AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **3:00 p.m. Tuesday, March 13, 2007**
Glenn S. Dumke Auditorium

Kyriakos Tsakopoulos, Chair
Moctesuma Esparza, Vice Chair
Carol R. Chandler
Kenneth Fong
George G. Gowgani
Melinda Guzman
Andrew LaFlamme
A. Robert Linscheid
Craig R. Smith

Consent Items

Approval of Minutes of Meeting of January 23, 2007

1. Amend the 2006-2007 Capital Outlay Program, Non-State Funded, *Action*

Discussion Items

2. Report on Active Capital Projects, *Information*
3. Status Report on the 2007-2008 State Funded Capital Outlay Program, *Information*
4. Certify the Final Environmental Impact Report (FEIR) and Approve the Campus Master Plan Revision and Amendment to the Non-State Capital Outlay Program for Campus Pointe and Approve the Schematic Plans for Campus Pointe, Multi-Family Housing, Phase I at California State University, Fresno, *Action*
5. Approve the Campus Master Plan Revision and Amendment of the 2006-2007 Non-State Capital Outlay Program for the Property Acquisition of Lots 1, 2, 5 and 6 of Park Merced for San Francisco State University, *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 23, 2007

Members Present
Kyriakos Tsakopoulos, Chair
Moctesuma Esparza, Vice Chair
Roberta Achtenberg, Chair of the Board
Carol R. Chandler
Kenneth Fong
George G. Gowgani
Melinda Guzman
Andrew LaFlamme
A. Robert Linscheid
Charles B. Reed, Chancellor
Craig R. Smith

Approval of Minutes

Chair Tsakopoulos presented a motion to amend the minutes of the November 2006 committee meeting. On page 3, the first paragraph, there is a sentence that read: *"Chair Tsakopoulos remarked that he has property holdings in Placer County and is currently engaged in an effort to build a private university in the county, which would yield a 600-acre campus." Chair Tsakopoulos* amended that sentence to read: *"…which would yield a 600-acre campus and approximately $200 million upfront for construction and university administration."* Chair Tsakopoulos called for a second of the motion.

The minutes for the November 2006 meeting were amended and approved.

Amend the 2006-2007 Capital Outlay Program, Non-State Funded

This item proposed the addition of three projects to the 2006-2007 non-state funded capital outlay program: Student Housing, Phase I at CSU Sacramento, Solar Photovoltaic at San Diego State University Imperial Valley Off-Campus Center, and Parking Lot 6 at CSU Stanislaus.

With the concurrence of the committee, Chair Tsakopoulos presented agenda item 1 as a consent action item (RCPBG 01-07-01).

Status Report on the 2007-2008 State Funded Capital Outlay Program—Governor's Budget

Richard West, executive vice chancellor, business and finance, presented the item with a handout showing a comparison between the CSU 2007-08 state funded capital outlay program approved by the Board of Trustees at the September 2006 board meeting and the funding level included in the Governor's budget. The trustees approved a priority list totaling $513 million to complete previously approved projects, perform seismic upgrades, renovate older facilities and provide new academic space for existing and projected campus enrollments. The Governor's budget, published on January 10, 2007, included $396 million for 27 CSU projects reflecting changes in two areas from the trustees' request. First, the request for increased funding for The School of the Arts Font Street property acquisition at San Francisco State University was approved. However, for easier project tracking, the 2006 appropriation will be reverted and new increased funding level will be appropriated in 2007. Second, the statewide nursing programs, originally requested as ten individual projects, were combined into one lump sum program request for $14.3 million by the Department of Finance. The funding amounts remained unchanged. Mr. West concluded by stating that the funding was based on the general obligation bond, Proposition 1D, approved by the voters at the November 2006 election ($345 million) and some remaining funds from previous bond revenues.

Approval of Schematic Plans

This item proposed the approval of schematic plans for California State University, Los Angeles—Science Replacement Building, Wing B, California State University Northridge—Student Housing, Phase I, and California State Polytechnic University Pomona—Student Housing, Phase II. With an audio-visual presentation, Mr. West presented the item. He stated that all CEQA actions on the projects had been completed and staff recommended approval.

The committee recommended approval by the board on the proposed resolution (RCPBG 01-07-02).

Trustee Tsakopoulos adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING BUILDINGS AND GROUNDS

Amend the 2006/2007 Capital Outlay Program, Non-state Funded

Presentation by

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

Summary

This item requests approval to amend the 2006/07 non-state capital outlay program to include the following projects:

1. California State University, Channel Islands
University Student Union **PWCE** **$15,556,000**

California State University, Channel Islands wishes to proceed with the design and construction of the University Student Union (#6). The project will be a combination of renovation and new construction in the southwest corner of the central campus mall, creating a vital campus center serving the campus. The student union will provide space for student recreation, Associated Students, Inc. offices, and food service, which currently do not exist or are limited on campus. The project will retain and renovate two-thirds of an existing one-story building (the temporary library). The remaining one third of the building will be demolished and a new two-story wing will be constructed. Overall, the project includes approximately 12,800 GSF of renovation and 18,800 GSF of new construction. Site improvements will include the development of outdoor gathering and event areas and changes to provide disabled access.

The project will be funded through the CSU Systemwide Revenue Bond program. The bonds will be repaid from student fees, approved by a student referendum in November 2006.

2. Humboldt State University
Student Housing Replacement and Addition, Phase I **PWCE** **$38,158,000**

Humboldt State University desires to proceed with the design and construction of Phase I of the Student Housing Replacement and Addition project, providing apartment style living units for approximately 420 students. The proposed project consists of approximately 118,000 GSF clustered in five or six three-story wood framed buildings on 2.6 acres on the southwest corner of

the campus. A small community center building (5,400 GSF) will provide space for meetings, mailrooms, laundry, activities and group study.

This project will accommodate 165 students displaced by the future demolition of the existing Redwood Manor (45 beds), Mill Street House (10 beds), and Campus Apartments (110 beds). Campus Apartments currently occupy the site of the proposed Educational Services Building, while Redwood Manor and Mill Street House will be demolished for other near-term construction projects.

This project will be funded through the CSU Systemwide Revenue Bond program and housing reserves.

3. California State University, Long Beach
Outpost Food Service Replacement Building **PWCE** **$5,000,000**

California State University, Long Beach wishes to proceed with the design and construction of the replacement facility for the existing Outpost Food Service Building (#82). The existing building (4,200 GSF) was constructed in 1979 as a food service facility to serve a much smaller campus population. In order to improve food services for students and the campus community, the original building will be demolished and replaced with a new larger single-story facility (8,800 GSF). The replacement building will include a quick service restaurant with seating for 150 indoors and 100 outdoors, a 1,500 square foot convenience store, a kitchen, walk-in refrigerators and freezer, restrooms, storage, and a loading dock.

The project will be funded and operated by the Forty-Niner Shops, Inc., an auxiliary organization of California State University, Long Beach. The project will be financed through the CSU Systemwide Revenue Bond Program and campus cash reserves.

4. California State Polytechnic University, Pomona
International Polytechnic High School **PWCE** **$21,951,000**

California State Polytechnic University, Pomona wishes to proceed with the design and construction of a 42,000 GSF permanent facility (#85A) for International Polytechnic High School (I-Poly). The project will replace the temporary facilities occupied by I-Poly since 1993. Included in the project are classrooms, science labs, administrative offices, a multipurpose room, outdoor learning spaces, parking and street improvements. The new facility will be constructed in Parking Lot K Annex, adjacent to the temporary facility.

The project will be funded by the Los Angeles County Office of Education.

The following resolution is presented for approval:

> **RESOLVED**, By the Board of Trustees of the California State University, that the 2006/2007 non-state funded capital outlay program is amended to include: 1) $15,556,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Channel Islands, University Student Union project; 2) $38,158,000 for preliminary plans, working drawings, construction, and equipment for the Humboldt State University, Student Housing Replacement and Addition, Phase I project; 3) $5,000,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Long Beach, Outpost Food Service Replacement Building project; and 4) $21,951,000 for preliminary plans, working drawings, construction, and equipment for the California State Polytechnic University, Pomona, International Polytechnic High School project.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Report on Active Capital Projects

Presentation By

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

Summary

The CSU currently has $3.0 billion of major capital projects (state and non-state funded) in the design or construction stage. This report presents a status update on the program by providing some statistics on the projects underway, highlighting the progress on sustainable projects, and identifying contract document improvements and capital training opportunities for campus staff.

Statistical Summary

For this reporting period 190 projects are considered 'active major capital outlay projects.' Of these, 101 are state funded, 77 are non-state funded, and 12 have mixed funding. The total budget for active projects in 2006 is approximately $3.0 billion. The budget includes hard construction costs and soft costs (fees and contingency), but not funds for moveable (group II) furnishings. The funding for state projects comes primarily from voter approved general obligation bonds. Funding for non-state projects typically comes from the issuance of Systemwide Revenue Bond funds backed by anticipated revenues to the housing, parking, and student union programs, but also includes funds from public/private or public/public partnerships, and donor funds. Mixed projects are those which include both state and non-state funds to support the academic program.

Major Capital Outlay	**All Projects**	**State Projects**	**Non-state Projects**	**Mixed Projects**
Number of Projects	190	101	77	12
Number of Projects in Design	73	45	26	2
Number of Projects in Construction	117	56	51	10
Project Budget (Dollars in 000's)	$3,004,664	$1,001,350	$1,526,656	$476,658

The average cost of all active projects in 2002 was approximately $18 million; in 2006 the average cost per project was $24 million, excluding the smaller value minor capital outlay projects ($400,000 or less) and capital renewal projects ($2 million or less). During this same

period the average cost of state funded projects increased from $17 million to $30 million, a 76 percent increase. This trend is largely due to the significant increase in construction costs over the last few years.

Energy Project Funding and Sustainable Design

Across all funding programs[1], the number of energy conservation and utility management projects has significantly increased to total 204 projects, of which 122 projects are in design, and 82 projects are in construction. The total budget for these projects is $92.8 million, and the projected energy savings is 9,471 British Thermal Units per gross square foot. Based on the projected energy savings, completion of these projects should result in an 11 percent reduction in the energy use per square foot, or 73 percent of the 15 percent conservation goal set by the board in September 2005. These projects will avoid emitting over 183,161 metric tons of greenhouse gases. This is equivalent to removing 32,766 cars from the road for 1 year.

Since September 2005, the system has brought on-line 1 megawatt (MW) of solar renewable energy to total 3.0 MW for the system. In addition, there are currently 1.9 MW of solar power in design and construction. Once operational, the renewable energy production will total 4.9 MW; this represents 49 percent of the 10 MW trustees goal set for 2014. In addition, with the recent completion of the 1 MW CSU Northridge fuel cell, on-campus generation has increased to 25 MW; this represents 63 percent of the trustees' 2014 conservation goal.

In the area of sustainable design, the CSU Sustainable Advisory Committee has been working to develop a CSU measurement and verification tool for sustainable building design in the campus setting based on the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program principles. While the measurement system development is still underway, the CSU has 12 projects currently registered in the LEED program. The committee has drafted the California State University Program for Environmental Responsibility (CSUPER) to build upon established processes within the CSU, to acknowledge accepted green building industry practices, and to develop a program to encourage comprehensive and responsible decision-making for facilities development. The committee continues to work on program development in consultation with the campuses.

Contract Document Improvements

The following contract documents were created to provide campus managers additional tools to design and construct campus projects:

- Task Order Service Agreements – Enables campus to hire an architect or engineer for professional services under a blanket contract and use individual work orders to define

[1] Includes major capital outlay, capital renewal, minor capital outlay, utility rebates, Energy Service Agreements, and CSU/UC/Investor Owned Utility Partnership funds.

agreed upon scope. Designed to reduce the time needed to authorize a firm to proceed on the design of smaller projects. Task Agreements are not to exceed a total annual contract value of $400,000.

- Energy Service Agreements – Seven firms prequalified systemwide can complete energy preliminary audits and submit work product to compete in a design-build process. Contract requires third party verification of energy savings in order for contractor to receive full payment for design/construction contract.
- General Conditions for Auxiliary Funded Projects – New document designed to promote greater consistency and alignment of standard conditions for campus projects bid by campus auxiliaries resulting from a trustees' audit. Campuses may alter the General Conditions with Supplemental General Conditions to fit the particular campus and project.
- Labor Compliance Program – Modified CSU General Conditions to require general contractor to utilize a software program, LCP Tracker, to submit certified payroll records for review by CSU program managers. Software has reduced the time to input and process the data and enables more time to be spent on analysis of the payroll records. The CSU was required to start the compliance program in 2003 for all projects funded by voter approved state general obligation bond fund Proposition 1A.

In a separate contracting concern, the State Attorney General was asked for an opinion in three areas of the CSU design/build process. On February 15, 2007, the Attorney General concluded: 1) the CSU could use a selection criteria to limit the number of design/build bidders; 2) the CSU is required to inform potential bidders on the weighing and evaluation of the selection criteria; and 3) the Subletting and Subcontractor Fair Practices Act applies to design/build projects once the subcontractors are listed by the contractor. The Attorney General's opinion supports the current policies and practice of the CSU in implementing design/build projects.

Training and Professional Development

The CSU Facilities Management Institute is the administrative framework for the capital and plant operations training program. The following capital training sessions have been, or will be held to support campus project management:

- Project Scheduling
- Change Orders: Cost Estimating and Negotiating
- Inspection of Projects
- Design Build and Construction Manager at Risk Delivery Methods
- Law of Design and Construction
- Commissioning

The annual CSU Facilities Management Conference will be held November 4-7, 2007, in Sacramento. This conference provides opportunities for staff and student representatives to

increase their knowledge in the design, development, and operation of a sustainable university campus.

In summary, the CSU has a significant amount of active projects currently in design and construction. Efforts are ongoing to conserve energy, improve contract documents, and provide essential training to existing and new campus staff.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2007-2008 State Funded Capital Outlay Program

Presentation By

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

Summary

This item presents a comparison between the trustees' capital outlay request, the governor's budget proposal, and the legislative analyst's (LAO) recommendations, shown in Attachment A.

Background

The California State University's proposed 2007/08 Capital Outlay Program and the Five-Year Capital Improvement Program 2007/08 through 2011/12 were presented at the September 2006 Board of Trustees' meeting. The trustees approved a 2007/08 state funded priority list totaling $513.5 million. The governor's budget was published on January 10, 2007, and included $396 million for 27 CSU projects. The program is proposed to be primarily funded from the voter approved general obligation bond fund, Proposition 1D, along with remaining bond funds. Proposition 1D included $690 million for the CSU and will fund the 2006/07 and 2007/08 capital programs.

On February 20, 2007, the Legislative Analyst's Office (LAO) released its *Analysis of the 2007/08 Budget Bill*. While the analyst raised no issues with the capital outlay budget, they did recommend steps the legislature could take to make the university's long range master planning process more transparent and effective. The recommendations include that the legislature should:

(1) Provide greater oversight of CSU's physical master plans, including the enrollment projections to 2020, and
(2) Have the CSU report on its efforts to mitigate off-campus impacts.

The CSU has been discussing its internal and external process changes resulting from the California Supreme Court decision on the Marina Case. The resultant process will provide the framework for campuses to calculate their cost impacts and to seek funding from the legislature for off-site improvements.

Attachment A
CPB&G—Item 3
March 13-14, 2007

State Funded Capital Outlay Program 2007/08 Priority List

Cost Estimates are at Engineering News-Record California Building Construction Cost Index 4890 and Equipment Price Index 2744

Rank Order	Category	Campus	Project Title	FTE	Trustees' Request Phase	Trustees' Request Dollars	Governor's Budget Phase	Governor's Budget Dollars	Legislative Analyst's Office Phase	Legislative Analyst's Office Dollars
1	IA	Statewide	Minor Capital Outlay		PWC	20,000,000	PWC	20,000,000 (a)	PWC	20,000,000
2	IA	Statewide	Capital Renewal		PWC	50,000,000	PWC	50,000,000	PWC	50,000,000
3	IB	Channel Islands	John Spoor Broome Library	*N/A*	E	3,074,000	E	3,074,000	E	3,074,000
4	II	San Bernardino	Palm Desert Off-Campus Center, Ph. III	*N/A*	E	999,000	E	999,000	E	999,000
5	IB	Pomona	Science Renovation (Seismic)	*N/A*	E	4,475,000	E	4,475,000	E	4,475,000
6	IB	Long Beach	Library Addition and Renovation	*N/A*	E	481,000	E	481,000	E	481,000
7	II	Pomona	Library Addition and Renovation, Ph. I	*N/A*	E	5,863,000	E	5,863,000	E	5,863,000
8	II	Fresno	Library Addition and Renovation	*N/A*	E	6,884,000	E	6,884,000	E	6,884,000
9	II	Sonoma	Music Faculty Office Building	*N/A*	E	1,553,000	E	1,553,000	E	1,553,000
10	II	Fullerton	College of Business and Economics	*N/A*	E	6,593,000	E	6,593,000	E	6,593,000
11	IB	Humboldt	Forbes P.E. Complex Renovation, Phase II	*N/A*	E	1,366,000	E	1,366,000	E	1,366,000
12	IB	Bakersfield	Nursing Renovation	*N/A*	E	221,000	E	221,000	E	221,000
13	II	Bakersfield	Math and Computer Science Building	*N/A*	E	1,513,000	E	1,513,000	E	1,513,000
14	IB	Los Angeles	Science Replacement Building, Wing B	*849*	WC	50,500,000	WC	50,500,000	WC	50,500,000
15	IB	Dominguez Hills	Educational Resource Center Addition	*0*	C	58,359,000	C	58,359,000	C	58,359,000
16	II	San Francisco	School of the Arts/Font Street Property	*N/A*	A	8,157,000	A	12,382,000 (b)	A	12,382,000
17	IA	Channel Islands	Infrastructure Improvements, Ph. 1a & 1b	*N/A*	C	47,134,000	C	47,134,000	C	47,134,000
18	IB	Los Angeles	Corporation Yard and Public Safety	*N/A*	C	15,133,000	C	15,133,000	C	15,133,000
19	IB	San Luis Obispo	Center for Science	*66*	W	2,707,000	W	2,707,000	W	2,707,000
20	II	San Marcos	Social and Behavioral Sciences Building	*644*	WC	53,688,000	WC	53,688,000	WC	53,688,000
21	IA	Channel Islands	Entrance Road	*N/A*	PW	1,390,000	PW	1,390,000 (c)	PW	1,390,000
~~22~~	IB	Channel Islands	Nursing Renovation	*9*	PWCE	1,216,000		0 (d)		0
~~23~~	IB	Dominguez Hills	Nursing Renovation	*21*	PWCE	1,605,000		0 (d)		0
~~24~~	IB	East Bay	Nursing Renovation/Contra Costa	*-79*	PWCE	698,000		0 (d)		0
~~25~~	IB	Fresno	Nursing Renovation	*32*	PWCE	1,215,000		0 (d)		0
~~26~~	IB	Fullerton	Nursing Renovation	*37*	PWCE	1,688,000		0 (d)		0
~~27~~	IB	Humboldt	Nursing Renovation	*3*	PWCE	1,108,000		0 (d)		0
~~28~~	IB	Long Beach	Nursing Addition	*27*	PWCE	2,312,000		0 (d)		0
~~29~~	IB	San Bernardino	Nursing Renovation	*11*	PWCE	1,321,000		0 (d)		0
~~30~~	IB	San Francisco	Nursing Renovation	*15*	PWCE	1,459,000		0 (d)		0
~~31~~	IB	San Marcos	Nursing Renovation	*25*	PWCE	1,704,000		0 (d)		0
22	IB	Systemwide	Nursing Facility Improvements				PWCE	14,326,000 (d)	PWCE	14,326,000
~~32~~ 23	II	Pomona	College of Business Administration	*2,453*	WC	31,429,000	WC	31,429,000	WC	31,429,000
~~33~~ 24	II	Channel Islands	Classroom/Faculty Office Reno./Add.	*1,050*	PW	1,989,000	PW	1,989,000	PW	1,989,000
~~34~~ 25	IB	Stanislaus	Science I Renovation (Seismic)	*422*	PW	1,049,000	PW	1,049,000	PW	1,049,000
~~35~~ 26	IB	Bakersfield	Art Center and Satellite Plant	*177*	P	387,000	P	387,000	P	387,000
~~36~~ 27	IB	San Diego	Storm/Nasatir Halls Renovation	*-2,196*	PW	2,552,000	PW	2,552,000	PW	2,552,000
			Totals	***3,566***		**$391,822,000**		**$396,047,000**		**$396,047,000**

Notes: **Governor's Budget**

(a) Funded by Higher Education Capital Outlay Bond Fund of 1998.
(b) Amount increased due to revised appraisal.
(c) Design funds are contingent upon the completion of the land purchase for entrance road construction.
(d) Nursing Facility Improvements projects combined for lump sum funding.

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

Certify the Final Environmental Impact Report (FEIR) and Approve the Campus Master Plan Revision and Amendment to the 2006-2007 Non-State Capital Outlay Program for Campus Pointe at California State University, Fresno

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 the California State University, Fresno:

- Certify the Final Environmental Impact Report (FEIR)
- Approval of the Proposed Campus Master Plan Revision for Campus Pointe, a mixed use development project, dated March 2007
- Approval of an Amendment to the 2006/2007 Non-state Capital Outlay Program

Attachment "A" is the proposed campus master plan. Attachment "B" is the existing campus master plan approved by the Board of Trustees in November 1999.

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.fresnostatenews.com/2006/10/campuspointeeirpdf.htm. The FEIR concluded that the project would result in significant and unavoidable impacts on prime farmland, air quality, traffic, and noise. Traffic impacts can be mitigated to less than significant levels with implementation of identified mitigation measures. However, because certain specific traffic mitigation measures are under the authority and jurisdiction of the cities of Clovis and Fresno, and cannot be guaranteed to be implemented, the traffic impacts are considered remaining and unavoidable. All other areas can be mitigated to a less than a significant level with mitigation measures identified in the FEIR.

Potential Contested Issues

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

1. **Educational Benefit:** The cities of Fresno and Clovis and community members question the educational benefit of the Campus Pointe project and its role in support of the university educational mission.
***CSU Response*:** The land uses proposed for Campus Pointe will provide a range of services that will enhance the academic mission of the university. The availability of affordable rental housing on campus for faculty, staff, and students could support and improve campus recruiting efforts. The ground lease revenue generated by this project will support the repayment of the Save Mart Center bonds. The development will also provide important strategic partnerships for various academic programs including research and farm laboratory initiatives noted for the College of Agricultural Sciences and Technology.

2. **Entitlement Process/General Plan:** The city of Fresno maintains that, because Campus Pointe has limited educational benefit and is primarily a private commercial development, that a general plan amendment to designate this site as commercial use is required and the city should have permit authority over the project.
***CSU Response*:** Although ground-leased to a private development team, the land uses proposed for Campus Pointe resulted from numerous meetings held with members of the campus community in order to identify land uses that would assist, enhance, and complement the university's academic programs and needs. The trustees of the California State University have full power and responsibility for the development of the campus under the Education Code section 66606. The university is required to follow policies and procedures set forth by the trustees of the CSU for design and construction activities. A Memoranda of Understanding (MOU) being negotiated with the city of Fresno will set forth the sales taxes, possessory interest taxes, and utility infrastructure that will benefit the city from the project.

3. **Off-site Mitigation Responsibility:** Both the cities of Fresno and Clovis question the adequacy of the Campus Pointe project commitment to mitigation responsibility for off-site impacts.
CSU Response: As stated in the Draft EIR, pursuant to the recent State Supreme Court decision (city of Marina v Board of Trustees of the California State University), the CSU and the university acknowledge responsibility to negotiate with local agencies in order to determine the amount of a voluntary mitigation payment (process subject to Chapter 13.7 of Government Code Section 67685 and G.C. 54999) that would fund the university's fair share of the off-site improvements required to mitigate or avoid the environmental effects of this project. The developer has estimated $11.3 million in infrastructure costs and mitigation measures that will

serve the project of which approximately one-half the cost will fund off-site infrastructure for the city of Fresno that will be performed by the developer to improve utilities or roadways that are not on CSU property. In addition the campus secured State Traffic Congestion Relief Program funding of $4.8 million for off-campus roadway improvements. The university is negotiating an MOU with the city of Fresno and has met with the city of Clovis on the proposed project.

4. **Traffic:** The cities of Fresno and Clovis and community members expressed concern with parking and traffic impacts. After the close of the public comment period, the city of Fresno requested $808,031 in fees be paid by the university based on a new traffic assessment for regional street impacts. The city of Clovis asked for widening of Barstow Avenue after the close of the public comment period.
***CSU Response*:** The campus master plan is currently being updated to provide sufficient parking to accommodate all campus parking needs including the replacement of approximately 900 overflow event parking spaces for the Save Mart Center that will be displaced by the Campus Pointe project. The Save Mart Center overflow parking will be directed to existing parking through an updated campus parking plan to be developed as part of the future revised master plan. The Campus Pointe site plan has been designed to provide on-site parking for all proposed uses within the development. The university and its auxiliary may wish to discuss the public services impact fees with the city and may agree to a voluntary payment to further reduce existing impacts, subject to negotiation and analysis that will justify said payments.

5. **Physical Blight:** The city of Clovis expressed concern that the Campus Pointe project could lead to failed businesses and physical blight within their community.
***CSU Response*:** Campus Pointe will be a positive economic influence on businesses in Clovis, particularly those on Shaw Avenue east of the campus. Over the years, this corridor has experienced mixed economic performance due to vacant properties, obsolete buildings, and competition from big-box retail uses and new shopping centers approved by the city of Clovis. Campus Pointe will provide new employment opportunities for students and will generate significant sales tax, hotel tax, and possessory use tax to the Fresno community. The Save Mart Center is a successful event venue and has increased the traffic and visibility for many of the businesses along Shaw Avenue since its opening three years ago.

6. **Public Services:** After the close of the public comment period for the Draft EIR, the city of Fresno requested fees be paid by the university for public services impacts and mitigation that have been found to be *less than significant*, as follows:

a. Police Impact	$ 515,877
b. Fire Impact	$ 322,785
c. Park Facilities Impact	$1,492,560
Total	**$2,331,222**

CSU Response: These public services impacts associated with the project were evaluated and found not to be significant in the Final EIR, based on responses of the city of Fresno Fire Department, and the city of Fresno Planning Department. Since these potential impacts have been found to be less than significant in the EIR analysis, there would be no mitigation required, and therefore no fair share mitigation cost need be determined under the "Marina" decision. The university and its auxiliary may wish to discuss these public services impact fees with the city and may agree to a voluntary payment to further reduce existing impacts, subject to negotiation and analysis that will justify said payments.

Background

In 1995, the university decided to evaluate the opportunity to develop a 69-acre parcel of university land located at Bullard and Willow Avenues that had not been under agricultural production. This effort led to the recommendation that the university's Shaw Avenue frontage land was more marketable and valuable due to greater vehicular traffic and visibility along Shaw Avenue. In 1999, upon determining the site for the future Save Mart Center, the university decided to develop a 45-acre parcel of university land east of the Save Mart Center due to its Shaw Avenue frontage location, proximity to the Save Mart Center, and adjacency to a freeway interchange. In addition, debt service for development of the Save Mart Center required a commitment to an additional source of revenue to amortize the project cost of the arena. The ground lease revenue generated by this development was included in the approved financing plan for the Save Mart Center, which was approved by the Board of Trustees in March 2001.

In August 2002, a Request for Qualifications (RFQ) for selection of a master developer was issued. Through that process, the development team of Kashian Enterprises (Developer) was selected. In May 2003, the CSU Board of Trustees approved the concept of a public-private partnership for a mixed-use commercial development at California State University, Fresno and authorized the chancellor and the university to enter into negotiations to develop a final plan for the public/private partnership. The land has been leased to the California State University, Fresno Association, Inc. who has entered into a sub-lease with the Developer. The proposed development of this parcel will be designed to be architecturally compatible with the Save Mart Center and consistent with campus master planning requirements. In November 2005, the Board of Trustees authorized the execution of agreements necessary to implement the plan for this project.

Proposed Revisions

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

Hexagon 1: Multi-Family Housing (#400). This project will construct 478,000 square feet of multi-family rental housing, which consists of 360 units of standard/workforce housing on 12 acres.

Hexagon 2: Senior Housing (#401). This project will construct 200,000 square feet of senior housing, which consists of 180 units on approximately 4 acres.

Hexagon 3: Hotel (#402). This project will construct 120,000 square feet into a 200-room hotel with 10,000 square feet of meeting room space on approximately 7 acres.

Hexagon 4: Retail (#403). This project will construct 230,000 square feet of retail and office space in addition to a 55,000 square foot, 14-screen, 2,700-seat megaplex on approximately 22 acres.

Hexagon 5: Classroom/Office Building (#160). This project will construct 320,000 square feet of classroom space and offices to accommodate future enrollment growth.

Campus Pointe consists of four main components (hexagons 1-4) which will be built in individual phases. While hexagon 5 is not on the 45-acre Campus Pointe, it is intended to provide an academic link between the main campus and Campus Pointe. The 45-acre parcel is currently part of the university's farm laboratory and has most recently been used, in part, for overflow parking for capacity events at the Save Mart Center.

Fiscal Impact

In 2004, the university had a $507 million impact on the regional economy and supported 6,630 full time jobs. Campus Pointe will contribute to the local tax base (sales tax, hotel tax, business tax, and possessory use tax). It is estimated that this project could generate $1.5 million-$2.0 million per year for Fresno County depending upon county criteria and calculations. This project will also provide numerous employment opportunities for Fresno State students at a location that is within walking distance to where they live and take classes.

The project will be entirely financed by the Developer, who will have sole responsibility for the debt service. No state or trustee financing will be required and the debt will not be reflected on the CSU's financial statements. The Developer will fund costs associated with the environmental and entitlement processes. The estimated cost to develop this parcel is approximately $167 million. The Developer will manage and sub-lease the project to various tenants. The ground lease revenue generated by this development will provide financial support for the College of Agricultural Sciences and Technology for the renewal of university laboratory facilities. The ground lease is unsubordinated, meaning all improvements revert back to the CSU at the

conclusion of the ground lease term. An independent appraisal for this parcel was completed in January 2005. The appraised value of the property (in its current unimproved condition) is $11,690,000. In comparison, the net present value of annual ground rent payments over the 90-year ground lease is $21,284,000.

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 master plan revision is evaluated at the program level. The university has developed the project-specific analysis to address environmental impacts of the mixed-use, Campus Pointe development project.

The Draft EIR was filed with the State Clearinghouse and published for public review and comment on September 15, 2006. The 45-day public review period was completed on October 30, 2006. The Board of Trustees is the lead agency for the project and is required to consider the FEIR in the board's review and actions on this project. A copy of the FEIR will be available at the meeting.

The FEIR Table 1, "Summary of Impacts and Mitigation Measures" lists all environmental impacts, the level of impact before mitigation, proposed mitigation measures, and level of impact after mitigation. The FEIR concluded that the project will result in significant and unavoidable impacts on loss of prime farmland, air quality, traffic and noise. The project's impacts on traffic were found to be significant, but can be mitigated to less than significant levels with mitigation measures identified in the Draft EIR. However, a significant portion of the mitigation measures necessary to reduce impacts to less than significant are the responsibility of and under the authority of the cities of Fresno and Clovis, particularly with respect to existing conditions. In addition, certain traffic improvements will likely require dedication of university property. However, the university and its auxiliary have not entered into binding agreements that will recognize the university contribution and make the mitigation measures enforceable as conditions of approval by the board as is its responsibility and authority as Lead Agency under CEQA. The board therefore cannot guarantee that certain mitigation measures that are the sole responsibility of the respective cities will be timely implemented. Therefore, certain impacts upon traffic may remain significant and unavoidable if not implemented, even though the Final EIR identified appropriate and feasible mitigations.

Issues Identified Through Public Participation

A Notice of Preparation (NOP) of the Draft Environmental Impact Report (Draft EIR) was mailed to state and local agencies and comments were received between December 22, 2005 and January 24, 2006. The campus held a public scoping meeting on January 12, 2006 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 the required state and local agencies 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 Draft EIR: Aesthetics, Air Quality, Biotic Resources, Cultural Resources, Drainage, Land Use and Planning, Noise, Public Facilities and Services, and Traffic and Circulation.

The Draft EIR was released for public and agency review on September 15, 2006. Copies of the Draft EIR document and technical appendices were made available at the campus library, the facilities management office, each college/school dean's office, and on the campus news website (*http://www.fresnostatenews.com/2006/10/campuspointeeirpdf.htm*). The campus held a public meeting on October 12, 2006 to receive comments on the Draft EIR. The meeting was announced in the Notice of Availability which was included with each copy of the Draft EIR and was advertised in the Fresno Bee which has an approximate circulation of 150,000 readers. The public review period ended on October 30, 2006. The comments received included eleven from public agencies, and three from private citizens and organizations.

The following is a summary of the major comments and responses.

1. Educational Benefit: The cities of Fresno and Clovis and community members question the educational benefit of the Campus Pointe project and its role in the university educational mission.
CSU Response: In December 2006, the university received the classification as an "engaged" university by the Carnegie Foundation. This classification recognizes exemplary institutional practices of community engagement demonstrated by collaboration between higher education institutions and their larger communities for the mutually beneficial exchange of knowledge and resources in a context of partnership and reciprocity. As such, the land uses being included on Campus Pointe will provide a range of services that will enhance the academic and social climate for the university and is consistent with the criteria for an engaged university. Fresno State has traditionally been a commuter campus and the addition of a commercial/residential district will greatly enhance the sense of campus community and potentially support recruitment of new faculty.

- Senior Housing: Space will be provided for the university's proposed future gerontology program within the facility which will facilitate the implementation of student internships, research, and programming. This facility will support clientele already participating in the university's OSHER Life Long Learning Institute (400 members) which is dedicated to offering learning opportunities for those who are 50 years or older. These residents will have access to university cultural, sporting, and entertainment events and they provide a core of experienced experts to teach and mentor students which will help to further diversify the campus community.

- Multi-Family Housing: The availability of multi-family rental housing could benefit campus employees that would like to live a short walking distance to their work with retail services available. The units can accommodate 1,000 residents in a mixture of campus employees, students and the public. This will be one of the first new, multi-family housing projects where 20 percent of the units will be available to those who meet HUD income affordability standards.

- Hotel and Meeting Rooms for Executive and Academic Training and Conferences: Having a hotel on campus will improve the ability of the university to host and attract major executive and academic conferences which will strengthen the Lyles Center for Innovation and Entrepreneurship, the Craig School of Business, the International Center for Water Technology, the Central Valley Health Policy Institute and many other university centers and institutes. The hotel site is adjacent to a freeway interchange close to downtown Fresno's Convention Center helping make the entire community more attractive to convention planners. The university has a need for short-term housing accommodations for international visiting scholars that are within walking distance to campus and close to other services. A hotel will afford the university an opportunity to develop new certificate programs in the areas of Hotel Management, Hospitality and Tourism, Culinary Arts Services, Landscaping and Maintenance, Industry Enhancement and Conference Planning. A group of faculty from Recreation Administration, Business, and Food Sciences are meeting to develop the curriculum for the academic programs and the campus is hiring new faculty with such expertise.

- Retail/Theatre: Retail space is a minor element of the entire development (approximately 16 percent of entire development). Retail tenants will include services for those who live and work around the campus and Campus Pointe (i.e., drug store, grocery, bank, dry cleaning, restaurants, etc.). The theatre operator, Maya Cinemas, will offer first-run films, specialty and Spanish language films, in addition to making the facility available to the university for instruction, conferences, and meetings.

2. Entitlement Process/General Plan**:** The city of Fresno maintains that, because Campus Pointe has limited educational benefit and is primarily a private commercial development, that a general plan amendment to designate this site as commercial use is required and the city should have permit authority over the project.
CSU Response: Although ground-leased to a private development team, the land uses proposed resulted from numerous meetings held with members of the campus community to identify uses that would assist, enhance and compliment the university's academic programs and needs. The trustees of the California State University have full power and responsibility for the development of the campus under the Education Code section 66606. The university is required to follow policies and procedures set forth by the trustees of the CSU for design and construction activities. As a result, the current designation on the city's general plan is still applicable and does not require a General Plan Amendment. Analysis of the *2025 Fresno General Plan* indicates that Campus Pointe conforms to the goals and policies of the plan in the following ways: the university is designated as a major activity center; the plan supports and encourages mixed-use; and the project provides infill development within established areas of the community.

In order to address the city of Fresno's concerns, the university and the development team are developing a Memorandum of Understanding with the city of Fresno that will address utility issues such as municipal water and sewer services, fire protection, and the project's pro-rata fair share of off-site roadway and intersection improvements. The campus also met with the city of Clovis to discuss the proposed project.

3. Off-site Mitigation Responsibility: Both the cities of Fresno and Clovis question the adequacy of the Campus Pointe project commitment to mitigate off-site impacts; i.e., that the university has a greater responsibility than presently acknowledged.
CSU Response: As stated in the Draft EIR, pursuant to the recent State Supreme Court decision (city of Marina v Board of Trustees of the California State University), the CSU and the university acknowledge responsibility to negotiate with local agencies in order to determine the amount of a voluntary mitigation payment (process subject to Chapter 13.7 of Government Code Section 67685) that would fund the university's fair share of the off-site improvements required to mitigate or avoid the environmental effects of this project. It is anticipated the developer will perform $11.3 million in infrastructure improvements and mitigation measures that will serve the project of which approximately one-half of the cost will fund off-site infrastructure for the city of Fresno.

4. Traffic: The cities of Fresno and Clovis and community members expressed concern with parking and traffic impacts; and the degree of mitigation costs that the university will commit to fund. After the close of the public comment period, the city of Fresno requested $808,031 in fees

be paid by the university based on a new traffic assessment for regional street impacts. The city of Clovis asked for widening of Barstow Avenue after the close of the public comment period.
CSU Response: The campus master plan is currently being updated to provide sufficient parking to accommodate all campus parking needs including the replacement of approximately 900 overflow event parking spaces that will be displaced by the Campus Pointe project. The overflow parking will be assigned to existing lots on the campus proper. The Campus Pointe site plan has been designed to provide on-site parking for all proposed uses.

The Campus Pointe site plan has been designed to be integrated and complimentary to the campus master plan. The location of the project, as well as the range of mixed uses, will promote pedestrian, bicycle, and transit opportunities that will reduce traffic on adjacent roadways. Potentially significant traffic impacts will result at off-site intersections, but recommended mitigation made by the developer/auxiliary, cities of Clovis and Fresno will reduce those impacts to a less than significant level. As stated above, the university acknowledges responsibility to negotiate with local agencies in order to determine the amount of a voluntary mitigation payment that would fund the university's fair share of any required off-site improvements.

Parking for Campus Pointe land uses will be accommodated on-site. The future campus master plan will include additional parking for both university and Save Mart Center events based on time of day utilization study conducted by Omni Means, the university's traffic engineer. The Campus Pointe site will be designed with pedestrian and bicycle access that connects to the campus academic core. In addition, the university is currently implementing a looped campus shuttle system that will include Campus Pointe. Mitigation measures for special event traffic will be implemented consistent with an updated Save Mart Center and campuswide Traffic Management Plan.

Intersections that were studied as part of the traffic study were determined by the university's consulting traffic engineer. Based upon the select zone analysis conducted by the County of Fresno Council of Governments (COFCG) traffic model, various intersections and roadways were studied and analyzed for possible impacts to level of service (LOS). Not all of the same intersections studied for Save Mart Center EIR were studied for Campus Pointe as the Save Mart Center had different trip generation, trip distribution, and trip assignment patterns. Cumulative impacts were analyzed based upon the land use projections identified in the COFCG traffic model. The COFCG traffic model assumes a higher density of development for the campus versus the current campus master plan. The university is in the process of updating its campus master plan and no other public/private development is planned that will impact or reduce agricultural land. The university and its auxiliary may wish to discuss the public services impact fees with the city and may agree to a voluntary payment to further reduce existing impacts, subject to negotiation and analysis that will justify said payments.

5. Physical Blight: The city of Clovis expressed concern that the Campus Pointe project could lead to failed businesses and physical blight within their community.
CSU Response: At this time, no specific retail tenants have been identified except for Maya Cinemas. Campus Pointe will be a positive economic influence on businesses in Clovis, particularly those on Shaw Avenue east of the campus. Over the years, this corridor has experienced mixed economic performance due to vacant properties, obsolete buildings, and competition from big-box retail uses and new shopping centers approved by the city of Clovis.

Campus Pointe will provide new employment opportunities for students and will generate significant sales tax, hotel tax, and possessory use tax to the Fresno/Clovis community. The Save Mart Center is a successful event venue and has increased the traffic and visibility for many of the businesses along Shaw Avenue. Campus Pointe is expected to provide another anchor which will contribute to, rather than detract from, the overall economic revitalization of the city of Clovis businesses located along Shaw Avenue.

Campus Pointe is being developed on a market rate basis and there are no financial incentives offered by the university or their auxiliary to the private developer for the 55-year ground sub-lease between the auxiliary and the Developer (with an option for a 35-year extension). There are no direct financial subsidies being offered or agreed to with the developer thus not creating any unfair competition. The Developer is paying all costs associated with the development of this project. There is no documentation to support the view that the project will bring about a significant blight impact on Clovis businesses. Retail vacancies currently exist along Shaw Avenue and there is evidence of existing facility deterioration. The Save Mart Center has had a positive economic impact on Shaw Avenue businesses (i.e. restaurants and other retailers). The West Shaw Avenue corridor in Clovis is an area of transition in which vacancies occur in existing uses typically followed by an adaptive reuse of buildings. Certainly this area of the city is not in urban decay nor is it likely to be significantly impacted by the modest percentage of retail land uses being planned for Campus Pointe. Moreover, this area of Clovis has survived economically despite past and recent approvals by the city of a number of significantly larger commercial projects.

6. Public Services: After the close of the public comment period for the Draft EIR, the city of Fresno requested fees be paid by the university for public services impacts and mitigation that have been found to be *less than significant*, as follows:

a. Police Impact	$ 515,877
b. Fire Impact	$ 322,785
c. Park Facilities Impact	$1,492,560
Total	**$2,331,222**

CSU Response: These public services impacts associated with the project were evaluated and found not to be significant in the Final EIR, based on responses of the city of Fresno Fire Department, and the city of Fresno Planning Department. Since these potential impacts have been found to be less than significant in the EIR analysis, there would be no mitigation required, and therefore no fair share mitigation cost need be determined under the "Marina" decision. The university and its auxiliary may wish to discuss these public services impact fees with the city and may agree to a voluntary payment to further reduce existing impacts, subject to negotiation and analysis that will justify said payments.

Alternatives

The FEIR evaluated three alternatives in accordance with the CEQA Guidelines:

No Project. With the No Project alternative, the campus master plan would continue agricultural use on the site and provide overflow parking. The No Project alternative would eliminate potentially adverse impacts compared to the project. The No Project alternative, however, does not meet the primary objectives of the project which is the development of the project site with a planned retail, lodging, office, and residential development.

Reduced Intensity. The Reduced Intensity Alternative would eliminate the 230,000 square feet of retail proposed for the site and reduce land use, traffic, and air quality impacts. The Reduced Intensity Alternative, however, would not achieve the developer's project objectives as it removes the retail portion of the project, one of the primary mixed-use components of the project. The cost to provide required infrastructure will remain high even though the project would be reduced in scope.

Altered Site Plan. Under this alternative, the senior housing and apartments, now shown on the site adjacent to the west-bound off ramp of State Route 168, would be moved to the northern portion of the site adjacent to Chestnut and the retail component of the project. Moving these residential buildings to the rear of the site addresses potentially significant project impacts identified for project noise and aesthetics. The altered site plan would reduce noise impacts to proposed residential units and improve aesthetics by removing a sound wall along the State Route 168 off-ramp.

The Reduced Intensity Alternative reduces overall environmental impacts compared to the proposed project. This alternative is deemed infeasible, however, because, by eliminating the retail portion, the objectives of the proposed project are not fully met. The altered site plan also does not fully meet the objective of the proposed project. Moving the residential units north on the site would shift the retail portion towards Shaw Avenue, reducing the pedestrian linkages with the balance of the university.

Amend the 2006/2007 Non-State Funded Capital Outlay Program

California State University, Fresno wishes to amend the 2006/2007 non-state funded capital outlay program to include the Campus Pointe project. The Campus Pointe project is a mixed-use, public/private development project on 45 acres that will include the following components:

Project Component	Number of Units	Square Feet	Cost
Multi-family Housing	360 units	478,000	$50,603,000
Senior Housing	180 units	200,000	$24,804,000
Hotel/Conference	200 rooms	120,000	$34,927,000
Retail/Commercial		230,000	$57,305,000
Total	**740 units-rooms**	**1,028,000**	**$167,639,000**

The retail/commercial component includes a 14-screen theatre complex. Parking for approximately 2,805 vehicles is proposed in the development project. The project is being funded by a third-party master developer, Kashian Enterprises, Inc.

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, Fresno, March 2007 Master Plan Revision and Campus Pointe 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 and Campus Pointe project, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.

2. The Final EIR addresses the proposed Master Plan Revision and Campus Pointe project, and all discretionary actions relating to the project, as identified in the Project Description, Section 1.0 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 (4) of the March 13-14, 2007 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 loss of prime farmland.

6. The board has identified traffic related potential significant impacts and related mitigation measures, some of which require CSU land dedication to implement, hereby adopted and incorporated by reference, that if fully and timely implemented will reduce the identified traffic impacts to less than significant. A significant portion of the mitigation measures necessary to reduce impacts to less than significant are the responsibility of and under the authority of the cities of Fresno and Clovis, particularly with respect to existing conditions. However, the university and its auxiliary have not entered into binding agreements that will make the mitigation measures enforceable as conditions of approval by the board as is its responsibility and authority as Lead Agency under CEQA. These agreements would also acknowledge the value of university agricultural property that will be required for implementation of certain specific intersection improvements. The board therefore cannot guarantee that certain mitigation measures that are the sole responsibility of the respective cities will be timely implemented. The board therefore finds that certain impacts upon traffic may remain significant and unavoidable if mitigation measures are not implemented, and therefore adopts Findings of Fact that include specific Overriding Considerations that outweigh the remaining, potential, unavoidable significant impacts with respect to traffic conditions on streets and intersections not under the authority and responsibility of the board.

7. The city of Fresno has requested fees be paid by the university for mitigation of public services impacts in the areas of police, fire, and parks and recreation. These have been found to be *less than significant*, based on the analysis in the Final EIR. Since these potential impacts have been found to be less than significant, there is no mitigation required, and therefore no fair share mitigation cost need be determined under the "Marina" decision.

8. The board recognizes that the agreements between the university, its auxiliary, and the cities of Clovis and Fresno, are required to ensure the implementation of certain specific mitigation measures with respect to traffic that will reduce impacts to less than significant, as well as other conditions of approval that are yet to be negotiated to satisfactory resolution between the parties. The board therefore delegates to the chancellor authority to review and approve the final appropriate agreements that may be negotiated between the parties, and based on his approval, to authorize the Campus Pointe of negotiated agreements between the parties with respect to payment for off-site mitigation as a result of the Marina court decision. The chancellor will report to the board the result of negotiated agreements between the parties with respect to payment for off-site mitigation as a result of the Marina court decision.

9. 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, Fresno, March 2007 Master Plan Revision and Campus Pointe project;
    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.

10. 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, Fresno, Facilities Planning, Design and Construction, (2351 East Barstow, Fresno, California 93740), and the offices of the CSU Fresno Foundation, (2771 East Shaw Avenue, Fresno, California 93710).

11. The board hereby certifies the Final EIR for the California State University, Fresno 2007 Master Plan Revision and Campus Pointe project, dated March 2007 as complete and in compliance with CEQA.

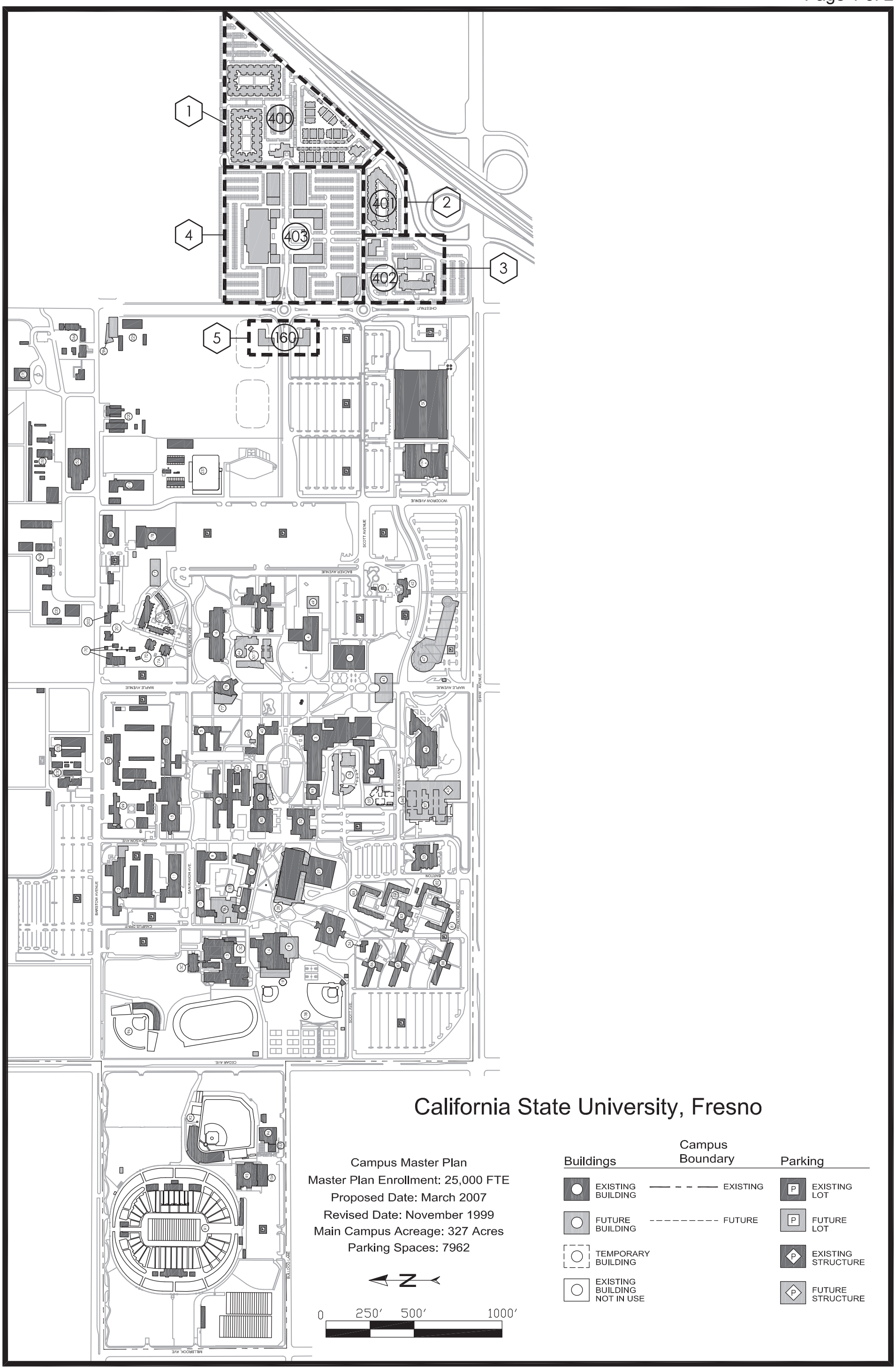
12. The mitigation measures identified in the Mitigation Monitoring and Reporting Plan are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item (4) of the March 13-14, 2007 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).

13. The project will benefit the California State University.

14. The California State University, Fresno Master Plan Revision dated March 2007 is approved, incorporating the Campus Pointe project.

15. The 2006-07 non-state funded capital outlay program is amended to include $167,639,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Fresno, Campus Pointe project.

16. 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.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WOODROW AVENUE
SCOTT AVENUE
BACKER AVENUE
SAN RAMON AVE
MAPLE AVENUE
SHAW AVENUE
KEATS AVENUE
BARTON
JACKSON AVE
BARSTOW AVENUE
CAMPUS DRIVE
CEDAR AVE
BULLDOG LANE
MILLBROOK AVE
California State University, Fresno
Campus Master Plan
Master Plan Enrollment: 25,000 FTE
Proposed Date: March 2007
Revised Date: November 1999
Main Campus Acreage: 327 Acres
Parking Spaces: 7962
N
0
250′
500′
1000′
Buildings
EXISTING BUILDING
FUTURE BUILDING
TEMPORARY BUILDING
EXISTING BUILDING NOT IN USE
Campus Boundary
EXISTING
FUTURE
Parking
EXISTING LOT
FUTURE LOT
EXISTING STRUCTURE
FUTURE STRUCTURE

CALIFORNIA STATE UNIVERSITY, FRESNO

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: February 1964
Master Plan Changes by the Board of Trustees: November 1966, January 1967, June 1968, May 1970, September 1970, January 1973, January 1975, January 1982, November 1982, May 1984, July 1988, September 1989, March 1990, September 1994, November 1999, March 2007.

1	Joyal Administration
2	Music
3	Speech Arts
4	Conley Arts
5	Agriculture
6	McLane Hall
7	Psychology / Human Services
8	Family and Food Services
9	Mckee Fisk
10	Social Science
11	Engineering West
12	Groose Industrial Technology
13	North Gymnasium
13B	Spalding Wathen Tennis Center
13C	North Gymnasium Addition
13D	North Gymnasium Annex
14	South Gymnasium
15	Engineering East
16	Science
17	*Sciences & Applied Research*
17A	Downing Planetarium
17B	Crime Lab
17C	Science II
17D	Downing Planetarium Museum
19	*Physical Education Addition*
23	Agriculture Mechanics
27	Henry Madden Library
28	*Library Addition*
30T	Temporary Lab School
31	Kennel Bookstore
32	University Center
33	Health Center
34	Home Management
35	Residence Dining
38	*Bookstore / Food Science*
40	Thomas Administration
40A	*Thomas Administration Addition*
41	*Administration*
42	Smittcamp Alumni House
43	*Parking Structure*
44	*Classroom*
46	Kremen School of Education & Human Development
47	*Humanities / Auditorium*
49	*Graphic Arts*
50	Peters Business
54	McLane Hall Addition
56	*Social Science Addition*
77	*Satellite Student Union Addition*
78	Satellite Student Union
80	University Student Union
81	Sequoia / Cedar Hall
82	Birch Hall
83	The Lodge
84	Sycamore Hall
85	Aspen / Ponderosa Hall
86	Baker Hall
87	Graves Hall
88	Homan Hall
90	Shipping / Receiving / Print Shop
91	Football Stadium
92	Baseball Stadium
93	Duncan Athletic Facility
93A	Duncan Athletic Facility Expansion
94	Strength and Conditioning Center
94A	Strength and Conditioning Center Expansion
95	Keats Campus
96	Softball Stadium
99	Corporation Yard
133T	Education Annex
134	*University High School*
134T	University High School
135T	University High School
150	Save Mart Center
150A	Student Recreation Center
160.	*University Classroom/Office Building*
170	Greenhouses
180	Meteorology

Farm Buildings

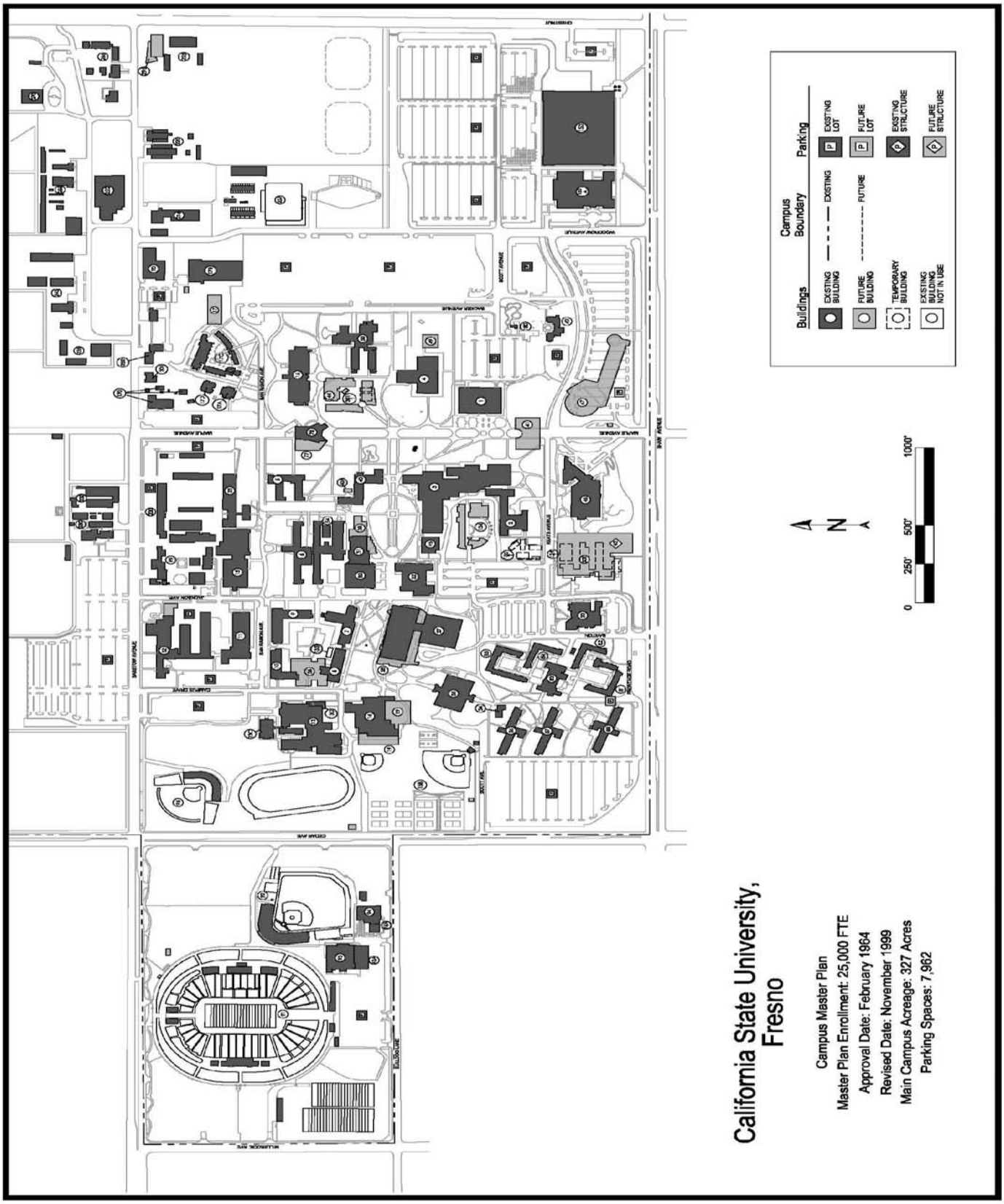
200-295	Farm Buildings
296	*International Center for Water Technology*
300	President's Residence
301T	Peters Temporary Building

Campus Pointe

400	*Campus Pointe Multi- Family Housing*
401	*Campus Pointe Senior Housing*
402	*Campus Pointe Hotel*
403	*Campus Pointe Retail*

Legend

Existing Facility/*Proposed Facility*


California State University,
Fresno
Campus Master Plan
Master Plan Enrollment: 25,000 FTE
Approval Date: February 1964
Revised Date: November 1999
Main Campus Acreage: 327 Acres
Parking Spaces: 7,962
Buildings
EXISTING BUILDING
FUTURE BUILDING
TEMPORARY BUILDING
EXISTING BUILDING NOT IN USE
Campus Boundary
EXISTING
FUTURE
Parking
EXISTING LOT
FUTURE LOT
EXISTING STRUCTURE
FUTURE STRUCTURE
N
0
250'
500'
1000'

CALIFORNIA STATE UNIVERSITY, FRESNO

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: February 1964
Master Plan Changes by the Board of Trustees: November 1966, January 1967, June 1968, May 1970, September 1970, January 1973, January 1975, January 1982, November 1982, May 1984, July 1988, September 1989, March 1990, September 1994, November 1999.

1	Joyal Administration
2	Music
3	Speech Arts
4	Conley Arts
5	Agriculture
6	McLane Hall
7	Psychology / Human Services
8	Family and Food Services
9	Mckee Fisk
10	Social Science
11	Engineering West
12	Groose Industrial Technology
13	North Gymnasium
13B	Spalding Wathen Tennis Center
13C	North Gymnasium Addition
13D	North Gymnasium Annex
14	South Gymnasium
15	Engineering East
16	Science
17	*Sciences & Applied Research*
17A	Downing Planetarium
17B	Crime Lab
17C	Science II
17D	Downing Planetarium Museum
19	*Physical Education Addition*
23	Agriculture Mechanics
27	Henry Madden Library
28	*Library Addition*
30T	Temporary Lab School
31	Kennel Bookstore
32	University Center
33	Health Center
34	Home Management
35	Residence Dining
38	*Bookstore / Food Science*
40	Thomas Administration
40A	*Thomas Administration Addition*
41	*Administration*
42	Smittcamp Alumni House
43	*Parking Structure*
44	*Classroom*
46	Kremen School of Education & Human Development
47	*Humanities / Auditorium*
49	*Graphic Arts*
50	Peters Business
54	McLane Hall Addition
56	*Social Science Addition*
77	*Satellite Student Union Addition*
78	Satellite Student Union
80	University Student Union
81	Sequoia / Cedar Hall
82	Birch Hall
83	The Lodge
84	Sycamore Hall
85	Aspen / Ponderosa Hall
86	Baker Hall
87	Graves Hall
88	Homan Hall
90	Shipping / Receiving / Print Shop
91	Football Stadium
92	Baseball Stadium
93	Duncan Athletic Facility
93A	Duncan Athletic Facility Expansion
94	Strength and Conditioning Center
94A	Strength and Conditioning Center Expansion
95	Keats Campus
96	Softball Stadium
99	Corporation Yard
133T	Education Annex
134	*University High School*
134T	University High School
135T	University High School
150	Save Mart Center
150A	Student Recreation Center
170	Greenhouses
180	Meteorology

Farm Buildings

200-295	Farm Buildings
296	*International Center for Water Technology*
300	President's Residence
301T	Peters Temporary Building

Legend

Existing Facility/*Proposed Facility*

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approve the Campus Master Plan Revision and Amendment of the 2006-2007 Non-State Capital Outlay Program for the Property Acquisition of Lots 1, 2, 5 and 6 of Park Merced for San Francisco State University

Presentation By

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

Summary

This item requests the following actions by the Board of Trustees for San Francisco University:

- Approval of a campus master plan revision
- Approval of an amendment to the 2006/07 non-state capital outlay program

The proposed master plan revision identifies four blocks of residential property (7.61 acres) along the southern edge of the present campus boundary. The proposed master plan revision maintains a ceiling of 20,000 full-time equivalent students. Attachment A is the proposed campus master plan dated March 2007. Attachment B is the existing campus master plan dated May 2006.

Background

This proposed master plan revision would allow for the acquisition of the property immediately south of the campus along Holloway Avenue. The Villas at Park Merced consists of 180 garden apartment units in eight buildings located on 7.61 acres. This master plan revision will extend the campus boundary to the south and southwest to encompass Lots 1, 2, 5 and 6 of Park Merced. Upon acquisition, the use of the property for housing will remain unchanged and current occupants of the apartments will not be displaced. However, as units are vacated they will be offered to upper division undergraduate, graduate, and married students, who typically find it difficult to secure apartments in the Bay Area's extremely competitive housing market. The property is currently owned by the San Francisco State University Foundation.

Fiscal Impact

The proposed master plan revision would allow for a real property acquisition to be funded through the CSU Systemwide Revenue Bond program for approximately $36.4 million. The Committee on Finance will be presenting an agenda item to approve project financing at this board meeting.

Proposed Revision

The key proposal of the master plan revision is shown on Attachment A:

Hexagon 1: The property is 7.61 acres, developed with 180 apartment units in eight buildings.

Amend the 2006/07 Non-State Capital Outlay Program

San Francisco State University wishes to amend the 2006/07 non-state capital outlay program to include $35.2 million to proceed with the real property acquisition of 7.6 acres adjacent to the campus, presently owned by the San Francisco State University Foundation. The property includes four blocks at the southern edge of the present campus boundary, and includes a variety of one, two, and three-bedroom, low-rise garden apartment housing, for a total number of 180 units. It is anticipated that these units will provide future housing for upper division undergraduate, graduate, and married students. Parking is provided around the outer perimeter of the buildings for a total of 120 covered spaces. Common green areas intended for community gathering are scattered about the buildings. The university will continue to use the property for housing, increasing the percentage of university-affiliated occupancy as non-affiliated renters elect to move. No change in current tenancy provisions (e.g., lease term, rent amounts) will occur as a result of the acquisition.

Due Diligence Review

A due diligence review is being completed for the real property acquisition. An environmental assessment, preliminary title report, and campus prepared due diligence summary report have been completed. The property appraisal is currently underway and is expected to be completed by March 9, 2007.

The acquisition will be funded through the CSU Systemwide Revenue Bond program.

California Environmental Quality Act (CEQA) Action

A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act. The Notice of Exemption will be filed with the State Clearinghouse as required.

The following resolution is presented for approval:

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

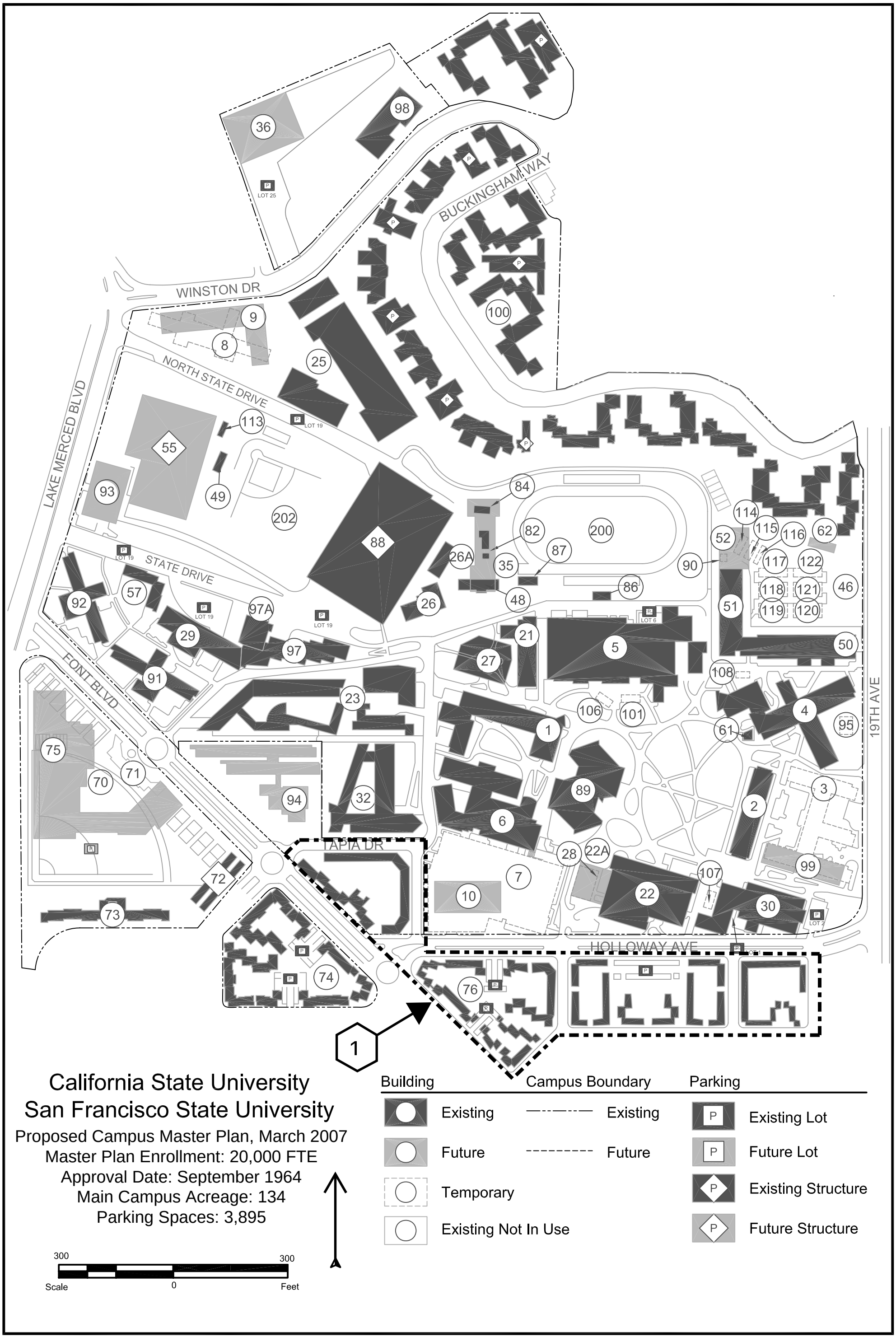
1. The board finds that the Categorical Exemption for the San Francisco State University, Lots 1, 2, 5 and 6 of Park Merced, has been prepared pursuant to the requirements of the California Environmental Quality Act.

2. The proposed project will not have the potential for significant adverse impacts on the environment, and the project will benefit the California State University.

3. The San Francisco State University, campus master plan revision dated March 2007 is approved.

4. The 2006/2007 non-state funded capital outlay program is amended to include $35,201,000 for the Property Acquisition of Lots 1, 2, 5 and 6 of Park Merced.

5. The acquisition is approved subject to satisfactory completion of the required real property acquisition due diligence.



California State University
San Francisco State University

Proposed Campus Master Plan, March 2007
Master Plan Enrollment: 20,000 FTE
Approval Date: September 1964
Main Campus Acreage: 134
Parking Spaces: 3,895

Scale: 300 0 300 Feet

Building		Campus Boundary		Parking	
	Existing		Existing	P	Existing Lot
	Future		Future	P	Future Lot
	Temporary			P	Existing Structure
	Existing Not In Use			P	Future Structure

SAN FRANCISCO STATE UNIVERSITY

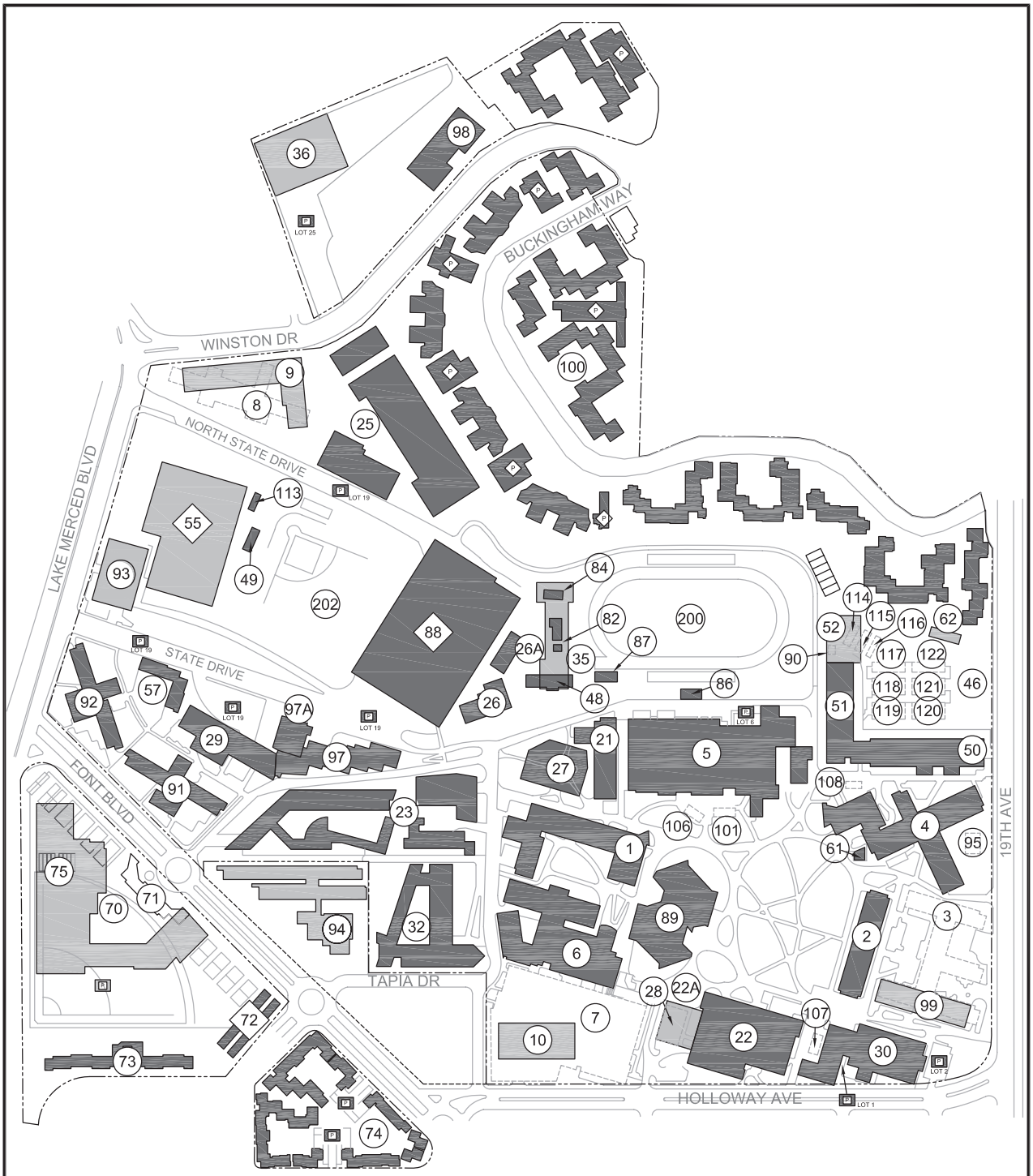
Proposed Master Plan

Master Plan Enrollment: 20,000 FTE

Master Plan Approved by the Board of Trustees: September 1964
Master Plan Revision approved by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005, May 2006, March 2007

1. Burk Hall
2. Business Building
3. HSS Building
4. Science Building
5. Gymnasium
6. Fine Arts Building
7. Creative Arts Building
8. Lakeview Center
9. *New Lakeview Classroom/ Faculty Office Building*
10. *BSS Classroom Replacement Building*
21. Ethnic Studies and Psychology Building
22. J. Paul Leonard Library
22A. *J. Paul Leonard Library Addition*
23. The Village at Centennial Square (Buildings 23a-23d)
25. Corporation Yard (Buildings 25a-25e)
26. Central Plant/Waste Management
27. Student Health Center
28. Franciscan Building
29. Residence Dining Center
30. Administration Building
32. Humanities Building
35. *Health, Physical Education and Recreation Building*
36. *Outdoor Physical Education Facility*
46. Florence Hale Stephenson Field
48. Field House No. 1
49. Field House No. 2
50. Hensill Hall
51. Thornton Hall
52. *Engineering/Computer Science Building*
55. *Parking Structure II*
57. Children's Center
61. Greenhouse
62. *Greenhouse No.2*
70. Softball Field
71. Accessory Building
72. Parking Garage
73. Villas Residential Community/Lot 41
74. Villas at Parkmerced/Lot 42
75. *Creative Arts Building*
76. *Blocks 1, 2, 5 and 6 of Park Merced*
82. Warehouse #1
84. Warehouse #3
86. Press Box
87. Stadium Restroom Building
88. Parking Structure
89. Student Union
90. Women's Field Equipment Building
91. Mary Ward Hall
92. Mary Park Hall
93. *Future Development*
94. *Future Development*
95. Compass Building
97. Student Apartments
97A. Science and Technology Theme Community
98. Sutro Library
99. *HHS Classroom Replacement Building*
100. Stonestown Apartments
101. Temporary Building A
106. Modular Building G
107. Modular Building I
108. Modular Building M
113. Restrooms
114. Modular Building H
115. Modular Building J
116. Modular Building K
117. Modular Building N
118. Modular Building O
119. Modular Building P
120. Modular Building Q
121. Modular Building R
122. Modular Building S
200. Cox Stadium
202. Maloney Field

LEGEND
Existing Facility / *Proposed Facility*
Note: Building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)



California State University
San Francisco State University

Master Plan Enrollment: 20,000 FTE
Approval Date: September 1964
Revised Date: May 2006
Main Campus Acreage: 134
Parking Spaces: 3,895

Scale 300 0 300 Feet

N

Building		Campus Boundary		Parking	
	Existing		Existing	P	Existing Lot
	Future		Future	P	Future Lot
	Temporary			P	Existing Structure
	Existing Not In Use			P	Future Structure

SAN FRANCISCO STATE UNIVERSITY
Master Plan Enrollment: 20,000 FTE

Master Plan Approved by the Board of Trustees: September 1964
Master Plan Revision approved by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005, May 2006

1. Burk Hall
2. Business Building
3. HSS Building
4. Science Building
5. Gymnasium
6. Fine Arts Building
7. Creative Arts Building
8. Lakeview Center
9. *New Lakeview Classroom/ Faculty Office Building*
10. *BSS Classroom Replace Building*
21. Ethnic Studies and Psychology Building
22. J. Paul Leonard Library
22A. *J. Paul Leonard Library Addition*
23. The Village at Centennial Square (Buildings 23a-23d)
25. Corporation Yard (Buildings 25a-25e)
26. Central Plant/Waste Management
27. Student Health Center
28. Franciscan Building
29. Residence Dining Center
30. Administration Building
32. Humanities Building
35. *Health, Physical Education and Recreation Building*
36. *Outdoor Physical Education Facility*
46. Florence Hale Stephenson Field
48. Field House No. 1
49. Field House No. 2
50. Hensill Hall
51. Thornton Hall
52. *Engineering/Computer Science Building*
55. Parking Structure II
57. Children's Center
61. Greenhouse
62. Greenhouse No.2
70. Softball Field
71. Accessory Building
72. Parking Garage
73. Villas Residential Community/Lot 41
74. Villas at Parkmerced/Lot 42
75. Creative Arts Building
82. Warehouse #1
84. Warehouse #3
86. Press Box
87. Stadium Restroom Building
88. Parking Structure
89. Student Union
90. Women's Field Equipment Building
91. Mary Ward Hall
92. Mary Park Hall
93. Future Development
94. Future Development
95. Compass Building
97. Student Apartments
97A. Science and Technology Theme Community
98. Sutro Library
99. *HHS Classroom Replacement Building*
100. Stonestown Apartments
101. Temporary Building A
106. Modular Building G
107. Modular Building I
108. Modular Building M
113. Restrooms
114. Modular Building H
115. Modular Building J
116. Modular Building K
117. Modular Building N
118. Modular Building O
119. Modular Building P
120. Modular Building Q
121. Modular Building R
122. Modular Building S
200. Cox Stadium
202. Maloney Field

LEGEND
Existing Facility / *Proposed Facility*
Note: Building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

COMMITTEE ON CAMPUS PLANNING, BUILDING, 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, Long Beach—Outpost Food Service Replacement Building**
   Project Architect: Rossetti-Jorgensen

Background and Scope

California State University, Long Beach proposes to demolish and replace the existing Outpost Food Services Building with a new facility. The existing building (4,195 GSF) was constructed in 1979 as a food service facility to serve a smaller campus population. The replacement building (8,800 GSF) will include indoor seating for 150, outdoor seating for 100, a 1,500 square feet convenience store, hot and cold food preparation lines, walk-in refrigerators and freezer, restrooms, and a loading dock.

The structure will be a single-story, wood framed building with exterior wall finishes designed for durability and ease of maintenance. The exterior materials, finishes and color palette are consistent with the campus's architectural vocabulary. The project includes landscape improvements to the west of the facility including tree and shrub plantings, pedestrian lighting, and seating areas with benches.

Sustainable building features include a space configuration that locates the public spaces along exterior walls allowing day lighting, the use of double paned, low-emission glazing systems, and a cool roof to minimize heat absorption. Seventy percent of the construction waste will be recycled and diverted from the landfill.

Timing (estimated)

Completion of Preliminary Plans	March 2007
Completion of Working Drawings	May 2007

Construction Start	June 2007
Occupancy	March 2008

Basic Statistics

Gross Building Area	8,800 square feet
Assignable Building Area	6,740 square feet
Efficiency	76.5 percent

Cost Estimate – California Construction Cost Index 4633

Building Cost ($310 per GSF)		$2,726,000
Systems Breakdown (includes Group I)	*($ per GSF)*	
a. Substructure	$ 17.39	
b. Shell Structure and Enclosure	$131.36	
c. Interiors (Partitions and Finishes)	$ 64.09	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 87.50	
e. Equipment and Furnishings	$ 1.59	
f. Special Construction	$ 7.84	
Site Development (includes landscaping)		563,000
Construction Cost		$3,289,000
Fees		543,000
Additional Services		162,000
Contingency		871,000
Total Project Cost ($553 per GSF)		$4,865,000
Group II Equipment		135,000
Grand Total		$5,000,000

Cost Comparison

This project's building cost of $310 per GSF is much higher than the $200 per GSF for the California State University, Northridge, Sierra Center Food Service project approved in July 2001, adjusted to CCCI 4633. The higher costs for the proposed project stem primarily from the significant increase in the costs of building materials during the past three years.

Funding Data

The project will be funded through a combination of the CSU Systemwide Revenue Bond program and campus cash reserves.

California Environmental Quality Act (CEQA) Action

An Initial Study and Mitigated Negative Declaration were filed with the State Clearinghouse in accordance with the California Environmental Quality Act. The 30-day public review period ended on February 22, 2007.

The following resolution is presented for approval:

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

1. The board finds the Mitigated Negative Declaration has been prepared and was filed with the State Clearinghouse pursuant to the requirements of the California Environmental Quality Act.

2. With the proposed mitigation measures, the proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.

3. The schematic plans for the California State University, Long Beach, Outpost Food Service Replacement Building are approved at a project cost of $5,000,000 at CCCI 4633.

2. California State Polytechnic University, Pomona—International Polytechnic High School
Project Architect: HMC Architects

Background and Scope

Cal Poly Pomona wishes to proceed with the design and construction of a new 42,000 GSF permanent facility for International Polytechnic High School (I-Poly). The building program includes classrooms, science labs, administrative offices, a multipurpose room, outdoor learning spaces, parking, and street improvements. The facility will be designed around a courtyard which serves as the center and focal point of the I-Poly campus.

In 1991, Cal Poly Pomona and the Los Angeles County Office of Education (LACOE) entered into a collaborative partnership to participate in K-12 educational reform. In 1993, a high school

opened on the university campus in temporary modular buildings. The Board of Trustees approved construction of a permanent 52,000 GSF facility for I-Poly in May 2001. Due to increased construction costs the project was delayed and redesigned. During the redesign the university changed the location for the project to a two-acre site in the adjacent Parking Lot K Annex.

The project will reconfigure existing parking lots, add two new parking lot entrances, and construct a pedestrian connection to the existing university athletic fields. Other site improvements include telecommunications, utilities, and driveway access to Temple Avenue. The project will result in a net reduction of 27 parking spaces, which will be recovered by the new 2,400-space Parking Structure I project scheduled to open in 2007. The new parking lot entrances will increase vehicular safety by providing right-turn accesses with deceleration lanes from Temple Avenue into Parking Lots K and K Annex.

The building will be designed to be LEED Silver certified. The building will provide sun screening, overhangs, and massing that limit the impact of heat gain, and window performance will be enhanced through the use of double-glazed glass with low emission coatings. The mechanical systems are designed with an optimized, energy efficient and thermal building envelope. The mechanical system includes an Energy Management System to control the operation of both the mechanical and lighting systems. High efficiency interior and exterior lighting will be installed, which will include time controls, occupancy controls, and photo cells on exterior fixtures. The landscape planting design calls for low-water, drought-tolerant and native plants.

Timing (Estimated)

Preliminary Plans Completed	July 2007
Working Drawings Completed	April 2008
Construction Start	July 2008
Occupancy	August 2010

Basic Statistics

Gross Building Area	42,000 square feet
Assignable Building Area	31,535 square feet
Efficiency	75 percent

Cost Estimate – California Construction Cost Index: 4633

Building Cost ($302 per GSF)		$12,691,000
Systems Breakdown (includes Group I)	*($ per GSF)*	
a. Substructure (Foundation)	$ 9.45	
b. Shell (Structure and Enclosure)	$ 121.36	
c. Interiors (Partitions and Finishes)	$ 46.93	
d. Services	$ 85.55	
e. Equipment and Furnishings	$ 11.95	
f. General Conditions	$ 26.93	
Site Development (includes landscaping and parking)		1,079,000
Construction Cost		$13,770,000
Fees		1,638,000
Additional Services		320,000
Contingency		5,723,000
Total Project Cost ($511 per GSF)		$21,451,000
Group II Equipment		500,000
Grand Total		$21,951,000

Cost Comparison

At $302 per GSF the project is higher than the CSU construction cost guide of $260 per GSF for general classrooms. The higher cost per square foot is attributable to increased structural costs due to seismic issues at the Cal Poly Pomona campus.

Funding Data

The project will be fully funded and operated by Los Angeles County Office of Education, and no CSU state or auxiliary funds will be required. LACOE will also provide funding for the facility's maintenance and custodial cost. Cal Poly Pomona will ground lease the project site to LACOE for 40 years.

California Environmental Quality Act (CEQA) Action

A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act. The Notice of Exemption will be filed with the State Clearinghouse as required.

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the California State Polytechnic University, Pomona, International Polytechnic High School, has been prepared pursuant to the requirements of the California Environmental Quality Act.

2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.

3. The schematic plans for the California State Polytechnic University, Pomona, International Polytechnic High School are approved at a project cost of $21,951,000 at CCCI 4633.