

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 11:00 a.m., Wednesday, November 19, 2003
Glenn S. Dumke Auditorium

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

Consent Items

Approval of Minutes of Meeting of September 17, 2003

1. Amend the 2003/2004 Capital Outlay Program, Nonstate Funded, *Action*

Discussion Items

2. Approval of Supplement to the Final Environmental Impact Report for the Faculty and Staff Housing H-8 at California Polytechnic State University, San Luis Obispo, *Action*
3. Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision at California State University, Fullerton, *Action*
4. 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
401 Golden Shore
Long Beach, California**

September 17, 2003

Members Present

Ralph R. Pesqueira, Chair
Debra S. Farar, Chair of the Board
Murray L. Galinson
Alice A. Huffman
Kathleen E. Kaiser
M. Alexander Lopez
Charles B. Reed, Chancellor

Members Absent

Anthony M. Vitti, Vice Chair

Other Trustees Present

Robert G. Foster
Eric Guerra
William Hauck
Ricardo F. Icaza
Shailesh J. Mehta
Frederick W. Pierce IV
Stanley M. Toy
Daniel Weinstein
Milton M. Younger

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
Elvyra F. San Juan, Chief of Facilities Planning, Capital Planning, Design and Construction

Chair Pesqueira greeted the audience and called the meeting to order at 8:20 a.m.

Approval of Minutes

The minutes of July 15, 2003, were approved as submitted.

Trustee Kaiser commented that the minutes indicated that a report and a proposed resolution would be presented to the board in January 2004 outlining the CSU's energy and green building design approach. She asked that the information be provided to the Academic Senate for review in November 2003.

Amend the 2003/2004 Capital Outlay Program, Nonstate Funded

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

The committee recommended approval by the board of the proposed resolution (RCPBG 09-03-12).

Amend the 2003/2004 Capital Outlay Program, State Funded

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

The committee recommended approval by the board of the proposed resolution (RCPBG 09-03-13).

California State University Seismic Review Board Annual Report

With the concurrence of the committee, Chair Pesqueira presented Agenda Item 3 as a consent information item.

Final Report on the 2003/2004 Capital Outlay Program, State Funded

With the concurrence of the committee, Chair Pesqueira presented Agenda Item 4 as a consent information item.

Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2005/2006-2009/2010

With the concurrence of the committee, Chair Pesqueira presented Agenda Item 5 as a consent action item.

Trustee Kaiser noted that the categories and criteria indicated that proposed renovation projects are expected to include additional instructional capacity at a minimum of a 10% increase in the building's existing capacity as a means to address enrollment demand. She requested that

campuses include review by the local Academic Senate during the program development phase for these projects.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-03-14).

State and Nonstate Funded Five-Year Capital Improvement Program 2004/2005 through 2008/2009

Using a visual presentation, Ms. Elvyra San Juan, chief of facilities planning, capital planning, design and construction, indicated that the Board of Trustees had initially reviewed the capital program at the March 2003 meeting. She informed the board that the priority order of projects remained the same and that cost adjustments had been made. She continued that the CSU state funded capital outlay program relies upon voter approval of a new \$12.3 billion General Obligation bond measure in March 2004. Of the \$12.3 billion for K-12 and higher education, \$2.3 billion is proposed for the three segments of higher education. Of the \$2.3 billion, \$690 million is specified for the California State University over the two-year bond period. The CSU is proposing to fund \$394.2 million in 2004/05 out of the \$509.3 million list of requested projects. This will leave \$280 million to fund the 2005/06 capital program after accounting for bond reserves and cost issuance administrative cost adjustments.

Ms. San Juan also presented the proposal for the nonstate funded capital outlay program totaling \$31.7 million for a 400-bed housing project at California Maritime Academy and two donor funded projects at Fullerton and Channel Islands to support and promote their business programs.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-03-15).

Certify the Final Environmental Impact Report and Approve the Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the Student Housing North Project at California Polytechnic State University, San Luis Obispo

Mr. J. Patrick Drohan, assistant vice chancellor, capital planning, design and construction, presented an overview of this action item as presented in the printed agenda. He talked about the FEIR findings of fact and statements of overriding considerations that the CSU is allowed by law to make as it applies to significant impacts caused by the project, which cannot be mitigated to less than significant with the project's implementation. He indicated that the Board of Trustees may support overriding considerations in the context of the project's intent of furthering the ability of the CSU to carry out its educational mission. Mr. Drohan also noted that this project would be coming back to the board in November 2003 for final approval and financing.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-03-16).

Approval of Supplement to the Final Environmental Impact Report for the Faculty and Staff Housing H-8 at California Polytechnic State University, San Luis Obispo

Chancellor Reed explained the need to defer this item in order to provide all of the public record information requested.

Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision at California State University, Fullerton

This item was deferred at the request of staff.

Certify the Final Environmental Impact Report and Approve the Initial Campus Master Plan for the San Diego State University, Imperial Valley Off-Campus Center, Brawley and the Campus Master Plan Revision for the Imperial Valley Off-Campus Center, Calexico

Using a visual presentation, Mr. Drohan reviewed the item as printed in the agenda. The board heard comments from Dr. Stephen Weber, President of San Diego State University. President Weber stated that San Diego State had been serving the Imperial Valley since 1959, and the population growth in the valley has created enrollment demands, which is beyond the capacity of the Calexico campus. The Chancellor's Office conducted an enrollment needs study which demonstrated that the magnitude of growth warrants the development of an off-campus center in Brawley. President Weber noted that this topic was initially presented to the Board of Trustees at the September 2001 meeting. With the trustees' approval, a one hundred and ninety five acre parcel in the northern portion of Imperial County in Brawley was donated to San Diego State University and transfer of ownership was completed in early September 2003. Also included in the total transaction was an additional five-acre parcel donated to an auxiliary of San Diego State University. Ultimately, the parcel and land improvements will be transferred to the university.

The committee recommended approval by the board of the proposed resolution (RCPBG 09-03-17).

Approval of Schematic Plans

This item proposed the approval of schematic plans for the CSU Dominguez Hills—Loker Student Union Addition/Remodel, CSU Hayward—Pioneer Heights Phase II Student Housing, CSU Long Beach—Parking Office Building, CSU Los Angeles—Physical Science Replacement Building Wing A, and Sonoma State University—Student Housing, Phase II.

With the use of an audio-visual presentation, Mr. Drohan presented the item. He noted that CEQA action on all projects had been completed, and no adverse comments had been received.

The committee recommended approval by the board of the proposed resolutions (RCPBG 09-03-18).

Adjournment

The meeting adjourned at 9:00 a.m.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2003/2004 Capital Outlay Program, Nonstate Funded

Presentation By

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

Summary

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

California State Polytechnic University, Pomona	PWC	\$989,000
South Campus Drive Extension		

Cal Poly Pomona wishes to proceed with the design and construction of the South Campus Drive Extension project. The proposed project will construct the extension of South Campus Drive, from Temple Avenue south to the AGRIScapes project. It will also include: a connecting road to a new vehicular bridge across the San Jose Flood Channel to University Village, improvements to the intersection of Temple Avenue and South Campus Drive, the construction of a 115 stall parking lot, and all required site improvements. Additionally, the project will provide improved circulation between AGRIScapes classrooms, University Village housing, and the main campus. This project is consistent with the campus master plan. Cost of the project will be shared by utilizing Foundation funds for the roadway improvements (\$592,000) and the Parking Reserve Fund for the parking elements (\$397,000).

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that the 2003/04 Nonstate Funded Capital Outlay Program be amended to include: \$989,000 for preliminary plans, working drawings and construction for the California State Polytechnic University, Pomona, South Campus Drive Extension project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Supplement to the Final Environmental Impact Report for the Faculty and Staff Housing H-8 at California Polytechnic State University, San Luis Obispo

Presentation By

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

Summary and Background

On March 13, 2002, the Board of Trustees of the California State University certified a Final Environmental Impact Report (Final EIR) for the California Polytechnic State University, San Luis Obispo, Faculty and Staff Housing at Site H-8. The project is a carefully planned residential community development for Cal Poly faculty and staff. A neighborhood organization challenged the Final EIR adopted by the board. A court ruling upheld the validity of the Final EIR in all but four areas. The Superior Court ordered the Board of Trustees to: (i) set aside the portion of the resolution regarding the Final EIR with respect to the four areas; (ii) prepare and recirculate information and analysis regarding the four areas; and (iii) reconsider the project approvals in light of that information and analysis.

In response, a Supplement to the Final EIR for the Cal Poly Faculty and Staff Housing at Site H-8 was prepared. That document was distributed for public review on February 14, 2003, as mandated by the California Environmental Quality Act (CEQA). The public review period ended March 31, 2003. The Supplement is available for public review at the office of Facilities Planning and Capital Projects at California Polytechnic State University, San Luis Obispo as well as on the Cal Poly Housing Corporation website at <http://www.cphousingcorp.org/>. This agenda item's proposed resolution references the Findings of Fact, Mitigation Measures, the Statements of Overriding Considerations, and a Mitigation Monitoring Plan as required by CEQA and the Court's decision.

The project site is located at the northwest corner of the intersection of Highway 1 and Highland Drive. The site is adjacent to the City of San Luis Obispo in central San Luis Obispo County. The university (Cal Poly) and the Cal Poly Housing Corporation propose to construct 72 dwelling units on approximately 6 acres of undeveloped, university-owned land. The FEIR and SEIR analyzed a development up to 85 units. For a full project description and the balance of the environmental analysis, please refer to the Final EIR. Hereafter, the proposal will be referred to as the "Project."

Technical appendices to the Supplement to the H-8 Final EIR are in Volume Two and available at the Cal Poly library or on the website at <http://www.cphousingcorp.org/>.

The adequacy of the Final EIR was challenged in court on numerous grounds. In a statement of decision filed on December 23, 2002, the Court found that the H-8 Final EIR satisfied CEQA in all but four specific areas. In response to that statement of decision and the judicial writ of mandate issued on January 10, 2003, the Supplement to the H-8 Final EIR addresses the following four issues:

- **Construction and Cumulative Air Quality.** The Final EIR explained that the previously approved Cal Poly Master Plan EIR found that Class I construction and cumulative air quality impacts would result from implementation of the Master Plan. Consistent with CEQA Guideline Section 15152, the Final EIR described those already disclosed impacts as less than significant and the Board of Trustees did not readopt a Statement of Overriding Considerations when it approved the Project. Subsequent to the certification of the H-8 Final EIR, the *Communities For A Better Environment v. California Resources Agency*, 103 Cal. App. 4th 98 (October 2002), questioned the validity of CEQA Guideline Section 15152. The Court ordered the Board of Trustees to comply with the *Communities For A Better Environment* decision. The Supplement acknowledges that the Project will have Class I impacts regarding construction and cumulative air quality. The Board of Trustees will consider Statements of Overriding Considerations.
- **Public Services (Cumulative Wastewater).** Adequate wastewater capacity exists to service this Project and other Master Plan projects. As disclosed in the Master Plan EIR and the H-8 Final EIR, sufficient capacity does not currently exist to serve all future Master Plan projects at total build-out. The Court concluded that the Board of Trustees had not properly characterized or adopted adequate mitigation for cumulative wastewater impacts. The Supplement modifies the discussion of cumulative wastewater impacts and proposes appropriate mitigation to ensure that adequate wastewater capacity will exist for future long-term build-out of the Cal Poly Master Plan at the maximum enrollment.
- **Traffic.** The Court found that the Final EIR did not clearly demonstrate that the cumulative traffic impact analysis included the impacts of traffic from Cal Poly's other proposed faculty/staff housing project at Site H-9. The Supplement to the H-8 Final EIR demonstrates that the cumulative traffic analysis includes the traffic from Cal Poly's proposed faculty/staff housing project at Site H-9 and other required cumulative projects. New traffic counts were also used to ensure that the analysis reflects recent traffic volumes and the subsequent analysis for Student Housing North on affected roadways and the closure of O'Connor Way.
- **Air Quality.** The Court found that the Final EIR did not adequately explain why a Carbon Monoxide "hotspot" analysis was not undertaken for the intersection at Highland Drive and Highway 1. The Supplement to the H-8 Final EIR provides further information regarding Carbon Monoxide "hotspots" analysis, the result of a "hotspots" analysis, and explains that

even with the conservative inputs used in the model, this Project will not now or in the future cause the intersection to violate California air quality standards for CO concentrations.

Other than the matters discussed in the Supplement to the H-8 Final EIR, all the remaining contents of the Final EIR certified by the Board of Trustees were determined by the Superior Court to be adequate and are not the subject of this action. Consistent with the writ of mandate, this action allows the Board of Trustees to consider the Project approvals in light of the additional information and analysis contained in the Supplement.

Potential Contested Issues

Comments received on the Supplement to the H-8 Final EIR reflected the following potential contested issues. The general CSU response for the items is also noted here.

1. Public Services. Comments received questioned whether the added mitigation is enough to ensure future capacity for the build-out of the Cal Poly Master Plan. They also suggest that the Supplement neglected to discuss cumulative wastewater of other city projects.

CSU Response: Sewer capacity is provided by Cal Poly through existing allocations; capacity is sufficient to serve the Project and the H-9 project proposed for a site north of the H-8 Project. During the subsequent build-out of the Cal Poly Master Plan, demand could exceed wastewater capacity; the Master Plan EIR included mitigation to reduce and ameliorate this impact in the long-term. The Supplement identified the fact that cumulative impacts are significant if development under the City's General Plan and/or Cal Poly's Master Plan would exceed the City of San Luis Obispo's wastewater treatment plant capacity, resulting in a need to construct new facilities that would have a significant effect on the environment. This future deficiency has been recognized by the city for over a decade and the city has been working to provide additional capacity when it will be needed. Planning for this additional capacity is underway, including consultation by the city with Cal Poly. Mitigation measures proposed in the Supplement ensure that adequate wastewater capacity will exist when needed.

2. Mitigation of Traffic Impacts. Comments received continue to question the feasibility and effectiveness of mitigation proposed for traffic impacts resulting from the Project, including funding, and the technical basis for the analysis. Commenters suggested that the Supplement does not address the concern of the Court.

CSU Response: The Supplement to the H-8 Final EIR clearly demonstrates that the H-9 project is included in the cumulative analysis. The Project's potential significant traffic impacts could be mitigated with modifications to the intersection of Highland Drive/Highway 1. In addition, Cal Poly will complete the extension of California Boulevard to Highland Drive prior to Project occupancy to further relieve congestion at that intersection. The analysis in the Supplement demonstrates that the proposed mitigation measures are adequate to ensure that the traffic

impacts are less than significant. Furthermore, both San Luis Obispo city transportation staff and Caltrans stated in letters of record that the mitigation proposed for the intersection was adequate to address the Project's impacts.

3. Air Quality. Commenters were concerned that the Supplement did not look at a worst-case scenario.

CSU Response: Based upon general air quality conditions in the state, region and the City of San Luis Obispo, the relatively small intersection and vehicle numbers, actual monitoring at Cal Poly's Grand Avenue parking structure and in the City of San Luis Obispo, the lack of a prompting from the Air Pollution Control District, and the over-prediction of modeling, a CO hotspot analysis was determined not to be necessary. Nevertheless, to resolve any doubts, Cal Poly engaged an air quality specialist to undertake a CO hotspot analysis for the intersection of Highland Drive/Highway 1. The modeling performed by the air quality expert demonstrates that the CO 1-hour standard (20 ppm) would not be exceeded under any of the scenarios modeled. This modeling approach, including the assumptions about future use of better fuels and more fuel-efficient automobiles, was recommended by Cal Poly's air quality expert and is acceptable to the Air Pollution Control District of San Luis Obispo County.

California Environmental Quality Act (CEQA) Action

The Supplement to the H-8 Final EIR was prepared pursuant to CEQA and the judicial writ. The public comment period ended on March 31, 2003. Comments were received and responded to in the Supplement. A copy of the previously approved Final EIR and the Supplement to the H-8 Final EIR, which together include all written and oral comments is available at the Cal Poly Housing Corporations website at <http://www.cphousingcorp.org/>.

Resolution and Final Environmental Impact Report

A proposed resolution is presented below with respect to the Board of Trustees' actions. Consistent with the Court's order, the resolution: (i) sets aside the portion of the Final EIR addressing the four areas of deficiencies; (ii) certifies the Supplement to the H-8 Final EIR; (iii) finds that the Board of Trustees has reconsidered the Project in light of the information and analysis in the Supplement, and all other evidence and information before the board; and (iv) finds that, except as otherwise noted, no modifications of the March 13, 2002 Project approval are necessary. Referenced in this resolution are the required CEQA Findings of Fact, Mitigation Measures, the Statements of Overriding Considerations and the Mitigation Monitoring Plan.

The following resolution is presented for approval:

RESOLVED, By the Board of Trustees of the California State University, that upon consideration of the information provided in the Supplement to the H-8

Final EIR and all other information in the record of these proceedings, the board makes the following findings:

1. In accordance with the judicial writ, the board sets aside those portions of the March 13, 2002 resolution certifying the Final EIR, the CEQA Findings and the Mitigation Monitoring Plan for the H-8 project that address: (1) carbon monoxide hot spots, (2) wastewater treatment capacity, (3) cumulative impacts on air quality and traffic, specifically including the combined impacts of the H-8 and H-9 Projects, and (4) the construction-related and cumulative air quality impacts for which Statements of Overriding Considerations were adopted in the Master Plan EIR but not in the Final EIR.
2. Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines require that the Board of Trustees make findings prior to approval of a project (along with statements of fact supporting each finding).
3. This board has reviewed and considered the additional Findings of Fact and related Mitigation Measures prepared for Agenda Item 2 of the November 18-19, 2003 meeting of the Committee on Campus Planning, Buildings and Grounds for the Supplement to the H-8 Final EIR, which identify specific impacts of the proposed project and related mitigation and which are hereby incorporated by reference.
4. This board has reconsidered the March 13, 2002 approval of the project in light of the Supplement to the H-8 Final EIR and all other information and analysis specified in the record for this project. This information demonstrates that the nature and severity of the project's impacts have not materially changed. This board will adopt appropriate findings to modify the original resolution approving the project.
5. Prior to certification of the Supplement to the H-8 Final EIR, the Board of Trustees has reviewed and considered the above-mentioned Supplement to the H-8 Final EIR and finds that the Supplement reflects the independent judgment of the Board of Trustees. The board hereby certifies the Supplement to the H-8 Final EIR for the proposed project as complete and adequate and in conformance with CEQA, the State CEQA Guidelines and the requirements imposed by the writ of mandate issued in San Luis Obispo Superior Court Case No. CV 020325. For the purposes of CEQA and the State CEQA Guidelines, the record of the proceedings for the project includes the following:
 - The Cal Poly Master Plan and the previously certified Master Plan EIR;

- The Draft EIR for the Cal Poly San Luis Obispo, Faculty and Staff Housing at Site H-8;
- The Final EIR including all comments received and responses to comments;
- The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced at such proceedings;
- All attachments, documents incorporated, and references made in the documents;
- The Peremptory Writ of Mandate issued January 10, 2003 and the Statement of Decision filed on December 23, 2002;
- The Supplement to the H-8 Final EIR for the Cal Poly San Luis Obispo, Faculty and Staff Housing at Site H-8; including all comments received and responses to comments at <http://www.cphousingcorp.org/>.

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 California Polytechnic State University, Office of Facilities Planning and Capital Projects (Building 70) San Luis Obispo, California 93407.

6. The board adopts the Findings set forth in Agenda Item 2 of the November 18-19, 2003, meeting of the Committee on Campus Planning, Buildings and Grounds, including the rejection or modification of mitigation measures, the Statements of Overriding Considerations and the other findings. The board specifically finds that the rejected or unmodified mitigation measures were not feasible for the reasons stated in the Final EIR.
7. The board certifies the Supplement to the H-8 Final EIR for the California Polytechnic State University, San Luis Obispo, Faculty and Staff Housing at Site H-8, and directs that the Supplement be considered in any further actions on the project.
8. 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 of Agenda Item 2 of the November 18-19, 2003 meeting of the Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).

9. The board reconsidered the approval of the California Polytechnic State University, San Luis Obispo, Faculty and Staff Housing at Site H-8 in light of the Supplement to the H-8 Final EIR and all other information within the record of this proceeding and finds that, except as otherwise provided for in this resolution, no modifications to the March 13, 2002 project approvals are necessary.
10. The chancellor or his designee is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
11. The schematic plans for the California Polytechnic State University, San Luis Obispo, Faculty and Staff Housing at Site H-8 project remain unchanged and, in light of the Supplement and the record in this proceeding, no modification of the March 13, 2002 approval of the schematic plans is required.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision at California State University, Fullerton

Presentation By

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

Summary

This item requests that the Board of Trustees approve an increase in the master plan enrollment ceiling at CSU Fullerton from 20,000 full-time equivalent students (FTES) to 25,000 FTES. The board also is requested to certify a Final Environmental Impact Report (FEIR) and Addendum, and approve a campus master plan revision to support this increase. The proposed master plan provides a framework for implementation of the university's goals and academic programs by identifying facilities and improvements needed to support the increase in main campus enrollment to 25,000 FTES. The enrollment projection is consistent with recent campus enrollment history and with California Department of Finance (DOF) research reports indicating future demand for access to CSU Fullerton.

Attachment A is the proposed campus master plan and includes the following elements:

- Define sites for up to 15 additional campus facilities.
- Future acquisition of approximately ten acres for housing.
- Close or realign segments of some campus roadways.
- Propose the future realignment or closure of a segment of Nutwood Avenue.

Attachment B is the existing campus master plan.

The Board of Trustees must certify that the FEIR and Addendum is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the campus master plan revision. The FEIR with Addendum, Findings of Fact and Statements of Overriding Considerations and the Environmental Mitigation Measures Monitoring and Reporting Program are available for review by the board and the public at <http://csuf-eir.fullerton.edu/>.

Pursuant to the trustees' request that potential contested issues be noted early in the agenda item, the following is provided:

1. Off-Site Public Improvements. The City of Fullerton has commented that the university is obligated to pay for the costs of off-site street improvements made necessary by increased vehicular traffic resulting from increased enrollment.

CSU Response: Implementation of off-site improvements on non-university public property is not within the jurisdiction or responsibility of the trustees to fund or construct. This policy position has been upheld in court decisions confirming the university cannot mitigate offsite impacts from traffic and other related impacts because they are not statutorily authorized to do so under existing law. This principle relies on funding for such improvements by the agency that the Legislature has specifically authorized and provided fiscal resources to do so, within the taxing and revenue scheme previously established by the Legislature.

2. The City of Fullerton has commented that the City of Fullerton, rather than the CSU Board of Trustees should have lead agency status for CEQA matters over land owned by the CSUF Foundation (not owned in fee by the trustees).

CSU Response: The statutory provisions and guidelines implementing CEQA clearly define the Board of Trustees as the lead agency for CEQA matters in the case of land owned by the Foundation, when the trustees are “the public agency with the greatest responsibility for approving the project as a whole” (and) “even if the project would be located within the jurisdiction of another public agency” (Public Resources Code Article 4. sec.15050).

3. Subsequent to the comment period, the City of Fullerton wrote a letter identifying inconsistencies between the proposed CSUF master plan land uses for the College Park acquisition area and the city’s General Plan land use designations.

CSU Response: An Addendum to the FEIR has been prepared to address the issue of land use inconsistency. The Addendum identifies the fact that further analysis shows the potential environmental impacts of the university proposed uses to be less intensive and therefore less significant than the uses presently designated in the city’s General Plan. It is provided with the FEIR and identified for approval in the proposed resolution.

Background

The Board of Trustees approved the original Fullerton campus master plan in 1962, with an enrollment cap of 20,000 FTES. While there have been a number of major master plan revisions since then with the last in 1993, no adjustment in the FTES capacity has been necessary until now. Current enrollment is at the mandated capacity of 20,000 FTES. Enrollment has been increasing in recent years at a consistent rate of four to five percent annually. Looking to the future, DOF estimates show a 38% cumulative increase in Orange County high school graduates by 2011-12, with a total numeric increase of 10,516. Thirty-eight percent (38%) of those graduates will be eligible for CSU enrollment. Combined with students drawn from outside

Orange County and other sources, this data indicates a solid demographic basis for the anticipated enrollment demand.

In order for the Fullerton campus to continue to support enrollment demand, the Board of Trustees is requested to approve an increase of enrollment capacity to 25,000 FTES. This is consistent with the trustees' May 2003 policy encouraging campuses to use various strategies to respond to enrollment demand, including the addition of capacity space. If enrollment growth continues at the current pace, the increased enrollment cap will accommodate growth through approximately 2010 to 2012. Notwithstanding current budgetary limitations on enrollment growth, a return to a robust growth rate is foreseen.

Rapid and extensive changes in the physical development of the campus are already underway and are expected to continue in pace with enrollment growth. CSU Fullerton has completed a two-year planning effort intended to guide the intensive campus development expected through at least 2010. This planning featured a public consultative process, which involved a broad range of students, faculty, staff and the local community. As the campus matures and builds on the last of its developable land, it is determined to make wise land use and campus design decisions that will serve students and faculty well and reflect the quality of the California State University.

Key physical elements of the master plan include:

- Campus green spaces are to be preserved and protected from development.
- The character of the academic core of the campus should be preserved.
- Future development should be accomplished primarily through the re-use of existing surface parking lots, and around the perimeter of the academic core.
- On-campus student housing should increase from 830 existing residents to about 2,420 total residents.
- Campus physical area will be expanded by a proposed future acquisition of approximately ten acres of developed property south of and adjacent to the existing university boundary and across Nutwood Avenue. Approximately 250 units of faculty and staff rental housing will be provided within the ultimate campus master plan boundary.
- Net parking capacity will expand by up to 3,000 spaces with the addition of parking structures to accommodate campus growth and to compensate for surface parking displaced by campus development.
- Closure or realignment of Nutwood Avenue on the campus' southern boundary is proposed as a long-range goal.
- Provide for up to six future academic buildings totaling approximately 470,000 gross square feet (gsf).
- Close or realign some campus roadways to enlarge the academic core and preserve its pedestrian-only character.

- Redefine the south entrance to the campus in conjunction with the development of the College of Business and Economics Building.

Proposed Revisions – Attachment A

The item number associated with each project described below corresponds to the large circled numbers on the attached master plan map. For the sake of brevity, the most significant, near-term projects are described individually, while others are listed below with minimal description.

College of Business and Economics Building (Item 8)

The College of Business and Economics (COBE) (#38) is a 193,000 gsf building proposed for state funding in 2004-05. This project will support the rapid enrollment growth of the COBE, and consolidate all its facilities currently scattered among various campus buildings. The project will include space for classrooms, faculty offices, administrative support space. Because of its selected site, the project will displace the existing main entrance road to the east side of the campus. Realignment of the road and relocation of the campus' south entrance will be included in the COBE project scope.

Academic Buildings A, B, and C (Items 7, 10 and 12)

These three proposed building sites (#46, 47, 51) are reserved for potential future expansion after the College of Business and Economics is completed. With a total potential area of up to approximately 228,000 gsf, these three buildings would provide more than sufficient expansion to support enrollment increases to 25,000 FTES. Building C (#51) is shown adjacent to existing facilities of the College of Natural Sciences and Mathematics, and would support its potential expansion needs. Building A (#46) is shown adjacent to the existing College of Humanities and Social Sciences, and would support its potential expansion needs. Building B (#47) would likewise support the College of Human Development and Community Service. Enrollment growth is currently balanced among the three Colleges, so that the priority among these three buildings will depend on enrollment trends yet to emerge.

Student Housing Phases 3 and 4 and related Parking Structures (Item 16)

Existing student housing (#24, 25) supports approximately 830 residents. Demand for student housing remains much more than is available. Student Housing Phases 3 and 4 (#53, 55) will provide housing for approximately 1,200 additional residents. Because the construction of such housing will displace existing surface parking, both phases of housing expansion will include parking structures (#54, 56) of a capacity approximately equal to the surface parking displaced.

Meeting and Dining Facility (Item 14)

The student union building is on the west side of the campus leaving the east side underserved particularly as campus population grows. This 25,000 gsf facility (#57) will provide dining services to the campus' east side population at large, and particularly to the expanding student housing complex. Some future student housing will not have kitchens; a nearby dining facility will be required.

Student Recreation Center (Item 2)

The 90,000 gsf student fee-funded Student Recreation Center (#33) will provide a variety of fitness, sports and recreation facilities, including basketball and racquetball courts, weightlifting, cardio-fitness equipment, multi-purpose rooms, a swimming pool and support spaces. This project includes the realignment of approximately 1,000 feet of West Campus Drive to place the recreation center within the campus loop road in a suitable pedestrian environment.

Parking Structure 4 (Item 11)

This 2,000 space parking structure (#59) is proposed to support the long-range parking needs of the campus. Two other parking structure sites already approved by the trustees are expected to be sufficient to support campus enrollment increases for up to eight years. This proposed structure would support expanded parking needs after that time should continued expansion be necessary.

Parking and Transportation/Retail Building (Item 5)

This building (#58) will provide a combination of administrative support space and retail tenant space in a strategic location between a parking structure and the Performing Arts Addition, both currently under construction. This project is expected to be funded by the Foundation.

College Park Housing/Parking Structure 3 (Item 9)

These projects (#65, 66, 67) combine faculty/staff rental housing, student housing, and a parking structure and related office/retail space. Implementation of this component will require the proposed acquisition of additional property adjacent to the campus' southern boundary. The CSUF Foundation proposes to acquire and develop the property for future transfer to university (Board of Trustees) ownership. The housing component will include 250 units of faculty/staff housing and student housing for 390 residents. The 1,200 space parking structure is connected to and between the two housing elements. The parking structure will be large enough to accommodate all the residents of the housing development, as well as replacing all the existing surface parking spaces on the site, which will be displaced by the project. This project will be funded by the Foundation. Existing building #64 is a 200,000 gsf building owned by the CSUF Foundation, housing academic and administrative space. This building and its ten-acre site are being added to the campus physical master plan as a future acquisition. This acquisition and

housing development is a strategic element for expansion to accommodate planned growth of the university.

Other master plan projects:

- *Bookstore Expansion (Item 3) #60* - up to 20,000 gsf on the north side of the existing building (#6)
- *Expanded Central Utilities Complex (Item 6) #62 and 63* - future cooling towers, substation, cogeneration
- *Visitor Information Centers (Item 4) #40A and 40B* - add two new locations
- *Physical Services Complex (Item 1) #34* - replaces eight temporary buildings with 22,000 gsf of new facilities.
- *Ruby Gerontology Center Addition (Item 15) #61* – a 20,000 gsf addition to the existing center (#37).
- *College of Engineering and Computer Science Expansion (Item 13) #49* – a 51,000 gsf addition to the existing college complex (#10).

Fiscal Impact

Implementation of the proposed master plan revision up to 25,000 FTES adds state funded projects at an estimated cost of \$120 million and nonstate funded projects at an estimated cost of \$339 million in current dollars.

California Environmental Quality Act Action

A comprehensive FEIR has been prepared pursuant to the requirements of CEQA and the state CEQA Guidelines. The FEIR identifies unavoidable significant impacts, specifically increased vehicular traffic and its associated air pollution emissions. Resolution of these requires a Statement of Overriding Considerations, which is provided for in the proposed resolution. The Draft EIR also identified potentially significant impacts for which mitigation measures are included that reduce impacts below the level of significance. A complete description and discussion of project impacts and mitigation measures are included in the FEIR as part of this agenda item. In addition, the Mitigation Monitoring and Reporting Program describe the procedures that will be used to implement the mitigation measures.

The FEIR is a Program Level EIR, intended to encompass a range of future development over an extended period of time, defined broadly rather than explicitly. An Addendum to the FEIR has been prepared to address the potential discrepancy between the master plan proposed uses for the future College Park acquisition area and the existing City of Fullerton General Plan land use designations and zoning for the area. Certification of this FEIR will allow the proposed near term projects listed above to proceed without separate EIRs to accompany each project as it develops over time. As each project is implemented, it will be analyzed to determine its consistency with

the FEIR, and additional CEQA documentation will be prepared if warranted. Please note that while the Nutwood Avenue realignment concept is reflected in the master plan revision as a long-term goal, it is excluded from approval under the FEIR. If and when the university and the City of Fullerton move closer to an agreement on the Nutwood Avenue realignment, and funding becomes possible, separate CEQA approval will be sought.

Issues Identified Through Public Participation

The Draft EIR addressed potential impacts associated with the CSU Fullerton campus master plan revision. The campus held a public hearing on June 30, 2003 to obtain public input and comments. The 45-day public review period for the Draft EIR began on June 16, 2003 and ended July 30, 2003. The following public agencies submitted comments:

- County of Orange, Planning and Development Services Department
- Caltrans
- Orange County Transportation Authority
- City of Fullerton, Development Services Department
- Southern California Association of Governments
- California Department of Toxic Substances Control

The comment letters and the responses to these comments are provided in section 6.0 of the FEIR. The comment letters raised these significant issues:

- Comment: Addition of campus-generated vehicular traffic resulting in a decline in the level of service at five signalized and one unsignalized intersections, off-site of the university campus, will require university funding to mitigate.
Response: Funding of improvements in public roadways is specifically within the authority and responsibility of the respective public agencies, not the Board of Trustees of the California State University. CSU and statewide policy exempts CSU from responsibility for providing funds for this purpose.
- Comment: The City of Fullerton has asserted lead agency status for CEQA matters over future development, which may occur on the CSUF Foundation-owned property called College Park, on the basis that the property is not state-owned. The result would be that planning and zoning controls, and CEQA authority would reside with the city rather than the trustees.
Response: The CSUF Foundation is a function of the educational mission of CSU Fullerton. The proposed development on the College Park property is part of that mission. At an appropriate future time, College Park will be legally deeded to the trustees. The trustees should be the lead agency for the College Park property, just as for the remainder of the campus. The controlling statutes for CEQA implementation clearly define the authority of the trustees to act in the lead agency capacity where the trustees

have the primary control over the property, even though the property may be within the jurisdiction of another public agency and not owned in fee by the trustees.

- Comment: Subsequent to the comment period, the City of Fullerton wrote a letter identifying inconsistencies between the proposed CSUF master plan land uses for the College Park acquisition area and the city's General Plan land use designations.

Response: An Addendum to the FEIR has been prepared that addresses the issue of land use inconsistency. The proposed land use by the Foundation for the College Park acquisition is to provide faculty and staff housing, on-site parking, administrative offices and retail tenant space. The city's designated land use is for professional offices. The Addendum identifies the fact that the proposed land use for faculty/staff housing and some administrative offices is likely to generate less than a quarter of the vehicular traffic, noise and air pollutant emissions that the city's professional office designation of land use might generate. Therefore, the Addendum shows the potential environmental impacts of the university's proposed uses to be less intensive and therefore less significant than the uses presently designated in the city's General Plan. The Addendum is provided with the FEIR and is identified in the proposed resolution.

A variety of other comments were received on matters with less than significant impact, or with impacts or potential impacts that can be mitigated to a less than significant level.

The mitigation measures listed in the Mitigation Monitoring and Reporting Program will substantially reduce most of the significant environmental effects identified in the FEIR and covered in public comments. Nonetheless, certain significant adverse environmental effects of the project are unavoidable, even after incorporation of all feasible mitigation measures identified in the FEIR. For the remaining adverse impacts, the benefits of the project have been balanced against such unavoidable adverse environmental impacts. All feasible mitigation measures that are within the purview of the university will be implemented, and any significant unavoidable adverse impacts remaining are outweighed by and are considered to be acceptable due to specific educational, economic, legal, social and technological benefits based upon the facts set forth in the findings in the FEIR.

Alternatives

Section 4.0 of the FEIR analyzed the following four alternative development programs in accordance with CEQA and state CEQA Guidelines. The ability of each alternative to reduce impacts was also identified. The preferred alternative is CSU Fullerton's proposed master plan revision dated September 2003.

Alternative 1: No project – Continuation of the 1993 Master Plan

Alternative 2: Smaller Facility Development

Alternative 3: Master Plan with Increased Emphasis on Student Housing

The CEQA Findings of Fact and Statement of Overriding Considerations provide specific findings regarding the infeasibility of these alternatives.

The following resolution is presented for approval:

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

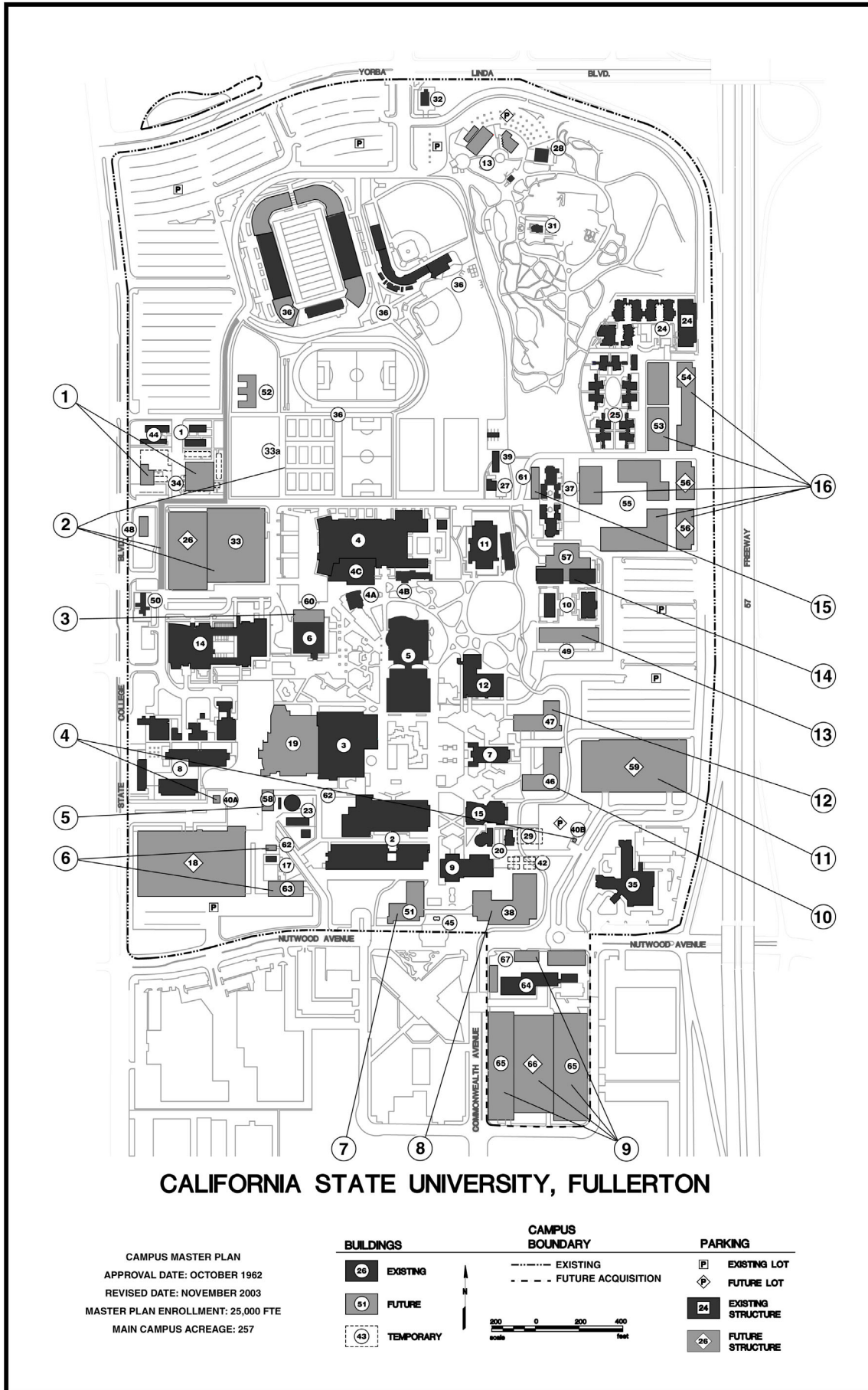
1. The FEIR and Addendum for the CSU Fullerton master plan revision was prepared to address the environmental effects, mitigation measures, and project alternatives associated with the approval and implementation of the proposed master plan revision, including increased enrollment, and all discretionary actions relating to it, including component construction projects as identified in Section 1.0 Project Description of the FEIR.
2. The FEIR and Addendum was prepared pursuant to the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
3. The Addendum dated October 2003 to the FEIR was prepared to address land use inconsistency between existing local agency designation and the proposed CSU Fullerton master plan use program for the 2003 master plan update project in accordance with Section 15164 of the CEQA guidelines.
4. The Addendum has adequately analyzed the specific land use issues identified for this project.
5. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code (CEQA) and Section 15091 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to approval of a project along with a statement of fact supporting each finding.
6. This board hereby adopts the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item 3 of the November 18-19, 2003, meeting of the trustees' 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.
7. The board's adopted Findings include specific overriding considerations that outweigh certain remaining significant impacts.

8. Prior to certification of the FEIR and Addendum, the Board of Trustees has reviewed and considered the above-mentioned FEIR and Addendum and finds that the FEIR and Addendum reflects the independent judgment of the Board of Trustees. The board hereby certifies the FEIR and Addendum for the proposed project as complete and adequate in that the FEIR and Addendum addresses all significant environmental impacts of the proposed project and fully complies with the requirements of CEQA and the CEQA Guidelines. For the purpose of CEQA and the CEQA Guidelines, the record of the proceedings for the project is comprised of the following:
 - A. The Draft EIR for the CSU Fullerton master plan revision;
 - B. The FEIR and Addendum, including 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 at such proceedings; and
 - D. All attachments, documents incorporated, and references made in the documents as specified in items (A) through (C) above.

The above information is on file with the California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California 90802-4210, and California State University, Fullerton, Department of Facilities Management, 800 North State College Avenue, Fullerton, California 92834.

9. The board hereby certifies the FEIR and Addendum for the CSU Fullerton master plan revision.
10. The mitigation measures identified in the Mitigation Monitoring Program are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item 3 of the November 18-19, 2003 meeting of the trustees' Committee on Campus Planning, Buildings and Grounds, which meets the requirements of the CEQA (Public Resources Code, Section 21081.6).
11. The CSU Fullerton master plan revision dated November 2003 is approved at a master plan enrollment ceiling of 25,000 FTES.

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 for the CSU Fullerton master plan revision.

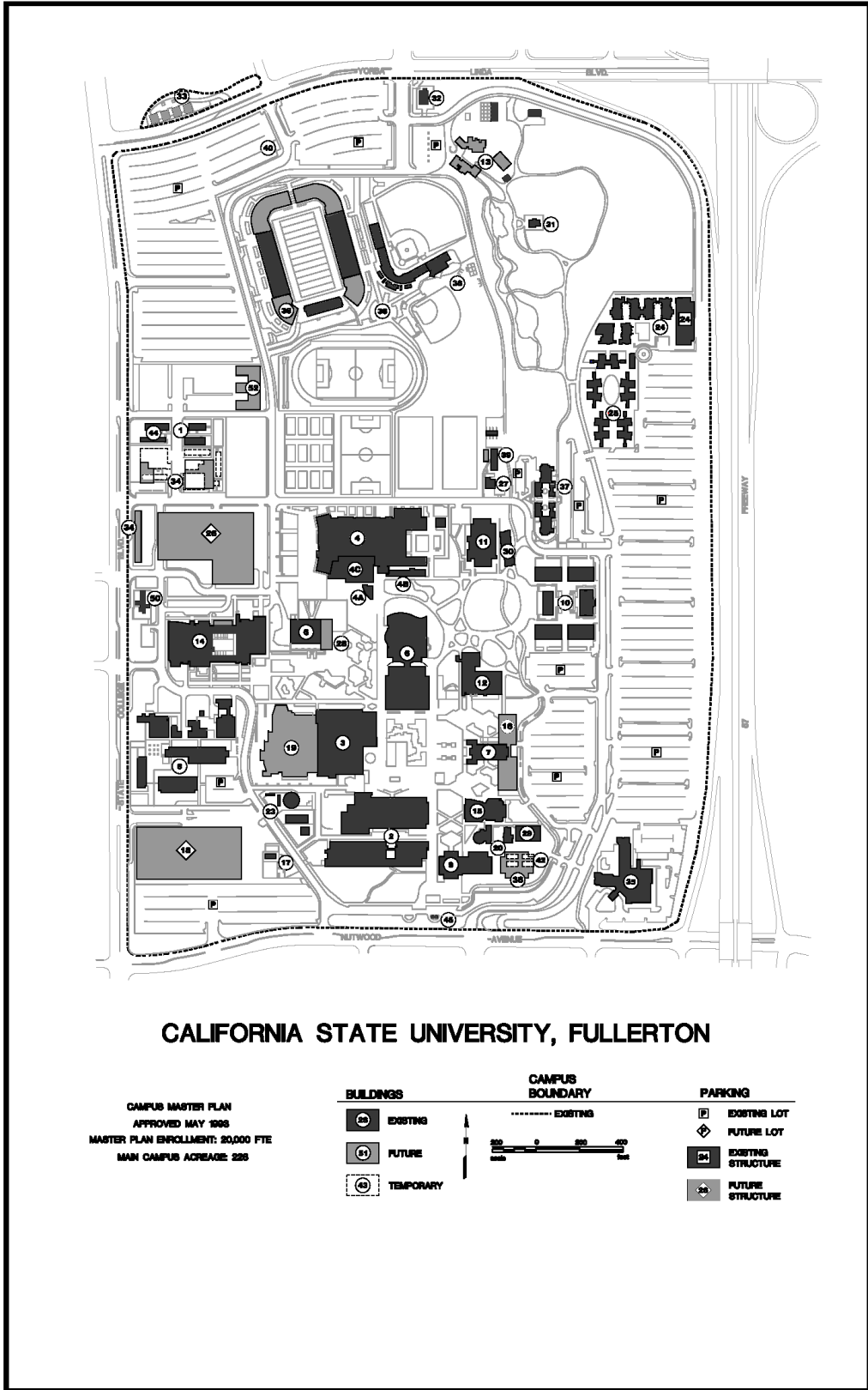


**CALIFORNIA STATE UNIVERSITY, FULLERTON
 CAMPUS MASTER PLAN—25,000 FTES**

1. Corporation Yard	32. Orange Co. Sanitation District Pumping Station
2. McCarthy Hall & Science Lab Center	33. <i>Student Recreation Center</i>
3. Performing Arts	33A <i>Recreation Center Outdoor Sports Area</i>
4. Physical Education	34. <i>Physical Services Complex</i>
4A Kinesiology and Health Sciences A	35. Marriott Hotel
4B Kinesiology and Health Sciences B	36. Sports Complex
4C Kinesiology and Health Sciences C	37. Ruby Gerontology Center
5. Paulina June & George Pollak Library	38. <i>College of Business and Economics</i>
6. Titan Bookstore	39. Weight Training Facility
7. Humanities & Social Sciences Building	40A/B <i>Visitors' Information Center East/West</i>
8. Visual Arts Center	42. Faculty Terrace-South (temporary)
9. Langsdorf Hall	44. Children's Center (temporary)
10. Engineering & Computer Science	45. Visitors' Information Center
11. Student Health Center	46. <i>Academic Building A</i>
12. Education Classroom Building	47. <i>Academic Building B</i>
13. <i>Arboretum Visitors' Center</i>	48. <i>University Police</i>
14. Titan Student Union	49. <i>College of Engineering & Computer Science Expan.</i>
15. University Hall	50. Golleher Alumni House
16. Thermal Energy Storage Tanks	51. <i>Academic Building C</i>
17. Cooling Towers & Electrical Substation	52. <i>Children's Center</i>
18. <i>Parking Structure 1 (2,500 spaces)</i>	53. <i>Student Housing Phase 3</i>
19. <i>Perform. Arts Ctr.-Aud./Fine Arts Instruct. Fac.</i>	54. <i>Student Housing Ph. 3 Parking Structure (300 spaces)</i>
20. Carl's Jr. Restaurant	55. <i>Student Housing Phase 4</i>
23. Plant Growth Facility	56. <i>Student Housing Ph. 4 Parking Structure (300 spaces)</i>
24. Jewel Plummer Cobb Residence Halls	57. <i>Meeting and Dining Facility</i>
25. Student Housing Phase 2	58. <i>Parking and Transportation/Retail</i>
26. <i>Parking Structure 2 (1,400 spaces)</i>	59. <i>Parking Structure 4 (2,000 spaces)</i>
27. Titan House	60. <i>Titan Bookstore Addition</i>
29. Extended Education/Administration	61. <i>Ruby Gerontology Addition</i>
30. Health Center Addition	62. <i>Central Utilities Plant Improvements</i>
31. Arboretum/Heritage House	63. <i>Cogeneration Plant</i>
	64. College Park
	65. <i>College Park Housing</i>
	66. <i>College Park Parking Structure 3</i>
	67. <i>College Park Office/Retail</i>
	<hr/>
	N/A President's Residence

LEGEND: EXISTING FACILITY/Proposed Facility

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



CALIFORNIA STATE UNIVERSITY, FULLERTON

CAMPUS MASTER PLAN
 APPROVED MAY 1993
 MASTER PLAN ENROLLMENT: 20,000 FTE
 MAIN CAMPUS ACREAGE: 226

BUILDINGS

- EXISTING
- FUTURE
- TEMPORARY

CAMPUS BOUNDARY

- EXISTING
- 0 200 400
 METERS

PARKING

- EXISTING LOT
- FUTURE LOT
- EXISTING STRUCTURE
- FUTURE STRUCTURE

ATTACHMENT B

CPB&G—Item 3

November 18-19, 2003

Page 2 of 2

**CALIFORNIA STATE UNIVERSITY, FULLERTON
CAMPUS MASTER PLAN—20,000 FTES**

- | | |
|---|---|
| 1. Corporation Yard | 25. Student Housing Complex |
| 2. McCarthy Hall & Science Lab Center | 26. <i>Parking Structure "B"</i> |
| 3. Performing Arts Center | 27. Titan House |
| 4. Physical Education Building | 28. <i>Cafeteria Addition</i> |
| 5. Paulina June & George Pollak Library | 29. Extended Education/Parking/EH&S |
| 6. Titan Bookstore | 30. Health Center Addition |
| 7. Humanities & Social Sciences Bldg. | 31. Arboretum/Heritage House |
| 8. Visual Arts Center | 32. Pumping Station |
| 9. Langsdorf Hall | 33. <i>Faculty Housing</i> |
| 10. Engineering/Comp. Science Complex | 34. <i>Physical Service Complex</i> |
| 11. Student Health Center | 35. Marriott Hotel |
| 12. Education Classroom Building | 36. Sports Complex |
| 13. <i>Environmental Science Education</i> | 37. Ruby Gerontology Center |
| 14. Titan Student Union | 38. <i>Business Administration Addition</i> |
| 15. University Hall | 39. Weight Training Facility |
| 16. <i>Humanities & Social Sciences Addn.</i> | 40. Hazardous Materials Storage |
| 17. Cooling Towers & Electrical Sub. | 42. Faculty Terrace-South |
| 18. <i>Parking Structure "A"</i> | 44. Children's Center |
| 19. <i>Auditorium/Fine Arts Instruction Fac.</i> | 45. Visitors Information Center |
| 20. Carl's Jr. Food Services | 50. Golleher Alumni House |
| 23. Plant Growth Faculty & Utilities | 52. <i>Proposed Children's Center</i> |
| 24. Jewel Plummer Cobb Residence Halls | |

LEGEND: EXISTING FACILITY/*Proposed Facility*

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

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

Summary

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

1. CSU Chico—Student Services Center
Project Architect: BAR Architects

Background and Scope

The CSU Chico, Student Services Center will be located south of the Meriam Library between the Parking Structure and the Bell Memorial Union. This four story metal frame building will have an exterior skin of red brick, glass fiber reinforced concrete, and glass to harmonize with the campus' architectural vocabulary. The project will provide permanent office space for a variety of student oriented programs including: academic advising, student activities, admissions, disabled support services, student records and registration, student financial services, scholarships, career planning and student employment, educational opportunity programs, student learning center, psychological counseling and wellness, enrollment management, institutional research, graduate and international student services and others, many of which are presently located in temporary buildings.

Timing (Estimated)

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

Basic Statistics

Gross Building Area	122,442 square feet
Assignable Building Area	79,960 square feet

Efficiency 65 percent

Cost Estimate—California Construction Cost Index 4019

Building Cost (\$205 per GSF) \$25,116,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$11.41
b. Shell (Structure and Enclosure)	\$77.98
c. Interiors (Partitions and Finishes)	\$35.86
d. Services (HVAC, Plumbing, Electrical, Fire)	\$66.09
e. Equipment and Furnishings (Group I)	\$13.78

Site Development (includes Landscaping) 1,465,000

Construction Cost \$26,581,000

Fees, Contingency and Services 7,070,000

Total Project Cost (\$275 per GSF) \$33,651,000

Group II Equipment 2,080,000

Grand Total \$35,731,000

Cost Comparison

This project's \$205 per GSF building cost exceeds the CSU construction cost guidelines at \$192 for administrative buildings including Group I equipment. This is a reflection of a local area construction cost premium associated with Chico plus the project's brick exterior as well as soil conditions requiring higher foundation costs.

Funding Data

Voter approved Proposition 47 provides General Obligation Bonds to fund this project.

California Environmental Quality Act Action

A Mitigated Negative Declaration has been completed for the project, which was sent to local agencies and filed with the State Clearinghouse in accordance with the California Environmental Quality Act. The public comment period ends on November 10, 2003. A copy of the Mitigated Negative Declaration will be available at the meeting and any adverse comments will be reported.

The following resolution is presented for approval:

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

1. The board finds that the Mitigated Negative Declaration for the California State University, Chico, Student Services Center has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. With implementation of the recommended Mitigation Measures, the proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.
3. The recommended Mitigation Measures are hereby approved and incorporated as a requirement for implementation of the project, along with the Mitigation Monitoring Plan which is also approved and incorporated by reference, and which meets the requirements of Public Resources Code Section 21081.6.
4. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
5. The schematic plans for the California State University, Chico, Student Services Center are approved at a project cost of \$35,731,000 at CCCI 4019.

2. CSU Monterey Bay—Library

Project Architect: Esherick Homsey Dodge & Davis Architecture

Background and Scope

The CSU Monterey Bay new library continues the evolution of the campus from the military environment of the past and further shapes the intellectual heart of the campus. The building will have a poured-in-place concrete exterior with concrete framing and shear walls consisting of four stories with a partial lower level. The library will be bisected by an atrium that will allow natural light into the center of the building and will be a key component in the energy efficient ventilation system of the building. The library is sized to serve a future campus enrollment of 8,000 full-time equivalent students (FTES). Until the library collection grows, approximately 29,000 assignable square feet will be used as instructional classroom and office space in the interim to serve campus growth. The classroom area, located in the lower level and outside the library security zone, will be temporarily configured to accommodate 1,066 FTES.

Timing (Estimated)

Completion of Preliminary Drawings	March 2004
Completion of Working Drawings	June 2004
Construction Start	October 2004
Occupancy	October 2006

Basic Statistics

Gross Building Area	201,000 square feet
Assignable Building Area	140,000 square feet
Efficiency	70 percent

Cost Estimate—California Construction Cost Index 4019

Building Cost (\$206 per GSF)	\$41,338,000
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<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 8.00
b. Shell (Structure and Enclosure)	\$72.06
c. Interiors (Partitions and Finishes)	\$43.68
d. Services (HVAC, Plumbing, Electrical, Fire)	\$76.11
e. Equipment and Furnishings (Group I)	\$ 5.81

Site Development (includes Landscaping)	<u>2,627,000</u>
Construction Cost	\$43,965,000
Fees, Contingency and Services	<u>10,297,000</u>
Total Project Cost (\$270 per GSF)	\$54,262,000
Group II Equipment	<u>3,908,000</u>
Grand Total	<u>\$58,170,000</u>

Cost Comparison

The project's \$206 per GSF building cost exceeds the CSU cost guidelines at \$175 for libraries including Group I equipment. The campus has raised donor funds to embellish the interior construction and finishes. Higher costs are also attributed to the construction costs in the county, current bid costs of the area and the inclusion of faculty offices, classrooms and an atrium in the project.

Funding Data

Voter approved Proposition 47 provides General Obligation Bonds to fund the project's design and a minor amount of the construction costs (\$4,311,000). The Governor's Economic Stimulus Package in AB 16 provides Lease Revenue Bonds that will fund the bulk of the project's construction costs (\$43,951,000). The balance of the construction costs (\$6,000,000) will be provided through donor funds. Approval of a future bond measure is anticipated to fund the equipment costs at \$3,908,000.

California Environmental Quality Act Action

A Categorical Exemption for the project was filed with the State Clearinghouse on August 19, 2003 in accordance with the California Environmental Quality Act.

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the California State University, Monterey Bay, Library has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The proposed project will not have a significant adverse impact on the environment, and the project will benefit the California Sate University.
3. The schematic plans for the California State University, Monterey Bay, Library are approved at a project cost of \$58,170,000 at CCCI 4019.

3. CSU Monterey Bay—Visitor Center/Gateway

Project Architect: Noll and Tam with George Homsey, FAIA

Background and Scope

The CSU Monterey Bay proposed Visitor Center/Gateway project will be located on a bluff at the entrance to the campus on General Jim Moore Boulevard. The 13,500 gross square foot building includes a large multi-purpose meeting and reception room. The building will serve as the welcome center and first point of contact for university visitors, guests, alumni and potential students. The building will also accommodate the university advancement offices and provide a display area for historical and cultural elements related to the campus. The use of exterior cement plaster provides an economical solution to the wet and windy climate of the county. The

exterior trellis and walkway will consist of exposed wood structural elements. Adjacent parking and site development is a part of the project.

Timing (Estimated)

Completion of Preliminary Drawings	November 2003
Completion of Working Drawings	December 2003
Construction Start	January 2004
Occupancy	September 2004

Basic Statistics

Gross Building Area	13,500 square feet
Assignable Building Area	9,500 square feet
Efficiency	70 percent

Cost Estimate—California Construction Cost Index 4019

Building Cost (\$207 per GSF) \$2,794,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 7.96
b. Shell (Structure and Enclosure)	\$88.80
c. Interiors (Partitions and Finishes)	\$43.09
d. Services (HVAC, Plumbing, Electrical, Fire)	\$63.90
e. Equipment and Furnishings (Group I)	\$ 3.19

Site Development (includes Demolition and Landscaping) 598,000

Construction Cost \$3,392,000
 Fees, Contingency and Services 954,000

Total Project Cost (\$322 per GSF) \$4,346,000
 Group II Equipment 238,000

Grand Total \$4,584,000

Cost Comparison

The project's \$207 per GSF building cost exceeds the CSU cost guidelines for administrative buildings at \$192 including Group I equipment. The higher costs are due to decreased

efficiencies of scale related to the small size of the building and the single story structure element as well as natural day lighting provided through skylights.

Funding Data

The funding for this project is from two sources: a federal grant from the Economic Development Agency (EDA) for \$4,126,000, and the university foundation in the amount of \$458,000. This is the sixth and final phase of EDA funding provided to CSU Monterey Bay to fund projects to enable the reuse of the former military base.

California Environmental Quality Act Action

A Categorical Exemption for the project was filed with the State Clearinghouse on August 19, 2003 in accordance with the California Environmental Quality Act.

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the California State University, Monterey Bay, Visitor Center/Gateway project has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The proposed project will not have a significant adverse impact on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Monterey Bay, Visitor Center/Gateway project are approved at a project cost of \$4,584,000 at CCCI 4019.