

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 1:30 p.m. Tuesday, March 14, 2006
Glenn S. Dumke Auditorium

Kyriakos Tsakopoulos, Chair
Moctesuma Esparza, Vice Chair
Robert G. Foster
George G. Gowgani
William Hauck
Melinda Guzman Moore
Corey Jackson
A. Robert Linscheid
Craig R. Smith

Consent Items

Approval of Minutes of Meeting of January 31, 2006

1. Amend the 2005-2006 Capital Outlay Program, Nonstate Funded Amend the 2005-2006 Capital Outlay Program, Nonstate Funded, *Action*

Discussion Items

2. Status Report on the 2006-2007 State Funded Capital Outlay Program, *Information*
3. Draft State and Nonstate Funded Five-Year Capital Improvement Program 2007-2008 through 2011-2012, *Information*
4. Approve the Campus Master Plan Revision and Land Exchange for California State University, Monterey Bay, *Action*
5. Certify the Final Environmental Impact Report (FEIR) and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase for California State University, Northridge, *Action*
6. 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**

January 31, 2006

Members Present

Kyriakos Tsakopoulos, Chair
Robert G. Foster
George G. Gowgani
William Hauck
Murray Galinson, Chair of the Board
Melinda Guzman Moore
Corey Jackson
A. Robert Linscheid
Charles B. Reed, Chancellor
Craig R. Smith

Approval of Minutes

The minutes of November 8, 2005 were approved as submitted. Chair Tsakopoulos moved Agenda Item 1 from consent to discussion.

Status Report on the 2006/2007 State Funded Capital Outlay Program—Governor's Budget

Ms. Elvyra San Juan, assistant vice chancellor, capital planning, design and construction, presented Agenda Item 1. The Governor's Budget, released on January 10, 2006, included \$289 million for 19 CSU projects, providing capacity for 2,260 FTE. The 5-year plan needs exceed \$5.9 billion, which reflects \$3.8 billion to address existing infrastructure deficiencies and \$2.1 billion for new growth to address the projected increase of 96,000 students entering the CSU by 2013.

Funding for the 2006/07 program is dependent on California voter approval of a future general obligation bond. The \$289 million anticipates a \$345 million funding level, providing funds for the 2006/07 capital program, the cost of bond issuance, and reserves, consistent with the Governor's Compact. Currently, AB 58 (Nuñez) proposes the 2006 Kindergarten-University Public Education Facilities Bond Act, which includes \$345 million for 2006/07 and 2007/08 for the California State University and the University of California (\$690 million total for each system). This bond also proposes \$1.5 billion for the California Community Colleges for the same two-year period.

Trustee Hauck inquired about the higher education capital outlay bond of 2004 that totalled over \$13 billion, and what portion of that amount went to the CSU.

Richard West, executive vice chancellor, business and finance, responded that the portion for CSU was approximately \$345 million per year. The California State University and the University of California each received approximately \$700 million, and the California Community Colleges received a slightly higher amount for the two-year bond.

Chair Galinson asked why the California State University is being grouped together with the University of California, receiving the same amount of bond money each year when the CSU has so many more campuses and students.

Mr. West explained that being general obligation bonds it is important that all the higher education systems support them in a unified manner, with the K-12 component. Although the CSU does have more campuses and students, the UC has greater research activities and has a higher cost per square foot for their buildings. The two systems have different missions, and in the end, it makes more sense to equally divide the bond allocation.

Trustee Jackson asked if the bonds support renovations, as well as new buildings.

Mr. West stated that the bonds support both types of projects.

Report on Active Capital Projects

Ms. San Juan presented the report. This report provides a summary of active CSU major capital projects, for both state and nonstate funded projects. There has been a 22% increase in the values of projects underway in comparison to 2004. There are 99 active projects including 12 projects with mixed funding, and the majority are nonstate funded projects.

The greatest challenge for the system continues to be escalating construction costs. The cost increases require the campuses to reconsider design solutions at each phase of the project in order to keep the projects on budget. The increase in mixed funding can be viewed as an outgrowth of campuses looking to secure other funds in order to help increase the project budget.

Ms. San Juan credited the support of the campus presidents and campus facility managers as they address the ongoing challenges in design and construction.

Chancellor Reed recommended that the session continue with Agenda Item 4 and defer Agenda Item 3 until 3:30 p.m. due to the session being ahead of schedule and speakers for Agenda Item 3 not being present.

Approval of Schematic Plans

This item proposed the approval of schematic plans for the CSU Channel Islands—Student Housing, Phase II and the CSU Northridge—Science I Replacement. With the use of an audio-visual presentation, Ms. San Juan presented the item. She stated that all CEQA actions on the projects had been completed and staff recommended approval.

Trustee Jackson asked about the sustainability aspects of the Northridge project.

Ms. San Juan responded that there is energy efficient lighting in the building, as well as an energy management system that will maintain controls for the HVAC. The use of drought-tolerant landscaping will be a factor of affordability.

The committee recommended approval by the board of the proposed resolution (RCPBG 01-06-02).

Chair Galinson adjourned the meeting until 3:30 p.m.

Certify the Supplement to the Final Environmental Impact Report for California State University, Dominguez Hills Home Depot Center Track and Field Lighting and Approve Permanent Lighting for the Track and Field Stadium

Ms. San Juan presented the item as stated in the agenda. In June 2001, the board approved the campus master plan revision and certified the Final Environmental Impact Report citing the Home Depot Center. In 2002, permanent lighting for the track and field stadium was installed, which was not consistent with the certified Final Environmental Impact Report (FEIR). As a result, a Supplemental Environmental Impact Report (SEIR) has been prepared to analyze the potential significant environmental effects of the project.

The SEIR reviewed alternatives to the permanent lighting and proposed mitigation measures to reduce the impact of the spillover lighting to a less significant level. The mitigation measures include additional landscaping that can grow to help block spill over light; the use of scrim material (finely woven fabric) at the bleachers and tennis courts; hoods on the light fixtures to limit the angle of light coming from the fixtures; and window treatments in select homes. The alternatives considered the use of temporary lighting, lower fixture heights, and reduced fixture locations. The SEIR analyzed the environmental impacts of and mitigations for the track and field lighting project, and staff recommends approval.

Chair Tsakopoulos introduced Mr. Gil Smith, a public speaker who opposes the item.

Mr. Gil Smith, community member and University Heights homeowner, inquired whether the adopted EIR for the Home Depot Center has an expiration date or a sunset clause.

Chair Tsakopoulos introduced the public speakers that support the item.

Ms. Candace Hearn, a CSU Dominguez Hills student athlete, stated that evening games allow for much better attendance of the soccer games, which certainly has a positive effect on the team's performance, and that scheduling games during the day negatively affects the students' class schedule and their ability to stay on track to graduate in a timely manner. Ms. Hearn highly recommended approval of the item.

Mr. Neil Minomi, parent of a student athlete, spoke in regards to the attendance of the games and is very saddened by the fact that many parents cannot watch their sons/daughters play soccer because of the daytime schedule demanded by the non-use of track lights. Mr. Minomi also feels that the CSU Dominguez Hills' premier national soccer program deserves better exposure, which night games would provide.

Mr. Garrett Estren, CSUDH alumni, expressed that due to the current time constraints on track lighting, it is not feasible to attend the games, which conflict with the workday or to bring potential recruits to the games. The community should embrace the university and its excellent soccer program.

Chair Tsakopoulos asked if an EIR could be amended to undo the original terms.

Christine Helwick, general counsel, explained that an EIR can be amended (a supplemental environmental impact report), which calls for a hearing, comments, and public discussion, and it has nothing to do with sunseting of the original terms. There are some significant new mitigation measures to accommodate the neighbors for the installed lights, which are part of the supplemental EIR (and were not a part of the original EIR) because the lights were anticipated to be temporary not permanent.

Chancellor Reed added that the university began a process to prepare the supplement to the original EIR. The university has continued to work with the neighbors to mitigate any impact by the lights. Hoods have been placed on the lights to direct the light more toward the field. Additional landscaping will be done. A fund to assist the neighbors with the purchase of new drapes to be installed in their homes has been established. In a conversation with Anschutz Corporation, it was learned that it was more cost effective to put up permanent lights, than to rent lights on occasion. The bleachers will have a material placed behind to minimize the glare from the lights.

Trustee Achtenberg commented that the last time that this issue came before the board, Chancellor Reed was asked to work with CSU Dominguez Hills and Anschutz Corporation and try to do everything possible to satisfy the community. It sounds like he did precisely that.

Trustee Linscheid stated that he really thought that this system had gone above and beyond what is required on this issue and complimented Ms. San Juan and other Chancellor's Office staff.

CSU Dominguez Hills President Lyons added that the Cancer Relay for Life event recently took place at the Track and Field Center. The community came out and positively supported the non-athletic event.

George Pardon, vice president of administration, CSU Dominguez Hills, spoke briefly about the economic analysis that was prepared as directed by the board, and reported that the calculated projected cash flow value of Home Depot Center; Phase II will exceed the market value of the property.

Chancellor Reed spoke regarding the conditions given by the board at the May 2005 meeting of the Committee on Campus Planning, Buildings and Grounds (RCPBG 05-05-09). Over the last several months Chancellor Reed has worked with the university and Anschutz Corporation to meet those conditions: a) that there are no remaining material issues of non-compliance between the university, Anschutz Corporation, and the University Heights community; b) a written agreement by Anschutz Corporation to include reference to CSU Dominguez Hills in all media releases and broadcasts concerning events at the Home Depot Center, including commitment by Anschutz Corporation to provide similar written commitment from its third party licenses; and c) determination that Phase II of the Home Depot Center will generate revenue equivalent to comparable market rates. Chancellor Reed reported that the conditions set by the board have been met and if there are no further comments or discussion, he will notify Anschutz Corporation that they can precede with Phase II of the Home Depot Center.

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2005-2006 Capital Outlay Program, Nonstate Funded

Presentation By

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

Summary

This item requests approval to amend the 2005/06 nonstate funded capital outlay program to include the following projects:

1. California State University, Chico
Student Housing Expansion, Phase I **PWCE** **\$30,274,000**

California State University, Chico wishes to proceed with the design and construction of a 70,400 GSF student housing facility. A new four-story residential building and dining center will be constructed adjacent to the existing Whitney Hall, on approximately 1.28 acres along the northeast boundary. This project will provide a 23,050 GSF dining facility on the ground floor. The construction will require the demolition of an existing one-story recreation center and a parking lot, which currently accommodates bicycle parking and twelve automobile spaces.

This project, when completed, will provide a three-story residential complex above the first floor dining center, which will yield approximately 171 new bed spaces. The residential area will be a dormitory-cluster format with 69 single occupant rooms and 51 double sleeping rooms with a common lounge/kitchen space for each group of 22 beds, and toilet/bathing facilities shared by six-to-eight students. The design includes 4,600 GSF allocated for desk reception, central mailroom, staff offices, residential life staff accommodations, faculty-in-residence accommodations, living/learning center, study lounge/laundry room, game room, and storage. The project will be financed through the CSU Systemwide Revenue Bond program based on anticipated revenues from the housing program.

2. California State University, Sacramento
Recreation Wellness Center, Phases I and II **PWCE** **\$77,503,000**

California State University, Sacramento, wishes to proceed with the design and construction of Phases I and II of the Recreation Wellness Center. The project will provide facilities to promote a well-rounded educational experience linking sports education, health/wellness, athletics, and

CPB&G

Agenda Item 1

March 14-15, 2006

Page 2 of 2

campus activities. The planned Event Center Arena and Stadium Improvement projects will complete the future build-out of the sports complex.

As part of the first phase of the Recreation Wellness Center, the existing undersized field house must be relocated to free up adequate space closer to the campus core for the student health center functions, and the student life sports activities. The existing field house (along with three trailers) no longer meets the programmatic and space needs of the university. The new facility will be two-stories, approximately 27,000 GSF, built on the south end of the existing Hornet Stadium and integrated into the current and future expansion of the stadium and track and field venue. The new athletic training facility will provide space for strength and conditioning weight room, coaches' offices, meeting rooms, sports medicine, and locker rooms for the football and track and field programs. The project is currently designed to finish the first floor spaces completely and leave approximately 9,000 GSF of shell space on the second floor that will be completed using donor funds. The initial phase is estimated to cost \$9,076,000 for design and construction.

Phase II of the Recreation Wellness Center, approximately 140,000 GSF, will construct basketball/volleyball courts, racquetball courts, a fitness center, fitness classrooms, equipment room and checkout, recreational sports offices, an indoor running track, and locker and shower rooms on the northern end of the stadium. The Center will also replace the existing Student Health Center (#33) and provide students with a traditional health center and emergency care services. Medical care programs will be balanced with mental health, nutrition, fitness, and exercise. New programs and services provided through this facility will enrich the quality of student life and promote on-campus activities. This second phase is estimated to cost \$68,427,000 for design, construction, and equipment.

In spring 2004, the students voted and passed an increase in the university union fee to fund the Recreation Wellness Center project. Language in the fee increase referendum required that the university raise \$25,000,000 of donor funds prior to the fee implementation, which the campus has recently achieved. An additional one million dollars in funding will be provided from Student Health Center Reserves. The funding for the initial phase of the Recreation Wellness Center, relocating the field house, will be financed through the CSU Systemwide Revenue Bond program based on anticipated revenues from the auxiliary lease payments and future donations for the completion of the second floor.

RESOLVED, By the Board of Trustees of the California State University, that the 2005/06 Nonstate Funded Capital Outlay Program be amended to include: 1) \$30,274,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Chico, Student Housing Expansion, Phase I project; and 2) \$77,503,000 for preliminary plans, working drawings, construction and equipment for the California State University, Sacramento, Recreation Wellness Center, Phase I (\$9,076,000) and Phase II (\$68,427,000) project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2006-2007 State Funded Capital Outlay Program

Presentation By

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

Summary and Background

The California State University's proposed 2006/07 Capital Outlay Program and Five-Year Capital Improvement Program 2006/07 through 2010/11 were presented at the September 2005 Board of Trustees' meeting. The governor's proposed budget included \$289.3 million for the trustees' 2006/07 Capital Outlay Program. Funding for this program is dependent upon California voter approval of a future general obligation bond.

A handout will be presented comparing the trustees' budget request, the governor's budget, and the recommendations made by the Legislative Analyst's Office.

**Status Report on the 2006/07
State Funded Capital Outlay Program
March 2006**



Status Report on the 2006/07 State Funded Capital Outlay Program

The California State University's proposed 2006/07 Capital Outlay Program and the Five-Year Capital Improvement Program 2006/07 through 2010/11 were presented at the September 2005 Board of Trustees' meeting. The trustees approved a 2006/07 priority list totaling \$427 million to complete previously approved projects, perform seismic upgrades, renovate older facilities, and provide new academic space for existing and projected campus enrollments. Funding for this program is dependent on California voter approval of a future general obligation bond. Of the \$427 million in requests, it is anticipated that \$345 million would be available for the 2006/07 program to fund projects, cost of bond issuance, and reserves consistent with the Governor's Compact.

The Department of Finance considered 19 projects totaling \$303.3 million based on the trustees' priority list. The governor's budget was published on January 10, 2006, and included \$289.3 million for 19 CSU projects, reflecting reductions in funding for four projects.

In the Legislative Analyst's Office, *Analysis of the Budget Bill* it is recommended that the Legislature reduce the cost of three projects as the proposed amount requested exceeds construction inflation. These projects include:

- East Bay *Student Services Replacement Building*—reduce construction budget by \$2,752,000.
- Long Beach *Peterson Hall 3 Replacement*—reduce construction budget by \$11,470,000.
- Northridge *Performing Arts Center*—reduce working drawing and construction budget by \$8,957,000.

Additionally, the analyst has recommended deleting the following projects:

- Channel Islands *Infrastructure Improvements, Phases 1a and 1b*—preliminary and working drawing budget of \$2,533,000, due to insufficient justification.
- Monterey Bay *Infrastructure Improvements*—equipment budget of \$257,000, due to questions regarding the state capital budget as the funding source.
- San Marcos *Social and Behavioral Sciences*—preliminary design budget of \$1,078,000, due to insufficient projected enrollment increases.
- San Luis Obispo *Center for Science*—preliminary design budget of \$1,866,000, due to issues related to the amount of instructional space, renovating as an alternative solution, and inclusion of central plant elements included in the scope.

Please see the following page for a comparison of the trustees' capital outlay request, the governor's budget proposal, and the legislative analyst's recommendations.

State Funded Capital Outlay Program 2006/07 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index *4633* and Equipment Price Index *2726*

| Rank Order | Cat. | Campus | Project Title | Trustees' Request | | | Governor's Budget | | Legislative Analyst's Office | |
|---------------|------|------------------|---|-------------------|-------|----------------------|-------------------|----------------------|---------------------------------|----------------------|
| | | | | FTE | Phase | Dollars | Phase | Dollars | Phase | Dollars |
| 1 | IA | Statewide | Minor Capital Outlay | | PWC | 25,000,000 | PWC | 25,000,000 | PWC | 25,000,000 |
| 2 | IA | Statewide | Capital Renewal | | PWC | 50,000,000 | PWC | 50,000,000 | PWC | 50,000,000 |
| 3 | IB | San Luis Obispo | Eng./Architecture Reno./Replace., Ph. IIB | <i>N/A</i> | E | 4,397,000 | E | 4,397,000 | E | 4,397,000 |
| 4 | IB | Humboldt | Behavioral and Social Sciences | <i>N/A</i> | E | 4,670,000 | E | 2,229,000 (a) | E | 2,229,000 (a) |
| 5 | II | East Bay | Business and Technology | <i>N/A</i> | E | 1,544,000 | E | 1,544,000 | E | 1,544,000 |
| 6 | IB | San Bernardino | Science Buildings Reno./Add., Phase II | <i>N/A</i> | E | 1,573,000 | E | 1,573,000 | E | 1,573,000 |
| 7 | II | Maritime Academy | Simulation Center | <i>N/A</i> | E | 3,618,000 | E | 3,618,000 | E | 3,618,000 |
| 8 | II | Monterey Bay | Infrastructure Improvements | <i>N/A</i> | E | 257,000 | E | 257,000 | E | 0 (c) |
| 9 | IB | Stanislaus | Science II (Seismic) | <i>N/A</i> | E | 4,951,000 | E | 4,951,000 | E | 4,951,000 |
| 10 | II | San Bernardino | College of Education | <i>N/A</i> | E | 2,438,000 | E | 2,438,000 | E | 2,438,000 |
| 11 | IB | East Bay | Student Services Replacement Building | <i>N/A</i> | C | 39,438,000 | C | 38,938,000 (a) | C | 36,186,000 (b) |
| 12 | IB | Channel Islands | Infrastructure Imps., Ph.1a and 1b | 0 | PWC | 11,264,000 | PW | 2,533,000 (a) | PW | 0 (d) |
| 13 | IB | Los Angeles | Corporation Yard and Public Safety | <i>N/A</i> | PWC | 3,057,000 | PW | 787,000 (a) | PW | 787,000 |
| 14 | IB | Bakersfield | Nursing Renovation | -7 | PWC | 1,979,000 | PWC | 1,979,000 | PWC | 1,979,000 |
| 15 | IB | Long Beach | Peterson Hall 3 Replacement | 1,177 | C | 82,696,000 | C | 82,696,000 | C | 71,226,000 (b) |
| 16 | II | Northridge | Performing Arts Center | 380 | WC | 56,528,000 | WC | 56,528,000 | WC | 47,571,000 (b) |
| 17 | IB | San Luis Obispo | Center for Science | 66 | P | 1,866,000 | P | 1,866,000 | P | 0 (e) |
| 18 | II | San Francisco | School of the Arts Acquisition | <i>N/A</i> | A | 6,930,000 | A | 6,930,000 | A | 6,930,000 |
| 19 | II | San Marcos | Social and Behavioral Sciences Building | 644 | P | 1,078,000 | P | 1,078,000 | P | 0 (f) |
| Totals | | | | 2,260 | | \$303,284,000 | | \$289,342,000 | | \$260,429,000 |

Governor's Budget

Notes: (a) Amount reduced by the Department of Finance.

Legislative Analyst's Office

- (b) Recommended reduction in funding due to original increase (previously approved by the Legislature) exceeding construction inflation.
- (c) Recommended deleting this request due to questions regarding the use of capital outlay funding.
- (d) Recommended deleting this request due to insufficient justification of specific project elements.
- (e) Recommended deleting this request due to issues related to the increase in instructional space, renovating as an alternative solution, and inclusion of central plant project elements.
- (f) Recommended deleting this request due to insufficient projected enrollment.

- Categories:
- I. Existing Facilities/Infrastructure
 - A. Critical Infrastructure Deficiencies
 - B. Modernization/Renovation
 - II. New Facilities/Infrastructure

A = Acquisition P = Preliminary plans W = Working drawings C = Construction E = Equipment

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Draft State and Nonstate Funded Five-Year Capital Improvement Program 2007/2008 through 2011/2012

Presentation By

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

Summary

This information item provides the Board of Trustees the draft state and nonstate funded five-year capital improvement program 2007/08 through 2011/12 based on the current status of project review. The draft program is included with the agenda mailing.

Background

The Board of Trustees adopted the categories and criteria to be used in setting project priorities for the CSU state funded five-year capital improvement program at the July 2005 meeting. We anticipate returning to the board in September 2006 for approval of the final five-year plan including the 2007/08 action-year request. Additional refinements to project scope and budget will occur prior to requesting final board approval. The projects are currently indexed at the estimated July 2007 Engineering News-Record California Building Construction Cost Index (CCCI 4865).

Information

Funding for the state funded program is dependent upon voter approval of a new general obligation bond measure. Based on the Governor's Compact, the CSU anticipates a funding level of \$345 million. In order to keep funding options open, the board's approval of the final capital outlay program will direct staff to negotiate with the Governor's Office during the budget process to maximize funding opportunities for the campuses.

The nonstate program will be funded through campus auxiliary organizations, donations, grants, and the housing, student union and parking programs. The latter three programs rely on user fees to repay systemwide revenue bonds issued by the Board of Trustees.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approve the Campus Master Plan Revision and Land Exchange for California State University, Monterey Bay

Presentation By

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

Summary

In November 2004, the Board of Trustees approved a master plan revision for CSU Monterey Bay. This proposed revision alters the campus boundaries to enable the future development of a second entrance to the campus to serve those arriving from the Salinas Valley. The proposed second entrance is located at the corner of 8th Street and Imjin Road, on property currently owned by the City of Marina. Developing this north campus entrance is key to improving vehicular access, establishing an inviting presence, and avoiding land use conflicts in the future.

In support of this master plan revision, an exchange of land between the City of Marina and the trustees of the CSU is proposed. The City of Marina is interested in this mutually beneficial exchange to establish a public utility agency site for the Marina Coast Water District on what is now university property. The CSU will benefit from the acquisition of land necessary for the future development of the north campus entrance.

This item requests the Board of Trustees to approve a land exchange between the trustees of the CSU and the City of Marina as follows:

- 1) Parcel #1, 6.7 acres, owned by the City of Marina is transferred to the trustees of the CSU;
and
- 2) Parcel #2, 5.0 acres, owned by the trustees of the CSU is transferred to the City of Marina.

Attachment A is the proposed campus master plan that shows the campus boundary with the proposed land exchange. Attachment B is the existing campus master plan approved by the board in November 2004.

Proposed Revisions

The proposed master plan revision (Attachment A) indicates the land exchange proposed in this item.

Hexagon 1: 6.7 acres (Parcel #1) currently owned by the City of Marina would be exchanged for Parcel #2, currently owned by the trustees of the CSU. The boundary shown on the map reflects the proposed new boundary for the university. The parcel currently has 3 abandoned buildings (total of 21,000 GSF) on site.

Hexagon 2: 5.0 acres (Parcel #2) currently owned by the trustees of the CSU would be exchanged for Parcel #1, currently owned by the City of Marina. Parcel #2 is shaded on the map. The parcel currently has 3 abandoned buildings (total of 28,000 GSF) on site.

Upon approval, Capital Planning, Design and Construction (CPDC) staff will work with Department of General Services to complete the transfer process based on the provisions of Government Code 14664, which allows such an exchange to a local government agency for the purpose of local public works projects. The City of Marina is planning to use Parcel #2 to locate Marina Coast Water District facilities.

The campus has prepared the necessary due diligence reports in support of the land exchange. The market value appraisals of the two properties indicate that each property is valued at approximately \$2.2 million.

California Environmental Quality Act (CEQA) Action

The land exchange with the City of Marina and the specific boundary adjustment as proposed in this agenda item is documented and thoroughly analyzed in an Addendum to the Final Supplemental Environmental Impact Report (FSEIR), prepared for the California State University, Monterey Bay master plan 2004 and certified by the Board of Trustees on November 17, 2004. This previously certified FSEIR thoroughly analyzed the potential impacts from construction of the proposed north campus entrance and traffic that would be generated on adjacent roads with additional access. It did not, however, analyze specifics of the proposed land exchange and the requisite master plan boundary revision, as the precise parcels of land and the precise boundary revision had not been determined. The Addendum is necessary, and has been prepared, to address the specific changes in the CSU Monterey Bay property boundary that would result from the exchange of the two parcels.

The analysis in the Addendum examined any potential for additional environmental impacts and the need for related mitigation measures, that may not have previously been known or disclosed in the master plan 2004 FSEIR document and the analyses completed at that time. The Addendum documents that there will be no additional or previously unknown impacts that may result from the specific land exchange and boundary adjustment that will be necessary to complete the north campus entrance that were not previously analyzed in the November 2004 FSEIR. The Addendum also confirms that no additional mitigation measures are necessary to

consummate the exchange and construct the improvements contemplated in the north campus entrance project. The Addendum and the previously certified FSEIR must be considered in the action the trustees take on this master plan revision altering the campus boundaries based on the proposed land exchange.

The following resolution is presented for approval:

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

1. The Final SEIR for the California State University, Monterey Bay master plan certified in November 2004 and the Addendum prepared in February 2006, were prepared to address the environmental effects, mitigation measures, project alternatives, and comments and responses to comments associated with the approval and implementation of the proposed master plan revision, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
2. The previously certified Final SEIR and the Addendum address all discretionary actions related to the proposed master plan revision, land exchange, and construction of the north campus entrance project, as identified in Part I, Project Description of the Final SEIR and the Addendum referenced herein.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code (CEQA) 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 approval of a project along with a statement of fact supporting each finding.
4. The previously certified Final SEIR for the California State University, Monterey Bay master plan 2004, identified the north campus entrance project for which the Final SEIR was complete, requiring no further CEQA compliance.
5. The Addendum to the previously certified Final SEIR referenced herein has been prepared to address minor changes to the north campus entrance project, from that described in the master plan 2004 Final SEIR. The minor changes have resulted from identification of the respective land exchange property locations and the campus boundary adjustment described in this agenda item. The Addendum thus more completely describes the project in accordance with Section 15164 of the CEQA Guidelines, in that it has adequately analyzed the

- project in light of potential environmental impacts from the master plan revision and land exchange. Said Addendum is hereby incorporated in the previously certified Final SEIR dated November 2004, for purposes of CEQA compliance and action by the board on this proposed master plan revision, land exchange, and future north campus entrance project.
6. The master plan revision and land exchange before this board, as further described in the Addendum to the Final SEIR, is consistent with the north campus entrance project description as analyzed in the previously certified Final SEIR and does not propose substantial changes to the original entrance project description, which would require major revision to the Final SEIR, the Findings, or Mitigation Measures adopted by this board.
 7. The board has adopted the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for the Agenda Item 4 of the November 16-17, 2004 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which remain applicable for specific impacts of the proposed master plan revision and land exchange as described in the Addendum, and are hereby incorporated by reference.
 8. The board has adopted Findings of Fact in the previously certified Final SEIR, November 2004, that include specific overriding considerations that outweigh certain remaining unavoidable significant impacts to water and traffic, and these overriding considerations remain applicable for this master plan revision, land exchange, and the north campus entrance project.
 9. The CSU Monterey Bay master plan revision dated March 2006 and land exchange is hereby approved, and the chancellor or his designee is authorized under the Delegation of Authority granted by the Board of Trustees to execute all necessary documents to effect the land exchange, subject to satisfaction of any remaining Due Diligence requirements.

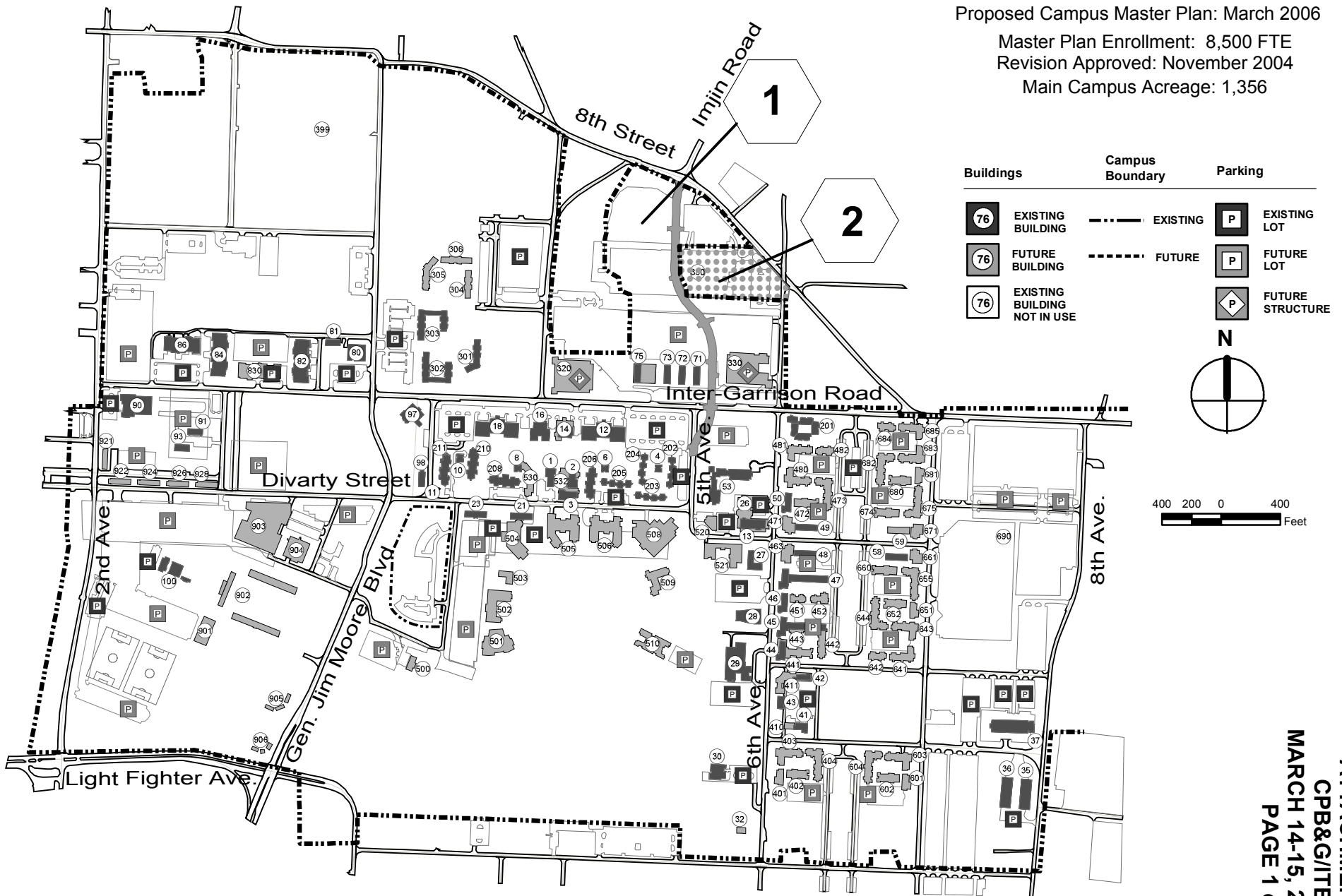
California State University Monterey Bay

Proposed Campus Master Plan: March 2006

Master Plan Enrollment: 8,500 FTE

Revision Approved: November 2004

Main Campus Acreage: 1,356



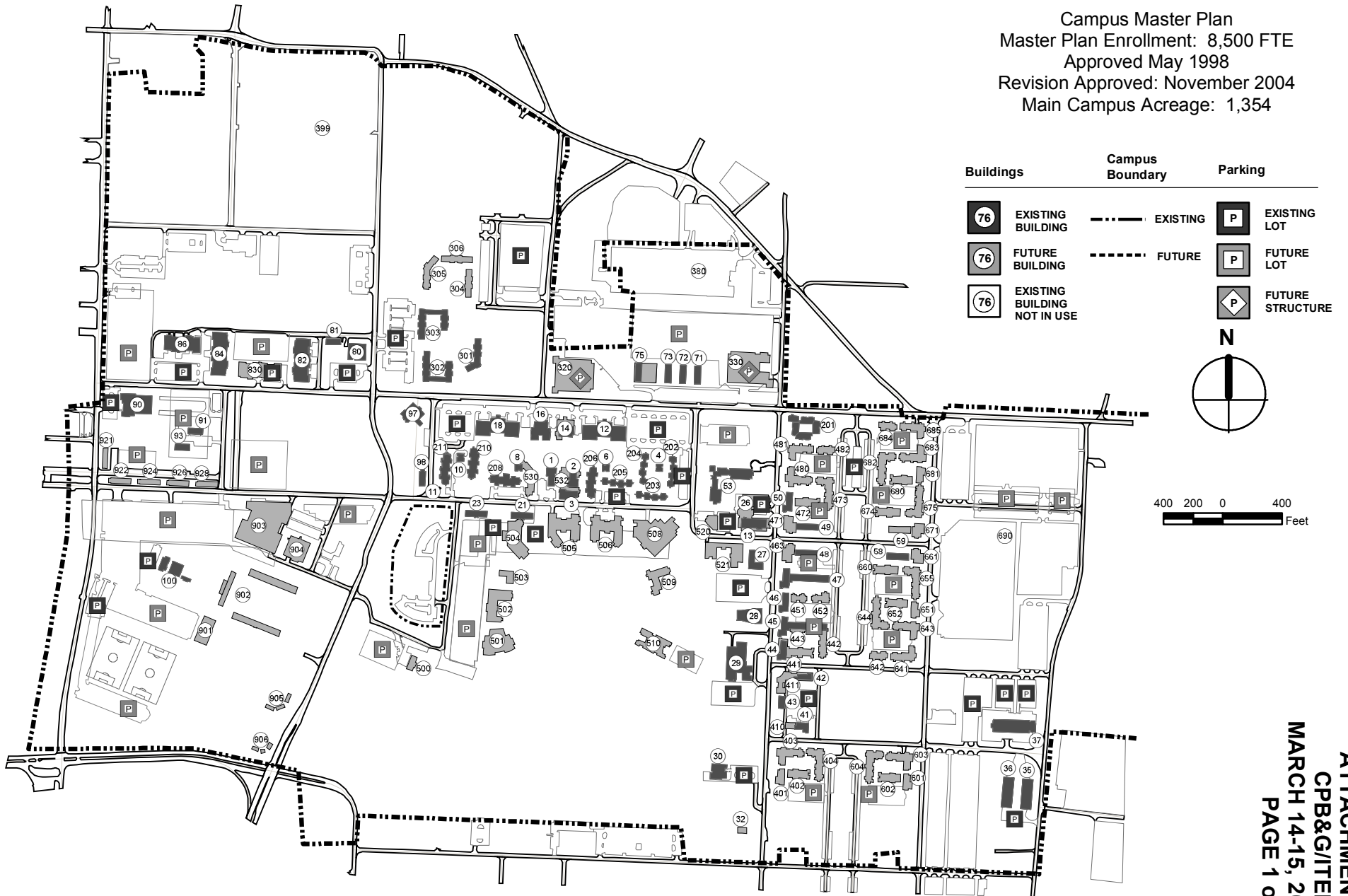
| | | |
|---|--|---|
| 4. CLASSROOM MODULE | 84. UNIVERSITY SERVICES | 509. <i>Academic Building IX</i> |
| 6. CLASSROOM MODULE | 86. UNIVERSITY SERVICES | 510. <i>Institute for Public Policy</i> |
| 10. CLASSROOM MODULE | 90. WELLNESS ACTIVITY CENTER | 520. <i>Administration</i> |
| 11. TELEPHONE EQUIPMENT SHELTER | 97. ALUMNI & VISITORS CENTER | 521. <i>Academic Building VII</i> |
| 12. LIBRARY LEARNING COMPLEX | 98. MEETING HOUSE | 530. <i>Student Services</i> |
| 14. STUDENT ACTIVITY CENTER | 100. OUTDOOR POOL / Natatorium Complex | 532. <i>Academic Building IV</i> |
| 16. DINING COMMONS | 201. RESIDENCE HALL | 601. <i>Student Housing</i> |
| 18. MEDIA LEARNING COMPLEX | 202. RESIDENCE HALL | 602. <i>Student Housing</i> |
| 23. HUMAN RESOURCES | 203. RESIDENCE HALL | 603. <i>Student Housing</i> |
| 26. <i>Academic Building V</i> | 204. RESIDENCE HALL | 604. <i>Student Housing</i> |
| 27. TELEDRAMATIC ARTS & TECHNOLOGY | 205. RESIDENCE HALL | 641. <i>Student Housing</i> |
| 28. WORLD THEATER | 206. RESIDENCE HALL | 642. <i>Student Housing</i> |
| 29. UNIVERSITY CENTER | 208. RESIDENCE HALL | 643. <i>Student Housing</i> |
| 30. MUSIC HALL | 210. RESIDENCE HALL | 644. <i>Student Housing</i> |
| 32. <i>Electrical Switchgear</i> | 211. RESIDENCE HALL | 651. <i>Student Housing</i> |
| 35. SHIPPING & RECEIVING | 301. STUDENT HOUSING | 652. <i>Student Housing</i> |
| 36. WAREHOUSE | 302. STUDENT HOUSING | 655. <i>Student Housing</i> |
| 37. FACILITIES SERVICES & OPERATIONS | 303. STUDENT HOUSING | 660. <i>Student Housing</i> |
| 41. TELECOMMUNICATIONS | 304. <i>Residence Hall</i> | 661. <i>Student Housing</i> |
| 42. WATERSHED INSTITUTE | 305. <i>Residence Hall</i> | 671. <i>Student Housing</i> |
| 43. NETWORK AND COMPUTING | 306. <i>Residence Hall</i> | 674. <i>Student Housing</i> |
| 45. 6TH AVENUE CLASSROOMS | 320. <i>Structured Parking</i> | 675. <i>Student Housing</i> |
| 46. ACADEMIC COMPLEX I | 330. <i>Structured Parking</i> | 680. <i>Student Housing</i> |
| 47. CAMPUS SERVICES CENTER | 380. <i>Campus Partnerships I</i> | 681. <i>Student Housing</i> |
| 48. WORLD LANGUAGES AND CULTURES | 399. <i>North Campus Housing</i> | 682. <i>Student Housing</i> |
| 49. WORLD LANGUAGES AND CULTURES | 401. <i>Student Housing</i> | 683. <i>Student Housing</i> |
| 50. SCIENCE WET LAB | 402. <i>Student Housing</i> | 684. <i>Student Housing</i> |
| 53. CHAPMAN SCIENCE ACADEMIC CENTER | 403. <i>Student Housing</i> | 685. <i>Student Housing</i> |
| 58. LEARNING SUPPORT | 404. <i>Student Housing</i> | 690. <i>Campus Partnerships II</i> |
| 59. CENTER FOR READING DIAGNO & INSTRUCTION | 410. <i>Main Distribution Facility</i> | 830. <i>Child Care/Admin. Center</i> |
| 71. VISUAL/PUBLIC ARTS COMPLEX | 411. <i>Technology Center</i> | 901. <i>Research Institute</i> |
| 72. VISUAL/PUBLIC ARTS COMPLEX | 441. <i>Student Housing</i> | 902. <i>Stadium Complex</i> |
| 73. VISUAL/PUBLIC ARTS COMPLEX | 442. <i>Student Housing</i> | 903. <i>Varsity Sports Complex</i> |
| 80. CAMPUS HEALTH CENTER | 443. <i>Student Housing</i> | 904. <i>Varsity Sports Complex</i> |
| 81. BLACK BOX CABARET | 451. <i>Student Housing</i> | 905. <i>Softball Storage</i> |
| 82. PUBLIC SAFETY/ CLASSROOMS | 452. <i>Student Housing</i> | 906. <i>Baseball Storage</i> |
| | 463. <i>Student Housing</i> | 921. <i>Campus Partners</i> |
| | 471. <i>Student Housing</i> | 922. <i>Campus Partners</i> |
| | 472. <i>Student Housing</i> | 924. <i>Campus Partners</i> |
| | 473. <i>Student Housing</i> | 926. <i>Campus Partners</i> |
| | 480. <i>Student Housing</i> | 928. <i>Campus Partners</i> |
| | 481. <i>Student Housing</i> | |
| | 482. <i>Student Housing</i> | |
| | 500. BUNKER BUILDING | |
| | 501. <i>Academic Building VII</i> | |
| | 502. <i>Academic Building VI</i> | |
| | 503. <i>Utility Complex</i> | |
| | 504. <i>Student Union</i> | |
| | 505. <i>Academic Building II</i> | |
| | 506. <i>Academic Building III</i> | |
| | 508. <i>Library</i> | |

LEGEND

EXISTING FACILITY / *Proposed Facility*

California State University Monterey Bay

Campus Master Plan
 Master Plan Enrollment: 8,500 FTE
 Approved May 1998
 Revision Approved: November 2004
 Main Campus Acreage: 1,354



| | | |
|--|--|---|
| 4. CLASSROOM MODULE | 84. UNIVERSITY SERVICES | 509. <i>Academic Building IX</i> |
| 6. CLASSROOM MODULE | 86. UNIVERSITY SERVICES | 510. <i>Institute for Public Policy</i> |
| 10. CLASSROOM MODULE | 90. WELLNESS ACTIVITY CENTER | 520. <i>Administration</i> |
| 11. TELEPHONE EQUIPMENT SHELTER | 97. ALUMNI & VISITORS CENTER | 521. <i>Academic Building VII</i> |
| 12. LIBRARY LEARNING COMPLEX | 98. MEETING HOUSE | 530. <i>Student Services</i> |
| 14. STUDENT ACTIVITY CENTER | 100. OUTDOOR POOL / Natatorium Complex | 532. <i>Academic Building IV</i> |
| 16. DINING COMMONS | 201. RESIDENCE HALL | 601. <i>Student Housing</i> |
| 18. MEDIA LEARNING COMPLEX | 202. RESIDENCE HALL | 602. <i>Student Housing</i> |
| 23. HUMAN RESOURCES | 203. RESIDENCE HALL | 603. <i>Student Housing</i> |
| 26. <i>Academic Building V</i> | 204. RESIDENCE HALL | 604. <i>Student Housing</i> |
| 27. TELEDRAMATIC ARTS & TECHNOLOGY | 205. RESIDENCE HALL | 641. <i>Student Housing</i> |
| 28. WORLD THEATER | 206. RESIDENCE HALL | 642. <i>Student Housing</i> |
| 29. UNIVERSITY CENTER | 208. RESIDENCE HALL | 643. <i>Student Housing</i> |
| 30. MUSIC HALL | 210. RESIDENCE HALL | 644. <i>Student Housing</i> |
| 32. <i>Electrical Switchgear</i> | 211. RESIDENCE HALL | 651. <i>Student Housing</i> |
| 35. SHIPPING & RECEIVING | 301. STUDENT HOUSING | 652. <i>Student Housing</i> |
| 36. WAREHOUSE | 302. STUDENT HOUSING | 655. <i>Student Housing</i> |
| 37. FACILITIES SERVICES & OPERATIONS | 303. STUDENT HOUSING | 660. <i>Student Housing</i> |
| 41. TELECOMMUNICATIONS | 304. <i>Residence Hall</i> | 661. <i>Student Housing</i> |
| 42. WATERSHED INSTITUTE | 305. <i>Residence Hall</i> | 671. <i>Student Housing</i> |
| 43. NETWORK AND COMPUTING | 306. <i>Residence Hall</i> | 674. <i>Student Housing</i> |
| 45. 6TH AVENUE CLASSROOMS | 320. <i>Structured Parking</i> | 675. <i>Student Housing</i> |
| 46. ACADEMIC COMPLEX I | 330. <i>Structured Parking</i> | 680. <i>Student Housing</i> |
| 47. CAMPUS SERVICES CENTER | 380. <i>Campus Partnerships I</i> | 681. <i>Student Housing</i> |
| 48. WORLD LANGUAGES AND CULTURES | 399. <i>North Campus Housing</i> | 682. <i>Student Housing</i> |
| 49. WORLD LANGUAGES AND CULTURES | 401. <i>Student Housing</i> | 683. <i>Student Housing</i> |
| 50. SCIENCE WET LAB | 402. <i>Student Housing</i> | 684. <i>Student Housing</i> |
| 53. CHAPMAN SCIENCE ACADEMIC CENTER | 403. <i>Student Housing</i> | 685. <i>Student Housing</i> |
| 58. LEARNING SUPPORT CENTER FOR READING DIAGNO & INSTRUCTION | 404. <i>Student Housing</i> | 690. <i>Campus Partnerships II</i> |
| 71. VISUAL/PUBLIC ARTS COMPLEX | 410. <i>Main Distribution Facility</i> | 830. <i>Child Care/Admin. Center</i> |
| 72. VISUAL/PUBLIC ARTS COMPLEX | 411. <i>Technology Center</i> | 901. <i>Research Institute</i> |
| 73. VISUAL/PUBLIC ARTS COMPLEX | 441. <i>Student Housing</i> | 902. <i>Stadium Complex</i> |
| 80. CAMPUS HEALTH CENTER | 442. <i>Student Housing</i> | 903. <i>Varsity Sports Complex</i> |
| 81. BLACK BOX CABARET | 443. <i>Student Housing</i> | 904. <i>Varsity Sports Complex</i> |
| 82. PUBLIC SAFETY/ CLASSROOMS | 451. <i>Student Housing</i> | 905. <i>Softball Storage</i> |
| | 452. <i>Student Housing</i> | 906. <i>Baseball Storage</i> |
| | 463. <i>Student Housing</i> | 921. <i>Campus Partners</i> |
| | 471. <i>Student Housing</i> | 922. <i>Campus Partners</i> |
| | 472. <i>Student Housing</i> | 924. <i>Campus Partners</i> |
| | 473. <i>Student Housing</i> | 926. <i>Campus Partners</i> |
| | 480. <i>Student Housing</i> | 928. <i>Campus Partners</i> |
| | 481. <i>Student Housing</i> | |
| | 482. <i>Student Housing</i> | |
| | 500. BUNKER BUILDING | |
| | 501. <i>Academic Building VII</i> | |
| | 502. <i>Academic Building VI</i> | |
| | 503. <i>Utility Complex</i> | |
| | 504. <i>Student Union</i> | |
| | 505. <i>Academic Building II</i> | |
| | 506. <i>Academic Building III</i> | |
| | 508. <i>Library</i> | |

LEGEND

EXISTING FACILITY / *Proposed Facility*

COMMITTEE ON CAMPUS PLANNING BUILDINGS AND GROUNDS

Certify the Final Environmental Impact Report (FEIR) and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase for California State University, Northridge

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, Northridge:

1. Certify the Final Environmental Impact Report (FEIR).
2. Approve an increase in the master plan enrollment ceiling from 25,000 full-time equivalent Students (FTE) to 35,000 FTE.
3. Approve the proposed master plan revision dated March 2006.

Attachment A is the proposed campus master plan that is based on the following goals:

- Create a master plan that defines sites for future campus academic and support facilities to accommodate the proposed 35,000 FTE enrollment ceiling.
- Develop faculty and staff housing on existing campus land to attract and retain quality faculty and staff.
- Provide additional student housing, parking, and transportation to accommodate the future enrollment growth, while maintaining campus open spaces.

Attachment “B” is the existing campus master plan approved by the Board of Trustees in May 1998.

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 campus master plan revision. The FEIR with Findings of Fact and Statements of Overriding Considerations, and the Environmental Mitigation Measures are available for review by the Board and the public at <http://www.csun.edu/envision2035/>. The FEIR concluded that the project would result in significant and unavoidable impacts on air quality, noise, traffic, and public utilities. All other areas can be mitigated to less than significant levels with the mitigation measures identified in the FEIR.

Potentially Contested Issues

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

1. **Off-Site Mitigation:** The California Department of Transportation commented regarding necessary financial contributions by CSU Northridge toward off-site traffic and transportation improvements.

CSU Response: CSU is exempt from local land-use regulation authority and fee assessments, and is restricted from paying other public agency development fees and exactions levied upon private development projects unless specifically authorized by the legislature. The California State University has specific powers to mitigate effects that occur within its jurisdiction, namely within the campus, but no power over those that occur outside of the project site. Because of these limitations, the California State University has no jurisdiction or authority to implement offsite mitigation, such as the improvements that Caltrans has recommended in their comments.

2. **Faculty/Staff Housing:** Community members expressed concerns regarding the details of the faculty/staff housing program and possible negative effects on neighboring residential property values.

CSU Response: The faculty/staff residential community will support the university's academic mission by providing high quality for-sale and rental housing on the California State University, Northridge campus that will assist in recruitment and retention of faculty and staff. A long-term ground lease of the land will ensure that the university maintains necessary property management functions with regard to community appearance, maintenance and repairs, thereby ensuring this university residential community is a positive addition to the larger community while continuing to support the university mission. In addition, when a precise site plan is prepared, it will be presented as part of the schematic plans for trustees review and approval, with any required additional environmental analysis.

3. **Enrollment Growth and Associated Traffic Impacts:** Community members expressed concerns with traffic and parking impacts associated with the proposed enrollment ceiling increase to 35,000 FTE.

CSU Response: The master plan parking supply is designed to provide sufficient parking to accommodate all campus-generated parking needs. The addition of approximately 2,500 student housing beds and 600 on-campus faculty/staff housing units will help to transform California State University, Northridge into a more residential campus, thereby reducing peak hour vehicle trips to and from campus. Significant roadway revisions in the eastern and southern sections of campus along with additional future parking structures, will balance the parking load across the

campus, resulting in improved traffic conditions on the major roadways surrounding campus. In addition, the master plan proposes significant improvements in mass transit access for faculty, staff, and students that will reduce the percentage of commuters using private vehicles in the future.

Background

CSU Northridge was opened in 1956 as an extension of the Los Angeles State College of Applied Arts and Sciences. In 1958, the university was integrated within the State higher education system as San Fernando Valley State College, with an enrollment of 1,855 FTE. In 1960, the Donahoe Higher Education Act brought each of the state colleges together as a system. In 1962, the California Department of Education mandated that all metropolitan campuses plan for a student enrollment of 20,000 FTE; subsequent master plan updates in the 1970's raised the campus master plan enrollment ceiling to 25,000 FTE. In 1972, the campus was officially named California State University, Northridge.

In January 1994, the campus suffered extensive damage as a result of the 6.7 magnitude Northridge earthquake. The campus commenced with repair and reconstruction efforts immediately, utilizing temporary facilities to accommodate academic and administrative functions as the reconstruction effort moved forward. The 1998 campus master plan was developed to serve as a guide for the reconstruction of CSU Northridge. The \$407 million dollar reconstruction effort was completed over a ten-year period and included complete replacement of several major buildings, and widespread reconstruction of campus utilities, roadways, pedestrian circulation pathways, instructional fields, and parking facilities.

In March 2003, the CSU Board of Trustees adopted a resolution directing each campus to take steps necessary to accommodate projected enrollment increases of 107,000 students by 2011 within the system. Individual campuses were directed to review their campus master plans and consider increasing enrollment targets where appropriate. The board also authorized campuses at or near the historical system maximum of 25,000 FTE to prepare campus master plan revisions exceeding 25,000 FTE enrollment for presentation to the board.

In spring 2004, CSU Northridge President Jolene Koester appointed a 25-member Master Plan Committee comprised of faculty, staff, students, alumni and community members to guide a comprehensive review of the existing campus master plan and development of a new master plan designed to guide development of the campus through 2035. The Master Plan Committee formed several subcommittees to oversee specific areas of the plan; these subcommittees included:

- Academic Plan
- Instructional and Intercollegiate Athletics and Recreation
- Community

- Commercial Services
- Campus Housing
- Student Services
- Transportation and Parking

The committee and the master plan consulting team met over a 12-month period to develop the 2005 Master Plan. The campus made extensive community outreach efforts throughout the Envision 2035 master planning process. Four sets of public planning forums, each with a morning and evening session, were held between September 2004 and May 2005 to solicit broad input from the campus and the local community. Prior to each forum, notifications inviting public participation were mailed to 23,000 homes and businesses surrounding the campus. In addition, updates and presentations were made to the local neighborhood council, faculty and student senate, and the local city councilman's office. Throughout the process, a master plan website was maintained to provide updates on the planning process and to provide the campus and external community with a convenient method for submitting questions and comments to the Master Plan Committee. The final master plan presented at the fourth forum was strongly influenced by faculty, staff, student and community comments and suggestions, and includes several specific measures to balance community concerns with the university's requirement to meet its educational mission.

Enrollment Ceiling Increase

In late 2003, the California Department of Finance (DOF) estimated that the CSU enrollment headcount would be 518,110 students by 2012, an increase of 27.3% over a 9-year period. CSU Northridge's projected enrollment for the 2005/06 academic year will approach the 25,000 FTE enrollment ceiling. Assuming a conservative 1.6% annual growth rate, the campus academic year enrollment will reach nearly 28,000 FTE by 2012 and 35,000 by 2028.

Over the past ten years, the total number of applications received by CSU Northridge has more than doubled. In 2005, the campus received 34,844 applications, but was able to enroll only 9,603 new students. The master plan ceiling increase to 35,000 academic year FTE will enable the campus to support the higher education demand of its growing region.

Analysis of CSU Northridge's physical site capacity was an important component in determining the enrollment increase proposed in the 2005 Master Plan. Of the eight CSU campuses with enrollment ceilings of 25,000 FTE or more, CSU Northridge's 356-acre main campus (including the contiguous north campus) is the largest, and exceeds the average main campus acreage of the remaining seven by approximately 100 acres. Master plan studies indicated that the required academic building area to accommodate a 10,000 FTE enrollment increase, along with the necessary parking and housing facilities, could be accommodated within the main campus by more efficiently utilizing campus land and balancing development densities across the campus.

Proposed Revisions

The proposed master plan is based on the projected master plan enrollment of 35,000 FTE over the next 30 years. It provides sites for 1.9 million GSF of future academic and support buildings in order to accommodate the proposed 35,000 FTE enrollment ceiling. Approximately 360,000 GSF of existing campus buildings will be replaced as those facilities exceed their useful service life, providing for more efficient use of campus land and allowing for sustainable growth.

The first phase of development is identified by the three near term projects that have been analyzed in the FEIR at a construction level: (1) Performing Arts Center (#54), a 163,000 GSF complex for the College of Arts, Media and Communication; (2) Parking Structure PS-G3 (#155) a 648,000 GSF facility providing 1,994 spaces; and (3) the Transit Center (#121), a centrally located mass transit hub for students, faculty, staff and community members traveling to the campus.

The principle changes and additions proposed as components of the revised master plan are identified on Attachment A as follows:

Hexagon 1: Locates the Performing Arts Center (#54), which includes a 1600-seat performance hall, a 200-seat flexible theatre, a 150-seat lecture hall and academic spaces supporting the College of Arts, Media and Communication.

Hexagon 2: Points to three proposed sites to highlight a few of the proposed new buildings based on the campus' five-year capital outlay plan: Academic Building J (#137), a 140,000 GSF lecture/lab facility for the College of Social and Behavioral Sciences and the College of Humanities; Academic Building S (#125), a 49,500 GSF building providing faculty office and general lecture spaces; and Academic Building U (#127), a 150,000 GSF facility providing lecture, lab, faculty and department offices for the College of Science and Mathematics.

Hexagon 3: Locates a 120,000 GSF Student Recreation Center (#129) adjacent to the existing university Student Union.

Hexagon 4: Provides for additional student housing in three locations on the main campus. The three proposed housing complexes (#152, 153, and 158) include 896 beds each, for a total of 2,688 beds.

Hexagon 5: Develops approximately 34 acres of existing campus land to provide housing (#161) for faculty and staff. Four phases totaling 550 units are proposed in the existing North Campus and 50 units are proposed on the main campus near the academic core (#162). The north campus community will include parkland and open spaces. Phase one will include 250 units on the North Campus: 150 "for-

sale” and 100 “for-rent”. Phases two, three, and four are also planned for the North Campus, and will include up to 300 additional units.

Hexagon 6: Locates six future parking structures (#82, 155-157, 159-160) to provide a net increase of approximately 4500 parking spaces, while maintaining campus open spaces. In addition to serving general campus parking needs, structure PS-G3 (#155) will provide convenient parking for the new Performing Arts Center (#54).

Hexagon 7: Locates the Transit Center (#121), which will provide dedicated bus and shuttle bays to accommodate MTA local buses, Metrolink shuttles, and other shuttle services. The center will be a vital component of the campus parking demand reduction program.

California Environmental Quality Act (CEQA) Action

A FEIR has been prepared to analyze the potential significant environmental effects of the proposed master plan revision in accordance with CEQA requirements and State CEQA Guidelines. The FEIR is presented for Board of Trustees review and certification. The FEIR is both a “program EIR” and a “project EIR” under CEQA Guidelines, sections 15161 and 15168. The comprehensive master plan is evaluated at the program level. The university has developed sufficient detail for project-specific analysis of all environmental impacts for three near term projects.

Table 1.0-2, included at the end of section 1.0 “Introduction and Executive Summary,” lists all environmental impacts, proposed mitigation measures, and level of impact after mitigation. The FEIR concluded that the project will result in significant and unavoidable impacts on air quality, noise, traffic and public utilities. The project’s impacts on aesthetics and hazards/hazardous materials were also found to be significant, but were mitigated to less than significant levels with mitigation measures identified in the DEIR.

Issues Identified Through Public Participation

A Notice of Preparation (NOP) of the Draft Environmental Impact Report (DEIR) was mailed to State and Local Agencies and comments were received between May 2 and May 31, 2005. In conjunction with the final Master Plan Forum No. 4, the campus held a public scoping meeting on May 19, 2005 to discuss the NOP and the EIR process and provide the public an opportunity to identify environmental issues that should be addressed. Notices were mailed to 23,000 homes and businesses announcing the meeting, and the campus community was notified via e-mail. Based on the NOP and public/agency comments, the following environmental topics were deemed to require study in the DEIR: Aesthetics, Air Quality, Hazards and Hazardous Materials,

Noise, Recreation, Population and Housing, Public Services (Police and Fire), Recreation, Transportation/Traffic, and Public Utilities (water demand and supply, and wastewater).

The DEIR was released for public and agency review on November 15, 2005. Copies of the DEIR document and technical appendices were made available at the campus facilities planning office, the campus library, the local public library, and the campus master plan website (www.csun.edu/envision2035). The campus held a public hearing on November 29, 2005 to receive comments on the DEIR. As with the Master Plan forums and Notice of Preparation scoping meeting, notices were mailed to 23,000 homes and businesses announcing the meeting. As a result of community requests for extension of the 45-day public review period, the response period was increased by two weeks and concluded on January 12, 2006.

As a result of the circulation of the Draft EIR for public review and comment, nine comment letters were received from community organizations and individuals and eight letters were received from public agencies. The following primary issues were identified as concerns through comments received:

1. Off-Site Mitigation: The California Department of Transportation commented regarding necessary financial contributions by CSU Northridge toward off-site traffic and transportation improvements.

CSU Response: CSU is restricted from paying other public agency assessments and exactions levied upon private land development projects unless specifically authorized by the legislature.

In mitigating or avoiding a significant effect of a project on the environment, a public agency may exercise only those express or implied powers provided by law other than under CEQA. The California State University has specific powers to mitigate effects that occur within its jurisdiction, namely within the campus, but no power over those that occur outside of the project site. Because of these limitations, the California State University has no jurisdiction or authority to mitigate offsite impacts, such as those that Caltrans has proposed in their comments.

California law provides that, in the absence of express legislative authority, state property is exempt from property taxation and special assessments for street or other local improvements (Cal. Const., Art. XIII, Sec. 3(d); *San Marcos Water Dist. v. San Marcos Unified School Dist.*, 42 Cal. 3d 154, 161 (1986)). According to the California Supreme Court in *San Marcos*, the rationale behind this exemption is to prevent one tax supported entity from siphoning tax money from another such entity.

2. Faculty/Staff Housing: Community members expressed concerns regarding the details of the faculty/staff housing program and possible negative effects on neighboring residential property values.

CSU Response: The faculty/staff housing community will support the university's academic mission by providing high quality for-sale and rental housing on the CSU Northridge campus that will assist in recruitment and retention of faculty and staff. The structure of the for-sale housing agreement will provide for homebuyer ownership of the building, with the university maintaining ownership of the land. A long-term ground lease of the land will be utilized with appropriate restriction to ensure that the university maintains long-term control of the homes and community. The university will fulfill the property management functions customarily undertaken by a homeowner association. This ensures that the university can maintain quality control with regard to community appearance, maintenance and repairs, thereby ensuring the community continues to serve the university mission.

3. Proposed Student Enrollment Growth and Associated Traffic Impacts: Community members expressed concerns with traffic and parking impacts associated with the proposed enrollment ceiling increase to 35,000 FTE.

CSU Response: With 356 acres, the campus has the physical capacity for growth. The master plan has focused on a more balance use of campus land resources. By introducing significant roadway revisions in the eastern and southern section of campus, future campus development in this underutilized area can be intensified. This allows the campus to meet facility growth needs while maintaining the pedestrian oriented nature of the campus core.

The addition of approximately 2,500 student housing beds and 600 on-campus faculty/staff housing units will help to transform CSU Northridge into a more residential campus, thereby reducing peak hour vehicle trips to and from campus. Future parking structure development will balance the parking load between the east and west sides of the campus, resulting in improved traffic conditions on the major roadways surrounding campus. In addition, the master plan proposes significant improvements in mass transit access for faculty, staff, and students that will reduce the percentage of commuters using private vehicles in the future. A transit center proposed at the main western entry to campus will serve local MTA buses and commuter shuttles. An expanded campus tram system will link student housing, faculty/staff housing and MTA rapid bus stops with the transit center.

The master plan parking supply is designed to provide sufficient parking to accommodate all campus-generated needs. Future parking demand was estimated using peak parking demand ratios empirically developed specifically for the CSU Northridge campus based on the anticipated trip reduction resulting from the construction of the on-campus faculty/staff housing. The demand reduction program will be monitored over the course of Master Plan implementation, with periodic parking studies to assess progress towards reducing the peak parking demand ratio. If it is determined that sufficient progress is not being made, the university will take additional steps to encourage further demand reduction and/or to provide additional parking supply.

Alternatives

The FEIR evaluates three alternatives in accordance with CEQA guidelines:

- No project Alternative. This alternative evaluates retention of the existing 25,000 FTE enrollment ceiling and future development of the campus in accordance with the existing master plan.
- Reduced FTE Alternative. This alternative evaluates an increase of 5,000 FTE to a 30,000 FTE enrollment ceiling. The proposed number of student beds and new parking spaces are reduced under this alternative.
- No Faculty and Staff Housing Alternative. Under this alternative, the proposed 600 faculty and staff dwelling units would not be developed. Instead, the locations proposed for faculty/staff housing would be developed for academic, administrative and student support facilities consistent with the uses depicted in the existing campus master plan and those proposed by the 2005 Master Plan.

Each of these alternatives is deemed infeasible because the objectives of the proposed Master Plan Project are not fully met. The “No Project” and “Reduced FTE” alternatives would prevent CSU Northridge from accommodating projected student enrollment demands for the State of California. The “No Faculty and Staff Housing Alternative” would negatively impact the university’s ability to recruit and retain quality faculty and staff in support of its educational mission.

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, Northridge 2005 Master Plan Revision has been prepared to address the potential significant environmental impacts, mitigation measures, and project alternatives, comments and response to comments associated with the proposed 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 increased enrollment, and all discretionary actions relating to it, including three near term construction projects as identified in Project Description, Section 2.0 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 5 of the March 14-15, 2006 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies specific impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.
5. The board has adopted Findings of Fact that include specific overriding considerations that outweigh certain remaining unavoidable significant impacts to air quality, noise, traffic, and public utilities.
6. 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 the California State University, Northridge 2005 Master Plan Revision;
 - 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.
7. 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,

Northridge, Facilities Planning, Design and Construction, University Hall
Room 325, 18111 Nordhoff Street, Northridge, California 91330-8219.

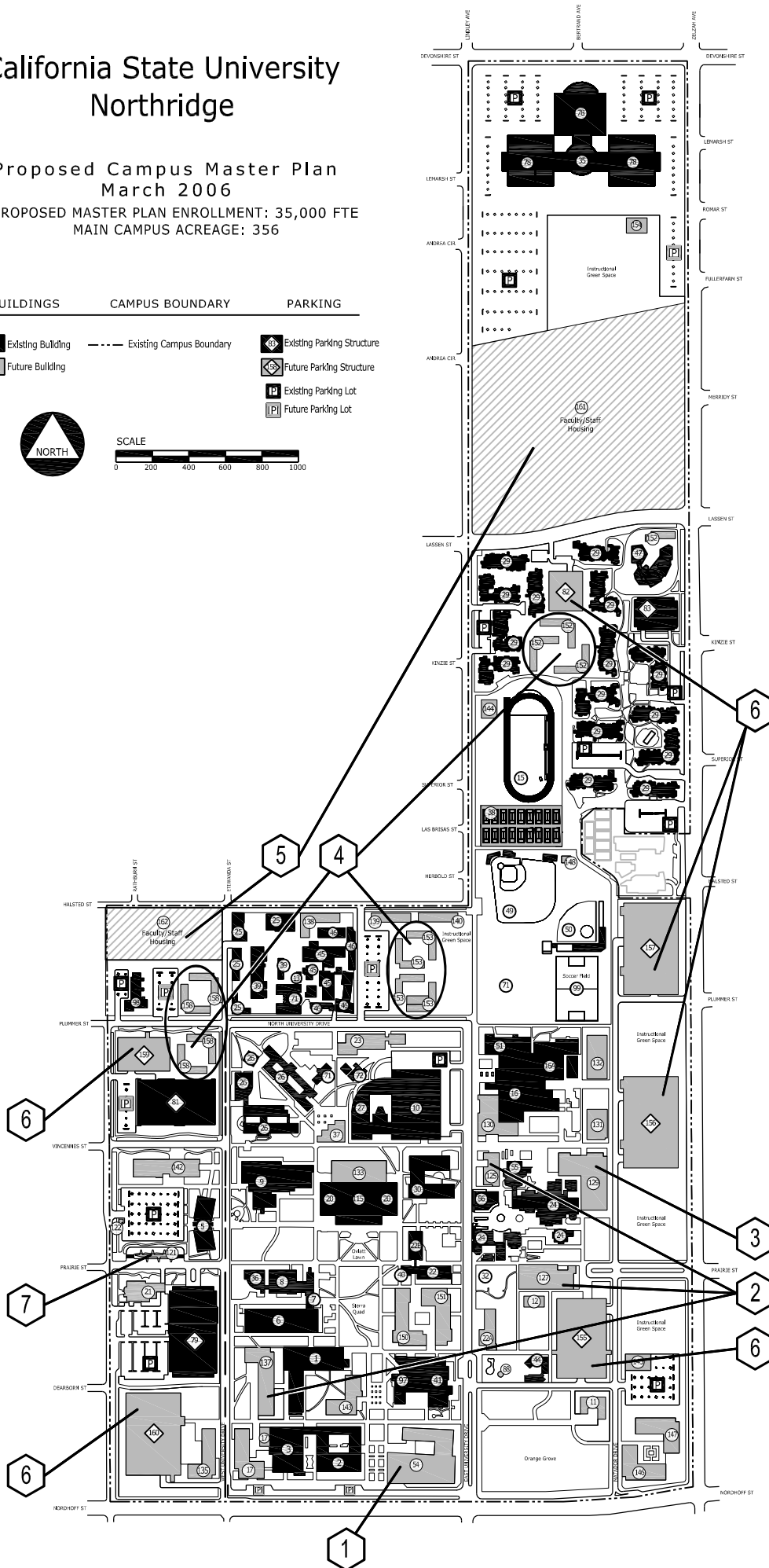
8. The board hereby certifies the Final EIR for the California State University, Northridge 2005 Master Plan Revision dated March 2006 as complete and in compliance with CEQA.
9. The mitigation measures identified in the Mitigation Monitoring and Reporting Plan are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item 5 of the March 14, 2006 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).
10. The California State University, Northridge 2005 Master Plan Revision dated March 2006 is approved at a master planned enrollment ceiling of 35,000 FTE.
11. 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.
12. The following "near term" projects identified in the Final EIR are determined to be fully analyzed in the Final EIR for the purposes of compliance with CEQA for future implementation: Performing Arts Center (#54), Parking Structure PS-G3 (#155), and the Transit Center (#121).

California State University Northridge

Proposed Campus Master Plan
 March 2006

PROPOSED MASTER PLAN ENROLLMENT: 35,000 FTE
 MAIN CAMPUS ACREAGE: 356

- | BUILDINGS | CAMPUS BOUNDARY | PARKING |
|-------------------|--------------------------|----------------------------|
| Existing Building | Existing Campus Boundary | Existing Parking Structure |
| Future Building | | Future Parking Structure |
| | | Existing Parking Lot |
| | | Future Parking Lot |



| | |
|--|--|
| 1 Manzanita Hall | 71 Central Plant |
| 2 Cypress Hall (Music) | 72 Master Distribution Facility |
| 3 Nordhoff Hall | 78 Research/Development Bldgs (3) |
| 5 University Hall | 79 Parking Structure |
| 6 Sierra Hall | 81 Parking Structure |
| 7 Sierra Tower | 82 <i>Parking Structure</i> |
| 8 Jerome Richfield Hall | 83 Parking Structure |
| 9 Bayramian Hall | 88 <i>Stellar Observatory</i> |
| 10 Jacaranda Hall (Engineering) | 97 Bookstore Addition |
| 11 <i>University Club/Alumni Center</i> | 98 Children's Center |
| 12 <i>Greenhouse</i> | 99 Soccer Field |
| 13 Volatile Storage | 115 Delmar T. Oviatt Library |
| 15 Track and Field | 121 <i>Transit Center</i> |
| 16 Redwood Hall (Kinesiology) | 122 <i>Info. Booth</i> |
| 16A Redwood Hall (Kinesiology) Addition | 125 <i>Academic Bldg. S</i> |
| 17 <i>Nordhoff Hall Addition (H)</i> | 127 <i>Academic Bldg. U</i> |
| 20 Oviatt Library Addition | 129 <i>Student Recreation Center R</i> |
| 21 <i>Public Safety</i> | 130 <i>Redwood Hall Expansion P</i> |
| 22 Citrus Hall (Science Addition) | 131 <i>Academic/Admin. Bldg. Q</i> |
| 22B Magnolia Hall (Science Addition) | 132 <i>Academic Bldg. G</i> |
| 22A <i>Science 5</i> | 133 <i>Library Expansion</i> |
| 23 <i>Lecture Halls</i> | 135 <i>Academic Bldg. C</i> |
| 24 University Student Union | 137 <i>Academic Bldg. J</i> |
| 25 Corporation Yard Addition | 138 <i>Academic Bldg. D</i> |
| 26 Business Administration/Economics/Education | 139 <i>Academic Bldg. E1</i> |
| 27 Jacaranda Hall Addition (Engineering) | 140 <i>Academic Bldg. E2</i> |
| 29 Student Housing | 142 <i>Academic/Admin. Bldg. B</i> |
| 30 Sequoia Hall | 143 <i>Academic Bldg. T</i> |
| 32 Botanical Garden | 144 <i>Academic/Admin. Bldg. A</i> |
| 35 Conference Center | 145 <i>Satellite Central Plant</i> |
| 36 Sierra Center | 146 <i>Academic Bldg. Z</i> |
| 37 <i>Arbor Court Food Service Facility</i> | 147 <i>Academic Bldg. Y</i> |
| 38 <i>Physical Education Courts</i> | 148 <i>Athletics/Rec. Support A1</i> |
| 39 Corporation Yard | 150 <i>Academic Bldg. K</i> |
| 40 Planetarium | 151 <i>Academic Bldg. L</i> |
| 41 Bookstore | 152 <i>Student Housing</i> |
| 44 Jeanne M. Chisholm Hall | 153 <i>Student Housing/Dining Facility</i> |
| 45 Art and Design Center | 154 <i>Athletics/Rec Support A2</i> |
| 46 Art and Design Center Addition | 155 <i>Parking Structure</i> |
| 47 Satellite Student Union and Recreation Center | 156 <i>Parking Structure</i> |
| 49 Baseball Field | 157 <i>Parking Structure</i> |
| 50 Softball Field | 158 <i>Student Housing</i> |
| 51 Brown Western Center for Adaptive Aquatics | 159 <i>Parking Structure</i> |
| 54 <i>Performing Arts Center</i> | 160 <i>Parking Structure</i> |
| 55 Auditorium | 161 <i>Faculty/Staff Housing</i> |
| 56 University Student Union Expansion | 162 <i>Faculty/Staff Housing</i> |
| | 203 President's Residence |

LEGEND

Existing Facility/*Proposed Facility*

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

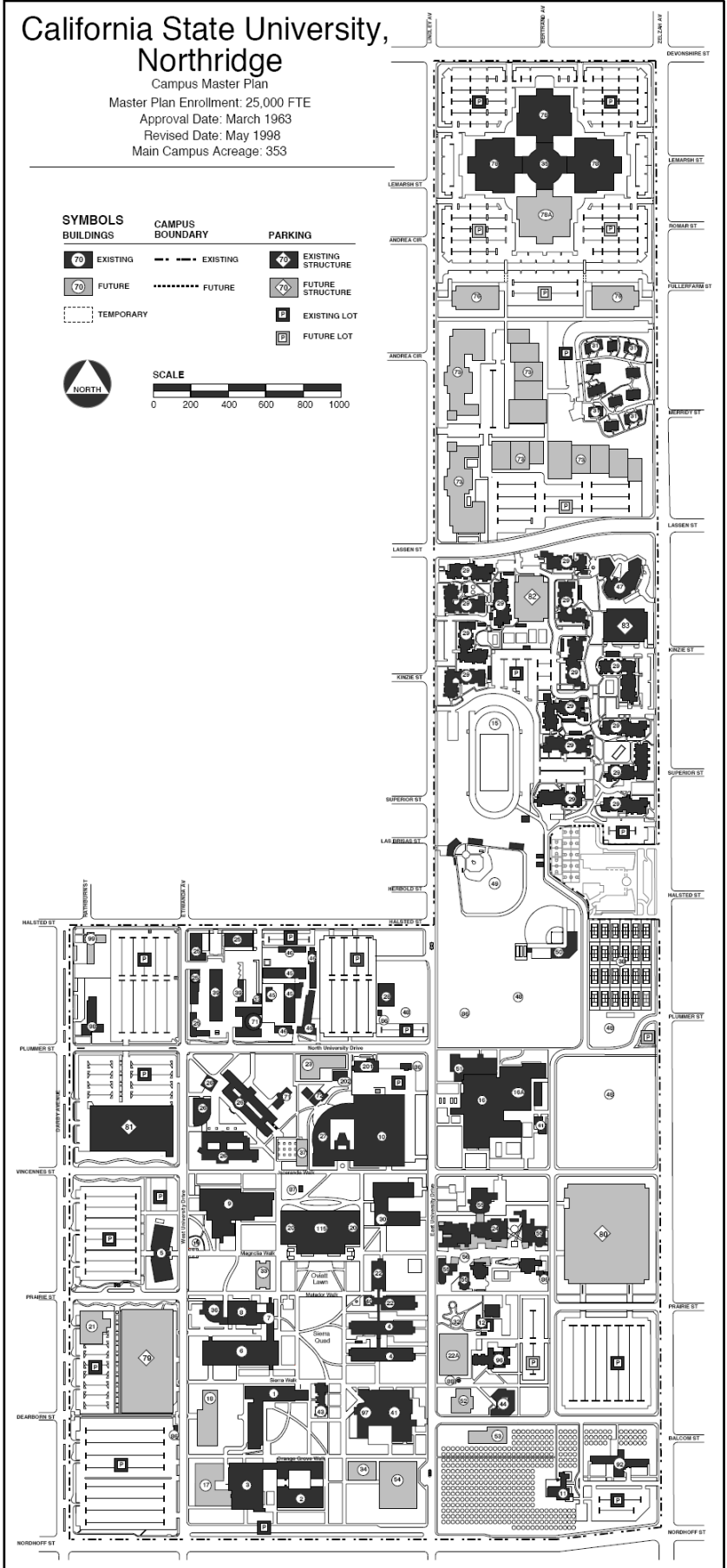
California State University, Northridge

Campus Master Plan
 Master Plan Enrollment: 25,000 FTE
 Approval Date: March 1963
 Revised Date: May 1998
 Main Campus Acreage: 353

| SYMBOLS | CAMPUS BOUNDARY | PARKING |
|-----------|-----------------|--------------------|
| EXISTING | EXISTING | EXISTING STRUCTURE |
| FUTURE | FUTURE | FUTURE STRUCTURE |
| TEMPORARY | | EXISTING LOT |
| | | FUTURE LOT |

NORTH

SCALE
 0 200 400 600 800 1000



ATTACHMENT B
CPB&G / Item 5
March 14-15, 2006
Page 2 of 2

CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: March 1963

Master Plan Revision approved by the Board of Trustees: July 1965, September 1968, May 1971, March 1972, February 1973, July 1974, July 1976, October 1976, February 1979, May 1982, November 1985, July 1986, November 1986, July 1987, March 1988, July 1988, June 1989, September 1989, March 1990, September 1993, May 1998

- | | |
|---|--|
| 1. Manzanita Hall | 40. Planetarium |
| 2. Music | 41. Bookstore |
| 3. Nordhoff Hall | 43. Faculty Office Building |
| 4. Science | 44. Jeanne M. Chisholm Hall |
| 5. University Hall | 45. Art and Design Center |
| 6. Sierra Hall | 46. Art and Design Center Addition |
| 7. Sierra Tower | 47. Satellite Union & Recreation Center |
| 8. Jerome Richfield Hall | 48. Instructional Green Space |
| 9. Student Services | 49. Baseball Field |
| 10. Engineering | 50. Softball Field |
| 11. University Club/ <i>University Club</i> | 51. Western Center for Adaptive Aquatics |
| 12. Greenhouse | 52. <i>Physical Therapy Center</i> |
| 13. Volatile Storage | 53. <i>Language, Speech and Hearing Center</i> |
| 14. Sundial Fountain | 54. <i>Auditorium</i> |
| 15. Track and Field | 55. University Student Union Addition |
| 16. Kinesiology | 56. University Student Union Expansion |
| 16A. Kinesiology Addition | 61. Athletics Office |
| 17. <i>Nordhoff Hall Addition</i> | 71. Central Plant |
| 18. <i>Center for Communication Studies</i> | 72. Master Distribution Facility |
| 20. Oviatt Library Addition | 73. <i>Media Entertainment Center</i> |
| 21. <i>Public Safety</i> | 76. <i>Office Buildings (2)</i> |
| 22. Science Addition | 78. Research and Development Buildings (3) |
| 22A. <i>Science 5</i> | 78A. <i>Research and Development Building</i> |
| 23. <i>Lecture Halls</i> | 79. <i>Parking Structure</i> |
| 24. University Student Union | 80. <i>Parking Structure</i> |
| 25. Corporation Yard Addition | 81. <i>Parking Structure</i> |
| 26. Business Administration/ Economics and Education | 82. <i>Parking Structure</i> |
| 27. Engineering Addition | 83. <i>Parking Structure</i> |
| 28. Support Services | 86. Substation |
| 29. Student Housing | 87. Cooling Tower |
| 30. Sequoia Hall | 88. Stellar Observatory |
| 31. University Village Apartments | 92. Monterey Hall |
| 32. Botanical Garden | 96. Addie L. Klotz Student Health Center |
| 33. <i>Lecture Halls</i> | 97. Bookstore Addition |
| 34. <i>Art Gallery</i> | 98. Children's Center |
| 35. Conference Center | 99. <i>Preschool Laboratory</i> |
| 36. Sierra Center | 115. Delmar T. Oviatt Library |
| 37. Exchange Food Service Facility | 201. Sagebrush Hall |
| 38. Physical Education Courts | 202. Bank Building |
| 39. Corporation Yard | 203. President's Residence |

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

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. California State University, East Bay—Student Services Replacement Building**
Project Architect: RMW Architecture and Interiors

Background and Scope

California State University, East Bay seeks to construct the Student Services Replacement Building to house functions currently accommodated on the top floors of Warren Hall. This project is the first step toward the seismic upgrade and renovation of Warren Hall, which has significant seismic and code deficiencies as well as hazardous material risks. The replacement building will provide for a variety of student services including: student information lobby, enrollment services, cashier, financial aid, and the career development center. The new facility will also include office space for the president, vice presidents for Administration and Business Affairs, Student Affairs, University Advancement, Office of the Provost, and the campus data center.

The building will be a four-story steel braced frame structure with concrete filled metal decks. The exterior will be finished in a combination of insulated metal panel and high performance vision glass, with a glass curtain-wall at the building's main entry point. Site improvements for this project will enhance the campus by its alignment with the dominant east-west pedestrian axis, linking Warren Hall, the library, and the eastern perimeter parking lots. The project will provide a gateway to the heart of the campus as a result of its prominent location and intended use.

Sustainable features incorporated into the project design include the low emission rated glass used as part of the exterior enclosure, energy efficient lighting in conjunction with natural lighting, use of daylight sensors in public and circulation spaces to minimize energy use, recycled interior finish materials, and water efficient landscaping.

Timing (Estimated)

| | |
|---------------------------------|--------------|
| Completion of Preliminary Plans | June 2006 |
| Completion of Working Drawings | January 2007 |
| Construction Start | April 2007 |
| Occupancy | April 2009 |

Basic Statistics

| | |
|--------------------------|---------------------|
| Gross Building Area | 100,467 square feet |
| Assignable Building Area | 68,837 square feet |
| Efficiency | 69 percent |

Cost Estimate – California Construction Cost Index CCCI 4633

| | |
|-------------------------------|--------------|
| Building Cost (\$294 per GSF) | \$29,551,000 |
|-------------------------------|--------------|

| <i>Systems Breakdown</i> | <i>(\$ per GSF)</i> |
|--|---------------------|
| a. Substructure (Foundation) | \$ 14.30 |
| b. Shell (Structure and Enclosure) | \$ 94.43 |
| c. Interiors (Partitions and Finishes) | \$ 54.32 |
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$122.19 |
| e. Group 1 Equipment | \$ 8.21 |
| f. Special Construction & Demolition | \$.69 |

| | |
|---|------------------|
| Site Development (includes landscaping) | <u>2,994,000</u> |
|---|------------------|

| | |
|---------------------|------------------|
| Construction Cost | \$32,545,000 |
| Fees | 4,197,000 |
| Additional Services | 924,000 |
| Contingency | <u>2,923,000</u> |

| | |
|------------------------------------|------------------|
| Total Project Cost (\$404 per GSF) | \$40,589,000 |
| Group II Equipment | <u>1,772,000</u> |

| | |
|-------------|---------------------|
| Grand Total | <u>\$42,361,000</u> |
|-------------|---------------------|

Cost Comparison

This project's \$294 per GSF building cost is comparable to the CSU cost guide of \$292 per GSF for administrative office facilities. The key program factor contributing to the increased cost is the inclusion of the campus data center and substructure costs due to the campus proximity to a major fault. The cost guide was increased to reflect industry-wide increases for steel, cement, copper and fuel.

Funding Data

The project received \$1,651,000 for preliminary plans and working drawings in 2005/06 from the Higher Education Capital Outlay Bond Fund of 2004. State funding of \$38,938,000 for construction has been included in the Governor's 2006/07 Budget. The construction funds and the \$1,772,000 for Group II equipment are reliant upon voter approval of a future bond fund.

California Environmental Quality Act (CEQA) Action

It was determined that the project is a Categorical Exempt infill development per Title 14, California Code of Regulations Section 15332, Class 32. The building is consistent with the approved campus master plan for the university. The Categorical Exemption for the project has been filed with the State Clearinghouse 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, East Bay, Student Services Replacement Building 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, East Bay Student Services Replacement Building project are approved at a project cost of \$42,361,000 at CCCI 4633.

2. California State University, Northridge—Performing Arts Center
Project Architect: Hammel, Green and Abrahamson, Inc.

Background and Scope

CSU Northridge proposes to construct a 163,000 GSF Performing Arts Center for the College of Arts, Media and Communication. The building features a prominent three-story lobby that provides access to the 1,600-seat main hall from Nordhoff Avenue. The location and massing were designed in concert with the campus master plan goals for the creation of courtyards to support academic use and views into the campus. The building structure is a steel braced frame with concrete filled metal decks. The building exterior will be finished in a combination of glass curtain wall, metal panels, and tile. The center will accommodate 380 FTE and 35 faculty offices, space for theatre lighting and sound, scenery design, rehearsal, and production. In addition to the main hall and lobby, the building program includes a 250-seat experimental theatre, a tiered lecture hall, the campus radio station, and performance supporting spaces. The project will utilize existing utility locations and will be connected to the central plant and the campus's electric service grid.

Sustainable features include a cool roof, an energy management system, and connection to the central plant for heating and cooling. The west-facing lobby will have an energy efficient curtain wall system and a large roof overhang to minimize solar heat gain. Energy efficient lighting and control systems will be used in conjunction with natural lighting. The site will have drought tolerant landscaping.

Timing (Estimated)

| | |
|------------------------------------|---------------|
| Completion of Preliminary Drawings | April 2006 |
| Completion of Working Drawings | February 2007 |
| Construction Start | June 2007 |
| Occupancy | June 2009 |

Basic Statistics

| | |
|--------------------------|---------------------|
| Gross Building Area | 162,997 square feet |
| Assignable Building Area | 100,248 square feet |
| Efficiency | 62 percent |

Cost Estimate – California Construction Cost Index CCCI 4633

| | |
|-------------------------------|--------------|
| Building Cost (\$420 per GSF) | \$68,393,000 |
|-------------------------------|--------------|

| <i>Systems Breakdown</i> | <i>(\$ per GSF)</i> |
|--|---------------------|
| a. Substructure (Foundation) | \$ 22.75 |
| b. Shell (Structure and Enclosure) | \$121.24 |
| c. Interiors (Partitions and Finishes) | \$ 86.24 |
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$ 93.25 |
| e. Group I Equipment | \$ 62.61 |
| f. General Conditions | \$ 33.50 |

| | |
|---|-------------------------|
| Site Development (includes landscaping) | <u>2,771,000</u> |
| Construction Cost | \$71,164,000 |
| Fees | 9,461,000 |
| Additional Services | 6,625,000 |
| Contingency | <u>6,298,000</u> |
| Total Project Cost (\$574 per GSF) | \$93,548,000 |
| Group II Equipment | <u>6,400,000</u> |
| Grand Total | <u>\$99,948,000</u> |

Cost Comparison

This project's building cost of \$420 per GSF is comparable to the CSU construction cost guide for an auditorium (1,200 seats) at \$417 per GSF (CCCI 4633) including Group I equipment. Overall, the project's construction costs have increased 14 percent in the past budget year due to materials cost escalation and the design solution that utilizes two separate structures, thereby increasing the quantity of building exterior cladding and glazing. In addition, the large window wall and performance hall interiors are above average in costs and aim to provide a panorama to the arts and gateway to the community in support of the project. Substructure costs are higher than average due to the planned basement to serve the building.

Funding Data

The project will be funded with a combination of state and nonstate sources with approximately 40 percent of the project budget, or \$36,566,000, resulting from campus fundraising efforts. The project received \$1,210,000 for preliminary plans in 2005/06 from the Higher Education Capital Outlay Bond Fund of 2004. The proposed budget of \$47,713,000 for state funded working drawings and construction is greater than the currently approved state budget by \$8,815,000. This revised budget has been proposed as part of the 2006/07 Capital Outlay Program and was supported in the Governor's Budget. State funding for working drawings and construction are

reliant upon voter approval of a future bond measure. Additional future state funds of \$5,644,000 will be requested for Group II equipment.

The nonstate donor funded portion of the project was originally \$34.7 million. However, due to the construction cost increases and proposed program, this amount has increased to \$36.6 million.

California Environmental Quality Act (CEQA) Action

The Performing Arts Center was identified as a “near term project” and determined to be fully analyzed in the Final Environmental Impact Report (FEIR) for the California State University, Northridge 2005 Master Plan for the purposes of compliance with the CEQA. The FEIR has been prepared to address the potential significant environmental impacts, mitigation measures, and project alternatives, comments and response to comments associated with the present design and location of the Performing Arts Center, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures. The CSU Northridge 2005 Master Plan and respective FEIR is being presented to the Board of Trustees for approval as Agenda Item 5 at the March 2006 trustees’ meeting.

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, Northridge 2005 Master Plan has been prepared to address the environmental effects, mitigation measures, project alternatives, and comments and responses to comments associated with the proposed 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 all discretionary actions relating to the master plan revision including the design and construction of the Performing Arts Center identified in Section 1.0 Project Description of the Final EIR.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code (CEQA) 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 approval of a project along with a statement of fact supporting each finding.

4. The Final EIR for the California State University, Northridge 2005 Master Plan identified and fully analyzed the Performing Arts Center as a near term project for which the Final EIR analysis is complete and adequate to allow the project to be implemented with no further CEQA compliance.
5. The project before this board is consistent with the project description as analyzed in the Final EIR and does not propose substantial changes to the project description set forth in the Final EIR, the Findings or Mitigation Measures adopted by this board.
6. This board has adopted the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item 5 of the March 2006 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which are applicable for specific impacts related to the design and construction of the proposed Performing Arts Center, and are hereby incorporated by reference.
7. The board has adopted Findings of Fact that include specific overriding considerations that outweigh certain remaining unavoidable significant impacts to local air quality, noise, traffic, and public utilities.
8. The schematic plans for the California State University, Northridge Performing Arts Center are approved at a project cost of \$99,948,000 at CCCI 4633.

3. California State Polytechnic University, Pomona—Innovation Village, Phase III
Project Architect: McDavid Aubort and Associates

Background and Scope

Cal Poly Pomona wishes to construct a 123,060 GSF office/research facility as the third phase of the development of Innovation Village. In November 1999, the Board of Trustees approved the development of Innovation Village at California State Polytechnic University, Pomona. Innovation Village is a master-planned community of technology-based enterprises that include academically driven functions where Cal Poly students and faculty may participate in work, study, and research partnerships with private entities. The first two phases at Innovation Village, the Center for Training and Technology project and the American Red Cross project, have been completed.

The campus has entered into an agreement with the Trammell Crow Company to construct Phase III of Innovation Village. This project will impart academic benefits for both students and faculty

at Cal Poly Pomona. The Trammell Crow Company will procure future tenants with the capability of providing collaborative academic, business, and research opportunities to the university and will explore opportunities for research space for faculty. Further, the Trammell Crow Company has agreed to pursue future tenants who can provide internship opportunities for Cal Poly Pomona students, as well as employment opportunities for graduates. The university and the Trammell Crow Company will also explore education and training programs for student interns.

The facility, located south of Kellogg Drive on approximately seven acres within the 65-acre site of Innovation Village, will provide tenant office and research space. The proposed three-story, concrete tilt-up structure will have an outdoor plaza, articulated building facades, and varied rooflines. Site improvements include a new 45-foot wide road and bike path segment of Innovation Way, which will provide a secondary internal access to the facility and surface parking to accommodate over 440 spaces. Utilities infrastructure, lighting, and landscaping are additional planned site enhancements. Ownership of these infrastructure and common area improvements will be transferred to the Cal Poly Pomona Foundation.

Energy conserving measures incorporated into the design are high efficiency air conditioners and boiler, hot water loops, energy efficient lighting and motion sensors. Other sustainable measures planned for reducing energy consumption are low emission reflective glazing and a reflective roof system (white roof). Water conservation type fixtures will be employed throughout the building. The proposed site plan includes sustainable features such as drought resistant plants, drip irrigation, reclaimed water, and a site drainage system utilizing permeable landscape and bio-filtration swales.

Timing (Estimated)

| | |
|------------------------------------|----------------|
| Completion of Preliminary Drawings | May 2006 |
| Completion of Working Drawings | August 2006 |
| Construction Start | September 2006 |
| Occupancy | September 2007 |

Basic Statistics

| | |
|--------------------------|---------------------|
| Gross Building Area | 123,060 Square Feet |
| Assignable Building Area | 104,379 Square Feet |
| Efficiency | 85 Percent |

Cost Estimate – California Construction Cost Index 4328

| | |
|-------------------------------|--------------|
| Building Cost (\$116 per GSF) | \$14,233,000 |
|-------------------------------|--------------|

| <i>Systems Breakdown</i> | <i>(\$ per GSF)</i> |
|--|---------------------|
| a. Substructure (Foundation) | \$ 2.26 |
| b. Shell (Structure and Enclosure) | \$52.23 |
| c. Interior (Partitions and Finishes) | \$30.00 |
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$19.24 |
| e. General Conditions | \$11.93 |
| | |
| Site Development (includes landscaping) | <u>2,550,000</u> |
| | |
| Construction Cost | \$16,783,000 |
| Fees | 720,000 |
| Additional Services | 2,886,000 |
| Contingency | <u>769,000</u> |
| | |
| Total Project Cost (\$172 per GSF) | <u>\$21,158,000</u> |

Cost Comparison

Overall, the project’s construction cost of \$116 per GSF reflects the nature of a speculative office/research facility with tilt up construction and the unfinished condition of interior spaces. By comparison, the CSU construction cost guide for basic office space with all interior finishes and utilities is \$194 per GSF (CCCI 4328 excluding Group I). The proposed building cost includes only the exterior walls, floor slab, primary service and roof-mounted equipment. Future costs for the completion of the interior spaces will be dependent upon the building tenants and their space needs. The project design does include measures to meet CSU sustainable design guidelines.

Funding Data

Funding for this project will be entirely from the Trammell Crow Company. Tenant funded improvements will include interior doors, walls, ceilings, finishes, lighting, internal electrical, mechanical, and lab equipment.

California Environmental Quality Act (CEQA) Action

A Mitigated Negative Declaration and Initial Study were prepared pursuant to the requirements of the California Environmental Quality Act and were filed with the State Clearinghouse on December 23, 2005. The 30-day public review period ended on January 23, 2006. No adverse comments were received during the public comment period. Mitigations include control of noise, dust, and storm water runoff during construction. With these mitigations, project impacts will be

reduced to less than significant. The Board of Trustees is the Lead Agency for the project and is required to consider the Mitigated Negative Declaration in the board's review and actions on this project. A copy of the Mitigated Negative Declaration will be available at the meeting.

The following resolution is presented for approval:

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

1. The board finds that the Mitigated Negative Declaration and Initial Study for the Innovation Village Phase III were prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not result in a significant adverse effect on the environment because potential impact from construction and operation of the proposed project will be mitigated to less than significant levels.
3. The board hereby concurs with the findings of fact and related mitigation measures in the Mitigated Negative Declaration that identify that the proposed project will reduce all potential significant effects on the environment to less than significant.
4. No additional mitigation measures are necessary.
5. The project will benefit the mission of the California State University.
6. The schematic plans for the California State Polytechnic University, Pomona Innovation Village, Phase III are approved at a project cost of \$21,158,000 at CCCI 4328.

4. California State University, Sacramento—Recreation Wellness Center, Phase I
Project Architect: Ellerbe Becket

Background and Scope

CSU Sacramento wishes to relocate their athletic field house as the first step to constructing the Recreation Wellness Center. The selected site for the replacement building will provide an attractive south gateway to the campus and free up space at the north end of the Hornet Stadium (closer to the academic core) for the programs proposed in the Recreation Wellness Center.

The proposed Recreation Wellness Center, Phase I is a two-story building, approximately 27,000 GSF to replace the existing, undersized Field House that no longer meets the programmatic

needs of the university. The new athletic facility will be built on the south end of the existing Hornet Stadium and integrated into the existing and future expansion of the stadium and track and field venue. It will incorporate spaces for sports medicine, a strength and conditioning weight room, coaches' offices, meeting rooms, team equipment, and locker rooms for the football and track and field programs. The exterior will be finished in a combination of metal panels, masonry, cement plaster finishes, and a curtain wall. The project is currently designed to completely finish the first floor spaces and provide approximately 9,000 square feet of shell space on the second floor that will be completed with future funding from donors.

The project design includes numerous sustainable features: site orientation that minimizes building area exposure on the east and west axis, a mechanical system designed to include IDEC (indirect evaporative cooling) heat exchangers as well as variable air volume air handlers in order to conserve energy; low radiant heating at entrances and perimeter of lobby glazed areas; an integrated energy management control system; and motion sensors for lighting control.

Architecturally, sustainable measures include construction materials that employ low-embodied energy and high thermal performance and green building materials using recycled content as well as non-toxic and low polluting finish materials that will contribute to the indoor air quality.

Timing (Estimated)

| | |
|------------------------------------|--------------|
| Completion of Preliminary Drawings | May 2006 |
| Completion of Working Drawings | August 2006 |
| Construction Start | October 2006 |
| Occupancy | July 2007 |

Basic Statistics

| | |
|--------------------------|--------------------|
| Gross Building Area | 27,858 square feet |
| Assignable Building Area | 23,215 square feet |
| Efficiency | 83 percent |

Cost Estimate—California Construction Cost Index CCCI 4328

| | |
|-------------------------------|-------------|
| Building Cost (\$223 per GSF) | \$6,223,000 |
|-------------------------------|-------------|

| | |
|--|---------------------|
| <i>Systems Breakdown</i> | <i>(\$ per GSF)</i> |
| a. Substructure (Foundation) | \$11.49 |
| b. Shell (Structure and Enclosure) | \$73.48 |
| c. Interiors (Partitions and Finishes) | \$30.69 |
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$69.03 |

| | |
|-----------------------|---------|
| e. Group I Equipment | \$11.02 |
| f. General Conditions | \$27.68 |

| | |
|--|--------------------|
| Site Development (including landscape) | <u>916,000</u> |
| Construction Cost | \$7,139,000 |
| Fees | 1,144,000 |
| Additional Services | 219,000 |
| Contingency | <u>574,000</u> |
| Total Project Cost (\$326 per GSF) | <u>\$9,076,000</u> |

Cost Comparison

The project's cost of \$223 per GSF is less than the CSU cost guide of \$245 per GSF at CCCI 4328. The lower cost is attributed to the space in the building that is not being completely built out.

Funding Data

The project will be funded through the issuance of bonds through the CSU Systemwide Revenue Bond program based on anticipated revenues from auxiliary lease payments and future donations for the completion of the second floor.

California Environmental Quality Act (CEQA) Action

It was determined that the project is a Categorical Exempt infill development per Title 14, California Code of Regulations Section 15332, Class 32. The building is consistent with the approved campus master plan for the university. The Categorical Exemption for the project has been filed with the State Clearinghouse on January 17, 2006 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, Sacramento, Recreation Wellness Center, Phase I 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.

2. The schematic plans for the California State University, Sacramento Recreation Wellness Center, Phase I are approved at a project cost of \$9,076,000 at CCCI 4328.