2 Alternative. This alternative compares the significant effects that would result from constructing the proposed Communication Building Additions component PJT-2 on the site designated for that facility under the proposed project against the construction of the facility on the plaza north of the existing Communication Building.

Alternative 4: A-PJT-3a Alternative. This alternative compares the significant effects that would result from constructing the proposed Campus Childcare Center component PJT-3 on the site designated for that building under the proposed project against the construction of the building on the site of campus Parking Lot A.

Alternative 5: A-PJT-3b Alternative. This alternative compares the significant effects that would result from constructing the proposed Campus Childcare Center component PJT-3 on the site designated for that building under the proposed project against the construction of the building on the site of campus Parking Lot G.

Alternative 6: A-PJT-3c Alternative. This alternative compares the significant effects that would result from constructing the proposed Campus Childcare Center component PJT-3 on the site designated for that building under the proposed project against the construction of the building on the site of campus Parking Lot V and the International Student Center.

Alternative 7: A-PJT-4a Alternative. This alternative compares the significant effects that would result from constructing the proposed International Student Center Addition component PJT-4 on the site designated for that building under the proposed project against the construction of the building on the site of campus Parking Lot A.

Alternative 8: A-PJT-4b Alternative. This alternative compares the significant effects that would result from constructing the proposed International Student Center Addition component PJT-4 on the site designated for that building under the proposed project against the construction of the building on the site of campus Parking Lot W.

Please see the alternatives section of the FEIR for a detailed discussion of the alternatives to the proposed project. The alternatives were rejected as infeasible, and the proposed project was found to be preferable to the rejected alternatives. Please see the CEQA Findings of Fact and Statement of Overriding Considerations for further information regarding the project alternatives.

The following resolution is recommended for approval:

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

1. The FEIR and the Addendum to the FEIR (collectively "the FEIR") for the SDSU campus master plan revision was prepared to address the environmental effects, mitigation measures and project alternatives associated with approval of that project, and all discretionary actions relating thereto, and that project consists of the following project components: (1) two academic/research buildings, a performing arts complex, a science research building, a physical plant and an addition to the North Life Sciences Building; and (2) a faculty office/classroom/gallery building and parking structure, an addition to the communication building, a new campus childcare center, an addition to the International Student Center and a central park.

2. The FEIR (State Clearinghouse No. 2000051026) 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 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 related mitigation measures provided under separate cover for Agenda Item 3 of the March 20-21, 2001 meeting of the Committee on Campus Planning, Buildings and Grounds, which identify specific impacts of the proposed project and related mitigation measures and which are incorporated by reference; and the findings of fact and the related mitigation measures are 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 SDSU campus master plan revision 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. The board hereby certifies the FEIR for the SDSU campus master plan revision as complete and adequate in that the FEIR addresses all 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 comprises the following:

   A. The DEIR for the SDSU campus master plan revision;

   B. The FEIR and Addendum, including comments received on the DEIR 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 specified in items (A) through (C) above.

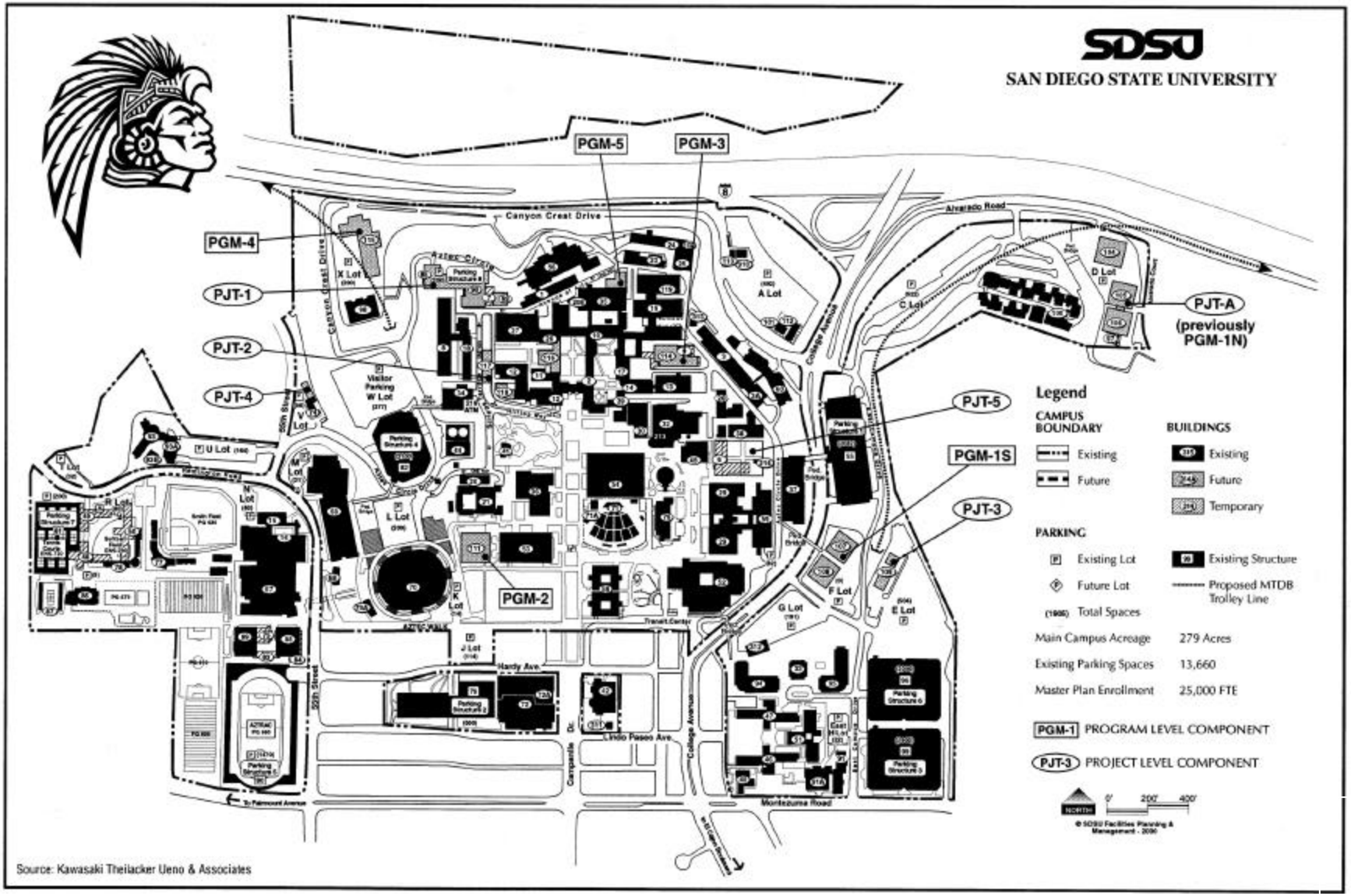
   All of the above information is on file with the California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California, 90802, and San Diego State University, Office of Facilities Planning and Management, Administration Building, Room 130, 5500 Campanile Drive, San Diego, California 92182-1624.

8. The board certifies the FEIR for the SDSU campus master plan revision.

9. The mitigation measures identified in the Mitigation Monitoring Plan are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Plan, which is under separate cover for Agenda Item 3 of the March 20-21, 2001 meeting of the Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code Section 21081.6).

10. The SDSU campus master plan revision, dated March 2001, is hereby approved.

11. The chancellor or his designee is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination with respect SDSU campus master plan revision.



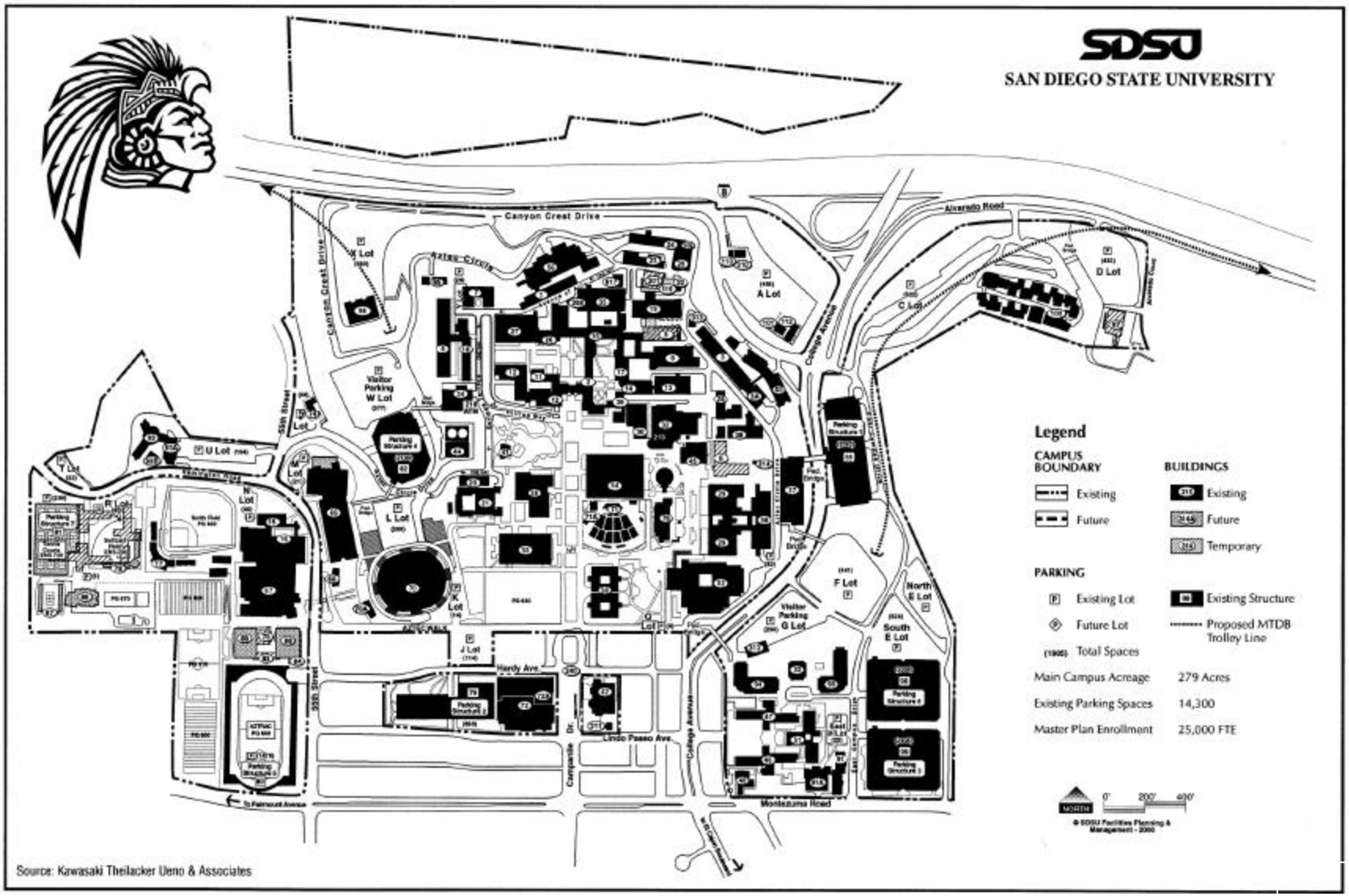
Source: Kawasaki Theilacker Ueno & Associates

PROPOSED MASTER PLAN – MARCH 2001

SAN DIEGO STATE UNIVERSITY CAMPUS MASTER PLAN
Proposed March 2001

FACILITY LEGEND: EXISTING FACILITY / *Proposed Facility*

1. ART - SOUTH
2. HEPNER HALL
3. CHEMISTRY - GEOLOGY
3A. CHEMISTRY - GEOLOGY ADDITION
5. ENGINEERING LABORATORY
7. FAMILY STUDIES
8. STORM HALL
10. LIFE SCIENCE - SOUTH
11. LITTLE THEATER
12. SPEECH & TELECOMMUNICATIONS
13. PHYSICS
14. PHYSICS - ASTRONOMY
15. ATHLETICS
16. PETERSON GYMNASIUM
17. PHYSICAL SCIENCES
18. NASATIR HALL
19. ENGINEERING
20. EXERCISE & NUTRITIONAL SCIENCES ANNEX
21. EXERCISE & NUTRITIONAL SCIENCES
22. CAM LAB (COMPUTER AIDED MECHANICS)
23. PHYSICAL PLANT / BOILER SHOP
24. PHYSICAL PLANT
25. COGENERATION PLANT
26. HARDY MEMORIAL TOWER
27. PROFESSIONAL STUDIES & FINE ARTS
28. COMMUNICATIONS CLINIC
29. STUDENT SERVICES - WEST
30. ADMINISTRATION
32. EAST COMMONS
33. *Residential Dining*
34. WEST COMMONS
35. LIFE SCIENCE-NORTH
36. THEARE ARTS
37. BUSINESS ADMINISTRATION & MATHEMATICS
38. NORTH EDUCATION
39. FACULTY / STAFF CENTER
40. HOUSING & RESIDENTIAL LIFE
41. SCRIPP'S COTTAGE
42. STUDENT HEALTH SERVICES
44. PHYSICAL PLANT / CHILL PLANT
45. AZTEC SHOPS BOOKSTORE
46. MAYA HALL (COEDUCATIONAL RESIDENCE)
47. OLMECA HALL (COEDUCATIONAL RESIDENCE)
48. TARASTEC HALL (COEDUCATIONAL RESIDENCE)
49. TOLTEC HALL (COEDUCATIONAL RESIDENCE)
50. ZAPOTEC HALL (COEDUCATIONAL RESIDENCE)
50A. TEMPLO DEL SOL
51. ZURA HALL (COEDUCATIONAL RESIDENCE)
52. AZTEC CENTER
53. MUSIC
54. LOVE LIBRARY
55. PARKING STRUCTURE I
56. ART - NORTH
58. ADAMS HUMANITIES
59. STUDENT SERVICES - EAST
60. SCIENCE LABORATORY
67. *Athletics Administration Building/Hall of Fame*
68. ARENA MEETING CENTER
69. AZTEC RECREATION CENTER
70. COX ARENA at AZTEC BOWL
70A. ARENA TICKET OFFICE
71. OPEN AIR THEATER
71A. OPEN AIR THEATER HOSPITALITY HOUSE
72. KPBS RADIO / TV
72A. GATEWAY CENTER / EXTENDED STUDIES
73. RACQUETBALL COURTS
74. INTERNATIONAL STUDENT CENTER
75. FOOTBALL COACHES OFFICES / WEIGHT TRAINING FACILITY
76. LLA / CENTENNIAL HALL
77. TONY GWYNN STADIUM
78. *Softball Center*
79. PARKING STRUCTURE 2
80. PARKING STRUCTURE 5
81. *Parking Structure 7/Tennis Courts*
82. PARKING STRUCTURE 4
83. ATHLETICS OFFICES
84. ATHLETICS TRAINING FACILITY
86. *Aquaplex*
87. *Tennis Center*
90. *Social Science, Faculty Office, Parking Structure No.* 8
91. TENOCHCA HALL (COEDUCATIONAL RESIDENCE)
91A. TULA HALL
92. *Art Gallery*
93. CHAPULTEPEC HALL (COEDUCATIONAL RESIDENCE)
93A. CHOLULA HALL
93B. MONTY'S MARKET
94. *Residential Suites, West*
95. *Residential Suites, East*
96. *Parking Structure 6*
97. REHABILITATION CENTER
98. BUSINESS SERVICES
99. PARKING STRUCTURE 3
100. VILLA ALVARADO HALL (COEDUCATIONAL RESIDENCE)
101. MAINTENANCE GARAGE
102. *Cogeneration/Chill Plant*
104. *Academic/Research Bldg. A1*
105. *Academic/Research Bldg. A2*
106. *Academic/Research Bldg. A3*
107. *Academic/Research Bldg. B1*
108. *Academic/Research Bldg. B2*
109. *Campus Childcare Canter*
111. *Performing Arts Complex*
112. RESOURCE CONSERVATION
113. WASTE FACILITY
114. *Science Research Building*
115. *Physical Plant*
116. *School of Communication Addition*
117. *School of Communication Addition*
118. *School of Communication Addition*
119. *Engineering Building Addition*
201. PHYSICAL PLANT SHOPS
208. BETTY'S HOTDOGGER
209. INFORMATION BOOTH (PARKING)
240. TRANSIT CENTER
302. FIELD EQUIPMENT STORAGE
303. GROUNDS STORAGE
310. EHS STORAGE SHED
311. SUBSTATION D
312. SUBSTATION B
313. SUBSTATION A
314. SHIPPING / RECEIVING / MAIL / CENTRAL STORES
817. DEAN OF SCIENCE EXTENSION



APPROVED MASTER PLAN – MAY 1999

SAN DIEGO STATE UNIVERSITY CAMPUS MASTER PLAN
Approved May 1999

FACILITY LEGEND: EXISTING FACILITY / *Proposed Facility*

1. ART - SOUTH
2. HEPNER HALL
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3A. CHEMISTRY - GEOLOGY ADDITION
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6. EDUCATION
7. FAMILY STUDIES
8. STORM HALL
9. INDUSTRIAL TECHNOLOGY
10. LIFE SCIENCE - SOUTH
11. LITTLE THEATER
12. SPEECH & TELECOMMUNICATIONS
13. PHYSICS
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817. DEAN OF SCIENCE EXTENSION

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

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 for California Polytechnic State University, San Luis Obispo (Cal Poly):

- Certification of a Final Environmental Impact Report (FEIR)
- Approval of a Campus Master Plan Revision to Increase the Master Plan Enrollment Ceiling from 15,000 to 17,500 Full-Time Equivalent Students (FTES)

Proposed project components include additional instructional space, housing facilities, applied research space and parking structures. Attachment A is the proposed campus master plan dated March 2001 and Attachment B is the existing campus master plan dated January 2000.

Included in the agenda mailing are the FEIR and the Findings of Fact and Statement of Overriding Considerations with the Environmental Mitigation Measures Monitoring and Reporting Plan.

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

1. Regional Circulation Issues. Some comments indicated that CSU should address off-campus roadway issues that will be affected by campus development.

CSU Response: Cal Poly has identified master plan impacts at certain locations of the roadway infrastructure as significant. It has identified a program of improvements to be implemented as the appropriate mitigation to the extent feasible to reduce project traffic impacts to less than significant levels. However, implementation and monitoring of the traffic mitigation within the jurisdiction of other public agencies, including the City of San Luis Obispo and the California Department of Transportation (Caltrans), are the responsibility of these public agencies vested

with the authority, responsibility, and revenue sources to implement roadway infrastructure improvements.

2. "Goldtree" Research Park Development Issues. The City of San Luis Obispo indicated concerns about future development of the "Goldtree" site located west of the main campus.

***CSU Response**:* An applied research park would be developed in partnership with the local community at Goldtree. The site is relatively low-value grazing land, has low visibility from Highway 1, is adjacent to the City's wastewater treatment plant, and near the California Men's Colony. Additional environmental analysis will be undertaken when the project plan for the site has been developed.

3. Housing Development near Brizzolara Creek. There were many concerned comments about the proximity of student housing complexes proposed near Brizzolara Creek.

***CSU Response**:* The master plan team made extensive efforts to relocate the two housing complexes at a suitable distance from the creek corridor that resulted in the creation of the Brizzolara Creek Enhancement Project and the re-adsorption of units initially proposed for location along the creek.

4. Loss of Foraging Habitat. Concerns were raised regarding development in certain locations on campus and the gradual and cumulative loss of deep valley soil grass habitat that is important for raptor and other animals.

***CSU Response**:* Valley grasslands consisting of species typical of pasture vegetation are not considered a sensitive plant community at the state or federal level, nor are they considered sensitive by the California Native Plant Society. Therefore, the loss of this vegetative community is not considered a significant impact. The biological analysis indicates that there is adequate foraging habitat on surrounding campus lands for sensitive bird species, and that development of the site would not result in loss of nesting or other habitat for such species.

5. Impacts to Adjacent Neighborhoods. Many comments were received about possible impacts to adjoining neighborhoods from light and noise.

***CSU Response**:* Cal Poly has modified its plan to include mitigation measures that will reduce the likelihood of impacts. Directives are established for lighting placement and design. Noise, especially from any developed or relocated sports facility, will be analyzed as part of the facility design and mitigated through speaker disbursement and location.

6. Alternative Transportation. Several comments were received about the university's program for alternative transportation, with special emphasis on maintaining the bus subsidy.

***CSU Response**:* Cal Poly's primary approach to addressing alternative transportation for the master plan is to house all new enrollment on campus, thereby reducing the need for automobile transportation by students. In addition, Cal Poly will institute a number of measures to reduce traffic and demand for parking, including restrictions on freshmen parking, geographic controls and other measures. Cal Poly will continue to subsidize the bus passes at least to current levels.

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

Background

The Board of Trustees' CSU Growth Plan directed that proposals be developed for modification of physical master plan ceilings at five campuses including Cal Poly. The Cal Poly master plan revision represents the culmination of a four-year planning process. The plan will guide the future development of the university entering the 21st century up to a 17,500 FTES academic cap from the current 15,000 FTES. The master plan provides a framework for the university's decisions concerning allocation and management of resources, capital outlay programs and construction planning for facilities and improvements needed to accommodate 17,500 FTES.

Specifically, the master plan provides strategies to achieve the university's mission:

- Polytechnic
- "Learn by doing"
- Primarily undergraduate
- Student-centered community
- State-of-the-art education (programs, practice, pedagogy and services)
- Social and intellectual diversity
- Statewide service area
- Technological currency

Campus Master Plan

The campus master plan addresses academic program demand, physical and environmental constraints and opportunities, and capital and operating budget requirements to support a future enrollment of 17,500 academic year FTES and 2,500 summer FTES. The plan anticipates a modest increase in technology-supported instruction and enhancements to curricula and advising to accelerate student progress to degree completion. Together these operational changes are designed to increase summer enrollment, apply technology, facilitate student progress, and increase college year enrollment by about nine percent without increasing fall headcount. The physical development of the plan focuses on land use and circulation issues associated with

increasing enrollment during the academic year, as this scenario involves the most extensive change on campus. Enrollment growth projections translate into a fall headcount of approximately 20,900 students and about 3,200 regular faculty and staff (17 percent over present capacity) to be accomplished in phases over approximately twenty years. Because demographers expect the demand for higher education to increase rapidly through about 2010, the earlier phases of the plan may need to accommodate more enrollment than later phases. The campus master plan redevelops and consolidates academic facilities within an expanded instructional core south of Brizzolara Creek. At the same time, the plan is designed to protect natural environmental features and agricultural lands that form the character of the campus. A central feature of the plan involves creating new student residential communities accommodating approximately 3,000 additional students and provision of faculty and staff housing. Student services and recreational facilities would be expanded commensurate with increased enrollment. Although parking may increase over existing numbers, the ratio of parking to students is planned to decrease during the planning period.

University Land Uses

The campus master plan takes a broad approach to the analysis of the most suitable future use of all university land in San Luis Obispo County, including management practices to protect the university's unique natural environment. The master plan team has applied principles from campus and community task forces that met during spring 1999 to designate future land uses and develop the following physical plan elements:

Natural Environment. Environmentally sensitive areas and assets are designated as an overlay determined by physical and biological features of the land. Principles focus on stewardship, protection and restoration.

Outdoor Teaching and Learning. "Living laboratories" (e.g., agricultural fields and units, ecological study areas, and design village) are central to Cal Poly's mission and must remain integrated with the campus.

Campus Instructional Core. Additional enrollment requires about 250,000 square feet of new instructional space in the campus core. Principles focus on creating a compact, "student-friendly, learner-centered" area with more open space and better pedestrian and bicycle circulation.
Residential Communities. New student housing complexes are conceived as living/learning communities, directly accessible to the campus instructional core. New undergraduate student housing for 3,000 students on campus will reduce community impacts of enrollment growth.

Recreation. Flexible outdoor recreational fields and indoor facilities will serve the changing student population.

Circulation, Alternative Transportation and Parking. Circulation systems provide improved access to the campus and movement within it. The campus master plan encourages alternative forms of transportation to reduce congestion and parking. Internal circulation focuses on "user-friendly" pedestrian access and increasing vehicle access efficiency. Parking is consolidated and ratios are decreased.

Public Facilities and Utilities. Essential support facilities can be located outside the campus instructional core unless they require a central location to function effectively.

Support Activities and Services. A wide array of academic and support activities must be available to serve Cal Poly's diverse student, faculty, staff and visitor populations in both the instructional core and new residential communities.

Ancillary Activities and Services. A number of activities that serve the broader community, as well as Cal Poly, are complementary to the university's instructional mission. However, not all of these facilities need to be provided within the campus instructional core.

Proposed Revisions

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

Hexagon 1: Foundation Administration Addition
Hexagon 2: Engineering III
Hexagon 3: Davidson Music Center Addition
Hexagon 4: Activities Center
Hexagon 5: University Police
Hexagon 6: Foundation Warehouse Expansion
Hexagon 7: New Corporation Yard
Hexagon 8: New Farm Shop/Transportation Services
Hexagon 9: Alumni Center/Professional Development Conference Center
Hexagon 10: Chorro Creek Bull Test
Hexagon 11: Parking Structure 2
Hexagon 12: Parking Structure 3
Hexagon 13: Children's Center Addition
Hexagon 14: Visitor Center
Hexagon 15: Goldtree Research Park
Hexagon 16: Faculty/Staff Housing South
Hexagon 17: New Feed Mill
Hexagon 18: Agriculture Pavilion
Hexagon 19: Athletic Field House

Hexagon 20: Athletic Field Facility
Hexagon 21: Student Housing
Hexagon 22: Student Housing 1
Hexagon 23: Student Housing 2
Hexagon 24: Student Housing 3
Hexagon 25: Student Housing 4
Hexagon 26: Student Housing 5
Hexagon 27: Student Housing 6
Hexagon 28: Student Housing 7
Hexagon 29: The Center for Science and Mathematics
Hexagon 30: Centennial Building 1
Hexagon 31: Centennial Building 2
Hexagon 32: Centennial Building 3
Hexagon 33: Centennial Building 4
Hexagon 34: Centennial Building 5
Hexagon 35: Architecture 2
Hexagon 36: Architecture 3
Hexagon 37: College of Engineering Research Center
Hexagon 38: Engineering 3 Addition
Hexagon 39: Center for Technology/Enhanced Learning
Hexagon 40: Agriculture Learning Center
Hexagon 41: Northeast Polytechnic Center 1
Hexagon 42: Northeast Polytechnic Center 2

Fiscal Impact

Implementation of the proposed campus master plan revision adds state funded improvements at approximately $550 million and nonstate funded improvements at $300 million for an estimated cost of $850 million in current dollars.

Integration of the Plan and CEQA

At the outset, the university chose to integrate environmental analysis into the development of the campus master plan. During the development of the plan, analysis of environmental constraints and opportunities informed the plan-making process. Resulting findings guided and to some extent limited the alternatives considered under the plan. For example, prime agricultural lands were identified early in the planning process so that no development would be proposed in those areas. Land use, housing and transportation policies were designed to reduce the likelihood of impacts from the many proposals considered. Recent experience with other campus projects, as well as input from Master Plan Task Forces, reminded the master plan team of sensitivities in adjoining neighborhoods.

California Environmental Quality Act (CEQA) Action

A comprehensive FEIR has been prepared pursuant to the requirements of CEQA and the state CEQA Guidelines. The FEIR is presented to the Board of Trustees for certification as part of this agenda item. A Notice of Preparation (NOP) and Initial Study were prepared in August 2000 for the proposed campus master plan (i.e., the proposed project). The NOP/Initial Study was circulated to interested public agencies, organizations, community groups and individuals in order to receive input on the scope of the Draft Environmental Impact Report (DEIR) analysis. The campus also held numerous public information meetings to obtain public input on the campus master plan and scope of the DEIR analysis. The campus held public meetings to obtain public comment on the DEIR on November 15 and 16, 2000. The DEIR was circulated for public comment from October 10, 2000 through December 8, 2000.

The DEIR addressed potential impacts associated with the Cal Poly campus master plan. The DEIR identified the following resource with unavoidable significant impacts for which mitigation measures are included and for which the resolution includes the required overriding considerations:

Air Quality – Construction and Operational

The DEIR identified the following resources with potentially significant impacts for which mitigation measures are included that reduce impacts to levels below significant:

Geology and Soils
Hydrology and Water Quality
Biological Resources
Agriculture
Cultural and Historic Resources
Circulation

Noise
Aesthetics
Public Services and Utilities
Construction Impacts

A complete listing and discussion of project impacts and proposed mitigation measures are included in the FEIR describing the procedures that will be used to implement the mitigation measures.

Issues Identified Through Public Participation

Public comments were received from forty-two individuals on the DEIR. Seventeen letters from public agencies or organizations were submitted commenting on the DEIR, including the California Regional Water Quality Control Board, City of San Luis Obispo, Air Pollution Control District, California Department of Transportation, and San Luis Obispo Council of Governments. The following issues were raised:

1. Regional Circulation Issues
2. "Goldtree" Research Park Development
3. Housing Development near Brizzolara Creek
4. Loss of Foraging Habitat
5. Impacts to Adjacent Neighborhoods
6. Alternative Transportation

Responses have been prepared to address the concerns raised and to indicate where and how the EIR and campus master plan address environmental issues. Where appropriate, changes made in the DEIR in response to these comments are indicated in the response and the actual EIR revisions are contained in Section 6.0 of the campus master plan. Findings of fact and the specific mitigation measures and the statement of overriding consideration for impacts that cannot be mitigated are included in a separate document in the agenda mailing. A summary of the responses to these comments follows:

1. Regional Circulation Issues. Some comments indicated that CSU should address off-campus roadway issues that will be affected by campus development.

***CSU Response**:* Cal Poly has identified master plan impacts at certain locations of the roadway infrastructure as significant, and has identified a program of improvements to be implemented as the appropriate mitigation, to the extent feasible, to reduce project traffic impacts to less than significant levels. Cal Poly will work with its neighboring jurisdictions to identify improvements to regional circulation. However, monitoring and implementation of the mitigation for locations within the jurisdiction of other public agencies, including the City of San Luis Obispo and

Caltrans, are the responsibility of these public agencies that are vested with the authority, responsibility, and revenue sources to implement roadway infrastructure improvements. Allocation of funds received by regional and local agencies for roadway improvements within their jurisdictions in order to meet recognized needs is solely within the authority and purview of these agencies.

2. "Goldtree" Research Park Development. The City of San Luis Obispo indicated concerns about future development of the "Goldtree" site located west of the main campus.

***CSU Response**:* An applied research park would be developed in partnership with the local community at Goldtree. Local businesses would have an opportunity to be considered as vendors and service providers as well as occupants of the applied research park. The site is in a location that has relatively low-value grazing land, low visibility from Highway 1, is adjacent to the city's wastewater treatment plant, and near the California Men's Colony. Additional environmental work will be undertaken when a project for the site has been developed.

3. Housing Development near Brizzolara Creek. Many comments concerned the proximity of student housing complexes proposed near Brizzolara Creek.

***CSU Response**:* The master plan team made extensive efforts to relocate the two housing complexes at a suitable distance from the creek corridor that resulted in the creation of the Brizzolara Creek Enhancement Project and the re-adsorption of units initially proposed for location along the creek.

4. Loss of Foraging Habitat. Concerns were raised regarding development in certain locations on campus and the gradual and cumulative loss of deep valley soil grass habitat that is important for raptor and other animals.

***CSU Response**:* The grasslands are currently used for grazing and foraging of animal species. Valley grasslands consisting of species typical of pasture vegetation are not considered a sensitive plant community at the state and federal level, or by the California Native Plant Society. Therefore, the loss of this vegetative community is not considered a significant impact. In order to consider the loss of foraging habitat a significant impact under CEQA, CSU would have to find that the proposed development would "have a substantial adverse effect [through habitat modification]" on sensitive species as defined in the EIR. Cal Poly finds that there is adequate foraging habitat on surrounding Cal Poly lands for sensitive bird species, and that development of the site would not result in loss of nesting or other habitat for such species.

5. Impacts to Adjacent Neighborhoods. Many comments raised concerns about possible impacts to adjoining neighborhoods from light and noise.

***CSU Response**:* Cal Poly has modified its plan and EIR to include mitigation measures that will reduce the likelihood of impacts. Directives are established for lighting placement and design. Noise, especially from any developed or relocated sports facility, will be analyzed as part of the facility design and mitigated through speaker disbursement and location.

6. Alternative Transportation. Several comments were received about the university's program for alternative transportation with special emphasis on maintaining the bus subsidy.

***CSU Response**:* Cal Poly's foremost approach to addressing alternative transportation is to house all new enrollments on campus, thereby reducing the need for automobile transportation by students. In addition, Cal Poly will institute a number of measures to reduce traffic and demand for parking, including restrictions on freshmen parking, geographic controls and other measures. Cal Poly will continue to subsidize the bus passes at least to current levels.

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 Cal Poly 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.

Alternative 1: No Project alternative required by CEQA considers no new development on campus and continuation of the campus under the current master plan.

Alternative 2: Alternative Enrollment Scenarios that consider different approaches to increasing the education potential of the university without necessarily increasing enrollment.

Alternative 3: Alternatives to Plan Components considers modifications to several of the larger components of the master plan, including alternatives to on-campus housing, remodeling Mustang Stadium, and alternative parking approaches.

NOTE: A number of alternative locations and approaches were considered for all components of the master plan. These were often eliminated early because of the constraints analysis prepared prior to developing the master plan. These alternatives are often described in marginal notes throughout the master plan.

For a detailed discussion of the alternatives to the proposed project, please see page 332 of the FEIR. The alternatives to the proposed project were rejected as infeasible or less environmentally sound, and the proposed project was found to be preferable to the rejected alternatives. For

specific findings regarding the infeasibility of the rejected alternatives please see the CEQA Findings of Fact and Statement of Overriding Considerations.

The following resolution is recommended for approval:

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

1. The FEIR for the Cal Poly campus master plan was prepared to address the potential significant environmental effects, mitigation measures and project alternatives associated with approval of the proposed campus master plan, and all discretionary actions relating thereto, including the component construction projects as identified on Page 230, Project Description, of the FEIR.

2. The FEIR (State Clearinghouse No. 2000081102) 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 make findings prior to the approval of a project (along with statements of facts supporting each finding).

4. This board hereby adopts the findings of fact and related mitigation measures provided under separate cover for Agenda Item 4 of the March 20-21, 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 Cal Poly campus master plan revision 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. The board hereby certifies the FEIR for the Cal Poly campus master plan revision as complete and adequate in that the FEIR addresses all 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 comprises the following:

A. The DEIR for the Cal Poly campus master plan revision;

B. The FEIR, including comments received on the DEIR 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 Polytechnic State University, San Luis Obispo, Department of Facilities Planning and Management, 1 Grand Avenue, San Luis Obispo, California 93407.

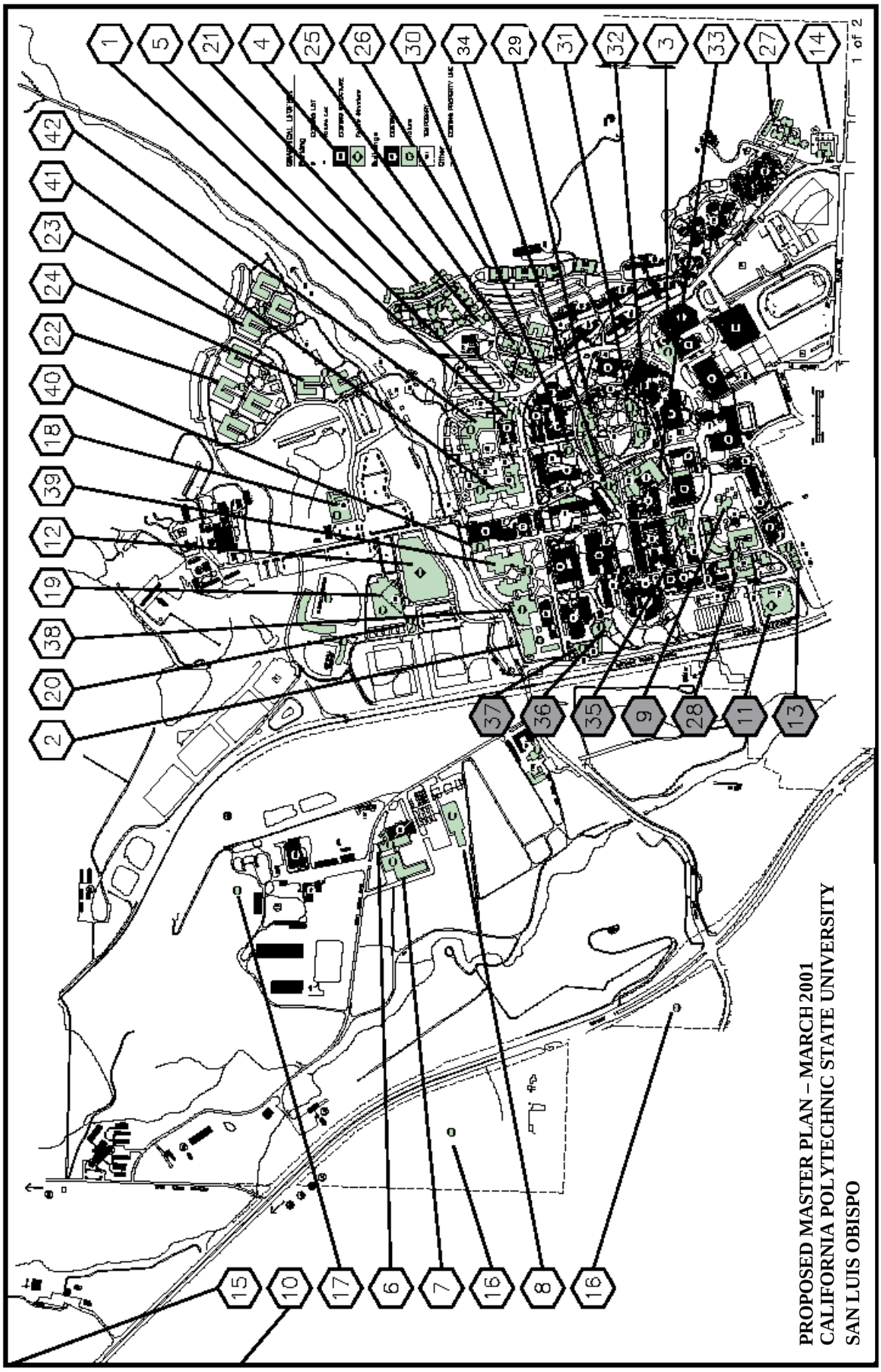
8. The board certifies the FEIR for the Cal Poly campus master plan revision, including its component construction projects.

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 being 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 Plan are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Plan, which is under separate cover for Agenda Item 4 of the March 20-21, 2001 meeting of the Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code Section 21081.6).

11. The Cal Poly campus master plan revision, dated March 2001, is hereby approved with the goal of serving 17,500 full-time equivalent students.

12. The chancellor or his designee is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination with respect to the Cal Poly campus master plan revision.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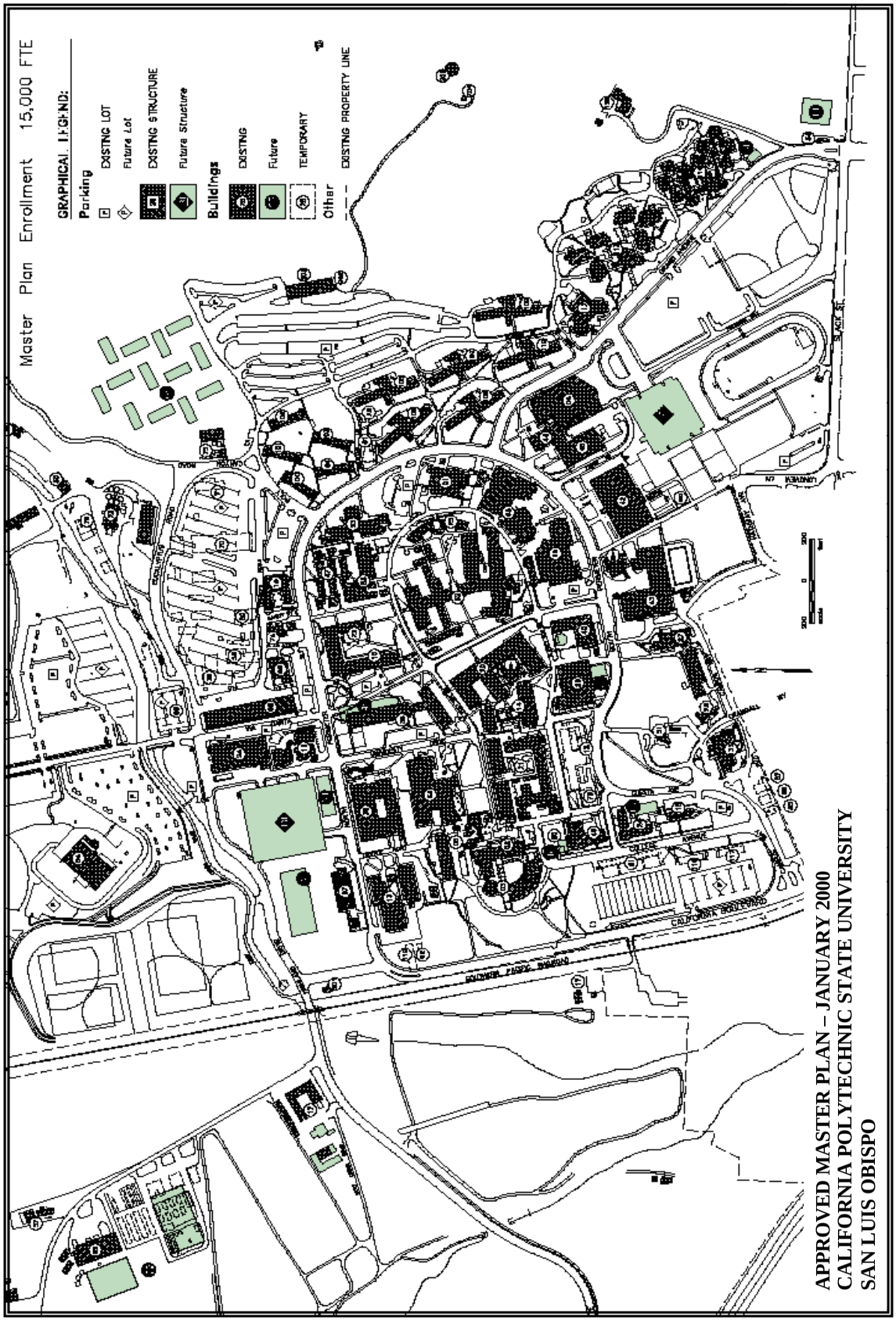
1 of 2
PROPOSED MASTER PLAN – MARCH 2001
CALIFORNIA POLYTECHNIC STATE UNIVERSITY
SAN LUIS OBISPO

CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO CAMPUS MASTER PLAN
Proposed March 2001

FACILITY LEGEND: EXISTING FACILITY/*Proposed Facility*

1 ADMINISTRATION
2 EDUCATION
3 BUSINESS
4 RESEARCH DEVELOPMENT CENTER
5 ARCHITECTURE & ENVIRONMENTAL DESIGN
6 PERFORMING ARTS CENTER
7 ADVANCED TECHNOLOGY LABORATORIES
8 AGRICULTURAL ENGINEERING
8A AGRICULTURAL ENGINEERING SHOP
9 FARM SHOP
10 ALAN A. ERHART AGRICULTURE
11 AGRICULTURAL SCIENCES
12 AIR CONDITIONING
13 ENGINEERING
14 FRANK E. PILLING BUILDING
15 FOUNDATION ADMINISTRATION
15A *Foundation Administration Addition*
16 BEEF UNIT
17 CROPS UNIT
18 DAIRY SCIENCE
19 DINING COMPLEX
20 ENGINEERING EAST
20A ENGINEERING EAST FACULTY OFFICES
21 ENGINEERING WEST
22 ENGLISH
23 FEED MILL
24 FOOD PROCESSING
25 FACULTY OFFICES EAST
26 GRAPHIC ARTS
27 HEALTH CENTER
28 ALBERT B. SMITH ALUMNI AND CONFERENCE CENTER
29 HOUSING OFFICE
30 HORSESHOEING UNIT
32 HORSE UNIT
33 CLYDE P. FISHER SCIENCE HALL
34 WALTER F. DEXTER BUILDING
35 ROBERT E. KENNEDY LIBRARY
36 MANUFACTURING
38 MATHEMATICS AND SCIENCE
39 MEATS UNIT ABATTOIR
40 ENGINEERING SOUTH
41 *Engineering III*
42 ROBERT E. MOTT PHYSICAL EDUCATION
43 RECREATION CENTER
43A PHYSICAL EDUCATION CLASSROOMS AND OFFICES
44 CAL POLY THEATRE
45 H. P. DAVIDSON MUSIC CENTER
45A *Davidson Music Center Addition*
46 NATATORIUM
47 FACULTY OFFICES NORTH
48 ENVIRONMENTAL HORTICULTURE SCIENCE
51 PRESIDENT'S RESIDENCE
52 SCIENCE
53 SCIENCE NORTH
55 BEEF CATTLE EVALUATION CENTER
56 SWINE UNIT
57 VETERINARY HOSPITAL
58 WELDING
60 CRANDALL GYMNASIUM
61 MUSTANG STADIUM
65 JULIAN A. MCPHEE UNIVERSITY UNION
66 *Activities Center*
70 FACILITY SERVICES / RECEIVING WAREHOUSE
71 TRANSPORTATION SERVICES
74 UNIVERSITY POLICE
74E *University Police*
75 MUSTANG SUBSTATION

76 OLD POWER PLANT
77 RODEO ARENA
78 ROSE FLOAT SHOP
80 HOUSING WAREHOUSE / ENVIRONMENTAL HEALTH AND SAFETY
81 HILLCREST
82 FOUNDATION WAREHOUSE
82C *New Corporation Yard*
82D *Foundation Warehouse Expansion*
82E *New Farm Shop / Transportation Services*
85 COTTAGE 1
86 COTTAGE 2
87 COTTAGE 3
92 POLY GROVE REST ROOM
96 HOBBY GARAGE
100 SHASTA HALL
101 DIABLO HALL
102 PALOMAR HALL
103 WHITNEY HALL
104 LASSEN HALL
105 TRINITY HALL
106 SANTA LUCIA HALL
107 MUIR HALL
108 SEQUOIA HALL
109 FREMONT HALL
110 TENAYA HALL
111 *Alumni Center/ Professional Development Conference Center*
112 VISTA GRANDE
113 SIERRA MADRE HALL
114 YOSEMITE HALL
115 CHASE HALL
116 JESPERSEN HALL
117 HERON HALL
117T CAD RESEARCH CENTER
119 MODOC HALL
121 CHEDA RANCH
122 PARKER RANCH
123 PETERSON RANCH
124 STUDENT SERVICES
125 SERRANO RANCH
126 CHORRO CREEK RANCH
126D *Chorro Creek Bull Test*
127 ESCUELA RANCH
128 PARSON'S RESIDENCE
129 AVILA RESIDENCE
130 GRAND AVENUE PARKING STRUCTURE
131 *Parking Structure 2*
132 *Parking Structure 3*
133 CHILDREN'S CENTER
133F *Children's Center Addition*
134 VISITOR INFORMATION
134A *Visitor Center*
150 POULTRY SCIENCE INSTRUCTIONAL CENTER
151 *Goldtree Research Park*
152 *Faculty/Staff Housing North*
153 *Faculty/Staff Housing South*
154 *New Feed Mill*
160 SPORTS COMPLEX
164 *Agriculture Pavilion*
165 *Athletic Field House*
166 *Athletic Field Facility*
170 *Student Housing*
171 *Student Housing 1*
172 *Student Housing 2*
173 *Student Housing 3*
174 *Student Housing 4*
175 *Student Housing 5*
176 *Student Housing 6*
177 *Student Housing 7*
180 *The Center for Science and Mathematics*
181 *Centennial Building 1*
182 *Centennial Building 2*
183 *Centennial Building 3*
184 *Centennial Building 4*
185 *Centennial Building 5*
186 *Architecture 2*
190 *Architecture 3*
191 *College of Engineering Research Center*
192 *Engineering 3 Addition*
193 *Center for Technology/ Enhanced Learning*
194 *Agriculture Learning Center*
195 *Northeast Polytechnic Center 1*
196 *Northeast Polytechnic Center 2*


Master Plan Enrollment 15,000 FTE
GRAPHICAL LEGEND:
Parking
EXISTING LOT
Future Lot
EXISTING STRUCTURE
Future Structure
Buildings
EXISTING
Future
TEMPORARY
Other
EXISTING PROPERTY LINE
APPROVED MASTER PLAN – JANUARY 2000
CALIFORNIA POLYTECHNIC STATE UNIVERSITY
SAN LUIS OBISPO

CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO CAMPUS MASTER PLAN
Approved January 2000

FACILITY LEGEND: EXISTING FACILITY/*Proposed Facility*

1 ADMINISTRATION
2 EDUCATION
3 BUSINESS
4 RESEARCH DEVELOPMENT CENTER
5 ARCHITECTURE AND ENVIRONMENTAL DESIGN
6 PERFORMING ARTS CENTER
7 *Advanced Technology Laboratories*
8 BIORESOURCE AND AGRICULTURAL ENGINEERING
9 FARM SHOP
10 ALAN A. ERHART AGRICULTURE
11 AGRICULTURAL SCIENCES
12 AIR CONDITIONING
13 ENGINEERING
14 FRANK E. PILLING BUILDING
15 FOUNDATION ADMINISTRATION
16 BEEF UNIT
17 CROPS UNIT
18 DAIRY SCIENCE
18A DAIRY PRODUCTS TECHNOLOGY CENTER
19 UNIVERSITY DINING COMPLEX
20 ENGINEERING EAST
20A ENGINEERING EAST FACULTY OFFICES
21 ENGINEERING WEST
22 ENGLISH
23 FEED MILL
24 FOOD PROCESSING
25 FACULTY OFFICES EAST
26 GRAPHIC ARTS
26A *Graphic Arts Press*
27 HEALTH CENTER
28 ALUMNI HOUSE
29 HOUSING OFFICE
30 HORSESHOEING UNIT
31 *Housing Center*
32 HORSE UNIT
33 CLYDE P. FISHER SCIENCE HALL
34 WALTER F. DEXTER BUILDING
35 ROBERT E. KENNEDY LIBRARY
36 MANUFACTURING
38 MATHEMATICS AND HOME ECONOMICS
39 MEATS UNIT (ABATTOIR)
40 ENGINEERING SOUTH
41 *Engineering III (Eng/Arch R&R Phase I*)
42 ROBERT E. MOTT PHYSICAL EDUCATION
43 RECREATION CENTER
43A PHYSICAL EDUCATION CLASSROOMS / OFFICES
44 CAL POLY THEATRE
45 H. P. DAVIDSON MUSIC CENTER
46 NATATORIUM
46A *Natatorium Addition*
47 FACULTY OFFICES NORTH
48 ENVIRONMENTAL HORTICULTURE SCIENCE
49 *Faculty Offices 3*
51 PRESIDENT'S RESIDENCE
52 SCIENCE
53 SCIENCE NORTH
54 SHEEP UNIT
55 BEEF CATTLE EVALUATION CENTER
56 SWINE UNIT
57 VETERINARY HOSPITAL
58 WELDING
60 CRANDALL GYMNASIUM
61 MUSTANG STADIUM
64 *Bookstore Annex/ Northwest Complex*
65 JULIAN A. MCPHEE UNIVERSITY UNION
66 *Student Housing Complex*
70 FACILITY SERVICES / RECEIVING WAREHOUSE
71 TRANSPORTATION SERVICES
74 PUBLIC SAFETY
75 MUSTANG SUBSTATION
76 OLD POWER PLANT
77 RODEO ARENA
78 ROSE FLOAT LAB
80 HOUSING WAREHOUSE
81 HILLCREST
82 FOUNDATION WAREHOUSE
85 COTTAGE 1
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104 LASSEN HALL
105 TRINITY HALL
106 SANTA LUCIA HALL
107 MUIR HALL
108 SEQUOIA HALL
109 FREMONT HALL
110 TENAYA HALL
111 *Alumni Center/ Professional Development Conference Center*
112 VISTA GRANDE RESTAURANT
113 SIERRA MADRE HALL
114 YOSEMITE HALL
115 CHASE HALL
116 JESPERSEN HALL
117 HERON HALL
117T CAD RESEARCH CENTER
119 MODOC HALL
124 STUDENT SERVICES
128 PARSON'S RANCH RESIDENCE
129 AVILA RESIDENCE
130 *Parking Structure I*
131 *Parking Structure II*
132 *Student Services Addition*
133 CHILDREN'S CENTER
134 VISITOR INFORMATION (GRAND AVE)
150 POULTRY SCIENCE
160 *Sports Complex*
201 PUMPHOUSE 1 (@ POLY GROVE)
202 PUMPHOUSE 2 (@ WATER RESERVOIR)

203 WATER RESERVOIR 1 (@ PUMPHOUSE 202)
204 WATER RESERVOIR 2 (UPHILL FROM 203)
205 PUMPHOUSE 3
206 WATER RESERVOIR

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

This item presents a comparison between the CSU 2001/02 state funded capital outlay program request and the funding level recommended by the Legislative Analyst's Office.

Background

The California State University's proposed 2001/02 Capital Outlay Program and Five-Year Capital Improvement Program 2001/02 through 2005/06 were presented at the September 2000 Board of Trustees' meeting. Although the 2001/02 state funded request identified campus needs totaling $555.8 million, the trustees approved a priority list totaling $207 million based on the anticipated funding level from the 1998 four-year general obligation bond measure (Proposition 1A). The trustees also requested that the chancellor explore with the governor and legislature possibilities of funding the entire $555.8 million program.

The Legislative Analyst's Office will publish the *Analysis of the 2001/02 Budget Bill* in February 2001. The governor's budget maintained the $207 million CSU request with a few adjustments to the program, which were reported to the board at the January meeting. A handout will be presented comparing the trustees' budget request, the governor's proposed budget, and the recommendations by the Legislative Analyst's Office.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

Presentation By

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

Summary

This item requests the Board of Trustees' approval of the preliminary state and nonstate funded five-year capital improvement program 2002/03 through 2006/07.

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 January 2001 meeting. The draft Preliminary State and Nonstate Funded Five-Year Capital Improvement Program was presented at the February 2001 Executive Council meeting. The Chancellor's Office has now revised the program based on additional review and discussion with the campuses.

State and Nonstate Funded Five-Year Capital Improvement Program 2002/03-2006/07

The CSU state funded capital outlay program for 2002/03 identifies campus needs totaling $429.3 million and a five-year plan totaling $3.6 billion.

As reported to the board at the November 2000 meeting, the program's schedule and format has been developed in accordance with new legislation requiring a five-year statewide infrastructure plan (AB 1743). We are seeking the board's approval of the preliminary program in order to submit our project requests to the Department of Finance for consideration in the development of the statewide five-year plan. Once the administration defines a projected funding level based on statewide needs and estimated resources, we will return to the board for approval of the final five-year plan including the 2002/03-action year request. CSU priorities include the completion of previously funded projects, telecommunication infrastructure, seismic strengthening, renovation of older facilities, and growth for campus enrollments. Additional refinements to project scope and budget will occur prior to requesting final board approval. The projects are indexed at the July 2001 Engineering News-Record California

Building Construction Cost Index (CCCI 4019) pending the Department of General Services' CCCI projection for July 2002.

Funding for the program is dependent upon voter approval of a future general obligation bond measure.

The nonstate program identifies a $1.7 billion five-year plan that will be funded through campus auxiliary organizations, public/public and public/private partnerships, donations, and the student union, housing and parking programs. The latter three programs rely on user fees to repay bonds issued by the Board of Trustees.

Action

Approval by the board is requested for the preliminary state funded five-year capital improvement program 2002/03 through 2006/07 for $3,552,135,000. The program is being distributed under separate cover of this agenda item. In order to keep funding options open, the resolution directs staff to negotiate with the Governor's Office during the budget process to maximize funding opportunities for the campuses. Approval is also sought for the preliminary five-year nonstate funded capital improvement program in the amount of $1,697,373,000. A summary of both programs follows:

Preliminary State Funded Five-Year Capital Improvement Program at CCCI 4019
Summary (In Thousands of Dollars)

Category	2002/03	2003/04	2004/05	2005/06	2006/07
I. Existing Facilities/Infrastructure					
IA. Critical Infrastructure Deficiencies	111,969	36,517	25,000	25,000	25,000
IB. Modernization /Renovation	150,194	993,868	503,661	212,568	317,302
II. New Facilities/ Infrastructure	167,163	538,770	226,490	145,009	73,624
Totals	**429,326**	**1,569,155**	**755,151**	**382,577**	**415,926**

Preliminary State Funded Five-Year Capital Improvement Program
Summary (Percent by Category)

Category	2002/03	2003/04	2004/05	2005/06	2006/07
I. Existing Facilities/Infrastructure					
IA. Critical Infrastructure Deficiencies	26.1	2.3	3.3	6.5	6.0
IB. Modernization /Renovation	35.0	63.3	66.7	54.9	76.0

II. New Facilities/ Infrastructure	38.9	34.4	30.0	38.6	18.0
Totals	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Preliminary Nonstate Funded Five-Year Capital Improvement Program at CCCI 4019
Summary (in thousands of dollars)

Category	**2002/03**	**2003/04**	**2004/05**	**2005/06**	**2006/07**
I. Donor/Grants/Other	113,568	288,649	69,346	73,377	34,036
II. Housing Program	41,074	410,214	285,656	102,205	36,656
III. Parking Program	3,044	110,265	4,183	256	0
IV. Student Union Program	6,300	51,604	53,632	0	13,308
Totals	**163,986**	**860,732**	**412,817**	**175,838**	**84,000**

The following resolution is recommended for approval:

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

1. The Preliminary State and Nonstate Funded Five-Year Capital Improvement Program 2002/03 through 2006/07 totaling $3,552,135,000 and $1,697,373,000 respectively are approved.

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

3. The chancellor is directed to return to the Board of Trustees for approval of the *final* State and Nonstate Funded Five-Year Capital Improvement Program 2002/03 through 2006/07, including the 2002/03-action year request, no later than the November 13-14, 2001 board meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

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

Summary

Schematic plans for the California Maritime Academy, engineering building renovation/addition will be presented for approval. The project architect is TLCD Architecture.

Background and Scope

The California Maritime Academy became a part of the CSU in July 1995. Several campus infrastructure/facility improvement projects have been completed since that time. The engineering building renovation/addition provides two basic uses: light labs/lecture space and heavy labs. The proposed project renovates 12,705 assignable square feet (ASF) of existing space addressing the building systems, code deficiencies for fire/life safety, and requirements of the American with Disabilities Act. It also accommodates programmatic needs as a secondary effect to the laboratory/library addition. New space totaling 9,215 ASF is for growth in the marine transportation program, and replacement space for two engineering programs providing faculty offices, laboratories and lecture facilities for 233 full-time equivalent students (FTES). Brick and cement plaster are two of the major exterior building materials. The east elevation facing the recently completed lab building integrates the use of brick wainscot with a cement plaster body and a parapet capped with a 6” stainless steel flashing that will visually tie the two buildings together. Type III construction (masonry, steel and wood) is required for the heavy lab areas. The office and lecture areas will be a combination of wood framed shear walls, metal studs at non-bearing walls and wood joists for the roof-framing members.

Timing (Estimated)

Completion of Preliminary Drawings	April 2001
Completion of Working Drawings	June 2001
Construction Start	November 2001
Construction Completion	September 2002
Occupancy	September 2002

Basic Statistics

Gross Building Area	29,133 square feet
Assignable Building Area - New	9,215 square foot.
Renovated Area	12,705 square foot
Assignable Building Area - Total	21,920 square foot
Efficiency	75 percent

Cost Estimate—California Construction Cost Index CCCI 3909

Building Cost including Group 1 Equipment ($163 per gross square foot)	$4,739,000

Systems Breakdown	($ per GSF)
a Substructure (Foundation)	$20.87
b Shell (Structure and Enclosure)	$47.27
c. Interiors (Partitions)	$23.00
d. Services (HVAC, Plumbing, Electrical, Fire Protection)	$51.93
d. Other Building Construction	$19.60

Site Development (includes Landscaping)	284,000
Construction Cost	$5,023,000
Fees and Contingency	1,189,000
Total Project Costs ($213 per gross square foot)	$6,212,000
Group II Equipment	1,037,000
Grand Total	$7,249,000

Cost Comparison

This project's $163 per GSF is comparable to the Pomona engineering labs replacement project approved by the board in September 1996 at $157 per GSF when adjusted to CCCI 3909.

Funding Data

Funding for the project includes $6,886,000 from state funds and $363,000 from private donor funds totaling $7,249,000.

California Environmental Quality Act Action

An initial study was prepared and a Negative Declaration was filed with the State Clearinghouse on February 8, 2001. The 30-day public review period ends on March 12, 2001. Any adverse comments received during the review period will be reported at the meeting, and a copy of the Negative Declaration will be available.

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 Negative Declaration for the California Maritime Academy, Engineering Building Renovation/Addition has been prepared 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 chancellor is requested under Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.

4. The schematic plans for the California Maritime Academy, Engineering Renovation/Addition are approved at a project cost of $7,249,000 at CCCI 3909.