

**AGENDA**

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

**Meeting: 2:15 p.m., Tuesday, September 22, 2009**  
**Glenn S. Dumke Auditorium**

A. Robert Linscheid, Chair  
Margaret Fortune, Vice Chair  
Herbert L. Carter  
Carol R. Chandler  
George G. Gowgani  
William Hauck  
Peter G. Mehas  
Lou Monville

**Consent Items**

Approval of Minutes of Meeting of May 12, 2009

1. Final Report on the 2009-2010 State Funded Capital Outlay Program, *Information*

**Discussion Items**

2. Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2011-2012 through 2015-2016, *Action*
3. Approve the Campus Master Plan Revision and Amendment of the 2009-2010 Non-State Funded Capital Outlay Program for the Dobbs Street Apartment Building Real Property Acquisition and Renovation for California State University, Los Angeles, *Action*
4. Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision for California State University, East Bay, *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**

**May 12, 2009**

**Members Present**

A. Robert Linscheid, Chair  
Margaret G. Fortune, Vice Chair  
Jeffrey L. Bleich, Chair of the Board  
Herbert L. Carter  
George Gowgani  
Curtis Grima  
William Hauck  
Peter G. Mehas  
Lou Monville  
Charles B. Reed, Chancellor

**Approval of Minutes**

The minutes for the March 2009 meeting were approved as submitted.

**Amend the 2008-2009 Capital Outlay Program, Non-State Funded**

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the Board of the proposed resolution (RCPBG 05-09-8).

**Status Report on the 2009-2010 State Funded Capital Outlay Program and Suspended State Funded Design and Construction Projects**

Executive Vice Chancellor Benjamin F. Quillian introduced the item informing the Board that in late April CSU received notification from the Department of Finance (DOF) that the suspension on General Obligation (GO) Bond projects was lifted; this did not apply to Lease Revenue Bond (LRB) projects, which remain suspended. DOF issued a budget letter providing direction and specifics on the restart and claims reimbursement process.

Assistant Vice Chancellor Elvyra F. San Juan reported that \$336 million was released to CSU per this latest budget letter, in addition to previous authorizations from DOF to restart the projects. These funds were the result of a successful bond sale (Build America Bonds) of \$6.6 billion that exceeded the \$4 billion target. The \$336 million provides the CSU cash to complete a

number of projects, but does not cover all our cash needs. DOF provided an estimated ten-month's cash flow. We are working with campuses on a project-by-project basis to reconfirm the cash need over the next ten months. As Lease Revenue Bond funds have not been sold, we do not have the cash for the San Francisco State Library (which has restarted construction) or for the five projects approved in September 2008 as part of the 2008-2009 budget that totals \$224 million. DOF has not announced when those funds will be available.

Ms. San Juan also reported that the Senate approved CSU's list of requests for re-appropriations for projects that were delayed due to the construction suspension. The Assembly will hear this request on consent tomorrow. The Senate also heard discussion on LRB versus GO bonds for 2009-2010, but will defer action until after the May 19 special election and the release of the May Revise, which therefore could be as late as May 28, 2009.

Chancellor Reed asked for a ballpark figure of the cost of the shutdown and startup within the 90 days. Ms. San Juan responded that initially the number was \$29 million but campus estimates are currently less than \$20 million. Actual costs are being collected as campuses complete negotiations and will be reported to the Board.

Chancellor Reed stated that this shutdown cost of \$20 million represents a decrease in project funds and thus may result in a reduction in project scope because of the state's inability to provide the cashflow.

### **Draft State and Non-State Funded Five-Year Capital Improvement Program 2010-2011 through 2014-2015**

Dr. Quillian thanked Ms. San Juan and her staff for their tremendous effort in preparing the five-year capital improvement plans for the campuses. During Dr. Quillian's recent visits to campuses he heard a consistent need of funding for infrastructure projects. In response, the proposed priority list (as presented in the item) reflects an increase in the capital renewal program, requesting \$200 million to address that need.

Ms. San Juan thanked the facilities planning staff in CPDC for their time and effort in producing the five-year capital improvement program. There have been many changes during the planning year for the 2010-2011 program with regards to what type of funding will be available for CSU. SB 271 (Ducheny) proposes to expand the use of General Obligation (GO) bonds to fund off-site mitigation and promote partnerships between Community Colleges, the University of California, and CSU. It is an \$8.6 billion bond for the three higher education segments, inclusive of Hastings, with Community Colleges receiving \$4.1 billion and \$2.2 billion for CSU and UC, respectively, spread over four years, which is approximately \$550 million per year.

Should GO bond funding not be supported, then Lease Revenue Bond (LRB) funding would be needed. LRB funding has limitations which preclude its use for capital renewal, minor capital

outlay, and seismic projects. Currently, the Trustees' State-funded Program totals \$617 million. If the Lease Revenue Bonds are not approved for 2009-2010, then six projects, totaling \$325 million, will be added to this program and cause a revision to campus projects included in the 2010-2011 priority list.

The Non-State Program includes five projects and totals \$51.7 million. The program indicates few projects as campuses can come back to the Board to amend their programs when they have not identified those projects ahead of time in their five-year plan.

The committee recommended approval by the Board of the proposed resolution (RCPBG 05-09-9).

### **California State University Tenant Relocation Assistance Policy**

Ms. San Juan presented the CSU Relocation Assistance Policy as included in agenda item 4 in accordance with California Relocation Assistance Law. This is a government code requirement and is intended to ensure that persons or businesses displaced by a public project receive fair and equitable treatment. A handbook was developed specifically for the CSU to guide the implementation of the proposed Board policy and was distributed to campus officers in charge of facilities, auxiliary operations, advancement, and financial administration. Staff recommends approval.

The committee recommended approval by the Board of the proposed resolution (RCPBG 05-09-10).

### **Certify the Final Supplemental Environmental Impact Report and Approve the Master Plan and Enrollment Ceiling for California State University, Monterey Bay**

Dr. Quillian introduced President Harrison to address the Board, acknowledging the tremendous amount of work performed by the president, Ms. San Juan, and the CPDC staff to bring this item before the Board.

President Harrison addressed the Board reporting that this is a very important and long-awaited milestone for California State University, Monterey Bay, representing work which began in the spring of 2007. The new plan expands on a 2004 master plan update and aims to strengthen the central campus, maximize its ocean-view location, and complete a historic transformation of the former Fort Ord Army base. CSUMB intends to comply fully with the State Supreme Court's *City of Marina* writ and is pleased with the success of the campus in reaching agreement with the Fort Ord Reuse Authority (FORA). The master plan has received strong endorsements from Congressional Representative Sam Farr, the CSUMB Alumni Association, as well as from many state and local elected officials. In addition, statements of support were received from more than

50 other friends (of CSUMB), and most recently, from the board of the Transportation Agency of Monterey County (TAMC).

A new 10-year Strategic Plan includes four major goals: ensuring student success, becoming a truly comprehensive university, building institutional capacity, and attracting and retaining the very best faculty, administrators and staff. A class of 800 will celebrate graduation on Saturday, contributing to a total of nearly 6,000 bachelor and master's degrees awarded. CSUMB also helps fuel the local economy, with a total yearly payroll of \$55 million and another \$21 million spent regionally on goods and services. CSUMB places a premium on sustainable facilities and practices by reducing its carbon footprint, promoting recycling, and increasing reliance on solar energy and non-auto transport. The University is also engaged in many extensive and varied partnerships with other educational institutions and business organizations around the Monterey Bay area.

President Harrison presented a five-minute video that visually demonstrated the proposed master plan relating to campus development.

Ms. San Juan resumed to summarize EIR issues. With regard to the California Environmental Quality Act (CEQA), the campus has engaged with the local agencies in an extensive process to solicit input, evaluate impacts, and calculate fair share costs. As part of the proposed resolution, the Chancellor is being directed to seek funding for the campus' fair share off-site mitigation improvements that occurred from 1996 to 2007 which is referred to as the deficit period. The amount of \$2.3 million for the deficit period is primarily for roadway improvements, as well as water supply improvements and habitat management. While capital funding will continue to be pursued in 2010-2011 for off-site mitigation with the new bond, the Memorandum of Understanding with FORA provides for payments over a multi-year period.

Since the January Board meeting, the Chancellor's Office has met with Caltrans to address their concerns. There was agreement on certain costs and calculations; however, the CO and Caltrans did not come to full agreement. In Caltrans' letter of May 8, 2009 to Chancellor Reed, Caltrans expressed its concern regarding the assumptions in CSU's traffic model. They believe CSU is missing a cost impact for a long-term highway interchange improvement and that CSU should seek funding for impacts to State highways. Our expert's opinion on the calculation issues and the traffic model differs from Caltrans'. Also, from a State funding perspective, the University's position is that CSU's mission is education while Caltrans is responsible for the state highway system.

To minimize the campus' impact on local roadways and highways, resolution 8-c directs the campus to take measures to ensure campus vehicle traffic stays below a mitigation threshold of 4,300 trips annually, and the campus will report to the Chancellor its success in mitigating the increase in vehicle trips on campus. Improved transportation demand management (TDM) will reduce carbon emissions and reduce our potential liability for off-site traffic mitigation measures.

President Harrison stated that CSUMB takes the need to avoid future mitigation costs very seriously. The University is reviewing various TDM measures that go beyond the mitigation measures proposed in the EIR in order to reduce vehicle trips. If the Board approves the master plan, the campus will return to the California Superior Court to demonstrate the campus's compliance with the writ of mandate issued by the court in 2007. The University's Transportation Management Plan is intended to avoid the environmental impacts that could trigger payments to outside agencies for funding of mitigation projects. The plan will provide annual updates on campus growth and impacts to the Chancellor and Board, as well as to FORA and TAMC. The plan will allow the campus to grow and meet the needs of new students in the region without causing significant impacts which would warrant extending payments for mitigation projects.

President Harrison thanked Jim Main, the University's Vice President for Administration and Finance, for his tireless efforts on the master plan project. She also thanked Chancellor Reed and his staff for their support, and the Trustees for their support and consideration. In closing, President Harrison thanked and acknowledged guests who came in support of the proposed master plan: Bruce Delgado, City of Marina Mayor; Anthony Altfeld, City of Marina Manager; Ralph Rubio, City of Seaside Mayor; Dave Potter, Monterey County Supervisor and Member of the Transportation Agency of Monterey County; Michael Houlemard, Executive Officer, Ford Ord Reuse Authority; and Mary Ann Leffel, Executive Director, Monterey County Business Council.

Trustee Linscheid introduced the speakers in support of the proposed master plan and EIR.

Mr. Bruce Delgado, City of Marina Mayor and graduate of Humboldt State University, expressed his enthusiastic support of the proposed master plan for CSUMB and also of the TDM Plan. The campus progress brought 4,000 students while managing the development of 1400 acres extremely well. The CSU Monterey Bay Service Learning Program positively contributes to the region and is second to none.

Mr. Ralph Rubio, City of Seaside Mayor, Chair of the Fort Ord Reuse Authority and Director on the Transportation Agency of Monterey County, spoke in support of the 2007 CSUMB Master Plan and the Memorandum of Understanding (MOU). Mr. Rubio supports CSUMB's efforts to expand the University and its mission while balancing social, economic and environmental concerns.

Mr. Dave Potter, Monterey County 5<sup>th</sup> District Supervisor, Member of the Transportation Agency of Monterey County, spoke from multiple capacities including having been a member of the Fort Ord Reuse Authority for sixteen years and currently on the California Coastal Commission. Mr. Potter cited three economic factors of Monterey County that were linked to the successful passage of the proposed master plan at CSUMB: 1) the \$3.3 billion agricultural

industry; 2) the \$2.2 billion tourism industry; and 3) the county's academic and research institutions. Mr. Potter made the case that this third element is an integral part of the county's growing economy and thus the proposed master plan for CSUMB is core to the base reuse along with continued economic and education growth in the region.

Mr. Michael Houlemard, Executive Officer, Fort Ord Reuse Authority (FORA), stated that CSUMB is one of 17 institutions of higher education in the region, and that it plays a very active and central role in how the area is served by these institutions. CSUMB has collaborated with FORA since 1996 on a wide range of projects involving the former military base. FORA supports the MOU and endorses the proposed master plan for CSUMB.

Ms. Mary Ann Leffel, Monterey County Business Council Executive Director, spoke in support of public private partnerships and views CSUMB as a center for innovation and economic development. The Council and CSUMB are joint applicants for an \$8 million Economic Development Agency grant to construct facilities to support innovation and economic development. The University has been a tremendous addition to the county's education research facilities, but more importantly, because of the innovation shown with the demolition of buildings and the reuse of land it is a model for many other communities.

Trustee Linscheid introduced the speakers opposing the item.

Mr. David Murray, Senior Transportation Planner, California Department of Transportation (Caltrans), District V, spoke in support of the mission of CSU as an institution of higher learning and the great benefits it provides to the economy of the state and the Monterey region. Mr. Murray also stated the importance of sustaining the State's transportation system, which the proposed growth of the campus will negatively impact; mitigating those impacts to the State highway system remain unresolved. Caltrans questions the validity of the (traffic model) assumptions and resulting findings of the technical analysis which could mean some of the impacts are underestimated. As the Final EIR assigns responsibility to Caltrans to mitigate CSUMB's impacts to the State highway system from build out of the master plan, CSU cannot abdicate its responsibility to mitigate its impacts to the state highway system. The responsibility is clearly defined in the California Environmental Quality Act. Caltrans supports the principles of the campus proposal to implement a transportation demand management plan to avoid significant traffic impacts. Caltrans believes that these issues can be resolved and its staff remains available to resolve these outstanding issues. He asked the Board to consider these points before approving the master plan and certifying the EIR.

Mr. Martin W. Keck, legal counsel for California Department of Transportation (Caltrans), asked the Board to delay their vote to allow sufficient time for good faith negotiations between CSU and Caltrans to reach agreement on the impacts and how the mitigation funding can be secured. By not allowing more time for negotiations with Caltrans invites unwarranted risk of showing back up in court. Mr. Keck opposed what he characterized as CSU's bifurcation of the project,

separating the master plan itself from the funding necessary to mitigate resulting impacts and the University's reliance on Caltrans to secure funding for highway improvements.

Trustee Linscheid thanked the speakers and noted that the list of speakers was concluded.

Trustee Monville asked what is being mitigated and what is the Board being asked to approve with the Statement of Overriding Considerations (in the proposed item) in light of Caltrans' assertion that the agency does not need to provide state highways for other state agencies.

Ms. San Juan responded that with direction from the Board, if the campus stayed beneath a certain trip threshold annually, in this case 4,300 trips, then there will not be a significant impact to the highways. A significant on-campus impact is the amount of non-CSUMB traffic coming through campus; the campus asserted that a credit towards off-site mitigation should be considered in the fair share calculation. As CSU cannot guarantee that CSU will secure money from the local agencies in the future to co-fund improvements to campus roadways, it remains a significant and unavoidable impact.

Water supply improvement is the other significant and unavoidable impact as CSU cannot guarantee that local agencies will implement necessary improvement measures, even in the event the Legislature approves our funding request. CSU's fair share of \$1.3 million was identified as a future potential payment for mitigation. In going forward, the proposed SB 271 limits the amount of funding that could be put towards off-site mitigation to ten percent of the construction appropriation and does require a local match.

Trustee Monville asked how the traffic count numbers were calculated and questioned whether the traffic today is greater than when the 28,000-acre base was fully operational. He also asked about the baseline on which the traffic study was based and did the federal government write a check.

Referencing two PowerPoint slides depicting maps of the local area, Ms. San Juan addressed the questions. The Caltrans and TAMC improvements in the area exceed \$830 million. Our traffic model looks at the specific roadway improvements and population. CSU initially analyzed the impacts within about seven miles of campus. Caltrans asked CSU to expand its analysis to include Highway 101 which is a significant distance from the campus (14 miles). The second slide shows the specific road segments near the campus that could be impacted if vehicle trips pass the proposed threshold. With regards to population, CEQA does not recognize the extent of the former base, roughly 40,000 troops, versus where CSU started and its growth impacts.

President Harrison added that the traffic patterns on the military base were very different because many of the residents did not bring cars and the public did not drive through the base.

Trustee Hauck asked what the impact of Segment 37 (shown on PowerPoint slide) was to the campus.

Ms. San Juan responded that Segment 37 references Fremont Blvd. to Del Monte Blvd., a feeder road to Highway One. It is listed as a short term impact around 2014, with combined funding from FORA, TAMC and Caltrans just short of \$6 million. CSU's share would be less than thirty thousand, based on our traffic model.

Trustee Hauck asked the same question of Segment 59. Ms. San Juan indicated that Segment 59 is Highway One, extended to Highway 183. The segment is primarily Caltrans and is listed as a near term improvement at \$260 million; our fair share is 0.3 percent based on our traffic model.

Trustee Linscheid inquired if Caltrans districts located throughout California differently interpret the CSU fair share obligation.

Ms. San Juan stated that CSU has heard primarily from Caltrans representatives in San Diego and District V that includes CSUMB. In other areas of the state where we have had campus master plan ceiling increases, we have not received significant input.

Mr. David Rosso, Chief of Land Use Planning and Environmental Review, Office of the Chancellor, commented that concerns expressed by Caltrans do vary significantly by district.

Trustee Hauck asked Mr. Keck whether Caltrans intends to sue the CSU if the Board approves the master plan.

Mr. Keck stated that that conclusion would not be an accurate interpretation of his earlier remark and that the comments are an expression of concern. Caltrans has strong reservations regarding the impact of mitigation believing that the University is not committed to paying as it goes.

Trustee Hauck inquired what Caltrans' action would be should the Board approve the master plan. Mr. Keck stated that he was not in a position to respond.

Chancellor Reed told the Board that he has spoken with the Caltrans District V Engineer at length, and that the District V Engineer's staff has spent a lot of time with President Harrison, Ms. San Juan, and Mr. Rosso. The Chancellor continues to show Caltrans that CSU's traffic consultants know what they are doing, which they did not want to accept. The District V Engineer told the Chancellor that the agency has \$831 million of road improvement construction within twenty to thirty miles of the campus and he wants CSU to help pay for it. That was the starting point and progress has been made through discussions. He had spoken with the head of Caltrans, and Governor's Office staff to further the discussion. CSU and Caltrans will continue to work together with the Traffic Demand Study. The Chancellor also noted that the Transportation Agency of Monterey County (TAMC) Board endorses the plan.

Trustee Monville expressed his appreciation for all the work that President Harrison and Ms. San Juan have done, and if this is in the best interest of the students, than he supports the item. He also raised his concern about the precedence it sets, suggesting that CSU should have a comprehensive discussion with the state so that we are not blocking and tackling the mitigation issues campus by campus.

Trustee Mendoza stated that he was concerned over the comments from the Caltrans' attorney; they sounded like a veiled threat. He likes the plan, but is concerned about unresolved issues.

Lieutenant Governor Garamendi asked the Caltrans representatives to clarify whether it is the policy of Caltrans to use funding provided to education entities to finance highway infrastructure. He asked that the response to provided in writing.

Vice Chair Carter stated his understanding that even if the Board approves the resolution, the conversation or effort to reach agreement where currently no such agreement exists does not stop. He further addressed staff and President Harrison that if this item is passed the Board encourages them to aggressively continue to speak with Caltrans.

Chancellor Reed asked that the letter he received from District V be included as part of the minutes of the meeting.

The committee recommended approval by the Board on the proposed resolution (RCPBG 05-09-11).

Trustee Linscheid adjourned the meeting.

**DEPARTMENT OF TRANSPORTATION**

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May 8, 2009

Dr. Charles B. Reed  
Chancellor  
The California State University  
401 Golden Shore Avenue  
Long Beach, CA 90802-4210

Dear Chancellor Reed:

RE: CSU MONTEREY BAY MASTER PLAN AND FINAL ENVIRONMENTAL  
IMPACT REPORT (FEIR)

The California Department of Transportation (Caltrans) fully supports the mission of the California State University (CSU) as an institution of higher learning to develop strong and capable leaders for the state's future. A thriving campus at CSU Monterey Bay will provide great benefits to the economy of the state and the Monterey Bay region. Equally important is the sustainability of the state's transportation system that is vital to moving people and goods safely and efficiently.

Caltrans staff has been actively involved in the California Environmental Quality Act (CEQA) review of the Master Plan for CSU Monterey Bay since the release of the Notice of Preparation in early 2007. When we were still not satisfied with the evaluation of cumulative impacts and mitigation identified in the Final EIR (Fall 2008), you agreed to allow further discussion to resolve our outstanding issues. Our effort has been focused on guiding the Master Plan to include an appropriate mitigation strategy that would address significant impacts on the state highway system.

Since the beginning of this calendar year, CSU and Caltrans staffs have made additional effort to reach agreement. Our April 30, 2009, letter (enclosed) summarized the coordination of these efforts to date and provided our responses to technical information we received as of April 14, 2009. On May 1, 2009 we received the Second Addendum to the FEIR (April 2009), which mischaracterizes these efforts and does not include our most recent correspondence.

We do agree that the Master Plan would have significant adverse cumulative impacts on the State highway system, but unfortunately issues remain unresolved regarding these impacts, which include:

Charles B. Reed  
May 8, 2009  
Page 2

**Impact Assessment:** Caltrans does not have full confidence in the impact assessment without the ability to validate the findings of the technical analysis. The traffic analysis lacks complete justification for some of the assumptions used, which could mean that the impacts identified in the FEIR are underestimated.

**Mitigation Measures:** There is incomplete identification of mitigation for locations where impacts would occur on the State highway system. Most notably, mitigation for the long-term cumulative impact at the State Route 1/Imjin Parkway interchange is omitted.

**Responsibility to Mitigate:** The FEIR assigns responsibility to Caltrans for mitigating CSU Monterey Bay's impacts to the State highway system from build out of the Master Plan. The CSU cannot abdicate its responsibility to mitigate its impacts on the State highway system. The responsibility to mitigate is clearly defined by the California Environmental Quality Act. Furthermore, Caltrans does not agree with the assertion in the FEIR that CSU's only obligation is to request mitigation funding from the legislature and if it is not granted, CSU is relieved of its duty to mitigate impacts upon the environment.

We believe that these issues can be resolved and our staff remains available to work through them. Please take these points into consideration before the CSU Board of Trustees acts to approve the Master Plan and certify the FEIR.

Sincerely,



RICHARD KRUMHOLZ  
District Director

Enclosure

c: James Main, CSUMB  
Michael Houlemard, FORA  
Lew Bauman, County of Monterey  
Anthony Altfeld, City of Marina  
Ray Corpuz, City of Seaside  
Debbie Hale, TAMC

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

**Final Report on the 2009-2010 State Funded Capital Outlay Program**

**Presentation By**

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

**Summary and Background**

Attachment A provides the final budget for the Trustees' 2009-2010 capital outlay program. The Governor signed the Budget Bill amending the 2009 Budget Act on July 28, 2009 and made no changes to the program approved by the Legislature. This program includes six projects to equip new science, business, and humanities programs and administrative facilities. Lease Revenue Bond funding proposed by the Governor for six projects were not approved by the Legislature.

Trustees' Budget Request	Revised Governor's Budget	Legislative Analyst's Office	Senate	Assembly	Final Amended Budget
\$626.8 M	\$341.1 M	\$16.1 M	\$16.1 M	\$16.1 M	\$16.1 M

**Final State Funded Capital Outlay Program 2009-2010 Priority List**

Cost Estimates are at Engineering News Record California Construction Cost Index 5320 and Equipment Price Index 2894

Rank	Category	Campus	Project Title	Trustees' Request		Governor's Budget		February Budget		Final Amended Budget	
				FTE	Phase	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	IA	East Bay	Warren Hall (Seismic) ◊	-526	PW		3,784,000 (a)				
2	IB	San Diego	Storm/Nasatir Halls Renovation ◊	-2,196	C		47,169,000 (a)	C	48,453,000 (b)		
3	IB	Stanislaus	Science I Renovation (Seismic)	422	C		17,482,000 (a)				
4	IB	San José	Spartan Complex Renovation (Seismic)	62	PWC		49,659,000 (a)				
5	II	Channel Islands	West Hall	555	PWC		37,018,000 (a)	PWC	37,137,000 (b)		
6	II	Chico	Taylor II Replacement Building	751	PWC		55,962,000 (a)	PWC	57,185,000 (b)		
7	IB	Sacramento	Science II, Phase 2 ◊	-1,121	PWC		97,323,000 (a)	PWC	97,921,000 (b)		
8	IB	Long Beach	Peterson Hall 3 Replacement	N/A	E		4,828,000	E	4,828,000 (c)	E	4,828,000 (f)
9	IB	Los Angeles	Science Replacement Building, Wing B	N/A	E		4,142,000	E	4,142,000 (c)	E	4,142,000 (f)
10	IB	Los Angeles	Corporation Yard and Public Safety ◊	N/A	E		765,000	E	765,000 (d)	E	765,000 (f)
11	II	San Marcos	Social and Behavioral Sciences Building	N/A	E		1,941,000	E	1,941,000 (c)	E	1,941,000 (f)
12	II	Sonoma	Green Music Center	N/A	E		2,500,000	E	2,500,000 (c)	E	2,500,000 (f)
13	II	Pomona	College of Business Administration	N/A	E		1,969,000	E	1,969,000 (e)	E	1,969,000 (f)
14	II	San Francisco	School of the Arts/Font Street Property	N/A	A		12,382,000				
15	II	Fresno	Faculty Office/Lab Building	N/A	PWC		10,023,000				
16	II	San Francisco	Creative Arts Building, Phase I ◊	240	PWC		55,782,000				
17	IA	Pomona	CLA Seismic Upgrade and Remediation ◊	N/A	PWC		32,497,000				
18	II	San Bernardino	Theatre Arts Addition	205	PWC		60,506,000	PWC	60,506,000 (b)		
19	IB	Fullerton	Physical Services Complex Replacement	N/A	PWC		23,781,000	PWC	23,781,000 (b)		
20	IA	Statewide	Minor Capital Outlay		PWC		25,000,000				
21	IA	Statewide	Capital Renewal	N/A	PWC		50,000,000				
22	IA	Statewide	Mitigation of Off-Campus Impacts	N/A	PWC		15,000,000				
23	IA	Humboldt	Library Seismic Safety Upgrade	N/A	PWC		4,385,000				
24	IB	Los Angeles	Utilities Infrastructure	N/A	P		441,000				
25	IB	Long Beach	Liberal Arts Replacement Building	512	P		1,258,000				
26	IB	Dominguez Hills	Cain Library Remodel (Seismic)	N/A	P		478,000				
27	II	Bakersfield	Humanities Complex, Phase I	140	P		441,000				
28	II	Sonoma	Professional Schools Building	513	P		678,000				
29	IB	Stanislaus	Library Addition and Renovation, Phase I	N/A	P		1,122,000				
30	IA	Humboldt	Seismic Upgrade, Theatre Arts	N/A	PWC		4,164,000				
31	IB	San Diego	Physical Plant Storage Relocation	N/A	PWC		2,767,000				
32	IA	Fullerton	Off-Campus Center Acquisition	N/A	S		1,557,000				
			<b>Total</b>	<b>-443</b>			<b>\$ 626,804,000</b>		<b>\$ 341,128,000</b>		<b>\$ 16,145,000</b>
									<b>\$ 16,145,000</b>		<b>\$ 16,145,000</b>

**Notes:**

**Trustees' Request**

(a) Cost Estimates are at Engineering News Record California Construction Cost Index 5179 and Equipment Price Index 2895

**Governor's Budget**

- (b) Funded by Lease Revenue Bond Funds
- (c) Higher Education Capital Outlay Bond Fund (HECOBF) of 2004
- (d) Funded by HECOBF of 1998
- (e) Funded by HECOBF of 2006

**February Budget**

(f) Projects included in 2009-2010 Budget signed by the Governor on February 20, 2009.

◊ This project is dependent upon state and non-state funding.

Phases: A = Acquisition P = Preliminary Plans W = Working Drawings C = Construction E = Equipment S = Study

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

**Categories and Criteria for the State Funded Five-Year Capital Improvement Program,  
2011-2012 through 2015-2016**

**Presentation By**

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

**Summary**

The Board of Trustees annually adopts categories and criteria that are used in setting priorities for the state funded capital outlay program. Attachment A contains the proposed CSU 2011-2012 through 2015-2016 categories and criteria, which is consistent with those approved by the Board last year. Campus administrative staff has reviewed the proposed categories and criteria.

The following resolution is presented for approval:

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

1. The Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2011-2012 through 2015-2016 in Attachment A of Agenda Item 2 of the September 22, 2009 meeting of the Trustees' Committee on Campus Planning, Buildings and Grounds be approved; and
2. The Chancellor is directed to use these categories and criteria to prepare the CSU State Funded Five-Year Capital Improvement Program.

**Categories and Criteria to Set Priorities  
2011-2012 through 2015-2016 State Funded Five-Year Capital Improvement Program**

**General Criteria**

A campus may submit a maximum of one project for the 2011-2012 budget year, and one project for the 2012-2013 planning year, including health and safety projects. A campus may submit a maximum of three prioritized projects per year, including health and safety projects, for the 2013-2014 through 2015-2016 planning years. Exceptions to this limit will be considered on an individual project basis. Equipment and seismic strengthening projects are excluded from this limit. Seismic strengthening projects will be prioritized according to recommendations from the CSU Seismic Review Board subject to the approval of the Executive Vice Chancellor/Chief Financial Officer.

Campuses shall typically prepare their project requests for the five-year program using preliminary plan (P) phase funding separate from the working drawing and construction (WC) phases for new project starts. Approval of multi-phase projects may require the project funding to be allocated over more than one bond cycle. Campus requests for PWC lump sum funding will be considered on an individual project basis in consideration of the project's complexity, scope, schedule, and the availability of non-appropriated funds to augment the project.

Current Trustee-approved campus physical master plan enrollment ceilings apply to on-campus station count enrollment only. These numbers are to be used as the basis of comparison for justifying capital projects that address enrollment demand to be accommodated on campus. Enrollment estimates that exceed these figures should be accommodated through distributed learning and other off-campus instructional means.

Priorities will be determined based upon the strategic needs of the system in consideration of existing deficiencies in the type, amount and/or condition of campus space to serve the academic master plan.

Consistent with past practice if there are two or more auditoriums or large lecture hall projects, priority shall be given to the project for which 50 percent or more of its funding will be from non-state sources. At least \$5 million must be raised from non-state sources for an auditorium project.

## **Individual Categories and Criteria**

### **I. Existing Facilities/Infrastructure**

#### **A. Critical Infrastructure Deficiencies**

These funds correct structural, health and safety code deficiencies by addressing life safety problems and promoting code compliance in existing facilities. Projects include seismic strengthening, correcting building code deficiencies, and addressing regulatory changes which impact campus facilities or equipment. These funds also include minor capital outlay and capital renewal projects.

#### **B. Modernization/Renovation**

These funds make new and remodeled facilities operable by providing group II equipment, and replacing utility services and building systems to make facilities and the campus infrastructure operable. These funds also meet campus needs by modernizing existing facilities or constructing new replacement buildings in response to academic, support program needs and enrollment demand as appropriate.

### **II. New Facilities/Infrastructure**

These funds eliminate instructional and support deficiencies, including new buildings and their group II equipment, additions, land acquisitions, and site development.

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

**Approve the Campus Master Plan Revision and Amendment of the 2009-2010 Non-State Funded Capital Outlay Program for the Dobbs Street Apartment Building Real Property Acquisition and Renovation for California State University, Los Angeles**

**Presented by**

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

**Summary**

This item requests the following actions by the Board of Trustees for California State University, Los Angeles:

- Approval of the campus master plan revision
- Approval of an amendment to the 2009-2010 non-state capital outlay program for the acquisition and renovation

The proposed master plan revision will allow for the acquisition of the 0.66 acre parcel of land at 5425 Dobbs Street, located adjacent to the north entrance to the California State University, Los Angeles campus, between Valley Boulevard and Mariondale Avenue. The property includes 26 apartment units (one- and two-bedroom units) in three two-story wood frame buildings, plus one single family residence, for a total of 27 units. The property includes a laundry and recreation room building, and 13 covered and 14 open parking spaces. The master plan will maintain the maximum of 25,000 full-time equivalent students.

Attachment A is the existing campus master plan dated January 1985. Attachment B is the proposed campus master plan dated September 2009.

**Proposed Master Plan Revision**

The campus is in need of expansion space in order to meet its master plan goals for student housing, particularly graduate student housing. The proposed acquisition is consistent with the master planned location for student housing at the northern end of the campus adjacent to the neighboring single and multi-family residential neighborhood. The University intends to offer the apartment units to current upper division and graduate students who find it challenging to secure accommodations close to campus. This will offer greater availability of existing campus housing to accommodate first time students. The on-site parking will serve the residents of the student housing units. Additional parking is also available on university owned property nearby.

Hexagon 1 on Attachment A shows the location of the Dobbs Street Apartment Buildings (#37) on approximately 0.66 acres.

### **Amend the 2009-2010 Non-State Funded Capital Outlay Program**

CSU Los Angeles wishes to amend the 2009-2010 non-state capital outlay program to include \$6.124 million to proceed with the real property acquisition and renovation of the Dobbs Street Apartment Building and for the roofing replacement costs associated with the existing Student Housing Phase II project. The Dobbs Street property has 26 apartment units (one- and two-bedroom units) in three two-story wood frame buildings, plus one single family residence, for a total of 27 units. The property includes a laundry and recreation room building, and 13 covered and 14 open parking spaces. The units will be renovated to meet campus housing standards and to be fully code compliant. The apartments, after renovation, will provide a minimum of 50 bed spaces for upper division and graduate student housing. The apartments have sufficient space to accommodate 100 bed spaces.

The reroofing of Student Housing Phase II (#36), comprised of six buildings totaling 117,282 square feet, replaces the original (1985) poorly constructed clay tile roof with concrete roof tiles. The scope of the project includes the necessary replacement of the underlayment, water damaged plywood sheathing, copings and flashings.

A preliminary title report and due diligence review have been prepared for the real property acquisition. The campus is hiring a consultant to ensure Trustee policy pertaining to the California Relocation Assistance Law is followed. Contingent upon current tenant lease arrangements and the design of the seismic strengthening, the renovation of the units will be accomplished by sequencing the renovation work as the units become vacant.

The project will be financed through the CSU Systemwide Revenue Bond Program. The bonds will be repaid from student housing revenue. The Committee on Finance will present an agenda item to approve project financing at this same September Board meeting.

### **California Environmental Quality (CEQA) Action**

As this proposed master plan revision does not change the existing use of the property, a Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act. The Notice of Exemption will be filed with the State Clearinghouse as required.

The following resolution is presented for approval:

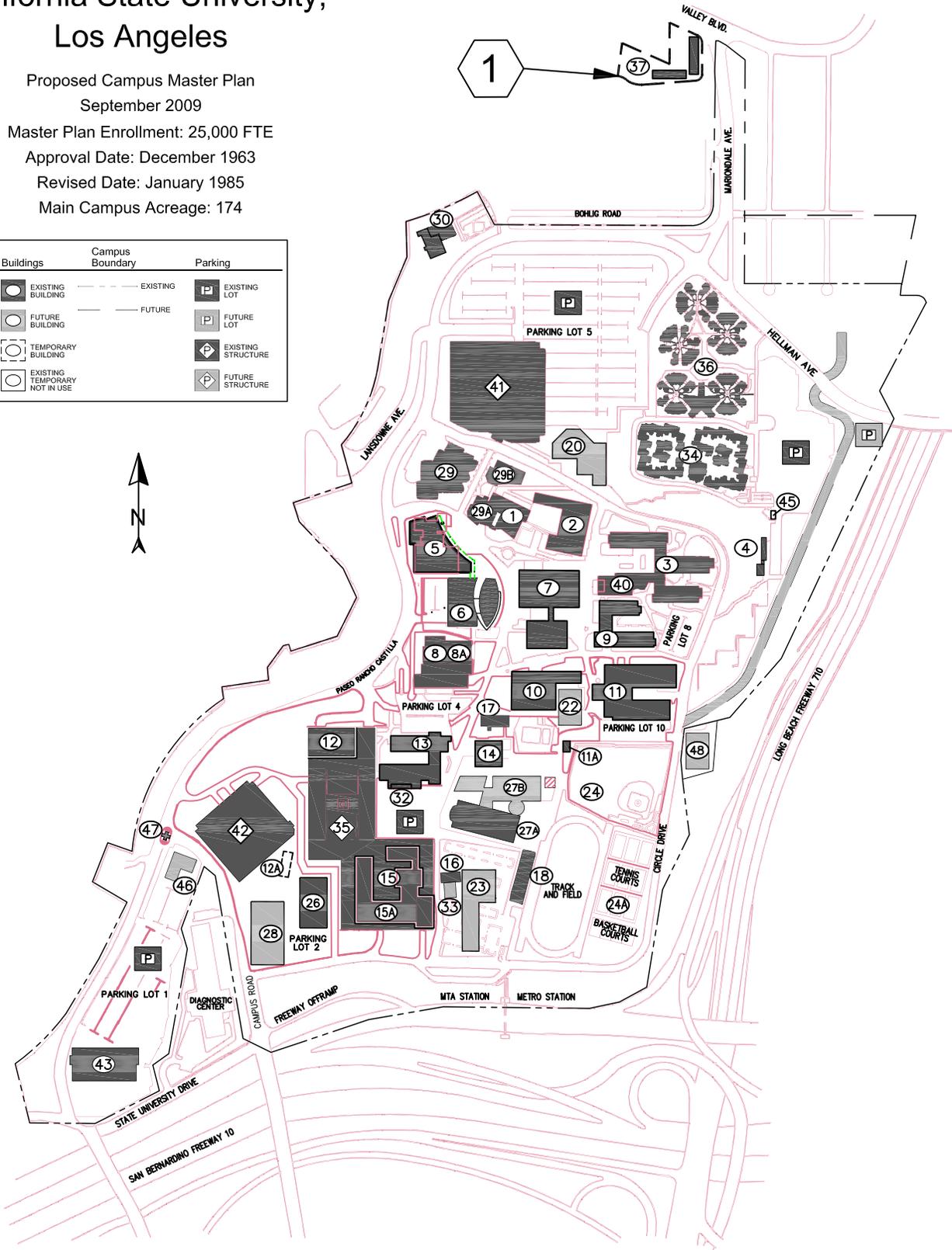
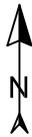
**RESOLVED**, By the Board of Trustees of California State University, that:

1. The Board finds that a Categorical Exemption for the California State University, Los Angeles, Dobbs Street Apartment Building Real Property Master Plan Revision will be prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have the potential for significant adverse impacts on the environment, and it will benefit the California State University.
3. The California State University, Los Angeles campus master plan revision dated September 2009 is approved.
4. The 2009-2010 non-state funded capital outlay program is amended to include \$6,124,000 for the acquisition and renovation of the Dobbs Street Apartment Building Real Property project and for the roofing replacement costs associated with the existing Student Housing Phase II project for California State University, Los Angeles.

# California State University, Los Angeles

Proposed Campus Master Plan  
 September 2009  
 Master Plan Enrollment: 25,000 FTE  
 Approval Date: December 1963  
 Revised Date: January 1985  
 Main Campus Acreage: 174

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING TEMPORARY NOT IN USE		FUTURE STRUCTURE



## Attachment A

CPB&G – Item 3

September 22-23, 2009

Page 2 of 2

### CALIFORNIA STATE UNIVERSITY, Los Angeles

#### Proposed Master Plan

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: December 1963

Master Plan Revision Approved by the Board of Trustees: January 1966, April 1967, July 1971, May 1973, February 1975, July 1977, February 1979, May 1980, July 1983, January 1984, January 1985, September 2009

- |  |   |
|--|---|
| 1. Theatre   | 26. Marc and Eva Stern Math and Science School                  |
| 2. Music Building  | 27a. Wallis Annenberg Integrated Science Complex, LA Kretz Hall |
| 3. Martin Luther King Hall                               | 27b. <i>Wallis Annenberg Integrated Science Complex, Wing B</i> |
| 4. Power Substation/Chiller Plant                        | 28. <i>Academic Facility</i>                                    |
| 5. University Student Union                              | 29. Harriet and Charles Luckman Fine Arts Complex               |
| 6. Bookstore/Dining Services                             | 29a. Harriet and Charles Luckman Gallery                        |
| 7. John F. Kennedy Memorial Library                      | 29b. Intimate Theatre   |
| 8. Administration  | 30. The Anna Bing Arnold Child Care Center                      |
| 8a. Student Affairs                                      | 32. Greenhouse  |
| 9. Fine Arts   | 33. <i>South Chiller Plant Addition</i>                         |
| 10. Physical Education                                   | 34. Student Housing, Phase I                                    |
| 11. Engineering and Technology                           | 35. Parking Structure B   |
| 11a. NASA Research Lab                                   | 36. Student Housing, Phase II                                   |
| 12. Physical Sciences                                    | 37. <i>Dobbs Street Student Housing</i>                         |
| 12a. Physical Science Modulars                           | 40. Food Service Facility                                       |
| 13. Biological Sciences                                  | 41. Parking Structure C   |
| 14. Student Health Center                                | 42. Parking Structure A   |
| 15. Floyd R. Simpson Tower                               | 43. Forensic Science Building                                   |
| 15a. Ruben F. Salazar Hall                               | 45. Emergency Operations Center                                 |
| 16. South Chiller Plant                                  | 46. <i>Public Safety &amp; Parking Services</i>                 |
| 17. Career Center  | 47. University Welcome Center                                   |
| 18. Stadium  | 48. <i>Hydrogen Fueling Station</i>                             |
| 20. <i>Los Angeles County High School of the Arts</i>    |   |
| 22. <i>Physical Education Addition</i>                   |   |
| 23. <i>Corporation Yard</i>                              |   |
| 24. P.E. Outdoor Facility                                |   |
| 24a. P.E. Outdoor Facility<br>(Tennis/Basketball Courts) |   |

#### LEGEND

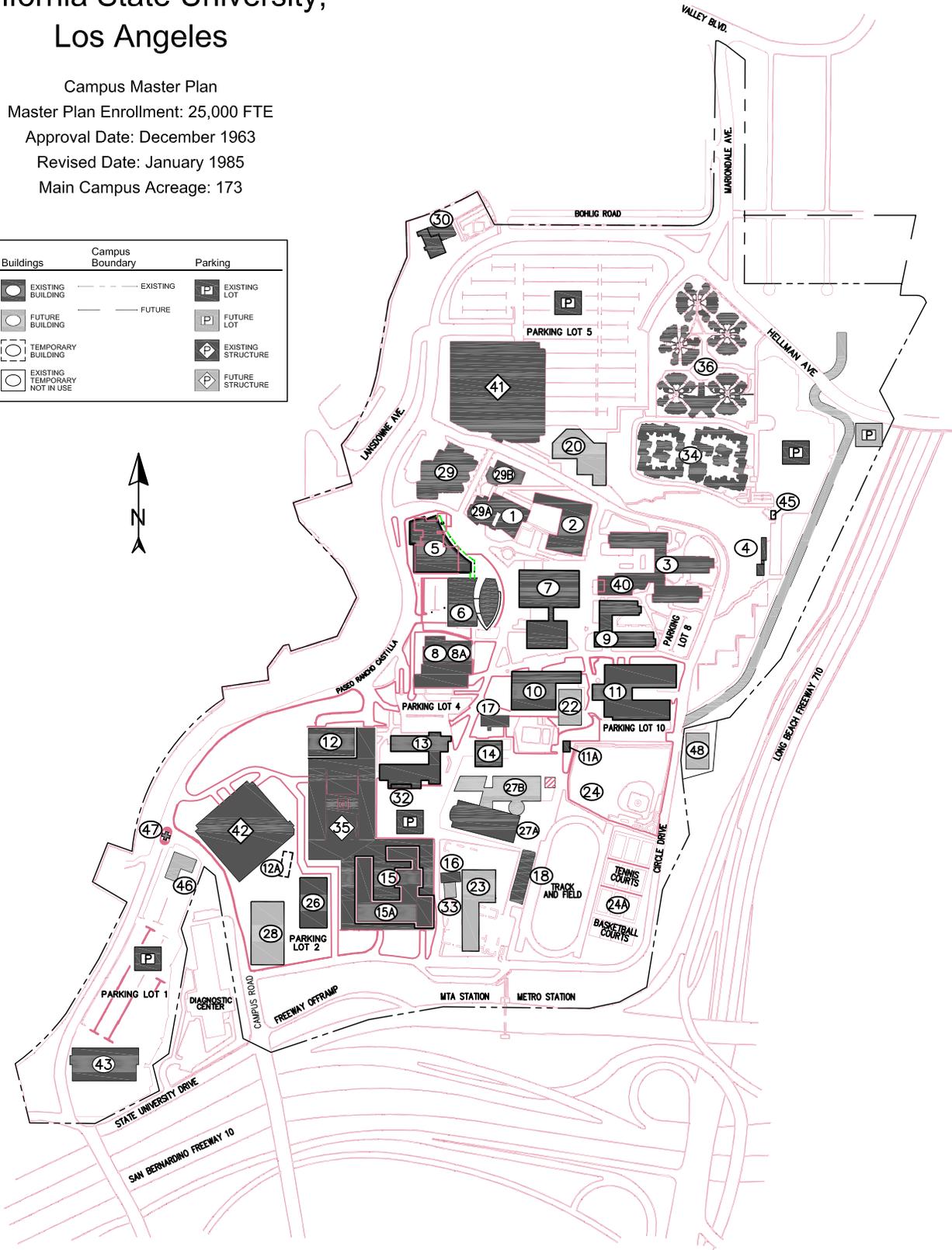
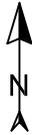
Existing Facility / *Proposed Facility*

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

# California State University, Los Angeles

Campus Master Plan  
 Master Plan Enrollment: 25,000 FTE  
 Approval Date: December 1963  
 Revised Date: January 1985  
 Main Campus Acreage: 173

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING TEMPORARY NOT IN USE		FUTURE STRUCTURE



## Attachment B

CPB&G – Item 3

September 22-23, 2009

Page 2 of 2

### CALIFORNIA STATE UNIVERSITY, Los Angeles

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: December 1963

Master Plan Revision Approved by the Board of Trustees: January 1966, April 1967, July 1971, May 1973, February 1975, July 1977, February 1979, May 1980, July 1983, January 1984, January 1985

- |   |   |
|---|---|
| 1. Theatre  | 24a. P.E. Outdoor Facility                      |
| 2. Music Building                                     | (Tennis/Basketball Courts)                      |
| 3. Martin Luther King Hall                            | 26. Marc and Eva Stern Math and Science School  |
| 4. Power Substation/Chiller Plant                     | 27a. Wallis Annenberg Integrated Science        |
| 5. University Student Union                           | Complex, LA Kretz Hall                          |
| 6. Bookstore/Dining Services                          | 27b. <i>Wallis Annenberg Integrated Science</i> |
| 7. John F. Kennedy Memorial Library                   | <i>Complex, Wing B</i>                          |
| 8. Administration                                     | 28. <i>Academic Facility</i>                    |
| 8a. Student Affairs                                   | 29. Harriet and Charles Luckman Fine            |
| 9. Fine Arts  | Arts Complex                                    |
| 10. Physical Education                                | 29a. Harriet and Charles Luckman Gallery        |
| 11. Engineering and Technology                        | 29b. Intimate Theatre                           |
| 11a. NASA Research Lab                                | 30. The Anna Bing Arnold Child Care Center      |
| 12. Physical Sciences                                 | 32. Greenhouse                                  |
| 12a. Physical Science Modulars                        | 33. <i>South Chiller Plant Addition</i>         |
| 13. Biological Sciences                               | 34. Student Housing, Phase I                    |
| 14. Student Health Center                             | 35. Parking Structure B                         |
| 15. Floyd R. Simpson Tower                            | 36. Student Housing, Phase II                   |
| 15a. Ruben F. Salazar Hall                            | 40. Food Service Facility                       |
| 16. South Chiller Plant                               | 41. Parking Structure C                         |
| 17. Career Center                                     | 42. Parking Structure A                         |
| 18. Stadium   | 43. Forensic Science Building                   |
| 20. <i>Los Angeles County High School of the Arts</i> | 45. Emergency Operations Center                 |
| 22. <i>Physical Education Addition</i>                | 46. <i>Public Safety &amp; Parking Services</i> |
| 23. <i>Corporation Yard</i>                           | 47. University Welcome Center                   |
| 24. P.E. Outdoor Facility                             | 48. <i>Hydrogen Fueling Station</i>             |

#### LEGEND

Existing Facility / *Proposed Facility*

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

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

**Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision for California State University, East Bay**

**Presentation by**

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

**Summary**

This agenda item requests the following actions by the Board of Trustees for California State University, East Bay (CSUEB):

- Certify the Final Environmental Impact Report (FEIR).
- Approve the proposed campus master plan revision, dated September 2009.
- Approve funding for future off-site, fair share mitigation in the amount of \$2,331,618.

Attachment “A” is the proposed campus master plan revision. Attachment “B” is the existing campus master plan approved by the Board of Trustees in January 2001.

The Board of Trustees must certify that the FEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the proposed master plan revision. The FEIR with Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring Program are available for review by the Board and the public at <http://www.aba.csueastbay.edu/FACPLAN/default.htm>.

The FEIR concluded that the build out of the campus under the proposed master plan revision would result in significant and unavoidable impacts related to aesthetics, cultural resources, air quality, and traffic. All other impacts can be mitigated to a “less than significant” level with the adoption and implementation of the mitigation measures identified in the FEIR.

California State University, East Bay (CSUEB) has held numerous meetings with the City of Hayward in accordance with the *City of Marina* California Supreme Court decision in an effort to reach agreement regarding their respective responsibilities for mitigating off-site traffic impacts related to future campus growth. After meeting in good faith over a period of several months, the City and the University were unable to reach agreement. Additionally, CSUEB could not agree to city demands related to fire and police services.

## **Potentially Contested Issues**

1. Transportation Demand Management (TDM): The City of Hayward and members of the community want to see a firm commitment and a detailed plan from CSUEB for an intended TDM program that would increase access to public transportation and reduce reliance on single occupant vehicle trips for the campus community.

*CSU Response*: CSUEB is preparing a TDM Plan to incorporate "best practices" such as improved transit service, alternative mode use incentives, and parking management. The plan includes an alternative transportation and parking study to evaluate fully the cost and projected effectiveness of strategies suggested by the City of Hayward and members of the public designed to reduce future trip generation from projected campus growth. The TDM plan will be implemented within two years of the approval of the master plan revision. CSUEB will provide an annual report to the City of Hayward and the Chancellor regarding the effectiveness of those strategies in reducing vehicular traffic.

2. Traffic: The EIR analysis determined that seven of 15 off-campus intersections analyzed in the EIR would be adversely impacted with implementation of the master plan revision and would cause significant and unavoidable traffic impacts.

*CSU Response*: The EIR technical analysis projected a fair share mitigation cost of \$2,331,618. In accordance with the City of Marina California Supreme Court decision, the University agreed to request the fair share mitigation cost from the Legislature and the Governor. The City expected to receive a larger amount for mitigation and wanted a guarantee that the funds would be provided. The parties did not reach agreement on this issue. This issue, along with public services, appear to be the two key issues that forestalled the parties from reaching final agreement.

3. Public Services: The City of Hayward expressed concerns about its ability to provide adequate police and fire/emergency response services to the campus with the proposed enrollment growth and new building space; the EIR indicates additional fire protection staff and facilities would be needed to serve future campus growth.

*CSU Response*: As identified in the EIR analysis, consistent with CEQA guidelines, additional staffing and facilities that may be required as a result of implementation of the proposed master plan do not constitute a significant impact under the CEQA guidelines, and therefore do not require fair share mitigation by the University. The parties did not reach agreement on this issue.

4. Aesthetics: Members of the adjacent Grandview Avenue neighborhood expressed concerns about preserving views of the City of Hayward and San Francisco Bay.

CSU Response: Implementation of the majority of the master plan would not adversely affect scenic vistas of the Bay Area available from viewpoints in the Hayward Hills. The faculty/staff housing site adjacent to Grandview Avenue would affect views from adjacent residences which sit at the same grade level, potentially resulting in a significant and unavoidable impact. However, additional CEQA analysis and public review will be required to address these concerns prior to approval of any specific development plan for the site.

5. Need for Parking Structure 1 (#45) and Adequacy of Near Term Project Level Analysis: Several comments by individuals stated that increased mass transit use could negate the need for the Harder Road Parking Structure proposed as a near term project. Also, a letter dated July 17, 2009 was received from Mr. Stuart Flashman representing the Hayward Area Planning Association, on behalf of Mr. Sherman Lewis, president of the Association. The Association believes that alternative transportation programs, specifically mass transit, should be emphasized and expanded, so as to reduce or eliminate the need for the construction of the near term project Parking Structure 1. They expressed their desire that the Board not consider the proposed master plan without the inclusion of substantially greater support for mass transit programs to serve the University population.

CSU Response: The Draft EIR analysis indicates that even a 50 percent increase in the rate of transit use, as the campus grows, would not be sufficient to completely eliminate the need for some new parking at master plan build out.

6. Additional Student Housing at Pioneer Heights: Several comments from individuals raised concern that the additional student housing would worsen noise, light, and glare.

CSU Response: The current noise levels associated with the existing Pioneer Heights Phases I, II, and III are substantially below levels considered normally acceptable for the residential uses in the area. Subsequent phases of Pioneer Heights student housing would be more distant from the Grandview Avenue homes and would not result in a substantial increase in ambient noise levels. Appropriate mitigation measures are included that minimize glare and promote sensitive design in consideration of adjacent neighborhoods.

## **Background**

CSUEB was founded in 1957 as the State College for Alameda County. When the Hayward campus moved to its current location in 1963, the enrollment ceiling was set at 18,000 FTE. From 1963 until 1974, the campus was characterized by rapid enrollment growth and concurrent construction of facilities. From 1974 until the early 2000s, however, the campus experienced a leveling off of enrollment growth, with few new facilities being constructed. By 2007, enrollment growth had reached nearly 10,000 FTE, over half of the approved ceiling. At that

time, the campus administration initiated the necessary steps to update the campus master plan. No change in the current enrollment ceiling is proposed in this master plan revision.

The major objectives of the proposed campus master plan revision include:

- Support the 2008 Academic Plan [http://www20.csueastbay.edu/about/strategic-planning/files/pdf/Academic Plan 2008.pdf](http://www20.csueastbay.edu/about/strategic-planning/files/pdf/Academic%20Plan%202008.pdf).
- Identify the physical resources necessary to accommodate the future campus build out
- Prioritize campus physical improvements on campus based on academic planning needs, facility renewal, and long term growth
- Coordinate the location of existing and future improvements to improve function, promote access and improve aesthetics
- Improve, update and replace outdated, inefficient, and obsolete facilities
- Create a functional and attractive campus that enhances the learning environment

The campus master plan revision was prepared in close collaboration with a variety of University and community constituents, including the City of Hayward, and the Master Plan Steering Committee, consisting of faculty, staff, students, administrators, and community members.

The key components of this campus master plan revision are:

- Serve as a twenty- to thirty-year guide for development
- Maintain the current approved enrollment ceiling of 18,000 FTE
- Include multi-story student housing developments, with the goal of an on-campus housing capacity of 20 percent of headcount enrollment
- Include multi-level parking structures to preserve valuable land while still providing up to 6,700 spaces campus-wide
- Preserve and enhance campus open space
- Implement environmentally sustainable development and operation strategies

The campus made presentations of the proposed master plan to the Executive Committee of the Academic Senate, Associated Students, campus community, City of Hayward council members and elected officials, Hayward Chamber of Commerce, neighborhood meetings, and homeowners' association meetings.

### **Proposed Revisions**

The principal changes and additions to the existing plan are identified in Attachment A, reflecting the major elements of the proposed campus master plan revision. Implementation of the proposed master plan revision will involve the construction of new facilities, as well as the demolition and replacement of existing facilities that are seismically deficient or functionally

obsolete. With the construction of new facilities, including the replacement over time of existing facilities that would be demolished, full build out of the proposed master plan development would result in future construction of 1,039,000 GSF of academic, administrative and support space; 3,770 beds for student housing; 220 faculty/staff housing units; and approximately 4,400 parking spaces for faculty and students.

The two designated “near term” projects, Pioneer Heights Student Housing, Phase IV (#41) and Parking Structure 1 (#45), are identified in the FEIR, and are fully analyzed in volume II of the Draft EIR for the purposes of compliance with CEQA for future implementation. Pioneer Heights Student Housing, Phase IV would provide 600 beds in four structures, four to six stories in height (approximately 140,000 GSF). Parking Structure 1 would provide approximately 1,100 parking spaces on the southwest side of the campus. It is planned as a five-story structure totaling 413,000 GSF.

Proposed significant changes as noted on Attachment “A” are identified below:

- Hexagon 1:* Faculty/Staff Housing North (#99): 50 units.
- Hexagon 2:* Parking Structure 2 (#48): 1,400 spaces.
- Hexagon 3:* Classroom Building II (#97): will replace the existing Music Building (#3).
- Hexagon 4:* Faculty/Staff Housing East (#100): 60 units.
- Hexagon 5:* Science, Technology, Engineering, Math (STEM) Education Building (#19).
- Hexagon 6:* Parking Structure 3 (#60): 900 spaces.
- Hexagon 7:* Performing Arts Center (#20): includes a 1,000-seat performance hall.
- Hexagon 8:* Main Campus Entry.
- Hexagon 9:* Classroom Building I (#46).
- Hexagon 10:* Parking Structure 4 (#62): 500 spaces.
- Hexagon 11:* Learning Commons/Library Annex (#47).
- Hexagon 12:* Science Addition (#22), Central Plant and Corporation Yard (#49): addition to Science building (#1); replace Facilities Management building (#4), Corporation Yard (#5), and Plant Operations (#17).
- Hexagon 13:* Instructional Support Services Complex (#59): will replace temporary facilities.
- Hexagon 14:* Pioneer Heights Student Housing, Phase VII (#66): will replace Phase I facility (#30).
- Hexagon 15:* Faculty/Staff Housing South (#101): 110 units.
- Hexagon 16:* Pioneer Heights Student Housing, Phase V (#44): 450 beds.
- Hexagon 17:* Pioneer Heights Student Housing, Phase IV (#41): 600 beds.
- Hexagon 18:* Pioneer Heights Student Housing, Phase VI (#42): 420 beds.
- Hexagon 19:* Parking Structure 5 (#63): 500 spaces.
- Hexagon 20:* Alexander Meiklejohn Hall (Classroom) Addition (#98).
- Hexagon 21:* Parking Structure 1 (#45): 1,100 parking spaces.
- Hexagon 22:* Student Housing West (#58): 2,000 beds.

## **Fiscal Impact**

To provide the needed site and facility improvements included in the proposed master plan revision, an estimated \$798 million of future state capital funding and \$564 million of future non-state capital funding would be required over several decades. These costs are estimated according to the 2008-2009 CSU Cost Guide at CCCI 5179.

The proposed fair share mitigation obligation that staff is proposing the Board authorize for future off-site traffic improvements, based on the EIR calculation, is \$2,331,618. If all campus improvements are built as proposed to meet the enrollment ceiling of 18,000 FTE, the necessary mitigation improvements would require funding over a period of 20 to 30 years. Payment of the mitigation funding would be in accordance with the *Marina* decision and CSU policy that: (1) other co-funding for improvements is secured by the city, and (2) CSU funding is provided based on design and construction milestones completed for the proposed improvements. The entire amount will be requested in the CSU capital outlay program from the Governor and Legislature over the build out period.

## **California Environmental Quality Act (CEQA) Action**

A Notice of Preparation (NOP) of the Draft Environmental Impact Report (Draft EIR) was distributed in April 2008. A scoping meeting was held on the campus on May 6, 2008. In fall 2008, the campus decided to include an evaluation of two specific near term projects in the EIR. Therefore, in September 2008, a revised NOP was issued to state and local agencies. A second scoping meeting was held on September 18, 2008.

Based on the NOP scoping process, the following environmental topics were deemed to require study in the Draft EIR: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology and Soils; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Traffic, Circulation, and Parking; and Utilities and Service Systems. The Draft EIR was released for public and agency review on November 10, 2008, for a period of 45 days. A public meeting was held on the CSUEB campus on December 9, 2008 for the purpose of receiving public comment. A total of four letters from public agencies and 15 letters from private citizens and organizations were received on the Draft EIR.

A Final Environmental Impact Report (FEIR) has been prepared to analyze the potential significant environmental effects of the proposed master plan revision. The FEIR is presented to the Board of Trustees for review and certification. The FEIR is both a "Program EIR" (Volume I) and a "Project EIR" (Volume II). The Program EIR analyzes the potential environmental impacts from implementation of the master plan at a program level, while the Project EIR

assesses the potential environmental impacts of two specific near term projects at a much greater level of detail: Pioneer Heights Student Housing, Phase IV (#41) and Parking Structure 1 (#45).

### **Remaining Unavoidable Significant Impacts**

As noted, the FEIR concluded that the implementation of the proposed master plan revision will result in significant and unavoidable impacts with regards to aesthetics, cultural resources, air quality, and traffic, and that implementation of Parking Structure 1 will result in a significant and unavoidable impact with regards to traffic.

Aesthetics: The primary impact is from the potential construction of Faculty and Staff Housing North (#99) identified as Hexagon 1 on Attachment A which would diminish the views of the SF Bay for certain neighboring property owners.

Air Quality: Impacts are primarily due to the existing non-attainment condition of the regional Air Quality Management District area, thus impacts to air quality cannot be entirely mitigated. However, the master plan does require that the University take appropriate and viable steps, through required mitigations, to reduce both current and future contribution from campus operations and related traffic of harmful CO<sub>2</sub> and other carbon emissions that contribute to the negative air quality in the basin.

Cultural Resources: Although no known cultural resources have been found or are known to exist on the University property, there is potential that future excavation or grading could uncover some historic resources, so mitigation has been included that would require a halt to activity and consultation should some form of resource be uncovered during construction.

Traffic: The impacts and mitigation are described in detail under the “Potentially Contested Issues” section above. Construction of Parking Structure 1 (a near term project) would cause unavoidable impacts due to the increased traffic flow between the campus and the adjacent public roadways.

### **Alternatives**

The FEIR evaluated alternatives to the proposed master plans. The significant alternatives studied included:

- *Reduced Faculty and Staff Housing*: The campus would not develop the faculty and staff housing on campus land adjacent to Grandview Avenue. This would reduce the amount of potential on-campus housing available to faculty and staff to 110 units.

- *Reduced Enrollment Capacity*: The current enrollment ceiling of 18,000 FTE would be decreased to 15,000 FTE. This alternative would result in less on-campus student housing. Academic facilities would also be proportionally reduced.
- *No Project*: The campus would continue to operate under the current approved master plan. This alternative would not meet the objective of providing adequate on-campus housing for students, faculty and staff.
- *Environmentally Superior Alternative*: The analysis concluded that the Reduced Enrollment Capacity Alternative is the environmentally superior alternative as all impacts would be reduced.

All alternatives studied would have reduced potential environmental impacts. However the proposed master plan best serves the University's long-term goals for CSU and the community.

The following resolution is presented for approval:

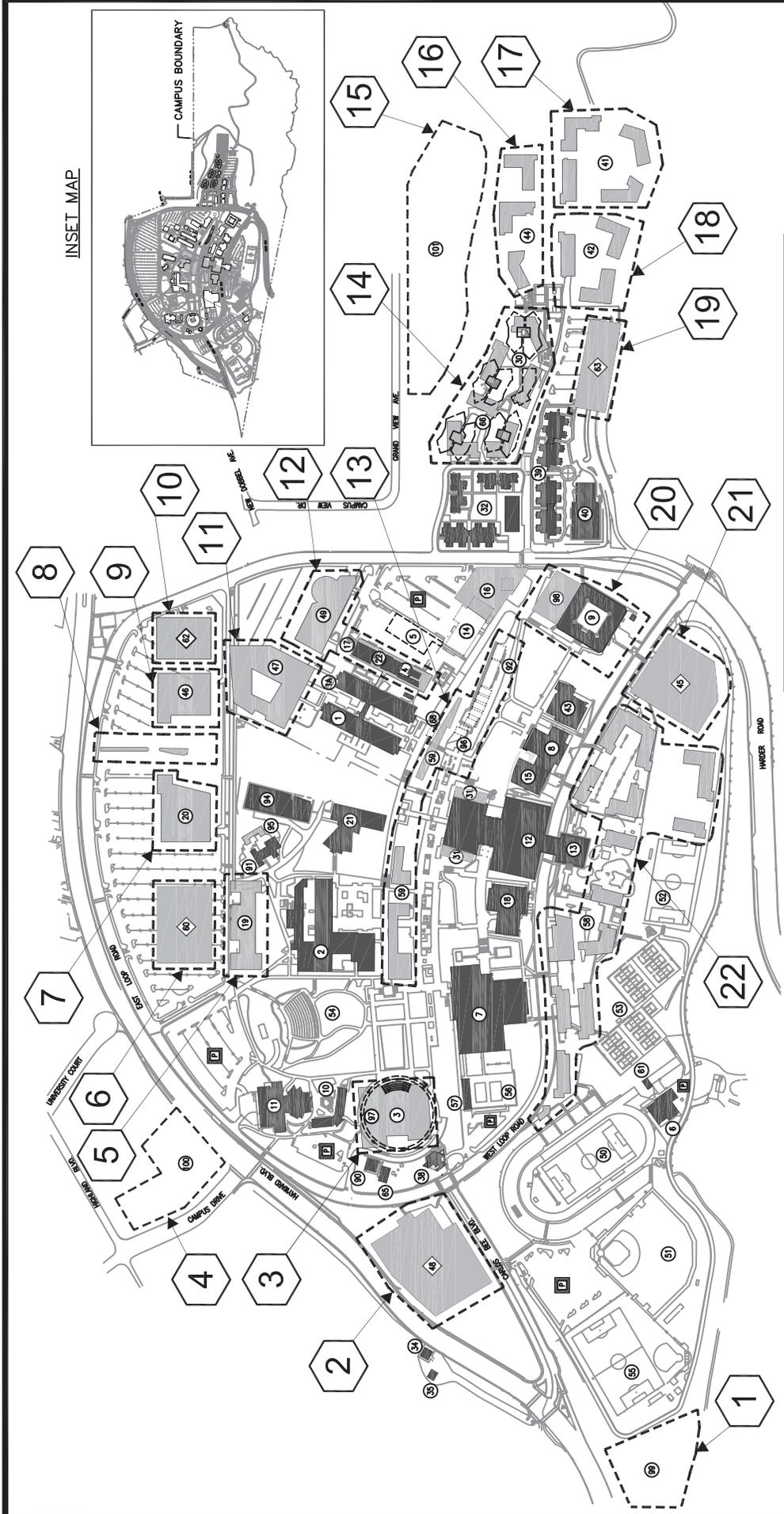
**RESOLVED**, by the Board of Trustees of the California State University, that:

1. The Final EIR for the California State University, East Bay Campus Master Plan dated September 2009 has been prepared to address potential significant environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with the master plan revision, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
2. The Final EIR addresses the proposed campus master plan revision, and all discretionary actions relating to the project, as identified in the Project Description, Section 2 of the Final EIR.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of Title 14 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to the approval of a project along with a statement of facts supporting each finding.
4. This Board hereby adopts the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item 4 of the September 22-23, 2009 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, that identifies specific impacts

- of the proposed project and related mitigation measures, which are hereby incorporated by reference.
5. The Board has adopted the Findings of Fact that include specific Overriding Considerations that outweigh certain remaining unavoidable significant impacts to aesthetics, cultural resources, air quality, and traffic.
  6. The Final EIR has identified potentially significant and unavoidable impacts that may result from project implementation if the identified off-site traffic mitigation measures are not implemented by the City of Hayward, as noted below. However, the Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as part of the project approval will reduce some of those effects to less than significant levels. Those impacts, which are not reduced to less than significant levels, are identified and overridden due to specific project benefits.
  7. A portion of the mitigation measures to reduce traffic impacts from implementation of the campus master plan are the responsibility of and under the authority of the City of Hayward. As the City and the University have not agreed in all respects regarding off-site mitigation measures, the Board cannot guarantee that certain mitigation measures that are under the authority and sole responsibility of the City will be implemented timely. The Board therefore finds that certain impacts upon traffic may remain if mitigation measures are not implemented. Therefore, the Board adopts Findings of Fact that include specific Overriding Considerations that outweigh the remaining, potential, and unavoidable significant impacts as well as other impacts with respect to vehicular and pedestrian traffic conditions on streets and intersections that are not under the authority and responsibility of the Board.
  8. Prior to the certification of the Final EIR, the Board of Trustees has reviewed and considered the above-mentioned Final EIR, and finds that the Final EIR reflects the independent judgment of the Board of Trustees. The Board hereby certifies the Final EIR for the proposed project as complete and adequate in that the Final EIR 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 administrative record of proceedings for the project is comprised of the following:
    - a. The Draft EIR for California State University, East Bay Campus Master Plan, November 2008;

- b. The Final EIR, 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.
9. It is necessary, consistent with the California Supreme Court decision in *City of Marina*, for CSU to pursue mitigation funding from the Legislature to meet its CEQA fair share mitigation obligations. The Chancellor is therefore directed to request from the Governor and the Legislature, through the annual state capital budget process, future funds in the amount of \$2,331,618 necessary to support fair share mitigation costs as projected in the FEIR and determined by the Trustees necessary to fulfill the off-site mitigation requirements of CEQA.
10. In the event the request for mitigation funds is approved in full by the Governor and the Legislature, the Chancellor is directed to proceed with implementation of the California State University, East Bay Campus Master Plan dated September 2009. Should the request for funds only be partially approved, the Chancellor is directed to proceed with implementation of the project, funding identified mitigation measures to the extent of the available legislatively appropriated funds. In the event the request for State Capital Outlay funds is not approved, the Chancellor is directed to proceed with implementation of the project consistent with resolution number 11 below.
11. Because this Board cannot guarantee that the request to the Governor and Legislature for the necessary mitigation funding will be approved, or that the local agencies will fund the measures that are their responsibility, this Board finds that the impacts whose funding is uncertain remain significant and unavoidable, and that they are necessarily outweighed by the Statement of Overriding Considerations adopted by this Board.
12. The City of Hayward has requested fees be paid by California State University, East Bay for mitigation of public services impacts with regard to public safety (police and fire emergency response). These impacts have been found to be *less than significant*, based on the analysis in the Final EIR. Since these potential impacts have been found to be less than significant, there is no mitigation required, and therefore no fair share mitigation cost need be determined by the Trustees as Lead Agency under the *Marina* decision.

13. The Board hereby certifies the Final EIR for the California State University, East Bay Campus Master Plan dated September 2009 as complete and in compliance with the CEQA.
14. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and incorporate mitigation measures for off-site improvements as determined appropriate by this Board. These mitigation measures shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program for Agenda Item 4 of the September 22-23, 2009 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).
15. The project will benefit the California State University.
16. The two designated near term projects identified and described in the FEIR are:
  - (1) Pioneer Student Housing, Phase IV (600 beds) and (2) Parking Structure 1 (1,100 spaces). The Board has determined the near term projects are fully analyzed at the project level in the Final EIR for purposes of compliance with CEQA and hereby approves such projects for implementation and construction as being in compliance with CEQA requirements.
17. The above information is on file with The California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California 90802-4210 and at California State University, East Bay, Facilities Management and Planning, 25800 Carlos Bee Boulevard, Hayward, California 94542-3004.
18. The Chancellor or his designee is requested under the Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.
19. The California State University, East Bay Campus Master Plan dated September 2009 is hereby approved.



BUILDINGS	CAMPUS BOUNDARY	PARKING
EXISTING	EXISTING	EXISTING LOT
FUTURE	FUTURE	FUTURE LOT
TEMPORARY		FUTURE STRUCTURE

0 200 400 600

# California State University, East Bay

Campus Master Plan  
 Master Plan Enrollment: 18,000 FTE  
 Approval Date: May 1963  
 Proposed Date: September 2009  
 Main Campus Acreage: 200

## California State University, East Bay

Master Plan Enrollment: 18,000 FTE

Master Plan approved by the Board of Trustees: May 1963

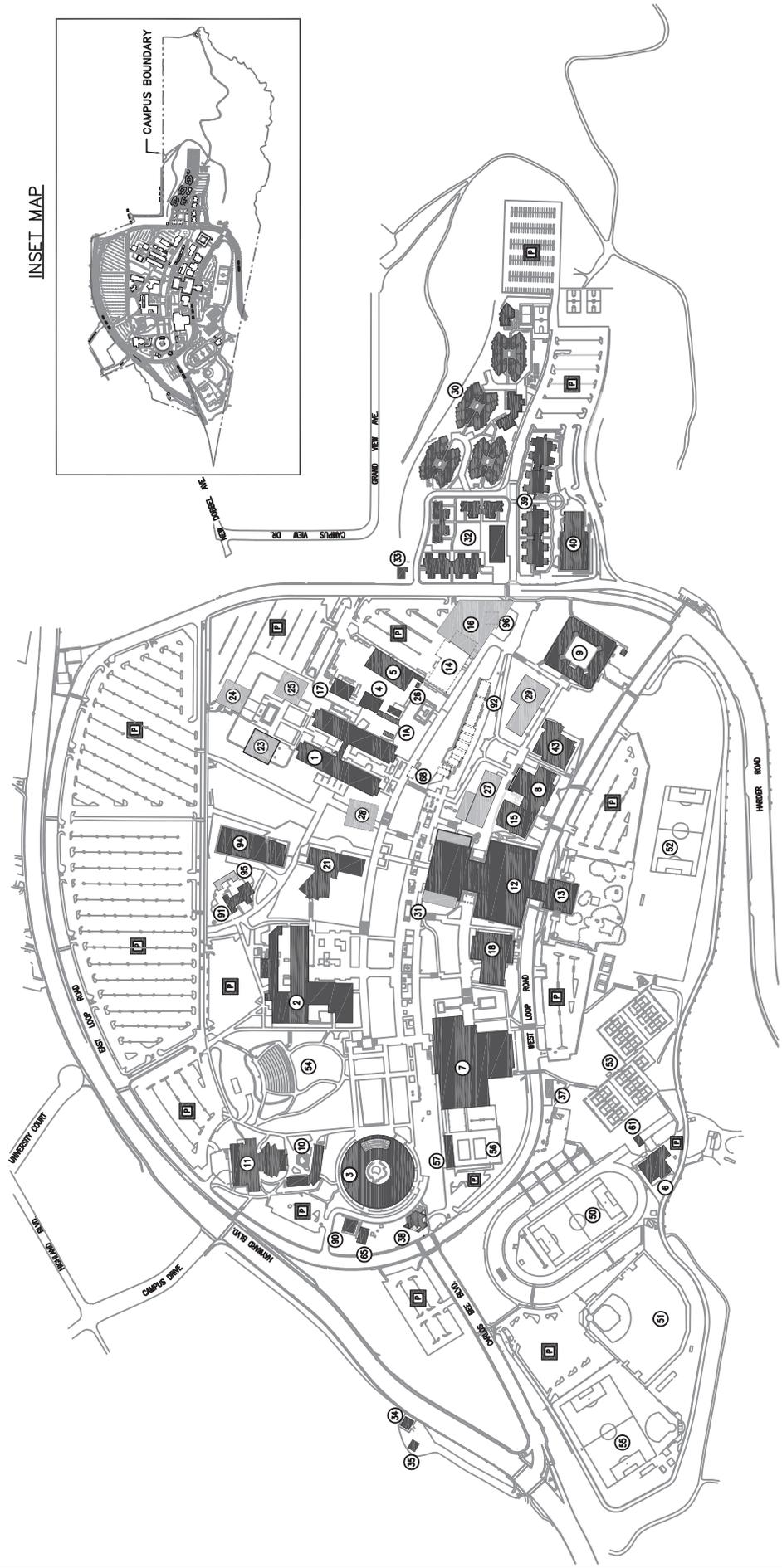
Master Plan Revision approved by the Board of Trustees: March 1965, July 1970, May 1971, October 1976, May 1978, November 1985, May 1993, January 2001, May 2009

- |   |   |
|---|---|
| 1. Science Building   | 44. <i>Pioneer Heights Student Housing, Phase V</i>       |
| 1A. Science Annex   | 45. <i>Parking Structure 1</i>                            |
| 2. Art and Education  | 46. <i>Classroom Building I</i>                           |
| 3. Music and Business   | 47. <i>Learning Commons/Library Annex</i>                 |
| 4. Facilities Management                                      | 48. <i>Parking Structure 2</i>                            |
| 5. Corporation Yard   | 49. <i>Corporation Yard Complex</i>                       |
| 6. Field House  | 50. Pioneer Stadium                                       |
| 7. Physical Education Facility                                | 51. Baseball Stadium                                      |
| 8. University Union   | 52. Athletic Field  |
| 9. Alexander Meiklejohn Hall (Classroom)                      | 53. Tennis Court  |
| 10. Karl F. Robinson Hall (Speech and Drama)                  | 54. Amphitheatre  |
| 11. University Theatre  | 55. Practice Field  |
| 12. Library   | 56. Swimming Pool   |
| 13. E. Guy Warren Hall (Administration)                       | 57. Mechanical Equipment Building                         |
| 14. Student Services Hub                                      | 58. <i>Student Housing West</i>                           |
| 15. Foundation/Bookstore                                      | 59. <i>Instructional Support Services Complex</i>         |
| 16. <i>Recreation and Wellness Center</i>                     | 60. <i>Parking Structure 3</i>                            |
| 17. Plant Operations  | 61. Design and Construction Modular                       |
| 18. Student Health Center                                     | 62. <i>Parking Structure 4</i>                            |
| 19. <i>STEM Education Building</i>                            | 63. <i>Parking Structure 5</i>                            |
| 20. <i>Performing Arts Center</i>                             | 65. Management and Finance Modular                        |
| 21. Wayne and Gladys Valley Business and<br>Technology Center | 66. <i>Pioneer Heights Student Housing, Phase VII</i>     |
| 22. <i>Science Addition</i>                                   | 68. Engineering Modular                                   |
| 30. Pioneer Heights, Phase I (Student Apartments)             | 90. SBE Modular   |
| 31. <i>Library Addition</i>                                   | 91. Early Childhood Center                                |
| 32. Pioneer Heights Student Housing, Phase II                 | 92. Modularity ST80-ST190 (10 Modularity)                 |
| 34. Switch Gear House   | 94. Student Services Replacement Building                 |
| 35. Boat Shed   | 95. <i>Early Childhood Education Center Addition</i>      |
| 37. University Club   | 96. American Language Program Modular                     |
| 38. Operation Building  | 97. <i>Classroom Building II</i>                          |
| 39. Pioneer Heights Student Housing, Phase III                | 98. <i>Alexander Meiklejohn Hall (Classroom) Addition</i> |
| 40. Dining Commons  | 99. Faculty/Staff Housing North                           |
| 41. <i>Pioneer Heights Student Housing, Phase IV</i>          | 100. Faculty/Staff Housing East                           |
| 42. <i>Pioneer Heights Student Housing, Phase VI</i>          | 101. Faculty/Staff Housing South                          |
| 43. University Union Expansion                                |   |

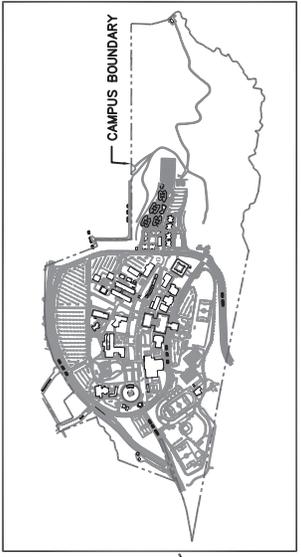
### LEGEND

Existing facility / *Proposed Facility*

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



INSET MAP



BUILDINGS	CAMPUS BOUNDARY	PARKING
EXISTING	EXISTING	EXISTING LOT
FUTURE	FUTURE	FUTURE LOT
TEMPORARY		FUTURE STRUCTURE

0 200 400 600

# California State University, East Bay

Campus Master Plan  
 Master Plan Enrollment: 18,000 FTE  
 Approval Date: May 1963  
 Revised Date: January 2001  
 Main Campus Acreage: 200

## California State University, East Bay

Master Plan Enrollment: 18,000 FTE

Master Plan approved by the Board of Trustees: May 1963

Master Plan Revision approved by the Board of Trustees: March 1965, July 1970, May 1971, October 1976, May 1978, November 1985, May 1993, January 2001

- |  |  |
|--|--|
| 1. Science Building                                    | 32. Pioneer Heights Student Housing Phase II         |
| 1A. Science Annex                                      | 33. <i>Maintenance Building (Housing Phase II)</i>   |
| 2. Art and Education                                   | 34. Switch Gear House                                |
| 3. Music and Business                                  | 35. Boat Shed  |
| 4. Facilities Management                               | 36. University Advancement Center                    |
| 5. Corporation Yard                                    | 37. University Club                                  |
| 6. Field House   | 38. Operation Building                               |
| 7. Physical Education Facility                         | 39. Pioneer Heights Student Housing Phase III        |
| 8. University Union                                    | 40. Dining Commons                                   |
| 9. Alexander Meiklejohn Hall (Classroom)               | 43. University Union Expansion                       |
| 10. Karl F. Robinson Hall (Speech and Drama)           | 50. Pioneer Stadium                                  |
| 11. University Theatre                                 | 51. Baseball Stadium                                 |
| 12. Library  | 52. Athletic Field                                   |
| 13. E. Guy Warren Hall (Administration)                | 53. Tennis Court                                     |
| 14. Student Services Hub                               | 54. Amphitheatre                                     |
| 15. Foundation/Bookstore                               | 55. Practice Field                                   |
| 16. <i>Recreation and Wellness Center</i>              | 56. Swimming Pool                                    |
| 17. Plant Operation                                    | 57. Mechanical Equipment Building                    |
| 18. Student Health Center                              | 61. Design & Construction Modular                    |
| 21. Wayne & Gladys Valley Business & Technology Center | 65. Management & Finance Modular                     |
| 23. <i>Classroom</i>                                   | 67. Extended & Continuing Education Modular          |
| 24. <i>Science</i>                                     | 68. Engineering Modular                              |
| 25. <i>Science</i>                                     | 90. SBE Modular                                      |
| 26. <i>Corporation Yard</i>                            | 91. Early Childhood Center                           |
| 27. <i>Classroom</i>                                   | 92. Modulares ST80-ST190 (10 Modulares)              |
| 28. <i>Classroom</i>                                   | 94. <i>Student Services Replacement Building</i>     |
| 29. <i>Classroom</i>                                   | 95. <i>Early Childhood Education Center Addition</i> |
| 30. Pioneer Heights (Student Apartments)               | 96. American Language Program Modular                |
| 31. <i>Library Addition</i>                            |  |

### LEGEND

Existing facility / *Proposed Facility*

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