

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 12:45 p.m. Tuesday, September 18, 2007**  
**Glenn S. Dumke Auditorium**

A. Robert Linscheid, Chair  
George G. Gowgani, Vice Chair  
Herbert L. Carter  
Carol R. Chandler  
Kenneth Fong  
William Hauck  
Peter G. Mehas  
Jennifer Reimer  
Kyriakos Tsakopoulos

#### **Consent Items**

Approval of Minutes of Meeting of July 10, 2007

1. Amend the 2007-2008 Capital Outlay Program, Non-State Funded, *Action*
2. Amend the 2007-2008 Capital Outlay Program, State Funded, *Action*

#### **Discussion Items**

3. Final Report on the 2007-08 State Funded Capital Outlay Program, *Information*
4. State and Non-State Funded Five-Year Capital Improvement Program 2008-09 through 2012-13, *Action*
5. California State University Seismic Review Board Annual Report, *Information*
6. Approval of Schematic Plans, *Action*
7. Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase at California State University, Bakersfield, *Action*
8. Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase at San Francisco State University, *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**

**July 10, 2007**

**Members Present**

A. Robert Linscheid, Chair  
Roberta Achtenberg, Chair of the Board  
Carol R. Chandler  
Kenneth Fong  
William Hauck  
Peter G. Mehas  
Charles B. Reed, Chancellor

Trustee Linscheid noted that there was a revised Agenda Item 5, Approval of Schematic Plans.

**Approval of Minutes**

The minutes for the May 2007 meeting were approved as submitted.

**Amend the 2007-2008 Capital Outlay Program, Non-State Funded**

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 07-07-12).

**Status Report on the 2007-08 State Funded Capital Outlay Program**

Assistant Vice Chancellor Elvyra F. San Juan presented the item stating that the 2007-08 state funded capital outlay program had been approved by both legislative subcommittees at a total of \$416.6 million and it is being funded from Proposition 1D that was approved in November 2006. This is the second year of the two-year bond. Seventy percent of the funds will go towards renovation, renewal, and replacement per the trustees' priorities; thirty percent will fund new buildings and equipment to accommodate growth and land acquisition. Per the governor's directive for increased accountability, staff continues to work with the Department of Finance to provide the status on all projects funded by Proposition 1D on a website.

Trustee Chandler, referring to Attachment A of the item, inquired why the nursing renovation programs were crossed off. Ms. San Juan responded stating that the multiple campus projects were merged into one project by the Department of Finance for \$14.3 million.

**California Environmental Quality Act (CEQA) Annual Report**

Ms. San Juan presented the item, highlighting those changes that have significantly impacted the CSU. In September 2006, the capital facilities fee bill, Assembly Bill 2951, was enacted into law which allows public utilities to include fees in monthly service charges to pay for new capital facilities. In opposing this bill the CSU argued that it would be difficult to hold the utility companies accountable for the assessed costs, and even if the university was not growing, the CSU would still have to pay these charges. The CSU is watching to see how the utilities implement the new law. The key change is that the utility companies do not have to negotiate capacity and the fees can be imbedded in the monthly bill.

In August 2006, the California Supreme Court ruled in the City of Marina v. CSU case that the cost of environmental mitigation is not a tax or assessment, but rather a “voluntary” payment. This decision has to do with a CEQA action at CSU Monterey Bay in approving their original master plan. As a result, the CSU now has the obligation to negotiate with local agencies its fair share of the environmental impact. A working group of vice presidents and campus planners have been meeting since the ruling came out to consider how the CSU’s fair share calculation should be determined. The CSU has the ultimate discretion to determine its fair share, so it will be this board that identifies and confirms what the fair share amount is. Further, the CSU has an obligation to request funding from the legislature to pay for negotiated fair share costs. These are the basic tenets from the Supreme Court ruling.

Supplemental report language was issued during the budget hearings with regard to enrollment, master plans, progress in growing the summer term and the environmental review process, resulting in four new reporting requirements.

In response to the legal impacts, the CSU is preparing a 2008/09 capital budget request to cover these new CEQA costs. The need for these funds is new to the CSU and additional bond funding should be provided to cover this estimated cost. The cost for off-site mitigation measures will vary by campus, depending on what the locals believe the impact is, may be fire, traffic, police, etc. The budget request will go to Sacramento in August/September, and come before this board in September to approve the 2008/09 capital program.

Executive Vice Chancellor Richard West remarked on the significant change in public policy brought forth in the item as a result of the City of Marina v. CSU case and AB 2951. The willingness of the state legislature to pay for local mitigation costs for a state entity is noteworthy, and more so as it is an unknown cost. As campuses grow there will be an unknown associated cost for fair share, which even when paid may lead to litigation if the local entities do not agree with the determined fair share cost.

Trustee Holdsworth recommended that staff draft a white paper addressing this issue, and provide to the legislature and Department of Finance to document the type of impacts the CSU will incur although the actual cost and full implications are unknown. Lieutenant Governor

Garamendi stated there has been clearly a change in policy and without identified funds; however, the legislature has not reviewed the issue as it originated in the courts.

Chancellor Reed emphasized that as a result of this policy shift this board will be in litigation as master plans are brought forward and the CSU is negotiating with local agencies over fair share. Once the board decides the CSU's fair share, regardless of local agency agreement, that amount will be presented to the legislature to fund. At that juncture, if the legislature decides not to fund the fair share, Chancellor Reed anticipates two possible scenarios: 1) the cost will come out of the bond fund without increasing it, thus reducing the amount available for the capital program; or 2) the legislature says no to the determined fair share and the board proceeds with the build out of the university, likely resulting in the local agency suing the university. Lieutenant Governor Garamendi responded that the legislature may simply state that the cost be funded from existing resources.

CSU Monterey Bay President Harrison affirmed the chancellor's statement stating that her university has been meeting regularly with the Fort Ord Reuse Authority, the group with whom they must negotiate fair share costs from 1996 into the future. It is a difficult and laborious process to move the negotiation forward.

#### **Categories and Criteria for the State Funded Five-Year Capital Improvement Program, 2009-10 – 2013-14**

Ms. San Juan presented the item as included in the agenda. This action is for the 2009/10 capital program. The criteria that are in the agenda item are consistent with the 2008/09 program criteria and in step with the Department of Finance project categories. Staff recommends approval.

Lt. Governor Garamendi asked if there were three types of project categories and the order of priority. Ms. San Juan replied that the highest priority is seismic and/or code problems, followed by renovation of facilities, and then new facilities for growth. Lt. Governor Garamendi asked whether increasing the infrastructure was a criterion, necessary to meet expected growth in specific regions of the state. Ms. San Juan stated it was, and that the trustees have invested more of the capital funds, 60 to 70 percent, into existing facilities, shoring up the infrastructure, to ensure that buildings meet the current academic program. The capital renewal program is investing \$50 million a year to replace major building systems and infrastructure that are 30 to 40 years old. Lt. Governor Garamendi inquired whether the anticipated growth needs expressed by the campuses in their program request is brought before the legislature. Ms. San Juan affirmed Lt. Governor Garamendi's question.

Lt. Governor Garamendi asked how enrollment growth is determined. Ms. San Juan stated that systemwide enrollment projections based upon campus submittals of anticipated growth on main campus, summer enrollment, and distant learning are assessed by the vice chancellor of academic affairs and adjusted based on the governor's compact. Lt. Governor Garamendi

suggested that campus growth may be underestimated if campuses are being told what their growth should be.

Chancellor Reed stated that the system as a whole is growing at the approximate rate of 2.5%. If more California students graduate high school better prepared with the A through G courses and have a B average, the CSU would have to grow more, while acknowledging there is very little growth in northern versus southern California.

Mr. West added that the CSU at one time had \$400 to \$500 million in deferred maintenance across existing facilities. Therefore, by committing funds for existing buildings will give new life to those buildings versus having to build new ones for which there is not funding.

Lt. Governor Garamendi asked if \$450 million was the current figure for CSU's backlog of deferred maintenance, a figure he heard during a budget presentation. Ms. San Juan responded that as the facilities age that number has increased even though significant dollars are being invested in renewal and replacement buildings.

The committee recommended approval by the board on the proposed resolution (RCPBG 07-07-13).

### **Approval of Schematic Plans**

The revised item reflects that schematic approval for the Northern California Natural History Museum at CSU Chico is being deferred to a later meeting. The proposed item on the agenda requests the approval of schematic plans for California State University, Fresno—Multi-Family Housing and Senior Housing components of Campus Pointe. Ms. San Juan stated that the trustees approved the CEQA documents for the project at the May Board of Trustees meeting.

Trustee Hauck questioned the substantially low cost of \$70 per square foot, concerned that the rental units would be in disrepair in a relatively short period, and being adjacent to the campus, would not serve the university well. He also questioned whether elevators were planned for the senior housing units, which indicated four stories.

CSU Fresno President John Welty responded that the project will be completely privately owned, and will be operated by RPM Company, who is also part of the development team. The cost is lower due to (1) the fact that labor rates are lower in the Fresno area, and (2) as the project is privately owned and operated, the costs do not reflect profit or overhead. The project will follow standard CSU project inspection requirements and the California building code. President Welty introduced Mr. Dave Fisher, president of the RPM Company, to address the concerns on long term maintenance and the question regarding the elevators.

Mr. Fisher provided some background of his company in terms of its extensive experience constructing and maintaining apartment complexes. Mr. Ed Kashian, his business partner and the developer of Campus Pointe, share the philosophy that property maintenance is the key to success in property development. He added that the Campus Pointe units are designed in a manner which reduces building cost comparatively to other similar type projects. Mr. Fisher confirmed that there are four elevators in the senior housing development.

Trustee Hauck asked Mr. Fisher if he would be willing to include in the development agreement a provision for maintenance of the building units. Mr. Fisher affirmed that he would. Trustee Hauck continued, asking President Welty whether the development agreement included a provision addressing the situation whereby should the owner (RPM Company) decide to sell the units, would the university have the right to approve such a transaction. President Welty confirmed that the agreement did contain such a provision, and that due diligence would have to be completed before the university would make that consideration. Trustee Chandler asked Mr. Fisher if the rent levels would be compatible with the Fresno area. Mr. Fisher affirmed that they would.

Trustee Hauck expressed to President Welty that some board members have had reservations about the project, and that they trust that he will insure that a maintenance provision is incorporated into the development agreement. The main concern is to be certain that there is a housing development adjacent to the campus that is compatible and will not result in a situation where it becomes a problem for the university and/or a safety issue.

The committee recommended approval by the board on the proposed resolution (RCPBG 07-07-14).

Trustee Linscheid adjourned the meeting.

**COMMITTEE ON CAMPUS PLANNING BUILDING AND GROUNDS**

**Amend the 2007-2008 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 2007/08 non-state funded capital outlay program to include the following project:

<b>California Maritime Academy Student Housing, Phase I</b>	<b>PWCE</b>	<b>\$15,149,000</b>
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California Maritime Academy wishes to proceed with the design and construction of a new 28,892 GSF housing project (#55) that will accommodate 132 beds in order to meet enrollment growth and housing demand on campus. This is phase one of a planned four-phase student housing program, which upon completion will provide 528 additional beds. The building will be a three-story wood framed structure designed with all double occupancy rooms. The bathrooms are located in the central core of every floor, each serving two dormitory rooms or four students. All floors will have a commons area, study space, and laundry and vending machines. The building will be located at the north end of parking lot D on Faculty Drive, across from Bodner Field. This phase will increase the campus's total bed capacity from 459 to 591, not including capacity on the *Golden Bear*.

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

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2007/2008 non-state funded capital outlay program is amended to include \$15,149,000 for preliminary plans, working drawings and construction for the California Maritime Academy, Student Housing, Phase I project.

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

**Amend the 2007-2008 Capital Outlay Program, State Funded**

**Presentation by**

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

**Summary**

This item requests approval to amend the 2007-08 state capital outlay program to include the following project:

<b>California State University, East Bay</b>		
<b>Energy Infrastructure Improvements</b>	<b>PWC</b>	<b>\$9,355,000</b>

California State University, East Bay proposes to proceed with the design and implementation of energy conservation improvements to the campus utilities infrastructure. Upgrades and improvements will be made to the heating, ventilation and air conditioning systems. High efficiency lighting and a new web-based energy management system will be installed, as well as software to monitor and control energy use for faculty and staff computers campus wide. Water conservation measures for irrigation and building fixtures will be included as part of these improvements.

The project will be funded through the CSU equipment lease financing program and energy incentive programs. The loan will be paid from the projected annual avoided utility costs.

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2007-2008 state funded capital outlay program is amended to include \$9,355,000 for preliminary plans, working drawings and construction for the California State University, East Bay, Energy Infrastructure Improvements project.



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

**Final Report on the 2007-08 State Funded Capital Outlay Program**

**Presentation By**

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

**Summary and Background**

Attachment A provides the final budget for the trustees' 2007/08 capital outlay program. The Governor signed the budget on August 24, 2007 and made no changes to the program approved by the legislature. This program includes 29 projects to support renovation and renewal of buildings, serve additional students, with focused attention on nursing simulation labs to support the CSU Nursing initiative. Supplemental Report Language requires the CSU provide to the Joint Legislative Budget Committee:

- (1) Systemwide enrollment projections to 2020,
- (2) A report identifying campus progress and efforts to increase summer term enrollment,
- (3) Copies of draft master plans and draft environmental impact reports, and
- (4) A report on the status of negotiations with local cities and/or agencies related to the environmental impact of providing access to CSU's higher education academic programs statewide.

**2007/08 State Funded Capital Outlay Program Budget Summary**

Trustees' Budget Request	Revised Governor's Budget	Legislative Analyst's Office	Senate	Assembly	Final Budget
\$391.8 M	\$416.6 M	\$396.0 M	\$416.6 M	\$416.6 M	\$416.6M

Final 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	Trustees' Request		Revised Governor's Budget		Legislative Analyst's Office		Senate		Assembly		Final Budget		
				FTE	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars
1	IA	Statewide	Minor Capital Outlay		PWC	20,000,000	PWC	27,000,000 (d)	PWC	20,000,000	PWC	27,000,000	PWC	27,000,000	PWC	27,000,000
2	IA	Statewide	Capital Renewal		PWC	50,000,000	PWC	50,000,000	PWC	50,000,000	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	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	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	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	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	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	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	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	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	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	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	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	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	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 (a)	A	12,382,000	A	12,382,000	A	12,382,000	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	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	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	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	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 (b)	PW	1,390,000	PW	1,390,000	PW	1,390,000	PW	1,390,000
22	IB	Channel Islands	Nursing Renovation	9	PWCE	1,216,000		0 (c)								
23	IB	Dominguez Hills	Nursing Renovation	21	PWCE	1,605,000		0 (c)								
24	IB	East Bay	Nursing Renovation	-79	PWCE	698,000		0 (c)								
25	IB	Fresno	Nursing Renovation/Contra Costa	32	PWCE	1,215,000		0 (c)								
26	IB	Fullerton	Nursing Renovation	37	PWCE	1,688,000		0 (c)								
27	IB	Humboldt	Nursing Renovation	3	PWCE	1,108,000		0 (c)								
28	IB	Long Beach	Nursing Renovation	27	PWCE	2,312,000		0 (c)								
29	IB	San Bernardino	Nursing Addition	11	PWCE	1,321,000		0 (c)								
30	IB	San Francisco	Nursing Renovation	15	PWCE	1,459,000		0 (c)								
31	IB	San Marcos	Nursing Renovation	25	PWCE	1,704,000		0 (c)								
22	IB	Systemwide	Nursing Facility Improvements		PWCE		PWCE	14,326,000	PWCE	14,326,000	PWCE	14,326,000	PWCE	14,326,000	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	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	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	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	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	PW	2,552,000	PW	2,552,000	PW	2,552,000
28	II	Monterey Bay	Library				E	4,228,000 (e)			E	4,228,000	E	4,228,000	E	4,228,000
29	IB	San Francisco	Telecommunications Infrastructure				C	9,308,000 (f)			C	9,308,000	C	9,308,000	C	9,308,000
<b>Totals</b>				<b>3,566</b>		<b>\$391,822,000</b>		<b>\$416,583,000</b>		<b>\$396,047,000</b>		<b>\$416,583,000</b>		<b>\$416,583,000</b>		<b>\$416,583,000</b>

Notes: Revised Governor's Budget

- (a) Amount increased due to revised appraisal.
- (b) Design funds are contingent upon the completion of the land purchase for entrance road construction.
- (c) Nursing Facility Improvements projects combined for lump sum funding.
- (d) Amount increased by \$7.0 million in bond funds (6610-301-6028) for accessibility projects.
- (e) Equipment funding provided so the library building can be ready for occupancy in late 2007/08.
- (f) Outstanding balance reverted and new construction appropriation requested due to contractor termination.

- 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

**REVISED**

**Action Item**  
Agenda Item 4  
September 18-19, 2007  
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## **COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

### **State and Non-State Funded Five-Year Capital Improvement Program 2008-09 through 2012-13**

#### **Presentation By**

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

#### **Summary**

This item requests approval of the final 2008-09 through 2012-13 state and non-state funded five-year capital improvement program totaling \$5.9 billion and \$4.0 billion respectively. The 2008-09 action-year request totals \$452.6 million for state projects and \$66.5 million for non-state projects. The projects are currently indexed at the estimated July 2008 Engineering News-Record California Building Construction Cost Index (CCCI 5179). The 2008-09 through 2012-13 capital program document was included with the agenda mailing.

#### **Background**

The Board of Trustees approved the Categories and Criteria for setting the priorities for the 2008-09 program in July 2006. The Draft State and Non-state Funded Five-Year Capital Improvement Program 2008-09 through 2012-13 was approved at the May 2007 meeting in order for initial project proposals to be submitted to Department of Finance. Funding for the 2008-09 state funded program is proposed from a combination of existing and future general obligation bond funding. The future general obligation bond is dependent upon voter approval of a new bond measure expected to be before the voters in either June 2008 or November 2008.

#### **2008-09 Capital Budget Request**

**State Funding** - The proposed capital budget is based on the capital amount supported in the Governor's Compact of \$345 million per year, plus a supplemental amount of \$55 million to fund the cost of mitigating off-campus environmental impacts (\$15 million) and the significant construction cost increases since 2003, to total an annual need of \$400 million. As is typical from the \$400 million, the CSU is required to budget bond administrative costs (including the cost of issuance) for Sacramento agencies and build in a reserve for potential budget overruns and/or contractor claims.

Of the \$452.6 state funded priority list, it is proposed that \$420.1 million be requested from the state for 2008-09 based on the following:

• Amount from old bonds	\$ 52,768,000
• Amount from new bond	<u>\$367,198,000</u>
Total State Funded Request	\$419,966,000

As noted above, the request includes \$15 million as an estimated amount to fund off-site environmental mitigation improvements. This is a new budget category in the CSU capital program consistent with the California Supreme Court's decision in *City of Marina v. CSU*. The key elements of the ruling are the following:

- The cost of environmental mitigation is voluntary.
- CSU has an obligation to negotiate with a host agency to determine CSU's fair share of overall environmental mitigation costs. If agreement is not reached, CSU determines what its fair share is, and this finding can only be overturned by the local agency upon a showing of abuse of discretion.
- CSU has an obligation to request of the legislature funding to pay for negotiated environmental mitigation that represents CSU's "fair share" of those improvement costs.

The Supreme Court ruling is a significant change that requires the CSU to seek funding that will not be spent on state land, but elsewhere to help local cities and agencies mitigate unavoidable significant traffic, transit, fire, police, and park impacts, to name a few.

In addition, the legislature has adopted Supplemental Report Budget Language that "it is the intent of the legislature that CSU take steps to reach agreements with local public agencies regarding the mitigation of off-campus impacts related to campus growth and development...the report should also list any monetary and non-monetary in-kind payments made by the campus for the mitigation of off-campus impacts identified as unavoidable in the certified EIRs. For those impacts for which there is no agreement, CSU should explain what steps were taken and if any additional steps will be taken to reach agreement."

There are a number of policy issues that the CSU has brought forward to the Department of Finance in preparing the 2008-09 capital budget request for the off-site mitigation funds. To foster greater discussion and understanding of the issue with the Sacramento agencies and legislative consultants, the CSU expects to highlight this issue during the fall campus scope visits.

In order to keep funding options open in light of the capital funding need, the board's approval of the final capital outlay program will direct staff to negotiate with the Governor's office and legislature during the budget process to maximize funding opportunities for the campuses.

***Non-state Funding*** - The non-state program will be funded through campus auxiliary organizations, donations, grants, and parking programs. The parking program relies on user fees

to repay systemwide revenue bonds issued by the Board of Trustees. The breakdown by funding source includes:

• Auxiliary Organizations	\$ 12,334,000
• Donor/Grants/Other	\$ 49,014,000
• Parking	<u>\$ 5,160,000</u>
Total Non-state Funded Request	\$ 66,508,000

The following resolution is presented for approval:

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

1. The final State and Non-state Funded Five-Year Capital Improvement Program 2008-09 through 2012-13 totaling \$5,994,946,000 and \$4,057,395,000 respectively are approved.
2. The 2008-09 State Funded Capital Outlay Program included in the five-year program distributed with the agenda is approved at \$452,559,000.
3. The 2008-09 Non-state Funded Capital Outlay Program included in the five-year program distributed with the agenda is approved at \$66,508,000 and the chancellor is authorized to proceed in 2007-08 with design documents to fast-track projects in the 2008-09 non-state program.
4. The chancellor is requested to explore all reasonable funding methods available and communicate to the governor and the legislature the need to provide funds for the CSU state funded plan in order to develop the facilities necessary to serve all eligible students.
5. The chancellor is authorized to make adjustments, as necessary, including priority sequence, scope, phase, project cost and total budget request for the 2008-09 State Funded Capital Outlay Program within the \$452,559,000.

## State Funded Capital Outlay Program 2008/09 Priority List

Cost Estimates are at Engineering News Record California Building Construction Cost Index 5179 and Equipment Price Index 2799

Rank Order	Category	Campus	Project Title	FTE	Phase	Dollars	Funds to Complete	Cumulative Amount
1	IA	Statewide	Minor Capital Outlay		PWC	25,000,000		25,000,000
2	IA	Statewide	Capital Renewal		PWC	50,000,000		75,000,000
3	IA	Statewide	Mitigation of Off-Campus Impacts		PWC	15,000,000		90,000,000
4	II	Los Angeles	Forensic Science Building	N/A	E	575,000		90,575,000
5	IB	Chico	Student Services Center	N/A	E	2,432,000		93,007,000
6	II	Northridge	Science I Replacement	N/A	E	4,499,000		97,506,000
7	IA	East Bay	Student Services Replacement Building	N/A	E	1,963,000		99,469,000
8	II	Dominguez Hills	Educational Resource Center Addition	N/A	E	3,664,000		103,133,000
9	II	Northridge	Performing Arts Center ◊	N/A	E	6,032,000		109,165,000
10	IA	Channel Islands	Entrance Road	N/A	C	23,822,000		132,987,000
11	IA	San Bernardino	Access Compliance Barrier Removal	N/A	PWC	10,510,000		143,497,000
12	IA	East Bay	Warren Hall (Seismic)◊	-526	PW	3,468,000	54,066,000	146,965,000
13	IA	East Bay	Warren Hall Telecommunications Relocation	N/A	PWC	2,003,000		148,968,000
14	IA	Humboldt	Library Seismic Safety Upgrade	N/A	PW	454,000	4,200,000	149,422,000
15	II	Channel Islands	Classroom/Faculty Office Reno/Add	1,050	C	30,128,000	1,072,000	179,550,000
16	IB	San Diego	Storm/Nasatir Halls Renovation ◊	-2,196	C	47,169,000	2,390,000	226,719,000
17	IB	Bakersfield	Art Center and Satellite Plant	177	WC	17,292,000	474,000	244,011,000
18	IB	Stanislaus	Science I Renovation (Seismic)	422	C	16,731,000	1,573,000	260,742,000
19	IB	San Luis Obispo	Center for Science ◊	66	C	99,620,000	6,584,000	360,362,000
20	II	Monterey Bay	Academic Building II	1,243	PWC	38,092,000	1,658,000	398,454,000
21	IB	San José	Spartan Complex Renovation (Seismic)	62	PW	2,769,000	47,176,000	401,223,000
22	IB	Maritime	Physical Education Replacement	0	PW	1,928,000	32,015,000	403,151,000
23	II	Channel Islands	West Hall	438	P	868,000	34,747,000	404,019,000
24	II	Chico	Taylor II Replacement Building	751	PWc	4,982,000	49,849,000	409,001,000
25	IB	Sacramento	Science II, Phase 2	924	PWc	10,965,000	81,337,000	419,966,000
26	II	San Francisco	Creative Arts Building, Phase 1 ◊	240	pW	2,302,000	53,788,000	422,268,000
27	IB	Dominguez Hills	Cain Library Remodel (Seismic)	N/A	PW	1,534,000	23,764,000	423,802,000
28	IB	San Marcos	Central Plant Expansion II	N/A	PWC	8,928,000		432,730,000
29	IB	Pomona	Library Addition and Renovation, Phase II	N/A	PW	2,894,000	55,601,000	435,624,000
30	IB	Long Beach	Liberal Arts, Phase 1	-55	P	1,294,000	54,711,000	436,918,000
31	II	Sonoma	Professional Schools Building	513	P	789,000	37,500,000	437,707,000
32	IB	Fresno	Infrastructure, Phase I	N/A	P	872,000	37,225,000	438,579,000
33	II	Northridge	Sierra Hall Annex, Phase I	1,197	PW	3,008,000	60,909,000	441,587,000
34	IB	Humboldt	Educational Services Replace. Bldg., Ph. I	0	PW	4,393,000	44,993,000	445,980,000
35	IB	Los Angeles	Utilities Infrastructure	N/A	PW	2,746,000	41,197,000	448,726,000
36	IB	Fullerton	Physical Services and Infra. Improvements	N/A	P	820,000	33,028,000	449,546,000
37	II	San Bernardino	Performing Arts Renovation and Addition	353	P	1,500,000	69,124,000	451,046,000
38	II	Fullerton	Off-Campus Center Site Acquisition	N/A	S	1,513,000		452,559,000
<b>Totals</b>				<b>4,659</b>		<b>\$452,559,000</b>	<b>\$828,981,000</b>	

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 S = Study

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

## Non-State Funded Capital Outlay Program 2008/09 Priority List

Cost Estimates are at Engineering News Record California Building Construction Cost Index 5179 and Equipment Price Index 2799

Campus	Project Title	Phase	Dollars	Funds to Complete
<b>Auxiliary Organizations</b>				
Chico	Colusa Hall Remodel	PWCE	4,662,000	
Pomona	Seismic Upgrade, Kellogg West	PWC	5,537,000	
San Diego	Storm/Nasatir Halls Renovation ◊	C	2,135,000	1,103,000
<b>Subtotals</b>			<b>\$12,334,000</b>	<b>\$1,103,000</b>
<b>Other/Donor Funding/Grants</b>				
East Bay	Warren Hall (Seismic) ◊	PW	203,000	2,523,000
Northridge	Performing Arts Center ◊	E	777,000	
Pomona	College of Business Administration, Phase II	PWCE	16,506,000	
San Francisco	Creative Arts Building, Phase 1 ◊	W	539,000	13,463,000
San Diego	Alumni Center	PWCE	14,781,000	
San Luis Obispo	Center for Science ◊	C	16,208,000	1,211,000
<b>Subtotals</b>			<b>\$49,014,000</b>	<b>\$17,197,000</b>
<b>Parking</b>				
Stanislaus	Parking Lot 9 (500 Spaces)	PWC	5,160,000	
<b>Subtotals</b>			<b>\$5,160,000</b>	<b>\$0</b>
<b>Totals</b>			<b>\$66,508,000</b>	<b>\$18,300,000</b>

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

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

## Summary by Campus

CPB&G- Item 4  
September 18-19, 2007

### Five-Year Capital Improvement Program 2008/09 through 2012/13

(Dollars in 000's)

State Funded	<u>2008/09</u>	<u>2009/10</u>	<u>2010/11</u>	<u>2011/12</u>	<u>2012/13</u>	<u>Totals</u>
Statewide - MCO	25,000	25,000	25,000	25,000	25,000	125,000
Statewide - Cap. Renewal	50,000	50,000	50,000	50,000	50,000	250,000
Statewide - Mitigation	15,000					15,000
Bakersfield	17,792	51,835	18,794	24,110	3,951	116,482
Channel Islands	56,818	35,124	4,790	69,379	2,000	168,111
Chico	10,120	49,454	57,612	41,670	184,002	342,858
Dominguez Hills	6,773	23,258	2,344	65,523	51,439	149,337
East Bay	9,434	54,065	101,850	42,620	48,364	256,334
Fresno	2,602	39,225	3,872	129,737	56,173	231,609
Fullerton	4,333	34,344	3,601	71,990	118,594	232,861
Humboldt	7,776	49,709	55,315	68,274	90,513	271,587
Long Beach	2,887	59,551	88,427	85,228	74,229	310,322
Los Angeles	5,321	47,788	94,705	45,151	69,096	262,061
Maritime Academy	2,428	33,357	6,219	26,886	12,556	81,446
Monterey Bay	39,092	2,008	7,798	90,359	16,957	156,214
Northridge	15,539	62,196	80,723	123,012	113,898	395,368
Pomona	4,894	55,762	143,595	61,634	2,000	267,885
Sacramento	12,958	79,237	141,535	95,930	76,470	406,130
San Bernardino	13,678	67,660	30,681	49,703	3,464	165,186
San Diego	49,169	58,693	139,380	41,439	80,365	369,046
San Francisco	5,302	58,989	3,873	57,617	146,877	272,658
San José	5,769	48,996	45,570	183,099	106,010	389,444
San Luis Obispo	101,799	76,961	127,068	97,695	66,701	470,224
San Marcos	8,928	2,440	63,114	66,635	0	141,117
Sonoma	2,275	37,530	2,333	44,718	1,200	88,056
Stanislaus	17,731	55,039	129,067	94,317	5,315	301,469
<b>Totals</b>	<b>\$ 452,559</b>	<b>\$ 1,108,221</b>	<b>\$ 1,377,268</b>	<b>\$ 1,701,725</b>	<b>\$ 1,355,174</b>	<b>\$ 5,994,946</b>
<b>Non-State Funded</b>						
Bakersfield	0	36,097	5,030	30,923	2,129	74,178
Channel Islands	0	48,615	4,935	5,145	0	58,695
Chico	4,662	57,857	27,276	0	19,245	109,040
Dominguez Hills	0	39,990	0	2,156	30,311	72,457
East Bay	203	2,340	0	183	0	2,726
Fresno	0	0	1,081	0	5,225	6,306
Fullerton	0	196,956	0	0	54,751	251,707
Humboldt	0	49,025	0	0	0	49,025
Long Beach	0	0	0	0	0	0
Los Angeles	0	283	0	0	0	283
Maritime Academy	0	15,270	0	2,318	0	17,588
Monterey Bay	0	37,123	22,846	21,276	84,672	165,917
Northridge	777	127,617	49,446	0	60,548	238,388
Pomona	22,043	0	28,504	3,226	11,795	65,568
Sacramento	0	74,328	93,369	126,485	0	294,182
San Bernardino	0	15,253	3,723	2,533	10,080	31,589
San Diego	16,916	559,523	361,762	0	355,342	1,293,543
San Francisco	539	13,253	288	12,938	2,455	29,473
San José	0	13,528	406,687	205,787	0	626,002
San Luis Obispo	16,208	83,448	49,298	82,318	367	231,639
San Marcos	0	23,712	32,604	44,615	19,636	120,567
Sonoma	0	55,440	18,330	19,052	69,484	162,306
Stanislaus	5,160	104,807	29,520	16,730	0	156,216
<b>Totals</b>	<b>\$ 66,508</b>	<b>\$ 1,554,464</b>	<b>\$ 1,134,699</b>	<b>\$ 575,685</b>	<b>\$ 726,040</b>	<b>\$ 4,057,395</b>



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

### **California State University Seismic Review Board Annual Report**

#### **Presentation By**

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

#### **Summary**

This information item presents the CSU Seismic Review Board Annual Report. This reporting period spans September 2006 to September 2007.

#### **Seismic Policy and History**

The CSU initiated the assessment of the seismic hazards posed by CSU buildings as directed by former Governor Deukmejian's executive order and legislative provisions. In 1993, the CSU Board of Trustees adopted the following policy:

*It is the policy of the Board of Trustees of the California State University, that to the maximum extent feasible by present earthquake engineering practice, to acquire, build, maintain, and rehabilitate buildings and other facilities that provide an acceptable level of earthquake safety for students, employees, and the public who occupy these buildings and other facilities at all locations where CSU operations and activities occur. The standard for new construction is that it meets the life-safety and seismic hazard objectives of the pertinent provisions of Title 24 of the California Code of Regulations; the standard for existing construction is that it provides reasonable life-safety protection, consistent with that for typical new buildings. The California State University shall cause to be performed independent technical peer reviews of the seismic aspects of all construction projects from their design initiation, including both new construction and remodeling, for conformance to good seismic resistant practices consistent with this policy. The feasibility of all construction projects shall include seismic safety implications and shall be determined by weighing the practicality and cost of protective measures against the severity and probability of injury resulting from seismic occurrences. [Approved by the Board of Trustees of the California State University at its May 19, 1993 meeting (RCPBG 05-93-13)]*

Out of this policy the CSU Seismic Review Board (SRB) was established to advise and assist in determining the condition of CSU buildings, and to technically oversee the trustees' seismic policy. The CSU has identified the seismic hazard within its existing building stock and is in the process of completing their mitigation.

### **CSU Seismic Review Board Members**

- Charles Thiel Jr., Ph.D., President, Telesis Engineers (Chairman)
- Gregg Brandow, Ph.D., S.E., President, Brandow and Johnston, Adjunct Professor, University of Southern California
- John Egan, G.E., Principle Engineer, Geomatrix Consultants
- John A. Martin, Jr., S.E., President, John A. Martin and Associates, Inc.
- Richard Niewiarowski, S.E., Principle, Rutherford and Chekene
- Thomas Sabol, Ph.D., S.E., Principle, Englekirk and Sabol
- Theodore C. Zsuty, Ph.D., S.E., Consulting Structural Engineer, Professor, San Jose State University, Retired (co-chair)

Sven Nielson, an original SRB member retired from the SRB in 2007. His contributions and invaluable service to CSU for improving the seismic safety over the past 15 years are hereby acknowledged and recorded.

### **CSU Seismic Mitigation and Oversight Elements**

The California State University seismic mitigation and oversight planning effort has six elements:

1. **Mitigate urgent falling hazard concerns.** Mitigate significant life-safety threats posed by falling hazards as a priority. All such hazards at all 23 campuses and off-campus centers have been mitigated.
2. **Identify and broadly prioritize existing seismic deficiencies.** Identify existing buildings that pose a significant life-safety threat and mitigate these hazards as soon as practical. Prioritize these buildings into two listings: urgent and less urgent.
3. **Perform periodic re-evaluation of existing facilities.** The current assessment was completed at the end of 2006. The purpose was to confirm the building's structural life-safety hazards in light of code changes and lessons learned since 1992 and to ensure that the priority listing is reflective of the condition and content of the CSU building stock as it evolves over time.
4. **Provide peer review for all major construction.** Assure that all CSU new construction and modification of existing structures have independent, technical peer review of the earthquake performance aspects of the plans. The California Building Code includes provisions

applicable to renovation work for state projects. Specifically, Division VI-R contains criteria and triggers that work to systematically raise the level of seismic safety for existing building stock over time whenever any structural modification, alteration or addition to the structure is undertaken. The SRB closely monitors for Division VI-R code compliance as a part of its peer reviews.

5. **Maintain a Seismic Event Response Plan.** The CSU has an established and tested methodology in place to respond in the case of a significant seismic event.
6. **Conduct seismic related staff training.** CSU facilities planning, design and construction staff are afforded systemwide training on project management, building code, building official responsibilities and seismic emergency response and assessment procedures.

#### **2006-2007 Seismic Review Board Activities**

The SRB met six times during the reporting time period, five meetings at the Chancellor's Office and one meeting at CSU Fresno. Notable activities of the SRB since the last report to the trustees include the following:

1. Provided seismic technical support to the Chancellor's Office and to the campuses. Peer reviews were completed for construction projects in accord with the trustees' policy.
2. Revised administrative sections of the trustees' CSU Seismic Policy and Requirements Manual to update technical guidelines and to clarify sections based on campus questions.
3. Completed a review of the seismic safety of leased buildings to develop and implement a lease/purchase standard for CSU. The SRB and Chancellor's Office spearheaded efforts for joint adoption of the standard by the University of California (UC) and the Department of General Services (DGS). The lease/purchase standard, if adopted by UC and DGS, will set the same seismic strength evaluation criteria for real property for the three entities.
4. Completed development of Chapter 34 of the 2007 Edition of the California State Building Code (CBC) that was adopted by the Building Standards Commission in March 2007. The SRB led the effort of state agencies (UC, DGS, Administrative Office of the Courts, and others) to develop existing building regulatory requirements for existing state buildings to be incorporated into the new edition of the CBC. The SRB reviewed and drafted changes to the existing code language in order to provide technical input to the State as part of the new code adoption process. The CSU's amendment was one of the very few amendments prepared, submitted, and accepted by the Building Standards Commission without modification. The amendment allows building owners to voluntarily seismically strengthen existing buildings incrementally. The previous code did not allow incremental improvements instead requiring an all or nothing approach to strengthening.

5. Completed a comprehensive re-assessment of the seismic characteristics of the current existing CSU building stock. This was the first general re-assessment to take place since the CSU seismic program was begun in 1993. The purpose was to ensure that buildings with potential life-safety hazards to students, faculty, and staff had not been inadvertently overlooked. Several structures were identified that warranted additional investigations, which are now underway. This reassessment added buildings to the CSU seismic retrofit priority list. The revised priority listing incorporating SRB findings from campus building re-assessments has been distributed to the campuses.
6. At the request of the University of California, Office of the President, the SRB peer reviewed the seismic performance of the UCLA Medical Center existing buildings. In the course of this review, the SRB secured agreement between UC, DGS and CSU on use of Seismic Risk Rating Systems and related definitions for use by UC to more reliably evaluate the seismic performance ratings of their buildings.
7. At the request of the California Community College Chancellor's Office, the chairman of the SRB and CSU staff have provided advice on how to implement a code enforcement and seismic review process for the Community Colleges Districts. CCC is adapting the CSU approach as its model and is adapting it to its particular institutional setting and needs.
8. Provided input into the State Multi-Hazard Mitigation Plan Update to incorporate the CSU response protocols and ensure access to Federal funding for emergencies. There were no earthquakes within the time period that required safety assessments of a campus. If a seismic event had occurred, the response protocols described in the Seismic Policy and Requirements would have been initiated.

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

### **Approval of Schematic Plans**

#### **Presentation By**

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

#### **Summary**

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

- 1. California State University, Channel Islands—University Student Union**  
*Project Architect: Widom, Wein, Cohen, O’Leary, Terasawa*

#### **Background and Scope**

California State University, Channel Islands proposes to construct a 25,000 GSF University Student Union (#6), a combination of renovation and new construction in the southwest corner of the central campus mall. The student union will provide needed space for student recreation, student organizations, Associated Students, Inc. offices (ASI), meeting space, lounges, convenience store, and food service, all of which are currently limited on campus.

The project will retain and renovate two-thirds of an existing one-story building (the temporary library), while the remaining one third will be demolished and a new two-story wing will be constructed. The new construction will be cement plaster with a red clay tile roof, consistent with the California mission style architecture existing on the campus. The building will utilize a steel braced-frame structural system and conventional spread footing foundations. Site improvements include the development of outdoor gathering and event spaces in the courtyard immediately south of the new wing, and a new entry plaza facing the campus mall.

Sustainable design features of the project include a flexible space plan that can be reconfigured over time as uses change; extensive use of natural light and ventilation using large, low emission glazed operable windows; adaptive re-use of two-thirds of the existing structure, with improved thermal envelope; installation of new operable windows and glass doors with low emission glazing. In addition, the design will retain 15 mature trees in the south courtyard for solar protection and decreased heat island effect. Reclaimed water will be used for all irrigation, coupled with drought tolerant planting; lighting will feature energy efficient exterior “dark sky”

lighting and interior lighting with daylighting controls and occupancy sensors; and, low-VOC materials and finishes will be used throughout the project.

**Timing (Estimated)**

Completion of Preliminary Plans	September 2007
Completion of Working Drawings	December 2007
Construction Start	May 2008
Occupancy (Phase 1 – existing building renovation)	December 2008
Occupancy (Phase 2 – new building wing construction)	August 2009

**Basic Statistics**

Phase 1 – Existing Building Wings

Gross Building Area	9,677 square feet
Assignable Building Area	8,121 square feet
Efficiency	84 percent

Phase 2 – New Building

Gross Building Area	15,331 square feet
Assignable Building Area	12,839 square feet
Efficiency	84 percent

**Cost Estimate – California Construction Cost Index 4890**

Building Cost (\$393 per GSF)	\$9,822,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 13.60
b. Shell (Structure and Enclosure)	\$ 89.57
c. Interiors (Partitions and Finishes)	\$ 42.87
d. Services (HVAC, Plumbing, Electrical, Fire)	\$151.19
e. Equipment and Furnishings	\$ 8.08
f. Special Construction & Demolition	\$ 5.80
g. General Conditions (inc. sitework)	\$ 81.65

Site Development	<u>810,000</u>
Construction Cost	\$10,632,000
Fees	1,687,000
Additional Services	475,000

Contingency	<u>2,107,000</u>
Total Project Cost (\$596 per GSF)	\$14,901,000
Group II Equipment	<u>655,000</u>
Grand Total	<u>\$15,556,000</u>

### **Cost Comparison**

The CSU does not have a building cost standard for student unions due to the varying programmatic differences of campus projects. However, based on the CSU San Bernardino Student Union Expansion schematic approval in January 2003 at \$347 per GSF; the CSU Dominguez Hills Loker Student Union schematic approval in September 2003 at \$389 per GSF; and the CSU Los Angeles Student Union Replacement schematic approval in May 2005 at \$394 per GSF, all adjusted to CCCI 4890, the building cost of \$393 per GSF is reasonable for the proposed program.

### **Funding Data**

The Associated Students approved a referendum in November 2006 authorizing funding through the issuance of CSU Systemwide Revenue Bonds, to be paid from student fee revenues. The referendum provides for an annual graduated student fee increase starting at \$140 per year in 2007/08 and increasing to \$328 per year in 2010/11.

### **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 for the California State University, that:

1. The board finds that the California State University, Channel Islands, University Student Union project is consistent with the campus master plan revision approved March 2004, and a Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Act.

2. A Notice of Exemption has been prepared pursuant to the requirements of the California Environmental Quality Act, and will be filed with the State Clearinghouse as required.
3. The project will benefit the California State University.
4. The schematic plans for the California State University, Channel Islands University Student Union are approved at a project cost of \$15,556,000 at CCCCI 4890.

**2. California State University, Chico—University Housing and Food Service, Phase I**  
*Project Architect: AC Martin Partners, Inc*  
*Construction Manager: Sundt*

**Background and Scope**

California State University, Chico proposes to construct the first phase of a student housing complex on campus. The 226-bed University Housing and Food Service project (#74) will be located on a 1.7-acre site in the north-central area of the campus, immediately adjacent to Legion Avenue within the city of Chico. The project site is bounded by the Chico Senior High School running track and playing fields to the north, a campus parking lot and Tehama Hall to the south, Shasta and Lassen Halls to the east, and Whitney Hall and the Residence Hall Activity Center to the west. The obsolete Activity Center (#14) and a small service parking lot will be removed as part of the proposed project.

The project will construct two buildings: a five-story residence hall and residential dining complex (100,700 GSF) and a two-story residential life program building (12,500 GSF). The residence hall will house 220 students and 6 resident advisors in 76,100 GSF on the upper four floors. A food service facility will occupy the first floor and basement, totaling approximately 24,600 GSF. The food service facility will replace the existing food service in Whitney Hall and will serve all on-campus student residents. The adjacent residential life program building will house administrative offices, recreation space, and meeting rooms for on-campus student residents.

The new building's orientation and massing will limit the impact of wind and create a sheltered central courtyard that will promote the use of the common area as a spillover space for student program functions. Natural clay brick will be used as the primary wall material on the first floor and a durable cement plaster finish will be used on floors two through five. Bronzed storefront windows with a combination of glass and metal spandrel will be featured in non-bedroom areas, with operable windows specified for the student residence areas.



The facility is designed to meet LEED silver certification. The sustainable features of the project include the recycling of material during site demolition and the extensive use of recycled materials in the new facility. Energy conservation is addressed through shading via overhangs, daylighting in rooms and common areas, and the use of high efficiency light fixtures and energy saving controls. The project's mechanical systems will be energy efficient and optimized by the use of energy management control systems located in each room. Additional energy efficiency measures include maximum insulation values for walls and roofs and enhanced window performance from double-glazed windows with low emission coatings. Water conservation measures specify low-flow showerheads and automatic faucet shut-offs. Storm water run-off will be mitigated through natural filtration and diffusion to landscape areas.

**Timing (Estimated)**

Preliminary Plans Completed	September 2007
Working Drawings Completed	December 2007
Construction Start	January 2008
Occupancy	July 2009

**Basic Statistics**

Gross Building Area	113,210 square feet
Assignable Building Area	73,587 square feet
Efficiency	65 percent

**Cost Estimate – California Construction Cost Index 5135**

Building Cost (\$355 per GSF)	\$40,194,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 18.00
b. Shell (Structure and Enclosure)	\$ 96.40
c. Interiors (Partitions and Finishes)	\$ 45.44
d. Services (HVAC, Plumbing, Electrical, Fire)	\$127.12
e. Equipment and Furnishings	\$ 26.26
f. Special Construction and Demolition	\$ 4.42
g. General Conditions	\$ 37.40

Site Development (includes landscaping and parking)	<u>\$2,247,000</u>
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Construction Cost	\$42,441,000
Fees	5,685,000

Additional Services	1,267,000
Contingency	<u>1,499,000</u>
Total Project Cost (\$450 per GSF)	\$50,892,000
Group II Equipment	<u>1,596,000</u>
Grand Total	<u>\$52,488,000</u>

### **Cost Comparison**

The building cost of \$355 per GSF is greater than the CSU Northridge Student Housing, Phase I (\$252 per GSF) and the CSU Channel Islands Student Housing, Phase II (\$256 per GSF) projects at CCCI 5135. The higher cost is attributed to the configuration of the building. The Chico project is a 5-story steel and concrete with pile foundation structure, where the Northridge and Channel Islands projects are 3-story wood frame structures. Further, Chico's project includes a basement and food service facility, which increase the building cost per square foot.

### **Funding Data**

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

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

An Initial Study and Mitigated Negative Declaration were filed with the State Clearinghouse in accordance with the California Environment Quality Act. The 30-day public review period ended on August 17, 2007. The university received 15 comments, 4 from public agencies and 11 from private citizens. The large majority of comments center on transportation and traffic, with the main concerns being increased traffic during construction and occupancy, as well as an increased parking deficit. Traffic on Legion Avenue and through the nearby neighborhoods should remain similar to what currently exists based on the study of intersections completed for the master plan 2005 EIR. At build-out of the master plan, which includes the University Housing and Food Service project, the number of peak hour trips turning onto Legion from Warner is expected to increase 2% in the a.m. peak hour, and 11% in the p.m. peak hour. The average delay at this intersection is expected to increase less than one second. Therefore, the initial study concludes that the impact to Legion Ave. traffic is less than significant. Any temporary increase in traffic during construction will be mitigated by establishing a path of travel for trucks and equipment which does not go through the historic Mansion Park neighborhood. The university expects the 226-bed on campus housing project will reduce the number of cars traveling to and from the campus during the peak commute hours and thus improve traffic conditions. In addition, the university is undertaking a Transportation Demand Study to look at alternative transportation for those coming to the campus and has established a website to inform the campus community of alternative ways to get to and from campus. The City of Chico

commented on bicycle parking as this project will require moving a significant amount. The university is aware of its importance and will permanently relocate the existing bicycle parking prior to construction, and will also incorporate additional bicycle parking with the new residence hall.

The university also received a number of comments with regard to land use, noise and vibration. The land use concerns relate to the building's height, and proximity to the sidewalk. Regarding the land use concern, the entire campus is contained in only 119 acres, and thus has limited land available for low rise buildings and extensive setbacks. The proposed five story project will make effective use of the available land and provide ample pedestrian access while occupying a building envelope significantly smaller than the adjacent nine-story Whitney Hall. The construction noise and vibration, especially related to pile driving, will be limited to weekday hours between 8 a.m. and 4 p.m. In addition, noise levels will be monitored to assure that mitigation measures are adhered to, such as pile driver equipment shall not produce a noise level exceeding 83 dBA at a distance of 25 ft from the source. Finally, the vibration impacts to nearby off-campus residents should not be significant as the nearest off-campus residence is 375 feet away, distant enough to avoid potentially significant vibration impacts. With implementation of recommended mitigation measures, project impacts will be reduced to less than significant.

The following resolution is presented for approval:

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

1. The board finds the Mitigated Negative Declaration for the California State University, Chico, University Housing and Food Service, Phase I, has been prepared and 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, Chico, University Housing and Food Service, Phase I are approved at a project cost of \$52,488,000 at CCCI 5135.

**3. California Maritime Academy—Student Housing Phase 1**  
*Project Architect: Quattrocchi Kwok Architects*

## Background and Scope

California Maritime Academy wishes to construct a new 132-bed student housing project (#55) in order to meet housing demand on the campus. This project is phase one of a planned four-phase student housing program, which upon completion will provide a total of 528 additional beds. The building (28,892 GSF) will be located at the north end of Parking Lot D off Faculty Drive, across from Bodnar Field. This one-acre site will displace 35 parking spaces in Lot D, which will be offset by providing new spaces adjacent to the site and throughout the campus.

The project will construct 66 double-occupancy dormitory style units arranged around the perimeter of a three-story building. The bathrooms are located in the central core of every floor, each serving two dormitory rooms, or four students. Additional support spaces distributed on each floor include a laundry room, common area for entertainment and social gathering, and a separate study room.

The three-story building will be wood framed with a concrete slab on-grade foundation system. Exterior building finishes will be multi-colored exterior cement plaster, brick accents, and a standing seam metal roof. The project is designed to LEED certified level, but the campus will not seek certification. Sustainability design measures feature radiant floor heating, maximum insulation, double glaze windows with low emission coating, recyclable materials, and indigenous landscaping requiring minimal irrigation.

## Timing (Estimated)

Preliminary Plans Completed	November 2007
Working Drawings Completed	February 2008
Construction Start	May 2008
Occupancy	June 2009

## Basic Statistics

Gross Building Area	28,892 square feet
Assignable Building Area	19,260 square feet
Efficiency	67 percent

## Cost Estimate – California Construction Cost Index CCCI 4890

Building Cost (\$313 per GSF)	\$9,029,000
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<i>Systems Breakdown (includes Group I)</i>	<i>(\$ per GSF)</i>
a. Substructure	\$15.09

b. Shell Structure and Enclosure	\$89.09
c. Interiors (Partitions and Finishes)	\$71.54
d. Services (HVAC, Plumbing, Electrical, Fire)	\$73.65
e. Equipment (includes Group I)	\$13.88
f. General Conditions	\$49.24
Site Development (includes landscaping)	<u>1,548,000</u>
Construction Cost	\$10,577,000
Fees	1,524,000
Additional Service	459,000
Contingency	<u>1,888,000</u>
Total Project Cost (\$500 per GSF)	\$14,448,000
Group II Equipment	<u>701,000</u>
Grand Total	<u>\$15,149,000</u>

### **Cost Comparison**

The project's building cost of \$313 per GSF is significantly higher than the \$240 per GSF for the Northridge Student Housing, Phase 1 project, and the \$244 per GSF for the Pomona Student Housing project, both approved in January 2007 and adjusted to CCCI 4890. The increase in cost per square foot is due to economy of scale as this project is constructing only 132 beds, versus 400 and 600 beds, respectively, as well as to higher substructure costs due to the hillside location. The project's inclusion of brick in the exterior skin is also an added cost factor compared to the other two projects.

### **Funding Data**

The California Maritime Academy Student Housing Phase 1 Project was reviewed by the CSU Housing Proposal Review Committee on March 14, 2007. This project will be financed through the CSU Systemwide Revenue Bond program.

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

This project is a revision of the 400-bed Student Housing project analyzed in an Initial Study/Negative Declaration in 2004. The 30-day public review period ended on October 14, 2004, and no adverse comments were received during the review period. An addendum to the Initial Study/Negative Declaration has been prepared to confirm that change in scope from 400 beds to 132 beds causes no additional potential impacts, and therefore no additional mitigating

measures are requested. The revised project is of significantly smaller scope and size than that analyzed in 2004, and will have significantly less impact upon the site than the prior proposed housing project.

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 Initial Study/Negative Declaration prepared in October 2004 and the Addendum prepared in August 2007 for the California Maritime Academy, Student Housing, Phase 1 project have been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The proposed project before this board is consistent with the project description as analyzed in the Initial Study/Negative Declaration prepared and circulated for public review in 2004, and an Addendum prepared in August 2007 that analyzed a revised project scope.
3. The revised project will not have a significant effect on the environment, and the project will benefit the California State University.
4. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
5. The schematic plans for the California Maritime Academy, Student Housing, Phase 1 are approved at a project cost of \$15,149,000 at CCCI 4890.

**4. California Polytechnic State University, San Luis Obispo—Center for Science**  
*Project Architect: Zimmer Gunsul Frasca Architects LLP*

**Background and Scope**

Cal Poly San Luis Obispo proposes to construct a modern science facility (#180) that will accommodate enrollment growth to the master plan enrollment ceiling of 17,500 FTE. The project involves the replacement of Cal Poly's 1962 sprawling, one-story science building located in the heart of the Cal Poly campus (#52). The proposed multi-story building footprint is smaller than the existing building and will enable open space to be reclaimed at the center of campus. This project will also provide an expansion of the Central Plant and extension to the Utilidor Distribution System for the heating and chilled water to support the Center for Science and have capacity to feed other campus buildings currently operating with inefficient and costly local boilers.

The facility will be a multi-story steel brace frame structure (186,700 GSF) that effectively adapts to its sloping site. Because of the site’s dramatic grade change, the building will consist of three to six stories in height, depending on the specific location. Utilizing the sloped site, the building has the benefit of three ground floor entrances, maximizing accessibility along the main surrounding pedestrian paths. The Center for Science program has been effectively accommodated throughout the building addressing large student spaces, departmental offices, specific lab requirement functions and program support facilities. The building will be clad in materials found in similar conditions at other campus facilities. The laboratory/classroom sections will be primarily clad in brick masonry with metal panel systems integrated into the facades to assist in breaking down the scale of the structure. The central entry with offices and student-oriented uses are to be clad in a curtain wall system comprised of spandrel glass and glazing, operable and fixed. A green roof is proposed to assist in storm water management.

The building addresses sustainability in many ways. It is designed to meet requirements of Labs 21, a sustainable program for laboratory buildings. The sustainable elements will contribute to a rating level of LEED Silver although the project will not proceed with the certification process. In addition, the exterior façade is comprised of durable and sustainable materials of brick, metal panel, and curtain wall. Other sustainable measures include high energy efficiency, green building materials, and many occupant-oriented measures such as daylighting, indoor air quality enhancements, and low emitting materials.

**Timing (Estimated)**

Completion of Preliminary Drawings	December 2007
Completion of Working Drawings	June 2008
Construction Start	October 2008
Occupancy	January 2011

**Basic Statistics**

Gross Building Area	186,700 square feet
State Funded Assignable Building Area	86,552 square feet
Non-state Funded Assignable Building Area	23,570 square feet
Efficiency	59 percent

**Cost Estimate – California Construction Cost Index 4890**

Building (\$397 per GSF)	\$74,092,000
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Systems Breakdown ( <i>includes Group I</i> )	(\$ per GSF)
a. Substructure	\$ 12.59

b. Shell (Superstructure and Enclosure)	\$105.66
c. Interior (Partitions and Finishes)	\$ 55.59
d. Services (HVAC, Plumbing, Electrical, Fire)	\$165.98
e. Equipment and Furnishings	\$ 32.56
f. Special Construction and Demolition	\$ 7.45
g. General Conditions	\$ 17.02

Site Development (includes Central Plant)	<u>16,825,000</u>
Construction Cost	\$90,917,000
Fees	12,756,000
Additional Services	1,660,000
Contingency	<u>13,014,000</u>
Total Project Cost (\$542 per GSF)	\$118,347,000
Group II Equipment	<u>6,213,000</u>
Grand Total	<u>\$124,560,000</u>

### **Cost Comparison**

This project's building cost of \$397 per GSF, while higher than the CSU construction cost guide of \$357 per GSF, is less than the \$442 per GSF for the Los Angeles Replacement Wing B project approved in January 2007 and the \$454 per GSF for the CSU Northridge Science I Replacement Building, approved in January 2006, both adjusted to CCCI 4890.

### **Funding Data**

The state portion of preliminary plans and working drawings (\$4,593,000) is provided from Proposition 1D, the General Obligation bond fund approved by the voters in November 2006. State funding for the construction phase and equipment (\$102,924,000) will be requested from a future bond fund. The non-state portion (\$17,043,000) will be funded through donations.

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

A Finding of Consistency has determined that the project is consistent with the Final Environmental Impact Report (FEIR) prepared in conjunction with the campus master plan revision approved by the Board of Trustees in March 2001 and no new environmental analysis is required because the effects of the project were fully analyzed in the 2001 FEIR. A copy of the FEIR and the Findings of Consistency will be available at the meeting.



The following is presented for approval:

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

1. The board finds that the California Polytechnic State University, San Luis Obispo, Center for Science project is consistent with the campus master plan revision approved in March 2001 and a Letter of Compliance documenting the Finding of Consistency was prepared pursuant to the requirements of the California Environmental Quality Act.
2. The Finding of Consistency analysis has determined that no new, previously undisclosed, potential significant impacts have been found, and therefore no additional mitigation measures are required to mitigate impacts disclosed in the previously certified Master Plan FEIR.
3. With the implementation of the mitigation measures set forth in the master plan previously approved by the Board of Trustees, the proposed project will not have a significant effect on the environment, and the project will benefit the California State University.
4. The mitigation measures shall be monitored and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
5. The chancellor is requested under Delegation of Authority by the Board of Trustees to file a Notice of Determination for the project.
6. The schematic plans for the California Polytechnic State University, San Luis Obispo, Center for Science are approved at a project cost of \$124,560,000 at CCCCI 4890.

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

### **Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase at California State University, Bakersfield**

#### **Presentation By**

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

#### **Summary**

This agenda item requests the following actions by the Board of Trustees for California State University, Bakersfield (CSUB):

- Certify the Final Environmental Impact Report (FEIR)
- Approve an increase in the master plan enrollment ceiling from 12,000 full-time equivalent students (FTE) to 18,000 FTE
- Approve the proposed master plan revision dated September 2007

Attachment A is the proposed campus master plan to provide a comprehensive, coordinated plan for the expansion of physical facilities over a 30 to 50 year planning horizon. Attachment “B” is the existing campus master plan approved by the Board of Trustees in September 1988.

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 the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring Program are available for review by the board and the public at [http://www.csubak.edu/bas/masterplan/Draft\\_EIR.pdf](http://www.csubak.edu/bas/masterplan/Draft_EIR.pdf).

The FEIR concluded that the project would result in significant and unavoidable impacts related to air quality and traffic. All other impacts can be mitigated to less than significant levels with the mitigation measures identified in the FEIR. There are currently no off-site mitigation measures and related costs identified for the near term; the campus will monitor traffic demand as enrollment increases and anticipates participation in future off-site mitigation negotiations.

#### **Potentially Contested Issues**

Pursuant to the Trustees’ request that potentially contested issues be noted early in the agenda item, the following is provided:

1. Traffic Impacts: Community members expressed concerns with traffic and parking impacts associated with the proposed enrollment ceiling increase to 18,000 FTE and the public/private projects.

*CSU Response:* The master plan parking improvements on-campus are designed to add 2,474 spaces over time to provide sufficient parking to accommodate all campus-generated parking needs for the projected enrollment growth into the future. The addition of approximately 5,700 student housing beds will transform California State University, Bakersfield into a residential campus, thereby reducing the proportion of students making peak hour vehicle trips to and from the campus. Significant roadway revisions that will improve site access and internal loop road circulation are also included in the project. Reducing student vehicle trips will improve traffic conditions on roadways surrounding the campus and enable CSUB to accommodate its circulation and parking needs on campus. In addition, the master plan proposes several improvements to transit service on campus that will, along with the much higher percentage of students living on campus, help reduce the percentage of commuters using private vehicles in the future.

2. Transportation Impact Fee (TIF) program: Caltrans suggests that, because the project is located some distance away from State roadways and the development is spread out over a multi-year period, CSUB participate in the City of Bakersfield's TIF program.

*CSU Response:* The university has determined in the EIR that proposed mitigation measures will reduce impacts related to increased traffic on the local street system, but that this impact remains significant and unavoidable. The Traffic Study conducted in conjunction with the EIR determined that impacts to some roadway segments and intersections could not be reduced to a less than significant level due to design constraints (e.g., limited space within which to add lanes). As such, the campus does not believe participation in the Transportation Impact Fee for regional improvements will specifically improve constrained intersections.

3. Traffic Study: The Kern County Road Department commented that they want to know how traffic impacts will be mitigated (fair share or construction of improvements) and who will verify that the mitigation has been carried out.

*CSU Response:* The university understands the county's concern regarding mitigation to maintain levels of service for intersections in the study. Mitigation measures require the university to determine an appropriate fair share fee or construct improvements based on the impacts of the additional campus physical development and enrollment growth under the proposed campus master plan revision. The university in conjunction with the City of Bakersfield will be responsible for implementation and verification that the mitigation has been accomplished as the campus increases enrollment.

4. Public Involvement: There were several comments from the public stating that the university should have made a greater effort to involve the public in the EIR process and the master plan update process in general, particularly the university's residential neighbors. Some comments suggested that the initial 30-day public review period be extended to 45-days or that CSUB hold another public hearing on the project.

CSU Response: The university has provided appropriate opportunities for public comment. The public and neighboring organizations were briefed and commented on the proposed master plan revision at public meetings. A copy of the Draft EIR was sent to all those who commented on the Initial Study and Notice of Preparation and both meetings were duly noticed in the Bakersfield Californian newspaper.

The comment period was extended an additional fifteen days to ensure that all interested agencies and residents in the community had adequate opportunity for input on the Draft EIR and proposed campus master plan revision consistent with the State Clearinghouse schedule. The university also posted an administrative draft of the Final EIR on its website at [http://www.csubak.edu/bas/masterplan/Draft\\_EIR.pdf](http://www.csubak.edu/bas/masterplan/Draft_EIR.pdf) on July 31, 2007, and issued a press release and a notice in the Bakersfield Californian informing the public of the availability of this document and extending the opportunity to comment by the fifteen additional days. With this extended review opportunity, all interested public who had expressed concerns about the minimal comment period were accommodated. Of the twenty letters received, nine letters were received in the extended review period.

5. Adequate Detail: Community members expressed concern that some issues were not covered in adequate detail in the EIR, but instead deferred to later environmental review because this is a Program-level EIR.

CSU Response: The EIR for the project (proposed campus master plan revision with enrollment ceiling increase) is a Program EIR as described on page 1-2 of the Draft EIR. CEQA allows for the preparation of a Program EIR, which is prepared on a series of future actions and development proposals that can be characterized as one large project, yet which contains no specific individual construction level project analyses.

The Program EIR for the proposed master plan revision is the appropriate CEQA document and the level of detail provided is in accordance with the level of detail required for a Program EIR. Issue areas are fully discussed and disclosed in this EIR and no issues have been deferred. Impacts have been analyzed to the fullest extent possible with available information, and where a potentially significant impact is identified, mitigation measures have been proposed to reduce the impact.

## **Background**

CSU Bakersfield opened in 1970 as the 19<sup>th</sup> school in the California State College system. CSUB's first master plan was produced in 1968 and was most recently approved by the board in January 1988. The current enrollment ceiling is 12,000 full-time equivalent students (FTE).

In March 2003, the Board of Trustees adopted a resolution directing each campus to take steps necessary to accommodate a projected systemwide enrollment increase of 107,000 students by 2011. Individual campuses were directed to review their campus master plans and consider increasing enrollment targets where appropriate.

In 2004, Harley Ellis Devereaux was engaged by the university to prepare an update to CSUB's master plan. Conceptual plans were presented in December 2004 to a Campus Master Plan Committee chaired by President Horace Mitchell, which has met periodically to review the development of the proposed campus master plan revision. Refined versions of the plan were first posted on the university website in early 2005 and have been maintained as the plan has evolved, during which time community input and comments were received on the plan, many of which were incorporated into the final version. The public and community organizations have been briefed and have commented on the proposal at noticed public meetings.

## **Enrollment Ceiling Increase**

The university's current enrollment is approximately 7,000 FTE however demographic factors support projections that the enrollment is expected to increase significantly in the coming years. In late 2003, the California Department of Finance (DOF) projected that the CSU systemwide enrollment headcount would be 518,110 students by 2012, an increase of 27.3 percent over a nine-year period. Also, not only is the population of CSUB's service area growing, but the population of college-age students in California is also expected to increase more quickly than the population as a whole through at least 2011. The number of college age students in California is expected to increase by 11 percent over the next five years according to the Governor's Budget Summary 2007-2008. The Legislative Analyst's Office (LAO) also states that while population is a major determinant of college age enrollment levels, actual enrollment depends on participation rates among eligible students. According to the LAO, California public college participation rates have increased significantly over the past decade. All of these factors indicate the potential for CSUB to significantly increase its enrollment over the next twenty years or longer as presented in the proposed campus master plan revision.

Assuming a conservative two percent annual growth rate, the campus academic year enrollment will reach the current enrollment ceiling of 12,000 FTE by 2035 and the 18,000 FTE enrollment by 2055. If it grows at a three percent growth rate it will reach 12,000 FTE in 2026 and 18,000

FTE in 2039. The CSUB enrollment rate of increase over the past 5 years has been just over two percent per year on average.

### **Proposed Revisions**

The proposed campus master plan revision is based on a projected future enrollment of 18,000 FTE. It adds approximately 257,000 GSF of new building space to the list of future instructional and support buildings to accommodate this enrollment increase. Approximately 31,000 GSF of building area is removed under the proposed plan. These figures do not include the considerable area to be developed with separate funding streams, such as the public/private partnership projects, parking structures, and residential buildings, because sufficient detail is not yet available.

The principle changes and additions proposed as components of the revised master plan are identified on Attachment A. The Loop Road, the future intra-campus roadway extension from Don Hart Drive East, connects four new campus entrances (two from Camino Media, one from Howell Drive, and one from Stockdale Highway). This new road will facilitate navigation on campus without leaving campus boundaries, thereby reducing traffic on surrounding public streets.

The colored hexagons on Attachment A are used to identify the following proposed changes:

#### *Hexagon 1—Green: Academic Buildings*

Future Classroom/Office Complex (#47) relocated and renamed from previous Office Building IV. Future Nursing Center (#75), Department of Nursing (#76) to provide educational opportunities proximal to Mercy Hospital and other nearby off campus medical facilities, replacing the existing Romberg Nursing Center (#31).

Add Performing Arts II (#94), and relocate Humanities Complex (#57) south of these buildings. Locate new buildings: Classroom/Office Building (#81) on an existing parking lot, Business Development Center Addition (#103), and relocate Behavioral Sciences (#50).

Locate future Engineering (#73) at campus core, and relocate future Natural Sciences (#46) further south of Runner Park, and Music Expansion, Phase II (#39b), a future addition to complement the existing music complex. Locate Education Building (#90) near the southeast corner of campus.

*Hexagon 2—Purple: Academic Support*

Locate future Information Centers North (#77a) and South (#77b) at future northwest and southeast campus entrances. Rename and relocate Satellite Plant to Central Plant (#56). Locate Retention Basins 72a-d to ensure compliance with mitigation measures outlined in the EIR and regulations regarding on-site handling of storm water. Locate Student Health Center Expansion (#68) on existing parking lot adjacent to existing Student Health Services (#35). The future Police Department (#89) and adjacent parking lot is at the future campus entrance on Howell Drive.

Locate Student Union/Bookstore addition (#53a) and Runner Café Addition (#38a). Relocate Foundation Office Building (#69) and locate Student Services No. 2 (#78) directly south. Relocate Child Care (#14) adjacent to Education Building (#90) [green] to support the child development program.

*Hexagon 3—Blue: Physical Education/Athletics*

Locate Baseball Stadium (#79) on the existing sites of four Little League ball fields, Baseball and Softball Fields No. 4 and 5 (#86, 93, and 95) and Sports Fields No. 1 and 2 (#92 and 96) in close proximity to other recreational activities at the east side of campus. Add Outdoor P.E. Storage/Restroom (#80, 80a) to serve adjacent future sports venues (#85 and 86) and (#74, 91, 93, 95, and 96), respectively.

Future Competition Throwing Area/Field Events (#87) will be sited north of existing Track and Field (#88). Health Science and Physical Education (#49) is relocated adjacent to existing Handball Courts (#40). Future P.E. Modularity A, B, and C (#33a, 33b, and 33c) are located to support the existing athletic department (#61). Future tennis courts (#91) are located between two future sport field venues (#74 and 85) at the east side of campus.

*Hexagon 4—Orange: Student Housing*

Future student housing projects are renamed and relocated: Student Housing Northeast (#54), Student Housing Northwest (#55), and Student Housing Southwest (#59).

*Hexagon 5—Red: Parking Structures*

Four parking structures (#99, 100-102) are sited, providing a net increase of approximately 4,500 parking spaces, while maintaining campus open spaces. Parking structure #102 will provide convenient parking for the adjacent future sports venues at the southeastern area of the campus.

*Hexagon 6—Yellow: Public/Private Development*

These future buildings (#70) are located at the southern most boundary of the campus, on land that will be made available for lease to other entities. Adjacent existing Environmental Studies Area (#42) acreage will remain the same.

**Fiscal Impact**

To rectify exiting building deficiencies, accommodate an increase of 6,000 FTE, and provide needed site and facility improvements, the proposed master plan revision will require an estimated \$718 million of future state funding and \$390 million of future non-state funding.

There are currently no off-site mitigation measures and related costs identified for the near term; the campus will monitor traffic demand as enrollment increases and anticipates participation in future off-site mitigation negotiations.

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

A Final Environmental Impact Report (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 a “Program EIR” under CEQA Guidelines, sections 15161 and 15168. The comprehensive master plan revision is evaluated at the program level, as described on page 1-2 of the Draft EIR and paragraph number 8 under “contested issues.”

The EIR for the Project, the update of the campus physical master plan and enrollment ceiling increase, is a Program EIR as described in the Draft EIR. CEQA allows for the preparation of a Program EIR, an EIR which is prepared on a series of future actions and development proposals that can be characterized as one large project, yet which contains no specific individual construction level project analyses.

Since the project involves the adoption of a master plan revision and enrollment ceiling increase, without any specific building project being approved and authorized for construction, the Program EIR is the appropriate CEQA document and the level of detail provided is in accordance with the level of detail required for a Program EIR. Issue areas are fully discussed and disclosed in this EIR and no issues have been deferred. Impacts have been analyzed to the fullest extent possible with available information, and where a potential significant impact is identified, mitigation measures have been proposed to reduce the impact.

The FEIR, Table 2-2, included at the end of section 2.0 “Summary of Draft Environmental Impact Report” lists all environmental impacts, proposed mitigation measures, and level of significance after mitigation. The FEIR concluded that the project will result in significant and



unavoidable impacts related to air quality and traffic. The project's impacts in most of the identified areas of concern that were analyzed were found to be potentially significant, but were mitigated to less than significant levels with mitigation measures identified in the Draft EIR and proposed for approval as part of the certification of this Final EIR.

The City of Bakersfield and other local agencies have not made specific requests for impact mitigation fees as all the major development projects identified in the proposed campus master plan revision will require additional detailed CEQA review when proposed for construction. When those individual projects are subject to project-level analysis, specific mitigation measures will need to be incorporated and fair-share mitigation fees, if any, determined through negotiations between the university and agencies.

### **Issues Identified Through Public Participation**

An Initial Study and Notice of Preparation (IS/NOP) of the Draft Environmental Impact Report (DEIR) was mailed to State and Local Agencies and comments were received between November 28, 2006 and January 12, 2007. The campus held a public scoping meeting on December 14, 2006 to discuss the IS/NOP and the EIR process and provide interested agencies and the public an opportunity to identify environmental issues that should be addressed. A Notice of Preparation of a Draft EIR, including an announcement of the time and place of the scoping meeting, was duly published in the Bakersfield Californian newspaper.

Based on the IS/NOP and public/agency comments, the following environmental impact areas were deemed to require study in the Draft EIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Geology/Soils, Hazards and Hazardous Materials, Hydrology/Water Quality, Noise, Population/Housing, Public Services, Recreation, Traffic/Circulation, and Utilities/Service Systems.

The Draft EIR was released for public and agency review on June 11, 2007 for a shortened 30 day public review period. Copies of the Draft EIR document and technical appendices were made available at the office of the Vice President of Business and Administrative Services, the campus library, and the Kern County Clerk's office. The campus held a public meeting on the Draft EIR on June 27, 2007 to receive comments on the Draft EIR. The release of the Draft EIR and the public meeting were duly noticed in the Bakersfield Californian. After release of the Draft EIR for public review, the State Clearinghouse did not approve the shortened public review period. There were also a number of community requests for extension of the original 30-day public review period. As a result, the university continued to take and respond to comments on the Draft EIR after the conclusion of the initial comment period, and also posted an administrative draft of the Final EIR on the campus's website at [http://www.csubak.edu/bas/masterplan/Draft\\_EIR.pdf](http://www.csubak.edu/bas/masterplan/Draft_EIR.pdf) on July 31, 2007. The university issued a press release and a notice in the Bakersfield Californian informing the public of the availability

of this document and extending the opportunity to comment by fifteen additional days, so as to complete the required 45-day public review period.

As a result of the total 45-day circulation period of the Draft EIR for public review and comment, the campus received a total of 20 comments. Seventeen comments were received from individuals (including Sierra Club and Chevron) and three comments were received from public agencies (Kern County, Caltrans, California Department Water Resources). The following is a summary of the major comments and responses:

1. Biological Resources and Environmental Quality: The Sierra Club made various suggestions to reduce impacts on biological resources and in other areas such as air quality (by encouraging bus usage), access for those who cannot drive or who are disabled, water usage, energy usage, and light pollution.

CSU Response: The Final EIR explains how the university has taken reasonable measures within its authority to address these potential impacts through general recommendations in the Project and mitigation measures in the EIR.

2. Traffic Impacts: Community members expressed concerns with traffic and parking impacts associated with the proposed enrollment ceiling increase to 18,000 FTE (concerns regarding increased traffic from other project elements is addressed in other responses below).

CSU Response: The master plan parking supply is designed to add 2,474 spaces over time to provide sufficient parking to accommodate all campus-generated parking needs. The addition of approximately 5,700 student housing beds will also help to transform California State University, Bakersfield into a more residential campus, thereby reducing the proportion of students making peak hour vehicle trips to and from campus. Significant roadway revisions that will improve site access and internal circulation are also included in the Project. Additional entrances are planned along the north, south, and west campus boundaries and a new road through the northeast, southeast, and southwest quadrants of the campus will connect to existing campus roadways to provide a continuous on-site loop for traffic. This loop road will help improve circulation on campus, and the additional parking lots and structures will balance the parking load across the campus. These improvements will also help improve traffic conditions on roadways surrounding campus by ensuring that CSUB will be able to accommodate its circulation and parking needs on campus. In addition, the master plan proposes several recommendations to improve mass transit service on campus that will, along with the much higher percentage of students living on campus, help reduce the percentage of commuters using private vehicles in the future.

3. Transportation Impact Fee (TIF) program: Caltrans suggests that, because the Project is located some distance away from State facilities (State roadways) and the development is spread out over a significant period, CSUB participate in the City of Bakersfield's TIF program.

CSU Response: The university has determined in the EIR that mitigation measure 3.13-1 will reduce impacts related to increased traffic on the local street system, but that this impact remains significant and unavoidable. The Traffic Study conducted in conjunction with the EIR determined that impacts to some roadway segments and intersections could not be reduced to a less than significant level due to design constraints (e.g., limited space within which to add lanes). Participation in the City's TIF would not change this fact.

4. Parking Structures: The Sierra Club and some community members commented that there should be parking structures on campus to save space.

CSU Response: The proposed campus master plan revision includes four parking structures on campus for the future.

5. Traffic Study: The Kern County Road Department commented that the Traffic Impact Study (TIS) showed inconsistencies in level of service (LOS) under different scenarios. They also wanted to know how traffic impacts will be mitigated (fair share or construction of improvements) and who will verify that mitigation has been carried out.

CSU Response: The university understands the county's concern regarding the level of service differences for some of the intersections in the study. This anomaly has been discussed with technical staff who operate the program for the traffic study which calculates the delay and LOS. The program calculates the optimum signal timing and coordination of the signal systems. At times, with the addition of traffic, the delay may decrease due to the following reasons:

- The traffic might utilize "unused capacity" in which the timing may be similar, but more vehicles pass through the intersection, therefore causing a lower delay/vehicle.
- The increased traffic may cause the program to calculate signal timing to optimize coordination of the signals.

Mitigation measure 3.13-1 requires the university to determine an appropriate fair share or construct improvements for each project and the impacts of the additional projects under the proposed campus master plan revision. It is unknown at this time whether the university will actually construct improvements or pay a fair share. The university in conjunction with the City of Bakersfield will be responsible for implementation and verification that the mitigation has been accomplished.

6. Accountability: There were several comments from the public questioning the university's responsiveness to local needs because it is a State agency not subject to local land use controls (i.e. city zoning and permitting).

CSU Response: As a state university project, on state property serving the university academic mission, CSU Bakersfield is exempt from municipal land use jurisdiction over on-campus development, and is not subject to the city general plan or the city planning code. The university understands that both the university and the city will benefit from a cooperative, mutually respectful relationship. CSUB has been planned to be a major campus of the CSU system since its inception, when it was surrounded by farmland. The presence of a state university in what has, since that time, evolved into a more urban environment presents both challenges and opportunities for the community and the university.

7. Public Involvement: There were several comments from the public stating that the university should have made a greater effort to get the public, particularly the university's residential neighbors, involved in the EIR process and the master plan update process in general. Some of these commenter's suggested that the review period be extended to 45 days or that CSUB hold another public hearing on the Project.

CSU Response: While these comments are noted, the university has provided opportunities for public comment. Open-ended questionnaires were circulated on- and off-campus to solicit input on the following topics: departmental needs, circulation, traffic, open space, environmental issues, and development of campus edges. Comments were received and integrated into the development of the proposed master plan, and conceptual plans were presented in December 2004 to a ten-person Campus Master Plan Committee chaired by Dr. Horace Mitchell, which has met periodically to review, the master plan. Refined versions of the plan were first posted on the university web site in early 2005 and have been maintained as the plan has evolved, during which time comments were received on the plan, many of which were incorporated into the final version. The public and neighboring organizations have been briefed and have commented on the proposal at various meetings. CSUB held a scoping meeting on the Initial Study/Notice of Preparation for the Project on December 14, 2006, and a public meeting on the Draft EIR on June 27, 2007. A copy of the Draft EIR was sent to all those who commented on the Initial Study/Notice of Preparation and both meetings were duly noticed in the Bakersfield Californian newspaper. The university also posted an administrative draft of the Final EIR on its website at [http://www.csubak.edu/bas/masterplan/Draft\\_EIR.pdf](http://www.csubak.edu/bas/masterplan/Draft_EIR.pdf) on July 31, 2007. Because the initial shortened review period was not approved, the campus issued a press release and a notice in the Bakersfield Californian informing the public of the availability of this document and extending the opportunity to comment by fifteen additional days to ensure that all community interests who had expressed concerns with the initial 30-day public review period would have adequate time to review and provide input to the Draft EIR.

8. Adequate Detail: Community members expressed concern that some issues were not covered in adequate detail in the EIR, but instead deferred to later environmental review because this is a program-level EIR.

CSU Response: The EIR for the Project is a Program EIR as described on page 1-2 of the Draft EIR. CEQA allows for the preparation of a Program EIR when appropriate. A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either 1) geographically; 2) as logical parts in the chain of contemplated actions; 3) in connection with issuance of plans or other general criteria to govern the conduct of a continuing program; or 4) as individual activities carried out under the same authorizing statutory authority and having generally similar environmental effects and mitigation.

Since the Project involves the adoption of an updated Campus Master Plan, the Program EIR is the appropriate CEQA document and the level of detail provided is in accordance with the level of detail required for a Program EIR. Issue areas are fully discussed and disclosed in this EIR and no issues have been deferred. Impacts have been analyzed to the fullest extent possible and where a potentially significant impact is identified, mitigation measures have been proposed to reduce the impact.

## **Alternatives**

The Final EIR evaluates three alternatives in accordance with CEQA guidelines:

- **No Project Alternative:** This alternative evaluates retention of the existing 12,000 FTE enrollment ceiling and future development of the campus in accordance with the existing master plan.
- **Commuter Campus/Unmet Needs Alternative:** This alternative would keep enrollment at 12,000 FTE and include only those projects necessary to meet the existing unmet needs of the university's core academic mission, but would eliminate most of the new housing, the baseball stadium, and the public/private partnership projects.
- **Alternate Site Alternative:** This alternative would relocate some of the proposed Project activities to an alternate site while, like the Project, increasing the enrollment ceiling to 18,000 FTE. Some project improvements, such as the new campus central mechanical plant module, installation of an off-site sewer line from the south boundary of campus to Ming Avenue and the Initial Physical Education Building Renovation, serve current pressing needs related to the existing physical location of the campus and are therefore not appropriate to move off-campus. As in the Unmet Needs alternative, they would become part of the master plan for the existing site. The projects that would be moved off-site under this alternative include campus housing, the humanities complex, the public/private partnership projects, and the baseball stadium. These activities are of such an extent that, if placed together on a

single off-site location, they would basically constitute a new satellite campus of CSUB.

Each of these alternatives is deemed infeasible because the purpose and objectives of the proposed Master Plan Project are not fully met. The “No Project” and “Commuter Campus/Unmet Needs” alternatives would prevent CSUB from accommodating the projected student enrollment demands of its service area. The “Alternate Site Alternative” would present difficulties in land acquisition and coordination of activities across multiple sites, would probably cost more than the Project, and might have greater environmental effects related to traffic, air quality, and several other environmental impact areas.

The following resolution is presented for approval:

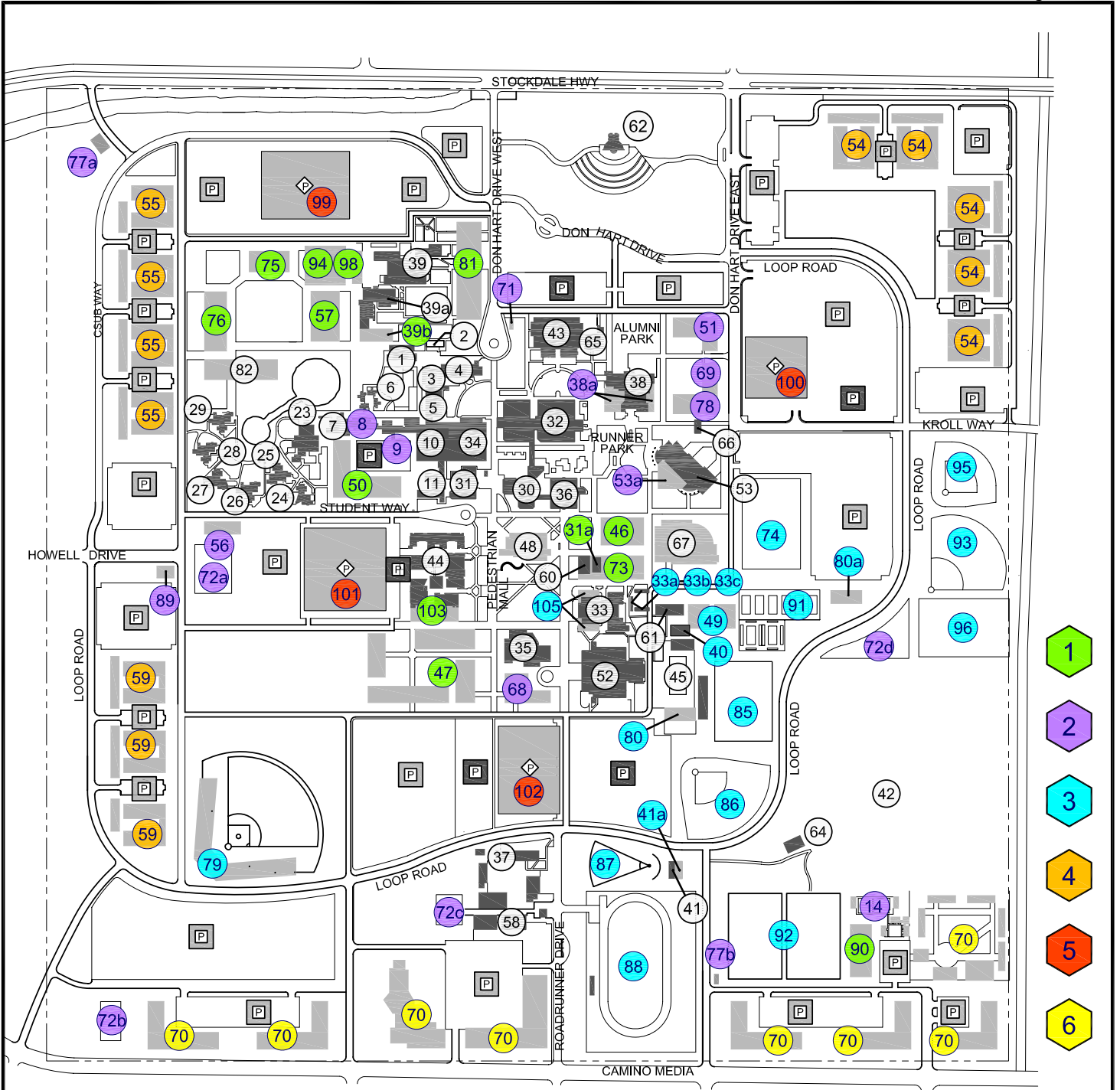
**RESOLVED**, By the Board of Trustees of the California State University, that:

1. The Final EIR for the California State University, Bakersfield Campus Master Plan has been prepared to address the potential significant environmental impacts, mitigation measures, and project alternatives, comments and responses to comments associated with the proposed master plan revision, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
2. The Final EIR addresses the proposed increased enrollment and master plan revision, and all discretionary actions relating to the project, as identified in the Project Refinements, Section 2 of the Final EIR.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of Title 14 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to the approval of a project along with a statement of facts supporting each finding.
4. This board hereby adopts the Findings of Fact supporting the certification of the Final EIR, that are hereby incorporated by reference, and the related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item 7 of the September 18-19, 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 the Findings of Fact that include specific overriding considerations that outweigh certain remaining unavoidable significant impacts to air quality and traffic. These impacts are mitigated to the extent feasible with the adopted mitigation measures, however even with the mitigation measures they remain significant and unavoidable.
6. Prior to the certification of the Final EIR, the Board of Trustees has reviewed and considered the above-mentioned Final EIR, and finds that the Final EIR reflects the independent judgment of the Board of Trustees. The board hereby certifies the Final EIR for the proposed Project as complete and adequate in that the Final EIR addresses all significant environmental impacts of the proposed Project and fully complies with the requirements of CEQA and the CEQA Guidelines. For the purpose of CEQA and the CEQA Guidelines, the administrative record of proceedings for the project is comprised of the following:
  - A. The Draft EIR for the California State University, Bakersfield 2007 Master Plan Revision;
  - B. The Final EIR, including comments received on the Draft EIR and Final EIR, and responses to comments;
  - C. The proceedings before the Board of Trustees relating to the subject Project, including testimony and documentary evidence introduced at such proceedings; and
  - D. All attachments, documents incorporated, and references made in the documents as specified in items (A) through (C) above.
7. It may be necessary, consistent with the State Supreme Court Decision in *City of Marina v. CSU*, for CSU to pursue future mitigation funding from the legislature to meet its CEQA fair-share mitigation obligations. The Chancellor is therefore directed to request from the governor and the legislature, through the annual state budget process, the funds necessary to support costs as determined by the trustees necessary to fulfill the mitigation requirements of the CEQA.
8. Because this Board cannot guarantee that the future request to the legislature for the necessary mitigation funding will be approved, or that the local agencies will fund the measures that are their responsibility, this Board finds that the impacts whose funding is uncertain remain significant and unavoidable, and that they are necessarily outweighed by the Statement of Overriding Considerations adopted by this Board.

9. In the event these impacts are not funded, the chancellor is directed to proceed with implementation of the Campus Master Plan Revision and Enrollment Ceiling Increase for California State University, Bakersfield, 2007.
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 the offices of the Vice President for Business and Administrative Services, California State University, Bakersfield, 9001 Stockdale Highway, 38 ADM, Bakersfield, California, 93311-1022.
11. The board hereby certifies the Final EIR for the California State University, Bakersfield Master Plan Revision and enrollment ceiling increase dated September 2007 as complete and in compliance with CEQA.
12. The mitigation measures identified in the Mitigation Monitoring and Reporting Program are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item 7 of the September 18-19, 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, Bakersfield 2007 Master Plan Revision dated September 2007 is approved at a master plan enrollment ceiling of 18,000 FTE.
15. 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.

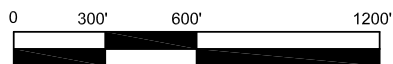




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## California State University Bakersfield

Campus Master Plan  
 Master Plan Enrollment: 18,000 FTE  
 Approval Date: September 1968  
 Proposed Date: September 2007  
 Main Campus Acreage: 376 Acres (Gross)



Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING		FUTURE LOT
TEMPORARY BUILDING		FUTURE STRUCTURE

**CALIFORNIA STATE UNIVERSITY, BAKERSFIELD**

Proposed Master Plan

Master Plan Enrollment: 18,000 FTE

Master Plan approved by the Board of Trustees: September 1968

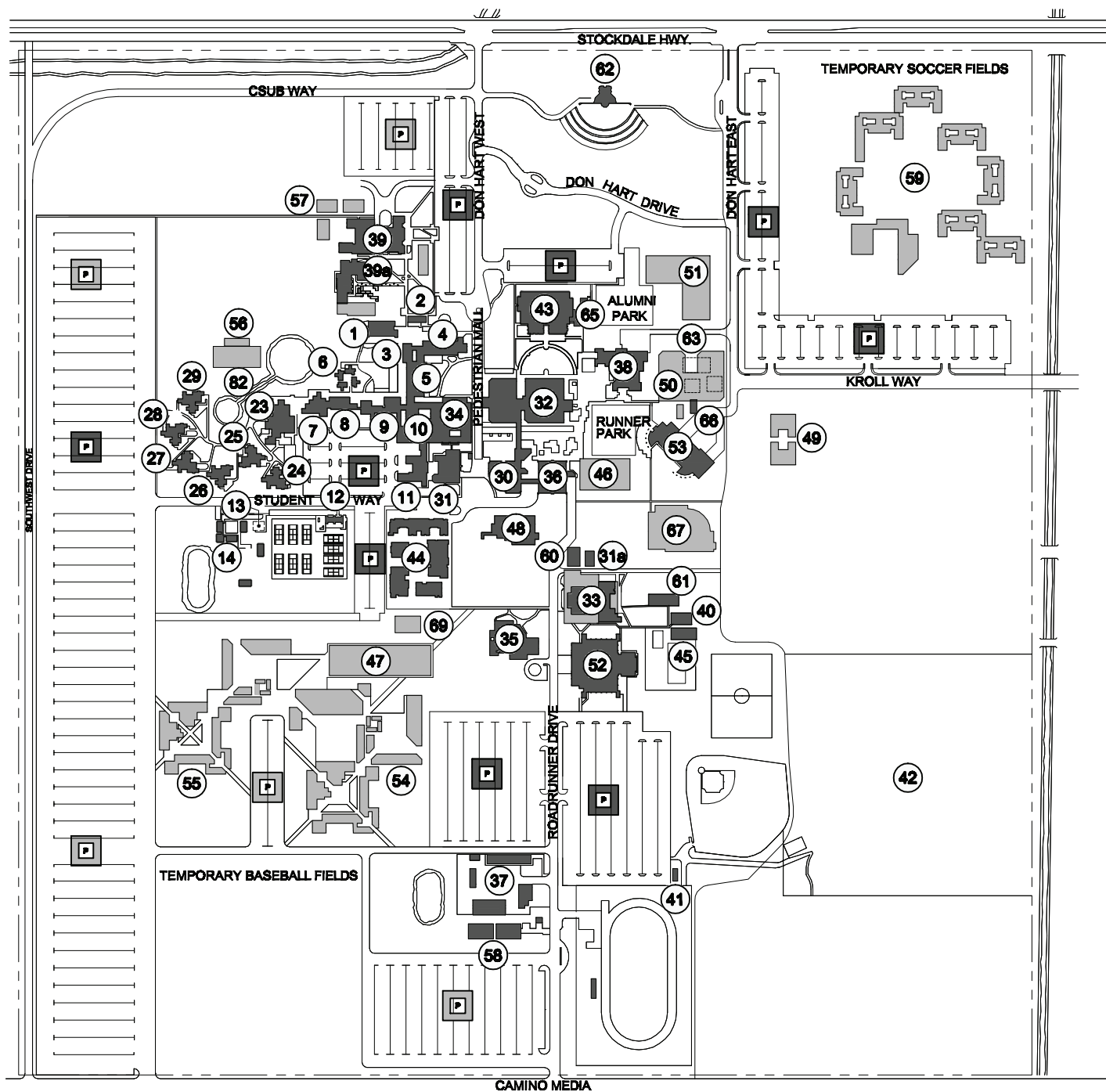
Master Plan Revision approved by the Board of Trustees: September 1970, January 1971, January 1973, May 1974, July 1975, February 1980, November 1980, January 1984, March 1984, September 1985, March 1987, January 1988, September 2007

1.	Classroom Building	53.	Student Union/Bookstore
2.	Fine Arts	53a.	<i>Student Union/Bookstore Addition</i>
3.	Lecture Building	54.	<i>Student Housing Northeast</i>
4.	Performing Arts	55.	<i>Student Housing Northwest</i>
5.	Student Services	56.	<i>Central Plant</i>
6.	Faculty Building	57.	<i>Humanities Complex</i>
7.	University Advancement	58.	<i>Well Core Repository</i>
8.	Administration West	59.	<i>Student Housing – Southwest</i>
9.	Administration East	60.	Public Safety
10.	Student Services	61.	J. Antonino Sports Center
11.	Plant Operations	62.	Amphitheater
12.	Shower-Locker	64.	Facility for Animal Care and Treatment (F.A.C.T.)
13.	Modular West	65.	Computing/Telecom. Center
14.	Child Care	66.	Greenhouse
23.	Dining Commons	67.	<i>Recreation Center</i>
24.	Residence Hall A	68.	<i>Student Health Center Expansion</i>
25.	Residence Hall B	69.	<i>Foundation Office Building</i>
26.	Residence Hall C	70.	<i>Public/Private Development</i>
27.	Residence Hall D	72a - d.	<i>Retention Basin</i>
28.	Residence Hall E	73.	<i>Engineering</i>
29.	Residence Hall F	74.	<i>Intramural Sports Field No. 3</i>
30.	Science I	75.	<i>Nursing Center</i>
31.	Romberg Nursing Center	76.	<i>Department of Nursing</i>
31a.	<i>Nursing Clinical Simulation Center</i>	77a.	<i>Information Center North</i>
32.	Dorothy Donohoe Hall	77b.	<i>Information Center South</i>
33.	Physical Education	78.	<i>Student Services No. 2</i>
33a.	<i>P.E. Modular A</i>	79.	<i>NCAA Baseball Stadium</i>
33b.	<i>P.E. Modular B</i>	80.	<i>Outdoor P.E. Storage/Restroom</i>
33c.	<i>P.E. Modular C</i>	80a.	<i>Outdoor P.E. Storage/Restroom</i>
34.	Education	81.	<i>Classroom/Office Building</i>
35.	Student Health Services	82.	<i>New Art Center</i>
36.	Science II	85.	Competition Sports Field
37.	Corporation Yard/Warehouse	86.	Competition Softball Field
38.	Runner Café	87.	<i>Competition Throwing Area/Field Events</i>
38a.	<i>Runner Café Addition</i>	88.	Competition Track and Field
39.	Doré Theatre & Todd Madigan Art Gallery, and Music Building Complex	89.	<i>Police Department</i>
39a.	Music Expansion Phase I	90.	<i>Education Building</i>
39b.	<i>Music Expansion Phase II</i>	91.	<i>Competition Tennis Courts</i>
40.	Handball Courts	92.	<i>Intramural Sports Field No. 1</i>
41.	Outdoor P.E. Storage Building	93.	<i>Intramural Baseball Field No. 4</i>
42.	Environmental Studies Area	94.	<i>Performing Arts II</i>
43.	Walter Stiern Library	95.	<i>Intramural Softball Field No. 5</i>
44.	Business Development Center	96.	<i>Competition Sports Field No. 2</i>
45.	J.R. Hillman Aquatic Center	98.	<i>Black Box Theater</i>
46.	<i>Natural Sciences</i>	99.	<i>Parking Structure No. 1</i>
47.	<i>Classroom/Office Complex</i>	100.	<i>Parking Structure No. 2</i>
48.	<i>Math and Computer Science</i>	101.	<i>Parking Structure No. 3</i>
49.	<i>Health Science and Physical Education</i>	102.	<i>Parking Structure No. 4</i>
50.	<i>Behavioral Sciences</i>	103.	<i>Business Development Center Addition</i>
51.	<i>Administration North</i>	104.	<i>Physical Education Addition</i>
52.	Icardo Center		

**LEGEND**

Existing Facility / *Proposed Facility*

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



### California State University, Bakersfield

Campus Master Plan  
 Master Plan Enrollment: 12,000 FTE  
 Approval Date: September 1998  
 Revised Date: January 1998  
 Main Campus Acreage: 376 Acres (Gross)

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



**Attachment B**  
CPB&G - Item 7  
September 18-19, 2007  
Page 2 of 2

**CALIFORNIA STATE UNIVERSITY, BAKERSFIELD**

Master Plan Enrollment: 12,000 FTE

Master Plan Approved by the Board of Trustees: September 1968

Master Plan Revision approved by the Board of Trustees: September 1970, January 1971, January 1973, May 1974, July 1975, February 1980, November 1980, January 1984, March 1984, September 1985, March 1987, January 1988

1.	Classroom Building	39a.	Music Expansion Phase I
2.	Fine Arts	40.	Handball Courts
3.	Lecture Building	41.	Outdoor P.E. Storage Building
4.	Performing Arts	42.	Environmental Studies Area
5.	Student Services	43.	Walter Stiern Library
6.	Faculty Building	44.	Business Development Center
7.	University Advancement	45.	J.R. Hillman Aquatic Center
8.	Administration West	46.	<i>Natural Sciences</i>
9.	Administration	47.	<i>Classroom Office Building IV</i>
10.	Student Services	48.	<i>Math and Computer Science</i>
11.	Plant Operations	49.	<i>Health Science and Physical Education</i>
12.	Shower-Locker	50.	<i>Behavioral Sciences</i>
13.	Modular West	51.	<i>Administration</i>
14.	Child Care	52.	Icardo Center
23.	Dining Commons	53.	Student Union/Bookstore
24.	Residence Hall A	54.	<i>Village 2</i>
25.	Residence Hall B	55.	<i>Village 3</i>
26.	Residence Hall C	56.	<i>Satellite Plant</i>
27.	Residence Hall D	57.	<i>Humanities Complex</i>
28.	Residence Hall E	58.	Well Core Repository
29.	Residence Hall F	59.	<i>Student Housing</i>
30.	Science	60.	Public Safety
31.	Romberg Nursing Center	61.	J. Antonino Sports Center
32.	Dorothy Donohoe Hall	62.	Amphitheater
33.	Physical Education	63.	Modular East
34.	Education	65.	Computing/Telecom. Center
35.	Student Health Services	66.	Greenhouse
36.	Science II	67.	<i>Recreation Center</i>
37.	Corporation Yard/Warehouse	69.	<i>Foundation Office Building</i>
38.	Café	82.	<i>New Art Center</i>
39.	Dore' Theatre, Todd Madigan Art Gallery, and Music Building Complex		

**LEGEND**

Existing Facility / *Proposed Facility*

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

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

### **Certify the Final Environmental Impact Report and Approve the Campus Master Plan Revision with Enrollment Ceiling Increase at San Francisco State University**

#### **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 San Francisco State University (SFSU):

- Certify a Final Environmental Impact Report (FEIR)
- Approve an increase in the master plan enrollment ceiling from 20,000 full-time equivalent students (FTE) to 25,000 FTE
- Approve the proposed campus master plan revision dated September 2007

Attachment “A” is the proposed campus master plan. Attachment “B” is the existing campus master plan approved by the Board of Trustees in March 2007.

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.sfsu-masterplan.org/eir.html>.

The FEIR concluded that the project would result in significant and unavoidable impacts to historic resources, traffic, and to university population and nearby residents from construction noise. Traffic impacts can be mitigated to less than significant levels with mitigation measures identified in the FEIR. However, because a portion of the traffic mitigation measure is under the authority and jurisdiction of the City and cannot be guaranteed to be implemented, the traffic impacts are considered remaining significant and unavoidable. The city and San Francisco State University have been negotiating and have not reached agreement. Off-site mitigation funds of \$175,000 may be sought in the future for intersection improvements should transportation demand management programs not reduce traffic impacts to a less-than-significant level after two years. All other areas can be mitigated to a less than significant level with mitigation measures identified in the FEIR.

### **Potentially Contested Issues**

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

1. Transit: Transit impacts can be mitigated if planned improvements—the San Francisco County Transportation Agency (SFCTA) 19<sup>th</sup> Avenue Project and San Francisco Municipal Transportation Agency (MTA) Transit Effectiveness Project (TEP)—are implemented in a timely manner.

*CSU Response*: The university is in the process discussing with the transit agencies needed mitigation implementation issues. At this time mitigation measures are indeterminate due to the lack of baseline capacity information. The recommended approach includes joint efforts to improve 19<sup>th</sup> Avenue transit with timing and triggers for implementing mitigations to the M-line corridor including 1) SFSU working with the city to determine its “fair share” toward transit improvements once baseline is defined or 2) SFSU extending shuttle service to West Portal station to bypass an overcrowded transit segment. In addition, SFSU will work with the city to establish a universal transit pass program.

2. Intersection Widening: A mitigation measure is required, that would, if implemented in a timely manner, reduce the impacts on traffic conditions at nearby intersections to a less-than-significant level.

*CSU Response*: The mitigation measure is structured so that off-campus improvements to two intersections (Lake Merced Boulevard/South State Drive and Lake Merced Boulevard/Font Boulevard) would be implemented only if campus evening peak hour trips increase sufficiently and if additional Transportation Demand Management (TDM) measures fail to reduce new vehicle trips. SFSU is in the process of negotiating with the City and County of San Francisco (City) on the implementation of TDM programs, traffic monitoring and cordon counts, standards and trigger points for determining when improvements to the two affected intersections would be necessary. In the event TDM measures fail SFSU has determined that \$175,000 is the campus' fair share of the improvements required and the cost in today's dollars.

3. Parking: Neighbors are concerned about spillover parking in the neighborhoods as a result of campus growth.

*CSU Response*: The campus master plan parking strategy is consistent with the city's Transit First Policy. The planned supply of parking is designed to ensure that the proportion of single-occupant vehicle trips does not increase in the future. SFSU is in the process of negotiating with the City to include implementation of TDM measures to reduce traffic, including a parking fee

restructure. Other strategic elements include the city's consideration to establish a Parking Benefit District in the neighborhoods surrounding the campus and using fees from parking on non-residential streets around campus.

4. Neighborhood Character and Quality of Life: Residents of Parkmerced at the south of campus are concerned about the impact of campus growth on the character and quality of life in the neighborhood. Campus growth means greater building density, more traffic and noise, increased competition for parking, and more people on the street. Concerns were raised about the proposed conference center and retail main streets. In addition, some residents of Parkmerced see the proposed denser redevelopment by the university of some low-rise residential buildings along Holloway, formerly part of Parkmerced, as an intrusion upon the integrity of what they consider to be a historic community.

CSU Response: In May 2006, the university hired a full time administrator who is responsible for ongoing communications with community-based organizations and the City. To facilitate collaboration and communication with its neighbors on issues surrounding student conduct and quality of life in the neighboring communities, the university established the Neighborhood Taskforce, a partnership between the university's administration, faculty, staff, and student leadership, its neighbors, and government officials and agencies.

In response to city and neighborhood concerns, the size of the conference center has been significantly reduced in the final master plan. With the addition of new housing, the master plan will provide potentially up to 2,700 additional beds of student housing under supervision of the university, as well as faculty and staff housing. The housing and TDM programs noted above, as well as limited neighborhood retail within easy walking distance of campus, are designed to reduce single-occupant vehicle trips. The master plan proposes a number of open space and pedestrian improvements that better connect the district as a whole. SFSU will continue to work with the city on joint transportation planning for the district.

The university recognizes that the potential historic resource known as Parkmerced has been added to the Landmarks Preservation Advisory Board (LPAB) Work Program for 2007. The FEIR addresses the full range of potential cultural and historic resource impacts that could result on campus with development contemplated by the campus master plan. Moreover, the FEIR calls for the university to develop architectural and urban design guidelines for the proposed redevelopment of residential buildings in University Park South (formerly part of Parkmerced) to ensure compatibility with the visual character of the adjacent Villas Parkmerced neighborhood.

## **Background**

San Francisco State University (SFSU) was founded on Nob Hill in 1899 as San Francisco State Normal School, a teacher-training institution. In the late 1930s, the university acquired part of

its present site near Lake Merced in the southwest portion of San Francisco to build a new campus. The campus opened in the fall of 1954 on its original 88-acre site with 4,500 students and a complement of nine buildings. By 1965, campus facilities had more than doubled. In 1974, the number of enrolled students had increased to 20,855. In March 1988, the Board of Trustees approved a master plan for 20,000 FTE students on the main campus during the academic year. By fall 2006, combined academic year and summer term enrollment on the main campus along with enrollment at satellite sites had reached 23,945 FTE.

In fulfilling one of its master planning goals to acquire property adjacent to the campus, the university purchased 46 acres of developed land north and south of the campus between 2003 and 2007. To the north, this new property includes the Lakeview Center site and the 24.8-acre Stonestown apartments, now called University Park North (UPN); to the south, it includes the northernmost blocks of the Villas Parkmerced apartments, totaling 18.6 acres, now called University Park South (UPS). These recent acquisitions bring the total area of the main campus to 141.6 acres.

The last comprehensive master plan for the university was approved in 1988. At that time the campus was approximately 95 acres with anticipated enrollment growth to 20,000 FTE over a period of 20 to 30 years. By 2005, rising enrollment, the acquisition of significant new property, and the recent adoption of a new strategic plan necessitated a thorough reevaluation of the campus physical master plan. In October 2005, the university initiated a comprehensive campus master plan study intended to guide the development of the campus through 2020.

This plan was developed in collaboration with a master plan steering committee composed of faculty, staff, administrators, and students, and supported by six sub-committees who formed to analyze enrollment increases, academic growth, housing, transportation, sustainable physical development, campus community, and outreach and communication. Eight public open houses, held both on and off campus, engaged the campus and larger community at key milestones in the planning process. A dedicated master plan website, [www.sfsu/masterplan.org](http://www.sfsu/masterplan.org), chronicled the progress of the plan. University representatives attended meetings of all active neighborhood organizations, made presentations to local planning organizations, and met with local elected officials and city agencies. Beyond those meetings, two formal public hearings were held during the Draft EIR public comment period, which was extended to 60 days in order to receive adequate community input and comment.

The proposed campus master plan revision will enable SFSU to meet projected increases in student demand for higher education, as well as further enhance its status as a premier undergraduate, graduate, and applied research university. The proposed campus master plan revision and FEIR provide a framework for implementing the university's goals and programs for the campus by identifying needed buildings, facilities, site and infrastructure improvements, and services to support sustainable campus growth and development from the current enrollment of



20,000 FTE to a new campus master plan enrollment of 25,000 FTE by the 2019/2020 academic year.

### **Enrollment Ceiling Increase**

For several years, enrollment projections for higher education in California have focused on the dramatic increase expected when the children of the Baby Boomer generation reached college age. In 1995, the Department of Finance projected that CSU enrollments would reach 406,317 by fall 2004. In reality, the 400,000 mark was first reached in fall 2005, and most recently, the CSU enrolled 417,112 students in fall 2006. The Department of Finance now anticipates that the steady growth will continue in the CSU system over the next nine years to reach 482,367 by fall 2015, an increase of 15.6 percent.<sup>1</sup>

The California Postsecondary Education Commission (CPEC) in a report issued in 2003 entitled *Student Access, Institutional Capacity and Public Higher Education Enrollment Demand, 2003-2013*, examined trends and concluded that based on population growth and consistent retention rates, CSU enrollments could grow as high as 512,331 by 2012, an increase of over 25 percent.

These growth estimates are aggregated for all CSU campuses across the state. Not all CSU campuses are alike, however, and each campus has its own enrollment trends and unique elements. At SFSU, three trends have gradually changed the character of the campus and contributed to consistent growth.

Over the past 14 years, the number of freshmen beginning their higher education at SFSU dramatically increased from 1,259 freshmen entering in fall 1993 to 3,259 entering in fall 2006, an increase of 159 percent. Throughout most of its institutional life, SFSU was primarily a transfer institution, with new transfers typically outnumbering the new freshmen by a ratio of 2:1. For the first time in fall 2005, the number of new freshmen was actually higher than the number of new transfers. The trend toward a growth in the number of freshmen among entering students appears to be firmly entrenched and increasing each year into the foreseeable future.

The second significant trend visible at SFSU is the shift from being predominantly a regional institution to becoming a “destination” campus that attracts students from throughout the state of California. In 1992, 75.5 percent of all university freshmen were from high schools in the six Bay Area counties. By fall 2006, the percentage of university freshmen graduating from Bay Area high schools had dropped to 55.5 percent. Nearly half of all freshmen now come from outside the region. Given that the number of high school graduates in the San Francisco Bay Area lags significantly behind the growth among high school graduates in the Southern part of

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<sup>1</sup> State of California, Department of Finance, California Public Postsecondary Enrollment Projections, 2006 Series, Sacramento, California, December 2006.

the state, the shift to attract students from outside the region has enabled the university to contribute to meeting the demand across the state for access to the CSU system.

A third trend at SFSU goes hand-in-hand with the first two. Through sound acquisition of existing housing units in the neighborhoods surrounding the campus, the university has begun to answer the university-driven demand for student, faculty, and staff housing. In 1999, the campus offered housing to 1,480 residents. Since July 2006, the campus now operates on-campus housing for a total of 2,348 residents. In addition as existing non-university tenants vacate UPN and UPS gradually over time through natural and voluntary attrition and selected building sites are redeveloped more densely, the university is expected to gain an additional 1,200 units by 2020, providing much-needed housing for future students, faculty and staff. Assuming that 50 to 75 percent of these units are occupied by students, SFSU has the potential to add up to 2,700 beds of student housing, which could accommodate upwards of 65 percent of the net new students seeking housing in the area.<sup>2</sup>

With fall 2007 enrollment expected to continue to climb upward, SFSU needs to raise its approved campus enrollment ceiling from 20,000 to 25,000 full-time equivalent students (FTE). The development of the proposed campus master plan revision enables the university to help the CSU meet projected enrollment demand and to improve access to higher education for the citizens of the San Francisco and greater Bay Area region as well as the rest of the state of California.

### **Proposed Revisions**

The principle changes and additions proposed in the revised master plan are identified on Attachment A and reflect the major elements of the newly developed comprehensive 2007–2020 campus master plan. Collectively, these changes add 0.9 million gross square feet of academic and academic support space, including a conference center with guest accommodations. Through the gradual conversion of existing residential units in UPN and UPS for use by SFSU students and employees, and the redevelopment of selected parcels in denser configurations, the master plan adds approximately 1,200 units of housing for students, faculty, and staff, with 1,800 to 2,700 student beds—essential for recruitment and retention.

Increasing the supply of affordable, close-in housing for university demand, which allows SFSU affiliates to walk to campus rather than drive, is one of a number of interrelated strategies that support sustainable campus growth, including green building and site design, natural stormwater management, and emphasis on alternative modes of transportation. The master plan maintains

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<sup>2</sup> The EIR assumes that only 50 percent of the 1,200 units will be occupied by students, as the worst-case scenario for off-campus housing demand generated by enrollment growth. The EIR further assumes that 50% of the projected new student population (5,517 head count) will be new to the area and thus seeking housing.

the existing land use pattern with housing and other uses clustered around a compact academic core. With the exception of the new Creative Arts Building, all new development occurs through replacement and increased density of existing developed sites, thereby preserving valued open space for recreation, natural resources, and stormwater management. A strong pedestrian network, including a major east-west walkway and north-south pedestrian bridge, will link the campus internally and to the surrounding neighborhoods and provide universal access throughout.

Proposed changes are as follows:

- Hexagon 1:* Clinical Sciences Building/Font Street Property (#94) footprint change.
- Hexagon 2:* HHS Replacement Building (#11). The HHS Replacement Building is relocated from its previously approved site at the temporary HSS Building (#3) to the site of the temporary Creative Arts Building (#7), directly adjacent to the future BSS Building (#10). The building number is changed from #99 to 11.
- Hexagon 3:* Facilities Building and Corporation Yard (#36). The existing Corporation Yard (#25) facility is relocated north of Winston Drive to Lot 25 and renumbered (#36). The previously approved future building for this site, Outdoor Physical Education Facility (#36), is removed. The existing Corporation Yard (#25) becomes temporary.
- Hexagon 4:* Gymnasium and Recreation-Wellness Center (#9). The future new Lakeview Classroom/Faculty Office Building is re-designated as the future Gymnasium and Recreation-Wellness Center (#9), replacing the existing Corporation Yard (#25) and the Lakeview Center (#8). Future temporary modular buildings for Child Studies Center (#8) and Academic Support Building (#16) will be located on the site until the future Gymnasium and Recreation-Wellness Center receives funding.
- Hexagon 5:* Business Building (#12). This future Business building is located on the site of the temporary HSS Building (#3).
- Hexagon 6:* Science Replacement Building (#53). This future Science building is located on the eastern portion of the existing Gymnasium (#5) site, and the Gymnasium becomes a temporary building. Modular Building M (#108) is removed permanently.
- Hexagon 7:* Ethnic Studies and Psychology Replacement Building (#13). This future building is located on the western portion of the existing Gymnasium (#5) site.

- Hexagon 8:* Academic Building (#14). This future Academic Building is located on the site of the existing Science Building (#4), which becomes a temporary building.
- Hexagon 9:* Academic Building/University Club (#15). This future building is located on the site of the existing Ethnic Studies and Psychology Building (#21) and Student Health Center (#27).
- Hexagon 10:* University Park North (#100, 102, 103 and 104) and Satellite Power Plant (#37). Three future housing developments (#102, 103 and 104) replace most of the low-rise housing in the eastern portion of the existing Stonestown Apartments (#100). A future Satellite Power Plant (#37) is located north of Buckingham Way.
- Hexagon 11:* University Park North (#99). Future housing is located on the site of the existing Sutro Library (#98), which becomes a temporary building.
- Hexagon 12:* Stonestown Galleria Land Acquisition. This parcel is designated for future acquisition. When acquired, Buckingham Way will be re-aligned to provide sites for University Park North future housing (#104) and the future University Conference Center (#105).
- Hexagon 13:* University Conference Center (#105). This facility replaces low-rise housing in the easternmost portion of the existing Stonestown Apartments (#100), west of 19<sup>th</sup> Avenue.
- Hexagon 14:* Future Engineering/Computer Science Building (#52), Florence Hale Stephenson Field (#46), and Pedestrian Bridge (#85). Florence Hale Stephenson Field (#46) previously designated as a temporary site for modular buildings, becomes a permanent facility. It will replace the temporary softball field (#70), which is the site of the new Creative Arts Building (#75). A future pedestrian bridge (#85) connects the existing and future University Park North housing and future University Conference Center with the academic core. The future Engineering/Computer Science Building (#52) and existing modular Women's Field Equipment Building (#90) are permanently removed.
- Hexagon 15:* University Park South (#77, 78, 79 and 80). Future housing replaces a portion of Blocks 1, 2, 5 and 6 of Park Merced (#76).
- Hexagon 16:* University Park South (#73 and 74). The existing housing at Villas Residential Community/Lot 41 (#73) and Villas at Park Merced/Lot 42 (#74) is renamed.

*Hexagon 17:* Softball Field (#70), Accessory Building (#71), and Parking Garage (#72). These existing facilities become temporary for the future Creative Arts Building (#75).

*Hexagon 18:* Health, Physical Education and Recreation Building (#35). This future building is removed. Its use will be incorporated into the future Gymnasium and Recreation-Wellness Center (#9).

*Hexagon 19:* Parking Structure II (#55) and Future Development (#93). These future buildings are removed. Parking will be provided in future perimeter surface lots and structured parking at the future Creative Arts Building (#75), future Clinical Sciences Building (#94), future Gymnasium (#9), and future University Conference Center (#105).

*Hexagon 20:* Modular Building I (#107). This existing temporary building is removed permanently.

### **Fiscal Impact**

To rectify existing building deficiencies, accommodate an increase of 5,000 FTE, and provide needed site and facility improvements, the proposed master plan revision will require an estimated \$630 million of future state funding and \$510 million of future non-state funding.

For off-site mitigation, the campus has calculated its fair share amount for intersection improvements at \$175,000 should transportation demand management strategies not reduce traffic impacts to a less-than-significant level after two years (potentially a 2009-10 budget request). The campus also calculates costs of traffic surveys and increased campus shuttle service that may occur over two years time at a cost of \$484,000.

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

A Final Environmental Impact Report (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 a "Program EIR" under CEQA Guidelines, sections 15161 and 15168. The comprehensive master plan revision is evaluated at the program level.

The EIR for the Project, the update of the campus physical master plan and enrollment ceiling increase, is a Program EIR as described in the Draft EIR. CEQA allows for the preparation of a Program EIR, an EIR which is prepared on a series of future actions and development proposals that can be characterized as one large project, yet which contains no specific individual construction level project analyses.

Since the project involves the adoption of a master plan revision and enrollment ceiling increase, without any specific building project being approved and authorized for construction, the Program EIR is the appropriate CEQA document and the level of detail provided is in accordance with the level of detail required for a Program EIR. Issue areas are fully discussed and disclosed in this EIR and no issues have been deferred. Impacts have been analyzed to the fullest extent possible with available information, and where a potentially significant impact is identified, mitigation measures have been proposed to reduce the impact.

The FEIR Table 1-1, "Summary of Impacts and Mitigation Measures in the Campus Master Plan EIR," lists all environmental impacts, the level of impact before mitigation, proposed mitigation measures, and level of significance after mitigation. The FEIR concluded that the project would result in significant and unavoidable impacts to historic resources, traffic, and to university population and nearby residents from construction noise.

The City is negotiating with the university on a mitigation measure to reduce the impacts on traffic conditions to a less-than-significant level. The mitigation measure is structured so that off-campus intersection improvements will be implemented only if campus evening peak hour trips increase sufficiently and additional transportation demand management programs fail to reduce new vehicle trips. However, since a portion of this mitigation measure (i.e., off-campus intersection improvements) is not within the authority and jurisdiction of the Board of Trustees, the implementation of these improvements cannot be guaranteed. In the event the identified traffic improvements on intersections under the jurisdiction of the City are required to mitigate the significant impacts of additional university-related vehicle trips and are not constructed in a timely manner, traffic impacts would not be reduced to a level below significant. In this instance, there are no additional feasible mitigation measures under the authority and jurisdiction of the Board of Trustees that would reduce the identified significant impacts. No agreement has been reached at this time that ensures timely implementation of the necessary improvements, if in fact they are needed. Further, as there is no guarantee that the legislature will appropriate the funds requested by CSU to support the fair share payment of the cost of identified intersection improvements, this measure may ultimately be determined to be infeasible by CSU. Therefore, these impacts must be considered remaining, unavoidably significant even with the implementation of the portion of the mitigation measure that is under the control of the board, because the board cannot guarantee full implementation of all aspects of the measures necessary to reduce traffic impacts to less than significant.

### **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 October 10, 2006 and November 10, 2006. The campus held two public scoping meetings on October 24, 2006 to

discuss the NOP and the EIR process and provide the public an opportunity to identify environmental issues that should be addressed. One meeting was held during the day (3:00 pm) so that agency personnel would have the opportunity to attend and one in the evening (6:00 pm) so that interested members of the public also could attend. An advertisement announcing the upcoming meetings appeared in the Public Notices section of the San Francisco Chronicle on October 11, 2006. A notice also appeared in the Campus Memo, a university newsletter published by the Office of Public Affairs, on October 16 and 23, 2006 and were announced on the campus master plan Web site ([http://sfsumasterplan.org/Masterplan\\_EIR\\_NOP.pdf](http://sfsumasterplan.org/Masterplan_EIR_NOP.pdf)).

Based on the NOP scoping process, the following environmental topics were deemed to require study in the Draft EIR: Aesthetics; Air Quality; Biological Resources; Cultural Resources; Geology, Soils, and Seismicity; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Traffic, Circulation, and Parking; and Utilities and Public Services.

The Draft EIR was released for public and agency review on February 2, 2007, for a period of 60 days (longer than the mandated 45-days). Copies of the Draft EIR document and technical appendices were made available at the campus library, the university Office of Government Relations, the City and County of San Francisco Main Public Library and vicinity branch libraries, and on line on the campus master plan web site (<http://sfsumasterplan.org/eir.html>). Two public meetings were held on the SFSU campus on March 6, 2007, at 3:00 PM and 6:00 PM, for the purpose of receiving public comment on the adequacy of the information presented in the Draft EIR. The availability of the Draft EIR for review and the information about the public hearings was announced in the following manner:

- San Francisco Chronicle advertisement in the Public Notices section (February 1, 2007)
- San Francisco Examiner news brief regarding public hearings (March 5, 2007)
- Campus Memo notice of the upcoming release of the Draft EIR (January 22, 2007)
- Paper notices sent to those that had previously signed up to be on the CEQA distribution list.
- Email notices were also sent to the campus's database of interested individuals and agencies. (This database is a compilation of names of everyone who has expressed an interest in the plan and/or EIR and provided their name and contact information to the campus. It includes anyone who submitted any comments, attended any of the scoping sessions or open houses, provided any feedback via the Web, or anyone who has asked to be contacted about the master plan or EIR.) If interested individuals had not provided an email address, but rather a mailing address, letters were sent via first class US mail.
- SFSU Master Plan web site provided the notice of the public hearings on the Draft EIR (<http://sfsumasterplan.org/eir.html>).

- University representatives attended meetings of local neighborhood associations and informed community members about the availability of the Draft EIR and of the date of the hearings.

The comments received included a total of 50 letters. There were two letters from public agencies (one of which combined comments from six city agencies and departments), ten from organizations and groups, and thirty-eight from private citizens and organizations. The following is a summary of the major comments and responses:

1. Traffic, Transit, Parking, and Pedestrian Safety: A number of comments concerned traffic impacts in the vicinity of the campus, the potential worsening of overflow parking in the surrounding neighborhoods, pedestrian safety, and additional demand on public transit lines that are already at capacity, as well as the university's fair-share contribution to off-campus improvements.

CSU Response:

Traffic. To avoid increasing the number of daily and peak hour vehicle trips to the campus, the proposed campus master plan revision includes an expanded and enhanced transportation demand management program that emphasizes alternative travel modes and a housing program designed to accommodate more of the SFSU affiliates on the campus. The timely and successful implementation of these programs would help avoid a substantial increase in vehicle trips. The EIR presents potential traffic impacts under two scenarios: (1) an analysis of likely traffic impacts assuming that the master plan transportation demand management and housing programs are successfully implemented, and (2) a conservative analysis that assumes that these programs are not implemented successfully or in a timely manner, and therefore new vehicle trips would be added to area roadways and intersections.

Scenario 1 concludes that the combined effect of the transportation demand management, parking, transit, and housing programs will likely maintain campus-related auto traffic levels at their current rates through 2020, and the impact at the study area intersections would be less than significant. Scenario 2 concludes that intersections: (1) Lake Merced Boulevard/South State Drive and (2) Lake Merced Boulevard/Font Boulevard would be significantly affected with the addition of project traffic under year 2020 conditions. Both intersections can be restored to operate at an acceptable level of service by widening their respective approaches to provide additional turn lanes.

The proposed mitigation measures identify actions to monitor the affected intersections and outlines specific time- and enrollment-related trigger points for increasing transportation demand management programs. If these programs fail to reduce traffic impacts to a less-than-significant level within a given timeframe, the university would contribute its fair share of the cost of the



identified intersection improvements currently calculated at \$175,000. However, since off-campus intersection improvements are not within the authority and jurisdiction of the board, the implementation of these improvements cannot be guaranteed.

SFSU is engaged in discussions with the city regarding appropriate roles and responsibilities related to this monitoring.

Transit. The transit impact analysis (conducted for both the evening peak hour (5:00-5:59 PM) and SFSU peak hour (8:00-9:00 AM)) indicated that four Muni transit locations would operate at levels far below Muni capacities, based on Muni's passenger load standard of 85 percent. Therefore, the addition of new Muni riders generated by the proposed campus master plan revision would not substantially impact the peak hour capacity utilization at the four transit locations. However, observations of passenger loads on the M-line platform at SFSU, as well as standing loads on vehicles, suggest that the addition of campus riders to the M-line would exacerbate the crowding and worsen the capacity problems on this line specifically.

The City already has identified this problem, and is suggesting remedies as part of two ongoing projects: (1) the San Francisco County Transportation Authority (SFCTA) 19th Avenue Project, and (2) the San Francisco Municipal Transportation Agency's (MTA) Transit Effectiveness Project (TEP). The 19th Avenue Project is considering multimodal solutions for 19th Avenue, including Bus Rapid Transit service. The TEP is looking at a variety of planning, operations and capital solutions to enhance Muni performance systemwide. If these improvements were implemented, they would be more than sufficient to meet the campus's additional transit travel demands and the impact on the M-line would be less than significant. However, these improvements are only in the early planning stages and are under the jurisdiction of city agencies to implement. Therefore, the impact on the M-line is considered significant. Campus growth under the proposed campus master plan revision would also result in overcrowding and capacity problems on the university operated campus shuttle.

The SFCTA and the MTA can and should implement improvements to transit services along 19<sup>th</sup> Avenue via the implementation of MTA's Transit Effectiveness Project and SFCTA's 19<sup>th</sup> Avenue Project, which are in the planning stages. Improvements ultimately included in these programs could include, but would not be limited to, travel time improvements along the M-line and 28/28L lines (e.g., bus rapid transit, improved stop spacing, transit prioritization treatments, expanded Proof-of-Payment, in-lane bus stops), re-establishing a "short-run" of the M-line between the Embarcadero and the university stations, etc.

In the event that these transit capacity enhancements are not implemented in a timely manner, the university proposes the following measures to reduce impacts on the M-line and the campus shuttle to a less-than-significant level: (1) the extension of the campus shuttle service to West Portal Station to bypass the overcrowded segment of the M-line based on a program to determine

whether and to what extent SF State growth is contributing to identified capacity problems over baseline conditions; and (2) the monitoring of campus shuttle peak hour capacity utilization on an annual basis between the campus and the Daly City BART station and increasing shuttle frequency or otherwise increasing the capacity of the shuttle services until adequate capacity is provided.

SFSU is engaged in discussions with the city and responsible transit agencies regarding appropriate roles and responsibilities related to this monitoring.

Parking. The proposed campus master plan parking strategy is consistent with the city's Transit First policy. The planned supply of parking is designed to discourage future increases in new single-occupant vehicle trips. The campus will make additional improvements to its transportation demand management program to ensure that new trips are not generated. Therefore, the demand for parking will not exceed the projected supply. Furthermore, the campus will work with the MTA to minimize the impact of students parking in surrounding neighborhoods.

Pedestrian Safety. As a result of both improved pedestrian facilities and an increase in campus population, the level of pedestrian activity in and around the campus is expected to increase. However, the increase in enrollment will not cause substantial overcrowding on public sidewalks, especially the sidewalks and crosswalks near the Holloway and 19th Avenue intersection, based on a pedestrian level of service analysis conducted in the Draft EIR.

2. Housing: A number of comments from the city, the San Francisco Housing Coalition, and individuals concern housing, including the need for more on-campus housing; the impact of increased enrollment on the regional housing supply; and the potential of displacing current non-university residents of UPN and UPS as existing units are replaced with denser housing. Many neighbors, particularly in Parkmerced, do not want housing in UPS and UPN redeveloped more densely. Some comments suggested locating new infill housing in the core campus, such as along 19<sup>th</sup> Avenue, rather than redeveloping in UPN and UPS.

CSU Response:

Need for More Housing. In response to comments from the City of San Francisco Planning Department and the San Francisco Housing Coalition, the proposed campus master plan revision adds more housing, thus raising the net increase in new housing to 657 new units. The proposed campus master plan revision locates new housing on the existing Sutro Library site and on a number of sites within UPN and UPS. In addition, the proposed campus master plan revision sized the proposed conference center to incorporate 50 units of new housing, with area remaining to construct additional housing.

The alternative of locating housing within the campus core, especially along 19th Avenue, is not considered viable for several reasons. The sites along 19th Avenue are valuable academic sites that will be redeveloped at greater density than the existing two-story buildings. Creating a compact and efficient academic core located within a 10-minute walking diameter—the distance that can be traveled in the time between classes—is of primary importance to fulfilling the university's academic mission. Accordingly, the proposed campus master plan revision reinforces the existing campus land use pattern by clustering housing outside the core and reserving land at the center of campus for academic uses.

The proposed campus master plan revision locates most new development on existing building sites, preserving significant open space for recreation and social gathering and for infiltration of stormwater on site, reducing demand on the city's combined sewer system.

Impact on Regional Housing Supply. The demand generated by campus growth constitutes a small portion of regional demand—two percent, or less than 45 new units per year until 2020. The housing demand in San Francisco associated with new SFSU students and employees will be well within the projected supply and would not trigger shifts of demand to other parts of the Bay Area region, nor would it stimulate the need to build additional new housing above and beyond that already projected. Likewise, housing demand elsewhere in the Bay Area region associated with new university demand also would be well within the projected supply. Therefore, there would be no substantial shift in demand to more distant communities outside the Bay Area region, nor would the project stimulate the need to build additional new housing above and beyond that already projected.

Displacement of People. The proposed campus master plan revision calls for new housing on a portion of the UPN and UPS sites, which would result in the demolition of existing apartments and the construction of new units, for a net gain in units on campus. While the project would temporarily displace housing units, it would more than compensate for the loss, and the total housing supply in the study area would increase as a result of the proposed plan. Therefore, this temporary displacement of housing units will not necessitate the construction of replacement housing elsewhere in the region. However, the redevelopment of a few blocks in UPS and UPN could displace non-university residents that have not already voluntarily vacated their units by the time this proposed construction takes place. Because the number of units is small compared to the projected increase in housing in the City of San Francisco and the Bay Area region, this displacement will not necessitate the construction of replacement housing elsewhere. Furthermore, the campus will comply with the California Relocation Assistance Act (Government Code 7260 et seq), which applies to state entities that may displace residents and businesses. In addition to what is required by the law, SFSU will provide displaced persons with the option to relocate to comparable units in other campus housing in UPN and UPS and maintain their current rent.

3. Conference Center: A number of comments from both the city and neighbors question the scale and appropriateness of the conference center/hotel originally proposed and some recommend adding more housing to accommodate the increase in students, faculty, and staff.

*CSU Response:* In response to agency and public comments about the size and characteristics of the conference center/hotel, the proposed campus master plan revision includes a significantly scaled-back University Conference Center with limited guest accommodations, plus housing for students, faculty, and staff in the same location as originally proposed. The proposed campus master plan revision replaces the proposed 250-room, 250,000 GSF hotel and 75,000 GSF conference center with a 150,000 GSF facility that includes 35,000 GSF of conference space, limited ground floor retail, 80 guest rooms, and 50 units of housing for university students and employees. The revised University Conference Center would be reduced in height, from a maximum of 100 feet to a maximum of 70 feet.

Currently, the university has only 8,000 square feet of conference space and limited on-site overnight accommodations during the academic year. As a result, SFSU is unable to host events on campus to share the work of the university's departments, programs, and institutes or to provide accommodations to visiting faculty, speakers, prospective families, etc. Central to the university's teaching and service mission is fostering the exchange of ideas within the academic and larger communities. A conference center provides such a forum and is a common component of university and college campuses throughout the country. In addition, the University Conference Center would serve as a visitor center for prospective students and families and as a venue for campus and community meetings.

The center's proximity to the Stonestown Galleria, the major commercial development in the district, is mutually advantageous. Its location on 19th Avenue takes advantage of proximity to public transit. The conference center's reduced 70-foot height limit is lower than the heights of the adjacent campus buildings, Hensill and Thornton Halls, which are 117 and 149 feet, respectively. Overall, the University Conference Center would be consistent with other existing SFSU and Stonestown academic and commercial activities and would not result in land use compatibility issues with adjacent residential neighborhoods.

4. Village Main Streets: A number of comments concerned the proposed campus "village main streets" along Holloway Avenue and Buckingham Way. Specifically, comments indicate that the development plans in the UPS and UPN area could detrimentally affect residents currently living there, and could have a detrimental effect on the area in the form of increased crime, pollution, congestion, noise, traffic, and accidents.

*CSU Response:* Both main streets are envisioned as mixed-use environments with limited ground-floor retail below housing or academic uses, or at the street level of the University Conference Center. The specific configuration of retail will depend on detailed retail analysis

once projects come forward. Overall, the village main streets will provide needed neighborhood retail (a need expressed by many area residents), increase the housing stock, and will integrate the campus with the surrounding neighborhoods.

The intention of the campus master plan is to provide neighborhood retail services within easy walking distance of the campus and the surrounding neighborhoods expressly to avoid unnecessary vehicle trips. Proposed changes to the streets—narrower travel lanes, wider sidewalks, bulb-outs, and bike lanes—are intended to calm traffic and make the streets more inviting and pedestrian friendly. The university recognizes that the city has jurisdiction over the Holloway and Buckingham rights-of-way and will work with the city to advance plans for these two streets in the short and long term.

5. Local Control Over Campus Land Uses: Comments from the City raised questions about whether San Francisco City and County local building and zoning ordinances apply to the proposed conference and neighborhood retail uses on campus, and about how SFSU plans to work with local jurisdictions on implementation of the campus master plan.

*CSU Response:* As a state university project, on state property serving the university academic mission, SFSU is exempt from municipal land use jurisdiction over on-campus development, and is not subject to the San Francisco General Plan or the San Francisco Planning Code. Further, the land uses proposed in the campus master plan will provide a range of services that will enhance the academic mission of the university, including internships, access to classroom and meeting room facilities, and employment opportunities for the students. Having a conference center on the campus will improve the ability of the university to host and attract major executive and academic conferences, which will strengthen many of the university's colleges, centers and institutes. Additionally, a small amount of neighborhood retail space will be provided within other new buildings (e.g., housing buildings) for those who live and work on and around the campus. The purpose of this retail is exclusively to serve the campus and neighborhood population such that unnecessary vehicle trips are avoided and to create a greater sense of a campus community.

While the university is exempt, as noted above, from municipal jurisdiction over campus development, local planning polices are of importance and relevance to the university because the interface of campus development and local development are important to the community character. Moreover, the university maintains cooperative relations with local government agencies regarding planning and land use issues to assure that mutual interests are addressed. For the purposes of coordination between SFSU and the City, the Draft EIR provides a review of the general conformance of the campus master plan to the relevant portions of local land use plans and policies. The focus of this analysis is to identify any potentially significant land use conflicts that could occur adjacent to the campus on land under the jurisdiction of the City. The Draft EIR concluded that the campus master plan for SFSU generally conforms to relevant local

land use plans. Moreover, in conformance with its tradition of working cooperatively with the local community, SFSU has in the past provided the City with a copy of its campus master plan and related environmental documents on a cooperative basis. The campus will continue to do so in the future.

6. Historic and Cultural Resources: Comments from the City, the Northern California Chapter of Docomomo, the Parkmerced Residents' Organization, and individual community members concern the potential historic resource status of the former Parkmerced units located in UPS and associated impacts of proposed redevelopment of some of these units contemplated by the proposed campus master plan revision. Other comments addressed the historic status of campus buildings that will be 50 years old or older by 2020.

*CSU Response*: The university recognizes that the potential historic resource known as Parkmerced has been added to the Landmarks Preservation Advisory Board (LPAB) Work Program for 2007. The FEIR provides review and response to issues raised by the city and community and a programmatic approach for addressing the full range of potential cultural and historic resource impacts that could result on campus with development contemplated by the proposed campus master plan revision. Moreover, the FEIR calls for the university to develop architectural and urban design guidelines that apply specifically to the proposed redevelopment of UPS buildings to ensure compatibility with the visual character of the adjacent Villas Parkmerced neighborhood.

7. Biological Resources: The Golden Gate Audubon Society and others identified a range of issues and concerns about the Draft EIR analysis related to biological resource impacts primarily in the Lake Merced area, but also on the campus.

*CSU Response*: The proposed campus master plan revision recommends a stormwater management system that provides for a new creek connection to Lake Merced via a new bridge overpass at Lake Merced Boulevard. This creek connection would return seasonal runoff to the lake, thereby contributing to raising lake water levels, improving water quality by creating movement in the volume of the lake, and enhancing recreational and habitat value. The plan also recommends that a pedestrian connection from the campus into the Lake Merced area be provided at this same location.

The proposed campus master plan revision clarifies the proposed alignment of the pedestrian path, illustrating that it does not extend to the edge of the lake and associated marsh vegetation. Additionally, since all of the proposed improvements in the Lake Merced area would take place off campus on lands not under the jurisdiction or authority of the university, these improvements would require a subsequent planning, design, and approval process under the San Francisco Public Utilities Commission (SFPUC) and San Francisco Recreation and Park Department (SFRPD), the agencies with jurisdiction over Lake Merced.

8. Neighborhood Character and Quality of Life Issues: A number of comments concern the university's response to neighborhood issues and call for a university-wide commitment to work cooperatively with its neighbors. In particular, neighbors in Parkmerced expressed concern about nighttime noise, litter, security, and a general decline in their quality of life as the result of students living in the neighborhood.

CSU Response: In May 2006, the university hired a full time administrator who is charged with devising and implementing an external relations strategy for the university, including ongoing communications with community-based organizations and the city. To facilitate collaboration and communication with its neighbors on issues surrounding student conduct and quality of life in the communities neighboring the campus, the university established the Neighborhood Taskforce, which is a partnership between the university's administration, faculty, and staff, its student leadership, its neighbors, and government officials and agencies. Over the course of this past year, the Taskforce has accomplished some early successes. University representatives meet regularly with neighbors and resident associations, city officials, and the police to coordinate responses to student conduct off campus. Additionally, due to a change in the State's Education Code, the university and its police now enforce the CSU Code of Conduct both on and off campus. Additionally, the Taskforce has created an on-line course, "Welcome to the Neighborhood," which will educate students about the neighborhood, provide tips for being a good neighbor, and alert students to ramifications they may face for engaging in disruptive conduct off-campus.

9. Water, Wastewater, and Stormwater: The Office of the City Attorney questioned whether negotiation pursuant to Government Code Section 54999 satisfies CEQA's requirement that mitigation measures be identified prior to approval of a project and not deferred to some future time. Another comment from the SFPUC recommended that SFSU reduce impacts to the City of San Francisco's combined sewer system by adopting a no-net increase in discharge policy.

CSU Response: Government Code Section 54999 et seq. authorizes public agencies providing public utility services to charge the university a limited capital facilities fee under certain circumstances. This fee is a non-discriminatory charge imposed by a public utility service agency to defray the actual capital cost of that portion of a public utility facility (as defined in Government Code Section 54999.1 (d)) actually serving the university. The fee would cover the campus's fair share of the construction costs for such improvements.

The EIR describes the university's commitment to comply with the obligations authorized under Section 54999 et seq. by paying its fair share of the construction cost of necessary public utility facilities, including a fair share of the cost of mitigation measures to address environmental impacts of constructing these facilities. The Draft EIR discusses these university obligations with reference to possible off-campus water and sewer infrastructure. The commitment to

comply with this statute is not listed in the EIR as a mitigation measure, because it is a legal obligation with which the university must comply irrespective of environmental impact mitigation commitments made in the EIR. Therefore, the issue of deferral of mitigation measures under CEQA raised by the comments is not relevant to off-site improvements that may be required for water and wastewater services.

The SFPUC's suggested methods for reduction of runoff with the goal of achieving no-net increase in discharge are consistent with the proposed approach put forth in the proposed campus master plan revision. Additional analysis confirmed that the proposed master plan development will not increase the city's combined sewer wet weather flows. Proposed development will cause an approximate two percent increase in annual storm runoff from new building areas. Due to the new open storm water system, the quantity of storm runoff directed to the combined sewer system will be decreased by approximately 20 percent, for a net reduction of 18 percent from the runoff rate and quantity of the existing campus.

10. Off-site Mitigation Responsibility: SF State is in the process of discussing mitigation issues that are consistent with the *Marina* decision. At a meeting held on July 30, 2007 between SF State and city representatives, it was agreed that SF State would draft a summary on traffic and transit impacts. The city indicated that, in turn, it would determine whether any other areas should be addressed, and if so, would take the responsibility to summarize these issues.

CSU Response: On August 14, 2007, SF State sent the city a summary of traffic and transit impacts and met with the city the following day on August 15, 2007. The focus of the meeting was to clarify SF State's transportation analysis in order to get agreement from the city on the validity of the analysis and the related mitigations. Off-site mitigation funds of \$175,000 may be sought in the future for intersection improvements should transportation demand management programs not reduce traffic impacts to a less-than-significant level after two years.

At the meeting held on August 15, the city liaison indicated that the city might want to add language related to housing in the proposed agreement. Based on further discussions with city staff there appears to be internal disagreement as to whether more or less housing development would be optimal. As of the printing of this agenda item there has been no further clarification from the city.

### **Other Comments**

Included were comments from the university faculty and staff concerning the potential loss of sunlight to the west side of the Humanities building and potential production of toxic mold. The proposed campus master plan revision locates the future Clinical Sciences Building approximately 70 feet west of the existing Humanities Building (#32) on the current School of the Arts site. The separation of the two buildings allows for extensive solar access in the



afternoon hours, and well-functioning mechanical ventilation systems will prevent the build-up of moisture, which contributes to mold growth within the built environment.

In addition, there were a number of comments from The City departments that questioned the baseline analysis used in the EIR and the level of detail provided in the document. Other comments received concerned: the need for enrollment growth and suggestions that the university grow at satellite or less developed locations rather than on the main campus; the need for better bicycle access and storage on campus to encourage bicycle commuting; and the university's conformance with sustainability policies and practices outlined in CSU Executive Order 987. These and other comments are addressed in the Response to Comments section 4 of the FEIR.

## **Alternatives**

The Final EIR evaluated three alternatives in accordance with CEQA Guidelines:

- **No Project Alternative:** Under the No Project alternative, a new campus master plan and an enrollment ceiling increase to 25,000 FTE students would not be adopted and the campus would continue to operate under the previously approved 1989 campus master plan, as amended most recently in March 2007. While the approved master plan does identify sites for new academic buildings (e.g., Behavioral and Social Sciences building), these buildings cannot be built under the existing plan because they would add FTE capacity to the campus. The No Project alternative would eliminate potentially adverse impacts compared to the project. However, the No Project Alternative would not meet the primary project objectives of increasing the enrollment cap to 25,000 FTE students and providing for the necessary expansion of academic programs and administrative functions to support the enrollment increase. Nor would it meet the objective of providing student, faculty, and staff housing.
- **Reduced Housing Growth Alternative.** Under the Reduced Housing Growth alternative, future development of the campus would be planned to accommodate the proposed enrollment ceiling increase to 25,000 FTE students on campus by 2020. However, the existing housing in UPS and UPN would not be redeveloped to provide for higher-density housing and to provide for a conference center. Under the Reduced Housing Growth alternative, the level of significance of all impacts would remain the same, without meeting a number of project objectives, including providing additional, close-in housing for student, faculty, and staff to aid with recruitment and retention, redefining Holloway and Buckingham as "college main streets," and positioning semi-public uses at key campus corners.

- **Expanded Housing Growth Alternative.** Under the Expanded Housing Growth alternative, future development of the campus would be planned to accommodate the proposed enrollment ceiling increase to 25,000 FTE students on campus by 2020. However, under this alternative all of the existing housing in UPS and UPN would be redeveloped to provide for higher-density housing and to provide for the conference center. The Expanded Housing Growth alternative is the environmentally superior alternative because it would reduce the project's significant impacts with respect to traffic and air quality, and would place a reduced demand on off-campus housing supply. Nonetheless, the level of significance of all impacts would remain the same. The Expanded Housing Growth alternative would support the primary project objectives of increasing the enrollment cap to 25,000 FTE and providing for the necessary expansion of academic programs and administrative functions to support the enrollment increase and would meet all other project objectives. The Expanded Housing Growth alternative is infeasible within the timeframe of the proposed campus master plan revision (i.e., 2020).

The following resolution is presented for approval:

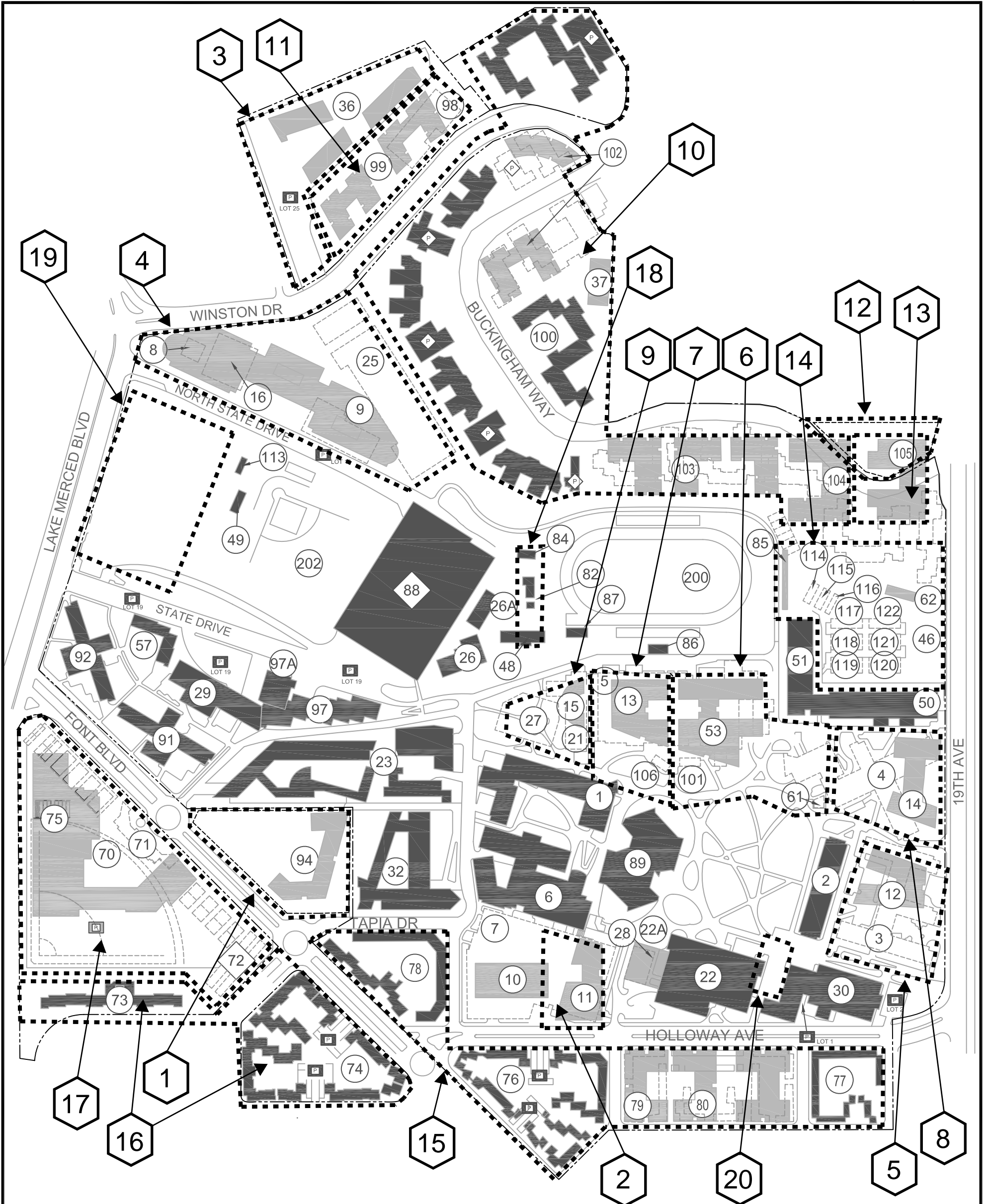
**RESOLVED**, by the Board of Trustees of the California State University, that:

1. The Final EIR for the San Francisco State University Campus Master Plan has been prepared to address the potential significant environmental impacts, mitigation measures, and project alternatives, comments and response to comments associated with the proposed master plan revision, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
2. The Final EIR addresses the proposed increased enrollment and master plan revision, and all discretionary actions relating to the project, as identified in the Project Refinements, Section 2 of the Final EIR.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of Title 14 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to the approval of a project along with a statement of facts supporting each finding.
4. This board hereby adopts the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring Program for Agenda Item (8) of the September 18-19, 2007 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies specific

- significant impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.
5. The FEIR concluded that the project would result in significant and unavoidable impacts to historic resources, traffic, and to university population and nearby residents from construction noise. These impacts are mitigated to the extent feasible with the adopted mitigation measures; however even with the mitigation measures they remain significant and unavoidable.
  6. A portion of the mitigation measures necessary to reduce traffic impacts to less than significant are the responsibility of and under the authority of the City. The City and the university have not come to agreement. The board therefore cannot guarantee that certain mitigation measures that are the sole responsibility of the respective city 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. 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 San Francisco State University Campus Master Plan, February 2007;
    - B. The Final EIR, including comments received on the Draft EIR, and responses to comments, August 2007;
    - 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.

8. It is necessary, consistent with the State Supreme Court Decision in *City of Marina v. CSU*, for CSU to pursue mitigation funding from the legislature to meet its CEQA fair-share mitigation obligations. The chancellor is therefore directed to request from the governor and the legislature, through the annual state budget process, the future funds (2009-10 at the earliest) necessary to support costs as determined by the trustees necessary to fulfill the mitigation requirements of the CEQA.
9. Because this board cannot guarantee that the request to the legislature for the necessary mitigation funding will be approved, or that the local agencies will fund the measures that are their responsibility, this board finds that the impacts whose funding is uncertain remain significant and unavoidable, and that they are necessarily outweighed by the Statement of Overriding Considerations adopted by this board.
10. In the event these impacts are not funded, the chancellor is directed to proceed with implementation of the Campus Master Plan Revision and Enrollment Ceiling Increase for San Francisco State University, 2007.
11. 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 San Francisco State University, Capital Planning, Design and Construction, (1600 Holloway Avenue, San Francisco, CA 84132).
12. The board hereby certifies the Final EIR for the San Francisco State University Master Plan, dated August 2007 as complete and in compliance with CEQA.
13. The mitigation measures identified in the Mitigation Monitoring and Reporting Plan are hereby adopted and incorporate any necessary agreements. These mitigation measures shall be monitored and reported in accordance with the Mitigation Monitoring Program for Agenda Item (8) of the September 18-19, 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).
14. The project will benefit the California State University.

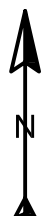
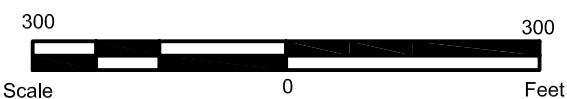
15. The San Francisco State University Campus Master Plan Revision dated September 2007 is approved at a master plan enrollment ceiling of 25,000 FTE.
16. The chancellor or his designee is requested under the Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project.



**California State University  
 San Francisco State University**

Master Plan Enrollment: 25,000 FTE  
 Approval Date: September 1964  
 Proposed Date: September 2007  
 Main Campus Acreage: 141.61  
 Parking Spaces: 3,895

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



**SAN FRANCISCO STATE UNIVERSITY**

Proposed Master Plan

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: September 1964

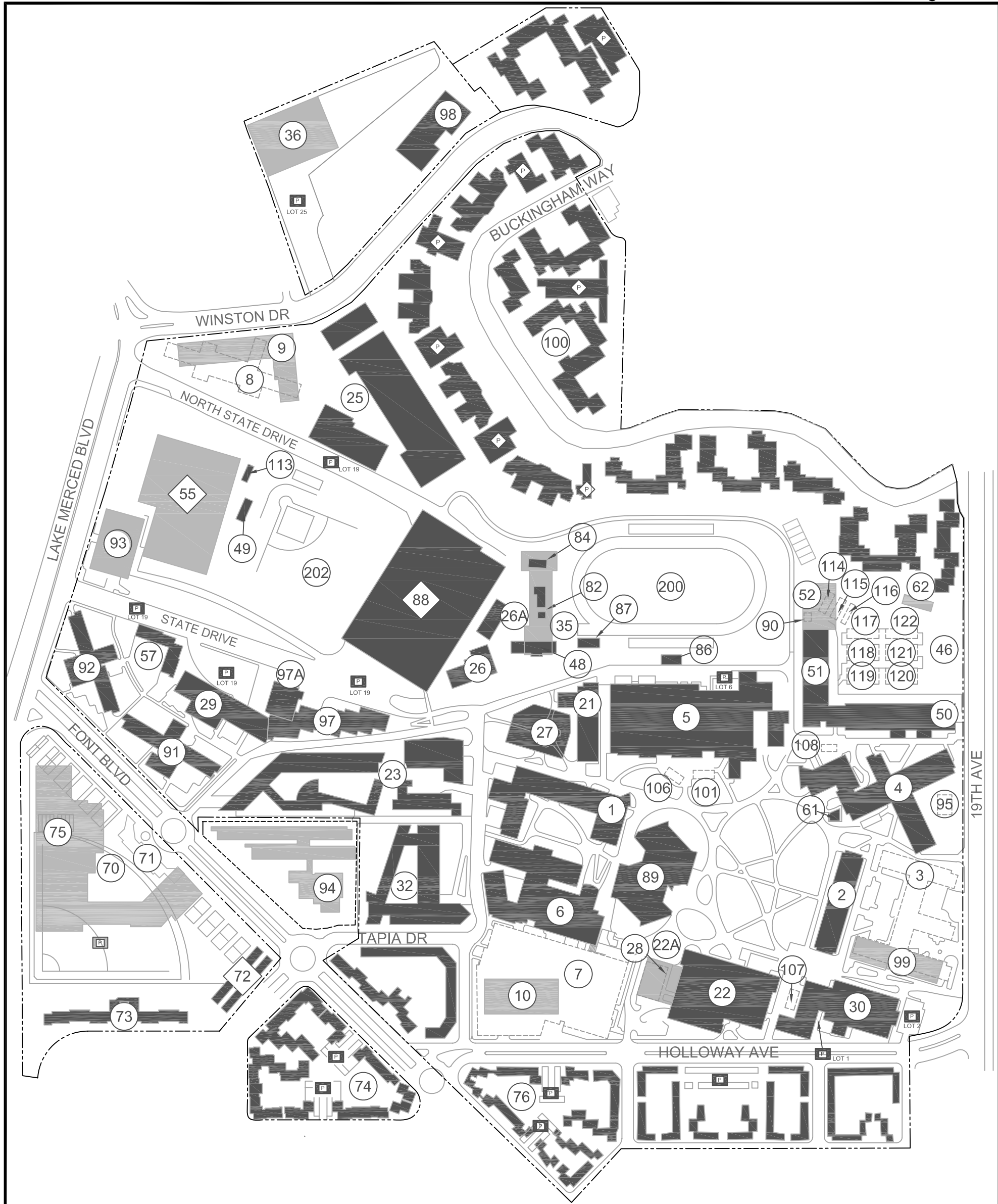
Master Plan Revision approved by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005, May 2006, March 2007, September 2007

1.	Burk Hall	73.	University Park South
2.	Business Building	74.	University Park South
3.	HSS Building	75.	<i>Creative Arts Building</i>
4.	Science Building	76.	University Park South
5.	Gymnasium	77.	University Park South
6.	Fine Arts Building	78.	University Park South
7.	Creative Arts Building	79.	<i>University Park South (Housing)</i>
8.	<i>Child Studies Center</i>	80.	<i>University Park South (Housing)</i>
9.	<i>Gymnasium and Recreation-Wellness Center</i>	82.	Warehouse #1
10.	<i>BSS Classroom Replacement Building</i>	84.	Warehouse #3
11.	<i>HHS Classroom Replacement Building</i>	85.	<i>Pedestrian Bridge</i>
12.	<i>Business Building</i>	86.	Press Box
13.	<i>Ethnic Studies and Psychology Replacement Building</i>	87.	Stadium Restroom Building
14.	<i>Academic Building</i>	88.	Parking Structure
15.	<i>Academic Building / University Club</i>	89.	Student Union
16.	<i>Academic Support Building</i>	91.	Mary Ward Hall
21.	Ethnic Studies and Psychology Building	92.	Mary Park Hall
22.	J. Paul Leonard Library	94.	<i>Clinical Sciences Building / Font Street Property</i>
22A.	<i>J. Paul Leonard Library Addition</i>	97.	Student Apartments
23.	The Village at Centennial Square (Buildings 23a-23d)	97A.	Science and Technology Theme Community
25.	Corporation Yard (Buildings 25a-25e)	98.	Sutro Library
26.	Central Plant/Waste Management	99.	<i>University Park North (Housing)</i>
27.	Student Health Center	100.	University Park North
28.	Franciscan Building	101.	Temporary Building A
29.	Residence Dining Center	102.	<i>University Park North (Housing)</i>
30.	Administration Building	103.	<i>University Park North (Housing)</i>
32.	Humanities Building	104.	<i>University Park North (Housing)</i>
36.	<i>Facilities Building and Corporation Yard</i>	105.	<i>University Conference Center</i>
37.	<i>Satellite Power Plant</i>	106.	Modular Building G
46.	Florence Hale Stephenson Field	113.	Restrooms
48.	Field House No. 1	114.	Modular Building H
49.	Field House No. 2	115.	Modular Building J
50.	Hensill Hall	116.	Modular Building K
51.	Thornton Hall	117.	Modular Building N
53.	<i>Science Replacement Building</i>	118.	Modular Building O
57.	Children's Center	119.	Modular Building P
61.	Greenhouse	120.	Modular Building Q
62.	<i>Greenhouse No.2</i>	121.	Modular Building R
70.	Softball Field	122.	Modular Building S
71.	Accessory Building	200.	Cox Stadium
72.	Parking Garage	202.	Maloney Field

**LEGEND**

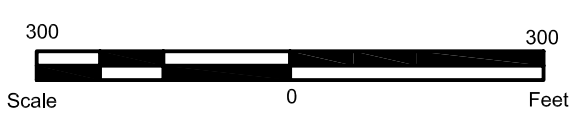
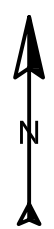
Existing Facility / *Proposed Facility*

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: March 2007  
 Main Campus Acreage: 141.61  
 Parking Spaces: 3,895



Building	Campus Boundary	Parking
Existing	Existing	Existing Lot
Future	Future	Future Lot
Temporary		Existing Structure
Existing Not In Use		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, March 2007

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

**LEGEND**

Existing Facility / *Proposed Facility*

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