

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 2:30 p.m., Tuesday, May 12, 2009**  
**Glenn S. Dumke Auditorium**

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

#### Consent Items

Approval of Minutes of Meeting of March 24, 2009

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

#### Discussion Items

2. Status Report on the 2009-2010 State Funded Capital Outlay Program and Suspended State Funded Design and Construction Projects, *Information*
3. Draft State and Non-State Funded Five-Year Capital Improvement Program 2010-2011 through 2014-2015, *Action*
4. California State University Tenant Relocation Assistance Policy, *Action*
5. Certify the Final Environmental Impact Report and Approve the Master Plan and Enrollment Ceiling for California State University, Monterey Bay, *Action*

**MINUTES OF MEETING OF  
COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS**

**Trustees of the California State University  
Office of the Chancellor  
401 Golden Shore  
Long Beach, California**

**March 24, 2009**

**Members Present**

A. Robert Linscheid, Chair  
Margaret G. Fortune, Vice Chair  
Herbert L. Carter  
George Gowgani  
Curtis Grima  
William Hauck  
Peter G. Mehas  
Lou Monville  
Charles B. Reed, Chancellor  
Kyriakos Tsakopoulos

**Approval of Minutes**

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

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

With the concurrence of the committee, Chair Linscheid presented agenda item 1 as a consent action item. The committee recommended approval by the board of the proposed resolution (RCPBG 03-09-04).

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

Executive Vice Chancellor Benjamin F. Quillian stated that after suspending approximately 130 projects as a result of the State's budget crisis and corresponding cash flow problems, the campuses have been directed to restart those projects that were in construction, keeping those in design or seeking equipment funds in suspense to minimize expenditure exposure.

Assistant Vice Chancellor Elvyra F. San Juan provided a status report on the approximately 44 construction projects that have been restarted. The cost for restarts is dependent on the unique situation for each project. Ongoing updates on cash flow and expenditures have been submitted to the Department of Finance (DOF), the State Treasurer's Office, and the State Controller's Office. As a result, the amount the CSU could get reimbursed for prior work completed was

increased to \$74 million from \$69 million. Campuses are being informed of this increased allocation which will help offset capital costs from student fee revenues.

Due to the freeze on the bond funds, a number of re-appropriations were requested to extend either the encumbrance or the liquidation period, which would otherwise occur on June 30 or December 31, 2009. The 2009-2010 state budget, signed on February 20, included \$16 million for equipment projects to be funded from old general obligation bonds; this is in contrast to the \$341 million request in the Governor's budget (in January). The primary difference between the two figures is six lease revenue bond projects that were passed over without prejudice in the February budget crisis solution; these projects may still be considered during the forthcoming budget subcommittee hearings.

In the Legislative Analyst's Office (LAO), *2009-10 Budget Analysis Series, Higher Education*, he did not support CSU's inclusion of a three percent construction cost increase for buildings to fund sustainable features. We will continue to seek support for the increase consistent with recent legislation supporting green and sustainable buildings. The LAO also proposed reductions in equipment projects for renovated buildings arguing that some equipment should be reused. The CSU's practice is to assume fifty percent of reuse and had already considered the reuse when budgeting equipment for renovated buildings. Lastly, the LAO remarked that CSU was not adequately growing the summer term. CSU responded that we want to increase our utilization of facilities, however the cost per FTE is greater during the summer, therefore it has not been easy to grow the summer enrollments with the current support budget limitations.

Trustee Tsakopoulos asked if any current or future projects are eligible for federal stimulus funds.

Ms. San Juan responded that capital planning, design and construction (CPDC) is working with Academic Affairs to look at what type of grant project proposals would address both an academic need and a facilities improvement. There is a lot of money available on the grant side so we are researching how best to work with campuses to secure those funds.

Trustee Smith remarked on the LAO's recommendation on growing the summer term. He stated that this was an area where some campuses could cut their budget without harming regular enrollment. Since funding for year-round operations (YRO) is no longer available he asked if there has been any consideration to returning to the university extension model where classes were offered on a pay as you go basis.

Chancellor Reed responded that he supports summer term operations as it promotes good space utilization. He added that he did not want to charge students more for the same class simply because it was offered during the summer term. Dr. Reed stated that current CSU labor contracts are the main deterrent for growing the summer term.

Trustee Linscheid asked the cost of shutting down the projects. Ms. San Juan stated that the starting estimate was \$29 million. That number will be affected by the real costs—the actual change orders written for the shutdown. These are currently being negotiated one by one, and they do vary depending on the circumstances surrounding the phase of the project at shutdown.

Dr. Quillian added that it is expected that the cost of shutdown and startup may affect the scope of the project should it become necessary to reduce scope to stay within budget after adjusting for those costs.

Trustee Linscheid asked about the timeframe for restarting the balance of the projects that were shut down. Ms. San Juan responded that until a bond sale is completed and the impact of that sale comes into play, the remaining projects will continue to be suspended. The suspended projects include five lease revenue bond funded projects approved by the Governor and the Legislature in September 2008 as part of the 2008-2009 capital outlay program. These five projects, \$224 million in total, have not started and represent a significant percent of the remaining dollar volume still suspended. These projects and the other outstanding smaller projects (minor capital outlay and capital renewal) await a positive outcome from future bond sales in order to proceed.

### **Certify the Final Supplemental Environmental Impact Report and Approve the Campus Master Plan Revision for California State University, Channel Islands**

Dr. Quillian introduced the item noting the process to revise a campus master plan and develop an environmental impact report, including defining the cost of fair share off-site mitigation measures, requires more time than in the past.

Ms. San Juan presented the item as written in the agenda using a PowerPoint presentation. She indicated there were just a few changes proposed in the master plan revision, with the most significant being the future boundary change in anticipation of a potential conveyance of 370 acres from the County of Ventura. The CSU has made a commitment to the county that should the land be conveyed, the space would be retained for open park land and academic program use.

President Rush spoke to the prospect of adding the 370-acre parcel to the campus, noting that it will enhance the University's educational and research capacity for faculty and students, most notably in the areas of environmental science and resource management, biology, and chemistry. The land will provide access to recreation opportunities for students as well as for the community. Further, and perhaps most significant, the parcel will create a buffer zone for the University against potential adjacent future development. CSUCI has a partnership with the California Coastal Conservancy who will fund aspects of University work on this parcel pending conveyance: wetland restoration, habitat restoration, and trail maintenance. This has been a cooperative project with the Ventura County Board of Supervisors for over three years.

Trustee Monville inquired about comments from the local fire district where concern was expressed regarding response time to the campus due to the location of the fire station. President Rush responded that he has been engaged in a seven-year conversation with the county fire chief due to changes in the location of the fire station. In fact, with construction of the new entry road response time from the fire station should be about six minutes. President Rush also noted that campus public safety officers are emergency medical technician (EMT) certified and respond in about two minutes.

Trustee Chandler asked about the agricultural land that borders the new entry road. President Rush stated that the land to the south of the new road belongs to the University. The land to the north is privately owned and under strawberry production. The University has an option to purchase the land should the owners elect to sell the property.

The committee recommended approval by the board on the proposed resolution (RCPBG 03-09-05).

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

President Shirvani introduced the campus master plan revision with a video showcasing the significant highlights to preserve green space, minimize traffic congestion, and build on new facilities using green and sustainable practices. The campus enjoys a solid relationship with the City of Turlock and the Mayor has indicated strong support of the proposed campus master plan.

Ms. San Juan presented the item using a PowerPoint presentation. She addressed the campus's identified off-site mitigation need of \$595,000 to address impacts resulting from implementing the proposed master plan. The impacts are traffic-related at specific intersections and road improvements within a three-mile area of the campus. The cost includes a future traffic signal when the first parking structure is constructed. After negotiating for about a month, the City and the University did not come to an agreement in its calculations of its fair share of the mitigation cost.

Trustee Gowgani inquired whether the campus was able to resolve the street name change with the city. President Shirvani stated that negotiations with the city resulted in dual names for the street. Thus every sign reflects both University Way and Monte Vista. A new proposal on this issue is anticipated from the city in the future.

Trustee Guzman asked if the campus plans to grow beyond the master planned enrollment ceiling of 12,000 FTE. President Shirvani explained that the campus's current enrollment is 7,300 FTE. It should be some time before the campus grows to the master planned ceiling.

Trustee Chandler inquired regarding the demand for student housing on campus. President Shirvani responded that there is a high demand for housing and the University plans to provide on-campus housing for 25 to 30 percent of its students.

The committee recommended approval by the board on the proposed resolution (RCPBG 03-09-06).

### **Approval of Schematic Plans**

The proposed item on the agenda requests the approval of schematic plans for California State University, Fullerton—Parking Structure 4, Phase 1; San José State University—Student Union Expansion and Renovation; and California State University, San Marcos—Public Safety Building. With an audio-visual presentation, Ms. San Juan presented the item. All CEQA requirements for the projects have been completed and staff recommends approval.

The committee recommended approval by the board on the proposed resolution (RCPBG 03-09-07).

Trustee Linscheid adjourned the meeting.

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

**Amend the 2008-2009 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 2008-2009 non-state capital outlay program to include the following two projects:

- |   |            |                    |
|---|------------|--------------------|
| <b>1. California State Polytechnic University, Pomona</b> |            |                    |
| <b>    Pedestrian Safety Improvements, Phase I</b>        | <b>PWC</b> | <b>\$1,750,000</b> |

California State Polytechnic University, Pomona wishes to proceed with the design and construction of campus circulation modifications that will improve pedestrian safety for students, faculty, and staff. A new road will be created to provide a connection for vehicles from Kellogg Drive to Parking Structure 1 and keep heavy traffic on the outskirts of the campus. This first phase will significantly reduce the pedestrian-vehicular conflicts which now occur on Red Gum Lane.

The western portion of Oak Lane south of Parking Structure 1 will be closed to vehicles, creating a safe pedestrian path from the parking structure and Parking Lots F8 and F9 to the main campus. In addition to improved pedestrian and vehicular circulation, this project will enhance the accessible path of travel and reduce the heat island effect as a result of the increased landscape.

The project will be funded from parking reserves.

- |   |             |                    |
|---|-------------|--------------------|
| <b>2. California State University, Sacramento</b> |             |                    |
| <b>    Del Norte Hall</b>                         | <b>PWCE</b> | <b>\$6,100,000</b> |

California State University, Sacramento wishes to proceed with the renovation of Del Norte Hall (#37) to provide much needed classroom space and university offices. Del Norte Hall, built in 1967 and expanded in 1988, previously housed the university bookstore prior to its move into a new facility (#91) in 2008. The proposed project would remodel the existing three-story

building (44,500 GSF) to construct a 220-seat tiered classroom and a smaller (40 – 60 station) classroom; offices for the College of Continuing Education and the Archaeological Research Center; and the Office of Human Resources, which currently occupies space in three locations across the campus. The project will enhance communication between the Archaeological Research Center and the related Anthropology Department, which is located in Mendocino Hall (#43) adjacent to Del Norte Hall. The new classrooms can be used for academic space, as well as community and business conferencing.

The project will be funded from student fee revenue interest earnings and cash reserves from the Continuing Education Revenue Fund (CERF).

The following resolution is presented for approval:

**RESOLVED**, By the Board of Trustees of the California State University, that the 2008-2009 non-state funded capital outlay program is amended to include: 1) \$1,750,000 for preliminary plans, working drawings, and construction for the California State Polytechnic University, Pomona, Pedestrian Safety Improvements, Phase I project; and 2) \$6,100,000 for preliminary plans, working drawings, construction and equipment for the California State University, Sacramento, Del Norte Hall project.



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

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

**Presentation By**

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

**Summary**

This item will present an update on legislative subcommittee budget hearings related to the 2009-2010 state funded capital outlay request and the final budget signed by the Governor on February 20, 2009, as reflected in Attachment A.

An update on the current status of suspended state funded design and construction projects will also be provided at the meeting.

**2009-2010 State Funded Capital Outlay Program**

The California State University's proposed State Funded 2009-2010 Capital Outlay Program was presented at the September 2008 Board of Trustees' meeting. The Trustees approved the entire State Funded Priority List (37 projects, totaling \$850.6 million) for the 2009-2010 capital outlay program. Subsequently, the Legislature supported the use of lease revenue bonds (LRB) to fund five economic stimulus projects from this list totaling \$223.8 million. Based on the five projects being funded in 2008-2009, the remaining unfunded projects comprising the 2009-2010 capital outlay program priority totaled \$626.8 million.

Of this amount, the Governor's January 2009 budget supported \$341.1 million for the CSU Capital Outlay program funded from a combination of remaining general obligation bonds funds (\$16.1 million) for six equipment projects, as well as \$325 million in lease revenue bond funds for six design and/or construction projects.

On February 20, 2009, the Governor signed the 2009-2010 budget approved by the Legislature during the extraordinary session which included the six equipment projects funded by remaining general obligation bond funds. The six lease revenue bond funded design and/or construction

projects were excluded from the budget bill and remain for further consideration by the Legislature during the spring budget subcommittee hearings.

In addition, due to the suspension of state funded design and construction projects in December 2008, a request has been made to the Department of Finance to re-appropriate funds to allow campuses time to complete previously appropriated projects.

### **Update on Suspended Projects**

To date, the Pooled Money Investment Board (PMIB) and the Department of Finance (DOF) have authorized the CSU to seek reimbursement of just under \$74 million for invoices on approved projects under contract at the time of the December 18, 2009 work suspension. DOF also recognized 12 projects at a value of \$17.99 million to be exempt from the suspension, but has not authorized the CSU to seek reimbursement from the State for the continuation costs.

In March, the State sold \$6.5 billion in tax exempt bonds to repay AB 55 loans used to fund a myriad of projects across the State. The bond sale was \$2.5 billion greater than the initial \$4 billion target; the excess proceeds are being used to pay for Caltrans and Department of Water Resource projects that could secure Federal Stimulus co-funding.

The State has also sold Lease Revenue Bonds of \$435.1 million which includes the long term financing (\$54.3 million) for the Monterey Bay Library.

On April 22, 2009, State Treasurer Bill Lockyer announced: The completion of a \$6.85 billion sale of General Obligation bonds to fund infrastructure projects, including \$5.23 billion of the new "Build America Bonds" (BABs) created by the federal economic stimulus package. All the bonds sold in the deal are taxable (interest income is federally taxable, but exempt from State income taxes). Under the BAB program, bond issuers can sell taxable bonds, but use the proceeds to finance infrastructure projects eligible for tax-exempt bond funding. The federal government pays BAB issuers a cash subsidy equal to 35 percent of the interest cost. With the subsidy, the net interest rate on the California BABs—all in 25- and 30-year maturities—is 4.83 percent. That contrasts with the yields of 5.90 percent and 6.10 percent the State paid on the 24-year and 29-year tax-exempt GO bonds it sold March 24 in a \$6.5 billion transaction. The lower yields will provide taxpayers an estimated savings of \$1.68 billion over the life of the BABs, compared to the interest costs on the March 24 long-term bonds.

The BAB sale will provide a vital boost to some 5,000 projects affected by an infrastructure financing freeze imposed in December 2008 by the State Pooled Money Investment Account (PMIA). BAB proceeds will fund roads, schools, flood control, water, environmental and other projects eligible to be financed with voter-approved tax-exempt bonds. Non-BABs will support stem cell research, high-speed rail, affordable housing and other projects financed with voter-

approved taxable bonds. Approximately \$1 billion of the proceeds will replenish the PMIA for loans it provided to projects prior to the freeze.

As a result of the successful bond sale, Department of Finance informed the CSU that the suspension would be lifted on all GO bond funded projects in a forthcoming Budget Letter. Executive Vice Chancellor Benjamin F. Quillian notified the campuses on April 23, 2009 of the suspension removal and directed the restart of the GO bond funded projects. The suspension on Lease Revenue Bond funded projects remain.

A current update on the status of the capital program will be provided at the meeting.

**State Funded Capital Outlay Program 2009-10 Priority List**

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

Rank	Category	Campus	Project Title	Trustees' Request			Governor's Budget			Legislative Analyst's Office		Final Budget	
				FTE	Phase	Dollars	Phase	Dollars	Phase	Dollars	Phase	Dollars	
1	IA	East Bay	Warren Hall (Seismic) ◊	-526	PW	3,784,000 (a)							
2	IB	San Diego	Storm/Nasatir Halls Renovation ◊	-2,196	C	47,169,000 (a)	C	48,453,000 (b)	C	48,453,000			
3	IB	Stanislaus	Science I Renovation (Seismic)	422	C	17,482,000 (a)							
4	IB	San José	Spartan Complex Renovation (Seismic)	62	PWC	49,659,000 (a)							
5	II	Channel Islands	West Hall	555	PWC	37,018,000 (a)	PWC	37,137,000 (b)	PWC	36,037,000 (f)			
6	II	Chico	Taylor II Replacement Building	751	PWC	55,962,000 (a)	PWC	57,185,000 (b)	PWC	51,585,000 (g)			
7	IB	Sacramento	Science II, Phase 2 ◊	-1,121	PWC	97,323,000 (a)	PWC	97,921,000 (b)	PWC	87,221,000 (h)			
8	IB	Long Beach	Peterson Hall 3 Replacement	N/A	E	4,828,000	E	4,828,000 (c)	E	2,400,000 (i)	E	4,828,000 (l)	
9	IB	Los Angeles	Science Replacement Building, Wing B	N/A	E	4,142,000	E	4,142,000 (c)	E	2,100,000 (i)	E	4,142,000 (l)	
10	IB	Los Angeles	Corporation Yard and Public Safety ◊	N/A	E	765,000	E	765,000 (d)	E	383,000 (i)	E	765,000 (l)	
11	II	San Marcos	Social and Behavioral Sciences Building	N/A	E	1,941,000	E	1,941,000 (c)	E	1,941,000	E	1,941,000 (l)	
12	II	Sonoma	Green Music Center	N/A	E	2,500,000	E	2,500,000 (c)	E	2,500,000	E	2,500,000 (l)	
13	II	Pomona	College of Business Administration	N/A	E	1,969,000	E	1,969,000 (e)	E	1,969,000	E	1,969,000 (l)	
14	II	San Francisco	School of the Arts/Font Street Property	N/A	A	12,382,000							
15	II	Fresno	Faculty Office/Lab Building	N/A	PWC	10,023,000							
16	II	San Francisco	Creative Arts Building, Phase I ◊	240	PWC	55,782,000							
17	IA	Pomona	CLA Seismic Upgrade and Remediation ◊	N/A	PWC	32,497,000							
18	II	San Bernardino	Theatre Arts Addition	205	PWC	60,506,000	PWC	60,506,000 (b)	PWC	58,606,000 (j)			
19	IB	Fullerton	Physical Services Complex Replacement	N/A	PWC	23,781,000	PWC	23,781,000 (b)	PWC	23,081,000 (k)			
20	IA	Statewide	Minor Capital Outlay		PWC	25,000,000							
21	IA	Statewide	Capital Renewal	N/A	PWC	50,000,000							
22	IA	Statewide	Mitigation of Off-Campus Impacts	N/A	PWC	15,000,000							
23	IA	Humboldt	Library Seismic Safety Upgrade	N/A	PWC	4,385,000							
24	IB	Los Angeles	Utilities Infrastructure	N/A	P	441,000							
25	IB	Long Beach	Liberal Arts 2, 3, 4 Replacement Building	512	P	1,258,000							
26	IB	Dominguez Hills	Cain Library Remodel (Seismic)	N/A	P	478,000							
27	II	Bakersfield	Humanities Complex, Phase I	140	P	441,000							
28	II	Sonoma	Professional Schools Building	513	P	678,000							
29	IB	Stanislaus	Library Addition and Renovation, Phase I	N/A	P	1,122,000							
30	IA	Humboldt	Seismic Upgrade, Theatre Arts	N/A	PWC	4,164,000							
31	IB	San Diego	Physical Plant Storage Relocation	N/A	PWC	2,767,000							
32	IA	Fullerton	Off-Campus Center Acquisition	N/A	S	1,557,000							
<b>Total</b>				<b>489</b>		<b>\$ 626,804,000</b>		<b>\$ 341,128,000</b>		<b>\$ 316,276,000</b>		<b>\$ 16,145,000</b>	

**Notes: Trustees' Request**

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

**Governor's Budget**

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

**LAO Recommendation**

- (f) Recommend deletion of sustainability dollars (\$1,100,000)
- (g) Recommend deletion of sustainability dollars (\$1,400,000), partial program reduction (\$4,200,000)
- (h) Recommend deletion of sustainability dollars (\$3,400,000), partial program reduction (\$7,300,000)
- (i) Recommend 50 percent reduction (total of \$4,852,000 from 3 projects)
- (j) Recommend deletion of sustainability dollars (\$1,900,000)
- (k) Recommend deletion of sustainability dollars (\$700,000)

**Final Budget**

(l) Projects included in 2009-10 Budget signed by the governor on February 20, 2009.

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

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

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

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

#### **Presentation By**

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

#### **Summary**

This action item seeks the Board of Trustees' approval of the draft state and non-state funded five-year capital improvement program 2010-2011 through 2014-2015. While the scope and budget of campus projects are still being revised, the Board's approval will support the submittal of programs to the Department of Finance based on the current status of project review. The draft book that describes the proposed capital improvement program can be viewed in its entirety at: [http://www.calstate.edu/cpdc/Facilities\\_Planning/majorcapoutlayprogram.shtml](http://www.calstate.edu/cpdc/Facilities_Planning/majorcapoutlayprogram.shtml).

#### **Background**

The Board of Trustees adopted the categories and criteria to be used in setting project priorities for the CSU state funded five-year capital improvement program at the July 2008 meeting. Refinements to project scope and budget are on-going. The projects are currently indexed at the projected July 2010 Engineering News-Record California Building Construction Cost Index (CCCI 5586). We anticipate returning to the Board in September 2009 for approval of the final five-year plan including the 2010-2011 action-year request. The 2009-2010 budget act signed by the Governor on February 20, 2009 left the fate of six lease revenue bond funded projects (\$325 million) up to the consideration of the legislative subcommittees during the spring capital budget hearings. In the event that these six priority capital projects remain unfunded by the 2009-2010 budget, they will be inserted into the action year for the final 2010-2011 capital program.

#### **Action**

The state funded capital program is dependent upon either, voter approval of a new general obligation (G.O.) bond measure that would occur in November 2010 or legislative approval of lease revenue bond financing for capital projects as occurred in 2008-2009. The non-state capital outlay program will be funded through campus auxiliary organizations, donations, grants, student

union, student health center and parking programs. The latter three programs rely on user fees to repay Systemwide Revenue Bonds issued by the Board of Trustees.

The following resolution is presented for approval:

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

1. The Draft State and Non-State Funded Five-Year Capital Improvement Program 2010-2011 through 2014-2015 is approved.
2. The Chancellor or his designee is requested to explore all reasonable funding methods available and communicate to the Governor and the Legislature the need to provide funds to develop the facilities necessary to deliver quality educational programs to serve all eligible students.
3. The Chancellor or his designee is directed to return to the Board of Trustees for approval of the *final* State and Non-state Funded Five-Year Capital Improvement Program 2010-2011 through 2014-2015, including the 2010-2011 action-year request.

## COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

### California State University Tenant Relocation Assistance Policy

#### Presentation by

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

#### Summary

This item requests that the Board of Trustees establish policy regarding the administration of relocation assistance and any required payments in accordance with the California Relocation Assistance Law.

#### Background

The California Relocation Assistance Law, California Government Code Section 7260 *et seq.* (Relocation Assistance Law), regulates and governs programs and projects funded by public entities (other than the federal government). It is intended for the benefit of persons displaced by public projects to ensure that they receive fair and equitable treatment and do not suffer disproportionately as a result of programs designed for the benefit of the public.

Per Section 7267.8 (a) of the Relocation Assistance Law, all public entities shall adopt rules and regulations to implement payments and to administer relocation assistance. To help public agencies implement the statute, the State Department of Housing and Community Development (HCD) prepared Relocation Assistance and Real Property Acquisition Guidelines, which are published in the California Code of Regulations, Title 25, Chapter 6, Section 6000 *et seq.* The Guidelines are intended to establish minimum requirements for relocation assistance and payments.

In general, the California Relocation Assistance Law obligates the CSU to:

- Provide notice to residents and owners;
- Prepare a relocation plan;
- Provide relocation advisory services;
- Pay moving expenses;
- Pay certain costs involved with replacement housing; and
- Pay re-establishment expenses for businesses/farms/non-profits

A relocation assistance handbook specific to the California State University is being reviewed by Chancellor's Office and campus staff. This handbook will be a resource tool for guiding CSU's implementation of its Relocation Assistance Policy in compliance with the Relocation Assistance Law and the HCD regulations. The handbook will be incorporated into the State University Administrative Manual (SUAM) as an attachment and will be made available on the Capital Planning, Design and Construction website:

[http://www.calstate.edu/cpdc/LUPER/rap\\_handbook.shtml](http://www.calstate.edu/cpdc/LUPER/rap_handbook.shtml)).

The following resolution is presented for approval:

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

1. The Board adopts the Department of Housing and Community Development rules and regulations regarding Relocation Assistance, published in the California Code of Regulations, Title 25, Chapter 6, Section 6000 *et seq.*
2. The Chancellor or his designee is requested under the Delegation of Authority by the Board of Trustees to administer the CSU Relocation Assistance Policy according to the rules and regulations published in the California Code of Regulations, Title 25, Chapter 6, Section 6000 *et seq.*



## COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

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

#### **Presentation by**

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

#### **Summary**

This item requests the following actions by the Board of Trustees for California State University, Monterey Bay (CSUMB):

1. Certify the Final Environmental Impact Report (FEIR) with Addenda.
2. Approve an enrollment ceiling of 12,000 full-time equivalent students (FTE), providing for 8,500 traditional on-campus FTE and 3,500 non-traditional FTE.
3. Approve the proposed campus physical master plan dated May 2009.
4. Approve off-site fair share mitigation funding methodology and calculations including the agreement per the *City of Marina* decision to pay \$2,326,795.
5. Approve fair share mitigation funding for water and habitat in the total amount of \$1,541,320. This amount includes future funding of \$1.35 million for the Regional Urban Water Augmentation Project, \$47,800 for the Habitat Conservation Plan, and \$143,520 for related annual maintenance for 30 years.
6. Direct the University that it shall not exceed 4,361 vehicle trips above the calculated baseline.

Attachment "A" is the proposed campus master plan dated May 2009, based on the 2007 Master Plan prepared for the campus. Attachment "B" is the existing condition of the campus physical master plan.

In 1998, the Trustees approved a master plan for the then new CSUMB campus with an enrollment ceiling of 25,000 FTE. This approval was challenged by the Ford Ord Reuse Authority (FORA) and the City of Marina, and was ultimately addressed by the California Supreme Court. In July 2006, the court decided against CSU, thereby voiding the prior Trustee approved campus master plan, and requiring CSU to negotiate fair share mitigation with local jurisdictions for environmental impacts caused by campus growth.

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. The Final EIR,

with the Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, are available for review by the Board and the public at: <http://cdo.csumb.edu/site/x5189.xml>.

The FEIR concluded that the proposed project would result in significant and unavoidable impacts to water supply infrastructure and traffic/circulation. All other impacts would be mitigated to less than significant with the mitigation measures identified in the FEIR.

The campus has completed negotiations with the local and regional agencies regarding the off-site impacts related to campus growth. The negotiations did not end in agreement among all the parties. However, as a result of the negotiations, the campus and FORA entered into a Memorandum of Understanding (MOU) whereby the campus would pay FORA \$2.326 million for the "deficit period" (1996 to 2007) fair share mitigation as reported to the court subject to the Board approval herein. The CSU will seek funding from the Legislature to increase our capital budget to fund this agreed upon amount, and commits to paying over five years absent capital funding approval. Pursuant to the MOU, FORA also agreed to allow CSU to proceed with its near term projects without protest.

### **Potential Contested Issues**

1. State Highway Improvements: The FEIR determined that the proposed campus master plan would significantly impact two Caltrans' highway intersections and six highway segments. After the close of the fall 2008 comment period, Caltrans questioned the FEIR's traffic methodology and analysis, and as well CSU's fair share payment.

CSU Response: The total cost for Caltrans' roadway improvements is considerable (approximately \$833 million) to meet current and future demand from planned growth and development in surrounding jurisdictions. The fair share cost is \$6.9 million for campus build-out. In light of limited state funding and uncertainties over the availability of state funding for off-site mitigation, the University has agreed to implement a transportation demand management (TDM) plan and will not exceed the mitigation threshold of 4,361 additional trips.

### **Background**

CSUMB is located on approximately 1,350 acres in the northwestern portion of the former Fort Ord military base, which at one time supported a combined military and civilian population on the base in excess of 35,000 personnel. The campus lies within three jurisdictions: the Cities of Seaside and Marina and unincorporated Monterey County. In establishing the CSUMB campus, the Legislature found that "the availability of the land, infrastructure, and facilities, plus the Federal government's commitment to help fund the capital conversion," provides "a strong incentive for the state to obtain the property and facilities for a campus."

The broad coalition of local and regional jurisdictions saw the need for, and long-term benefits of, the much needed economic stimulus that a four-year university would bring to a region devastated by the loss of a major military base. At a time when little economic support was available to assist the community in recovery, the initial funding provided by the Federal government and later by the state Legislature was crucial and timely to assist the startup of the campus and the economic recovery of the local community. Trustees had expected to fund "approximately one-third" of the costs, with the remainder to be from a variety of other sources. Initially, this was the case with Federal economic development funds; however, significant deficiencies still exist and the campus must rely on the CSU Capital Outlay Program to demolish vacant military structures, construct infrastructure, and support the academic program.

In May 1998, the Trustees approved a campus master plan that would facilitate campus growth and development to accommodate 25,000 FTE by the year 2030 (a mixture of 8,300 FTE on-campus and 16,700 FTE off-campus enrollment). The May 1998 Master Plan and EIR were challenged by FORA and the City of Marina. In 2004, the Trustees approved a campus master plan revision to increase the on-campus enrollment to 8,500 FTE and to reduce the off-campus enrollment to 3,500 FTE. In 2006, after several years of litigation, the California Supreme Court issued its decision in the *City of Marina*, ruling that the EIR prepared for the 1998 Campus Master Plan was inadequate, and that CSU was responsible for the mitigation of significant environmental impacts to off-campus facilities. The result of the July 2006, *Marina* decision was that the 1998 Campus Master Plan and related EIR were set aside. Subsequently, the campus and its consultants prepared the 2007 Campus Master Plan to return the physical development plan to the Board for approval.

### **Student Enrollment and Faculty/Staff Increases**

In 2006-2007, CSUMB had a total enrollment of approximately 3,672 FTE, with 373 faculty and 434 staff. The proposed campus master plan would accommodate projected increases in traditional FTE enrollment, which is anticipated to reach 8,500 FTE, and would accommodate projected increases in non-traditional enrollment, which is anticipated to reach 3,500 FTE, for a total of 12,000 FTE at build-out in 2025. (Non-traditional students generally attend classes on-line on a part-time basis, during the evenings and/or weekends, in off-campus facilities.) In addition, the proposed campus master plan would accommodate 833 faculty, 1,000 staff, and 288 institutional partner personnel supporting campus applied research.

### **Proposed Land Uses and Facilities**

The proposed campus master plan establishes land uses and space requirements for three planning horizons to beyond 2025. The proposed master plan would provide on-campus housing sufficient to accommodate more than 60 percent of traditional FTE and 65 percent of faculty and staff. A brief summary of the three planning horizons follows.

- *Planning Horizon I (2007–2014)*: This phase focuses on the development of academic and instructional support buildings; open space and infrastructure; and student and faculty housing. Planning Horizon I would add 432,000 to 602,000 GSF of academic and support space; approximately 1,200 beds for student housing; and up to 1,025 dwelling units for faculty and staff.
- *Planning Horizon II (2015–2024)*: This phase would add 230,000 to 320,000 GSF of academic, student, and support space; infrastructure; sports activities and recreation facilities; and approximately 600 beds of student housing.
- *Planning Horizon III (2025+)*: This phase would further develop the research and support space that is needed for the University to reach its enrollment goals adding 375,000 to 515,000 GSF of academic, student support, structured parking, and an additional 600 student beds.

The proposed campus master plan includes four near term projects: (1) Academic Building II and (2) Academic Building III (approximately 55,000 to 70,000 GSF each); (3) Student Housing III (600 beds); and (4) North Campus Housing Project, Phase I (492 dwelling units). Attachment A is the proposed master plan. The table below provides a comparison of the proposed campus master plan relative to the prior 1998 campus master plan.

<b>Proposed Master Plan as Compared to the 1998 Master Plan</b>			
Project Component	1998	2007	Change
FTE Ceiling	25,000	12,000	52% Decrease
On-Campus Traditional	8,300	8,500	2% Increase
Non-Traditional	16,700	3,500	79% Decrease
Education Space (GSF)	1,369,000	897,000	34% Decrease
Faculty & Staff FTE	1,530	1,833	20% Increase
Housing			
Student Beds	8,770	5,732	35% Decrease
Faculty/Staff/Partnership Units	543	1,778	227% Increase
Institutional Partnership			
Personnel	640	288	55% Decrease
Space (GSF)	513,000	180,000	65% Decrease
Commercial Space (GSF) <sup>1</sup>	237,000	0	100% Decrease

<sup>1</sup> Does not include typical campus retail space for food service, bookstores, ATM, etc.

## **Fiscal Impact**

The proposed campus master plan will require approximately \$522 million of state funding and approximately \$820 million of non-state funding to implement through Planning Horizon III. Fiscal impacts would include the agreed upon deficit period funding of approximately \$2.33 million; \$1.35 million for the Regional Urban Water Augmentation Project (RUWAP); \$47,800 for the Habitat Conservation Plan; and \$143,520 for related annual maintenance for 30 years.

The "deficit period" amount has been agreed upon by the campus and FORA. The 2009-2010 CSU Capital Outlay Budget request included \$15 million for off-site mitigation, which, if funded, would have been used to fund the deficit period payment contingent upon Trustees' approval of the proposed campus master plan; however, the \$15 million was not included in the Governor's Budget.

In light of limited state funding and uncertainties over the availability of state funding for off-site mitigation, the University shall take all measures to ensure that the campus trip counts do not exceed the mitigation threshold of 4,361 additional trips. In the Memorandum of Understanding reached with FORA, the University commits to develop and implement a transportation demand management (TDM) plan to reduce vehicle trips, report annual traffic increases, and return to the Board of Trustees to seek approval to grow beyond the near term threshold of 4,361 additional trips. In this regard, the University will prepare annual reports on the increase in average daily trips generated by the campus. Based on this data, the Chancellor will report on a timely basis to the Trustees as campus trip counts increase and approach the agreed upon mitigation threshold of 4,361 additional trips. To the extent the University trips draw near the threshold, the Board shall take measures to freeze trip generations below the threshold including but not limited to requiring the University to decrease impacts by increasing TDM measures or, if that cannot be achieved, limiting development.

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

The FEIR, Addendum, and Second Addendum (collectively, FEIR) have been prepared to analyze the potential significant environmental effects of the proposed campus master plan in accordance with CEQA, the CEQA Guidelines, and CSU CEQA procedures.

After the Notice of Preparation (NOP), the Draft EIR evaluated the potential environmental impacts at a "program" level of review (Part I), and it analyzed the four specific near term projects at a "project" level of review (Part II). The Draft EIR addressed the proposed project's impacts relative to aesthetics; air quality; biological resources; cultural resources; geology/soils; hazards/hazardous materials; hydrology and water quality; land use; noise; population and housing; traffic and circulation; public services and utilities; and water supply.

The Draft EIR was made available for public comment for an extended 53-day public review period, beginning December 24, 2007 and ending February 15, 2008. The campus received twelve comment letters from local, regional, and state agencies; no comment letters were received from any private organizations or individuals. After the close of the public comment period on the Draft EIR, and in response to the comments submitted, CSUMB determined it was necessary to revise the Draft EIR's traffic impacts analysis and certain other sections. Accordingly, a Recirculated Draft EIR (RDEIR) was prepared, which addressed the following sections (revised from the Draft EIR): Executive Summary; Population, Housing and Employment; Hydrology and Water Quality; Traffic, Parking, and Circulation; Air Quality; Noise; Public Services and Utilities; CEQA Considerations; and Near Term Projects (Environmental Setting, Impacts, and Mitigation Measures). Additional technical reports and other supporting documents also were included within the RDEIR.

The RDEIR was circulated for a 45-day public review period, which ended on August 21, 2008. CSUMB received ten comment letters on the RDEIR; as with the Draft EIR, no comment letters were submitted on the RDEIR by any private organizations or individuals. Since publication of the RDEIR, CSUMB has actively held on-going discussions with FORA and local agencies to address their concerns.

In November 2008, CSUMB released the FEIR, including responses to comments, to the public and public agencies for review. Thereafter, CSUMB continued to engage in good faith negotiations with FORA, its member agencies, and Caltrans regarding fair share mitigation and the written comments submitted. To document the negotiations that took place after release of the FEIR through January 2009, and to provide written responses to the late comments, the campus issued an Addendum to the FEIR in January 2009. The January Addendum summarized negotiations that occurred between November 2008 and January 2009, documenting points of agreement and the remaining issues not in agreement. It also includes all late comment letters from FORA and local agencies. After release of the Addendum, CSUMB continued to negotiate with FORA, its member agencies, and Caltrans. To document those negotiations, and to provide written responses to additional late comments, the campus issued a Second Addendum in April 2009. The Second Addendum summarized the negotiations that occurred between January and April 2009, including the MOU between the campus and FORA. The Trustees will consider the Addenda with the Final EIR prior to making a decision on the proposed master plan.

The FEIR, which is comprised of the Draft EIR, RDEIR, responses to comments submitted on both documents, and the Addendum and Second Addendum, determined that the significant impacts resulting from the proposed campus master plan would be reduced to a less-than-significant level with the recommended mitigation measures, with two exceptions. The proposed master plan would result in significant unavoidable impacts to the water supply infrastructure and traffic/circulation.

As the public agencies with jurisdiction and control over the impacted water or traffic/circulation facilities may not fully fund and implement the mitigation improvements, or the Legislature may not appropriate the necessary mitigation funding, CSUMB cannot guarantee implementation of the mitigation measures, therefore the FEIR determined that the identified impacts remain significant and unavoidable.

Because the FEIR identified impacts that are significant and unavoidable, CEQA requires the decision-making body to balance the economic, legal, social, technological, or other benefits of the project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable" with the adoption of a Statement of Overriding Considerations. Therefore, a Statement of Overriding Considerations is required for the proposed campus master plan in order to address the significant unavoidable impacts to the water supply infrastructure and traffic/circulation.

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

During the CEQA process, comments and/or negotiations included the following:

- **Water supply infrastructure**—The FEIR determined that the proposed project would contribute incremental demands on existing deficient and/or non-existent water supply facilities, thereby resulting in a significant impact. The FEIR includes a mitigation measure that requires CSUMB to pay its fair share (approximately \$1.35 million) subject to legislative appropriation, towards implementation of regional water infrastructure improvements (water augmentation project), which would reduce the impacts to less-than-significant levels.
- **Habitat management responsibilities**—The FEIR identified impacts to habitat can be less than significant with CSUMB participating to co-fund \$47,800 for the Habitat Conservation Plan; and \$143,520 for related annual maintenance for 30 years.
- **Fire protection adequacy**—Issues were resolved with a letter from the Presidio of Monterey (POM), verifying that existing fire protection services will be available for the foreseeable future, thereby providing adequate protection in combination with existing local agencies.
- **Traffic/Circulation**—The FEIR determined that numerous on-campus and off-campus intersections and road segments within the project study area would be significantly impacted if vehicle trips exceeded 4,361 additional trips over the calculated baseline. CSUMB and FORA engaged in discussions to address these impacts which resulted in a Memorandum of Understanding (MOU). The MOU provides that the University will develop and implement a transportation demand management (TDM) plan to reduce vehicle trips, report annual traffic increases, and agree not to exceed the near term threshold of 4,361 additional vehicle trips. It also recognizes the development of Academic Buildings II and III, which are two

near term projects. The MOU further commits CSUMB to pay FORA certain funds over a five-year period for impacts that occurred during the so-called "deficit period." The "deficit period" agreement was in direct response to the writ of mandate issued by the court in the *City of Marina* litigation and was the result of multiple meetings between CSUMB, CSU, and FORA to address the appropriate mitigation for those campus impacts occurring between the time of issuance of the Notice of Preparation (NOP) for the 1998 Master Plan EIR (January 1996) and issuance of the proposed 2007 campus master plan EIR NOP (February 2007). On March 13, 2009, the FORA Board of Directors approved the MOU. On April 29, 2009, the Transportation Agency of Monterey County (TAMC) agreed to support the CSUMB's Master Plan.

- **State Highway improvements**—The FEIR determined that the proposed campus master plan would significantly impact two Caltrans' highway intersections and six highway segments if vehicle trips exceeded 4,361 additional trips over the calculated baseline. After the close of the fall 2008 comment period, Caltrans raised issues related to the FEIR traffic impact methodology and analysis, as well as payment of CSU's fair share. In February 2009, CSUMB and its traffic engineers met with Caltrans to focus on technical issues related to the impact analysis methodology, provide responses to the submitted questions, and subsequently provided Caltrans with additional supporting documentation. Caltrans will complete their analysis on April 30, 2009.

The total cost for Caltrans' roadway improvements is considerable (approximately \$833 million) to meet current and future demand from planned growth and development in surrounding jurisdictions. The fair share cost is \$6.9 million for campus build-out. In light of limited state funding and uncertainties over the availability of state funding for off-site mitigation, the University has agreed to implement a TDM plan and will not exceed the mitigation threshold of 4,361 additional trips.

The *Marina* decision intended to ensure that significant impacts under CEQA are mitigated and that *localities* recover the cost of CSU's impacts. Caltrans and CSU are both state agencies, each responsible to carry out a specific mission funded through state tax revenues, or, for capital improvements, generally, by voter-approved general obligation bond funds. Caltrans, not CSU, can make state and Federal funding requests for highway projects, and nominate or program highway or roadway projects in the State Transportation Improvement Program. This process falls within the domain of the California Transportation Commission, Caltrans, and the applicable regional transportation agency (TAMC). Accordingly, CSU will support Caltrans in its efforts to obtain the level of funding necessary to mitigate the proposed campus master plan's impacts on Caltrans roadways through the annual state budget process, and the campus will look to the Cities of Marina and Seaside, the County of Monterey, TAMC, and FORA to join in that support.



Each of these issues is thoroughly addressed in the responses to comments found in the FEIR. For copies of the comments and written responses, please see FEIR, Section 4.0, Comments and Responses on Draft EIR, and, Section 5.0, Comments and Responses on RDEIR. In addition, responses to each of the written comments submitted by FORA, its member agencies, and Caltrans after release of the FEIR are provided in the Addendum and Second Addendum.

### **Alternatives**

The FEIR evaluated alternatives to the proposed master plan, including:

1. *Reduced Project Size Alternative:* This alternative would reduce but not eliminate the identified significant impacts, and would not fully meet the project objectives.
2. *Development to Year 2015:* This alternative would reduce but not eliminate the identified significant impacts, and would not fully meet the project objectives.
3. *Development under FORA Reuse Plan:* This alternative assumes development of CSUMB to a level that ultimately would serve 25,000 FTE and, consequently, would result in greater impacts than those resulting from the proposed master plan.

It was concluded that all alternatives studied would have environmental impacts and that the proposed master plan would best accomplish the University's goals.

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, Monterey Bay (CSUMB) 2007 Campus Master Plan, including the Addendum and Second Addendum (collectively FEIR), has been prepared to address the potential significant environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with the proposed 2007 Campus Master Plan dated May 2009, pursuant to the requirements of the California Environmental Quality Act, the CEQA Guidelines, and CSU CEQA procedures.
2. The Final EIR addresses the proposed on-campus traditional enrollment of 8,500 FTE, the non-traditional 3,500 FTE enrollment, the physical master plan, and all discretionary actions related to the project, including near term construction projects, as identified in Part II of the Recirculated Draft 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

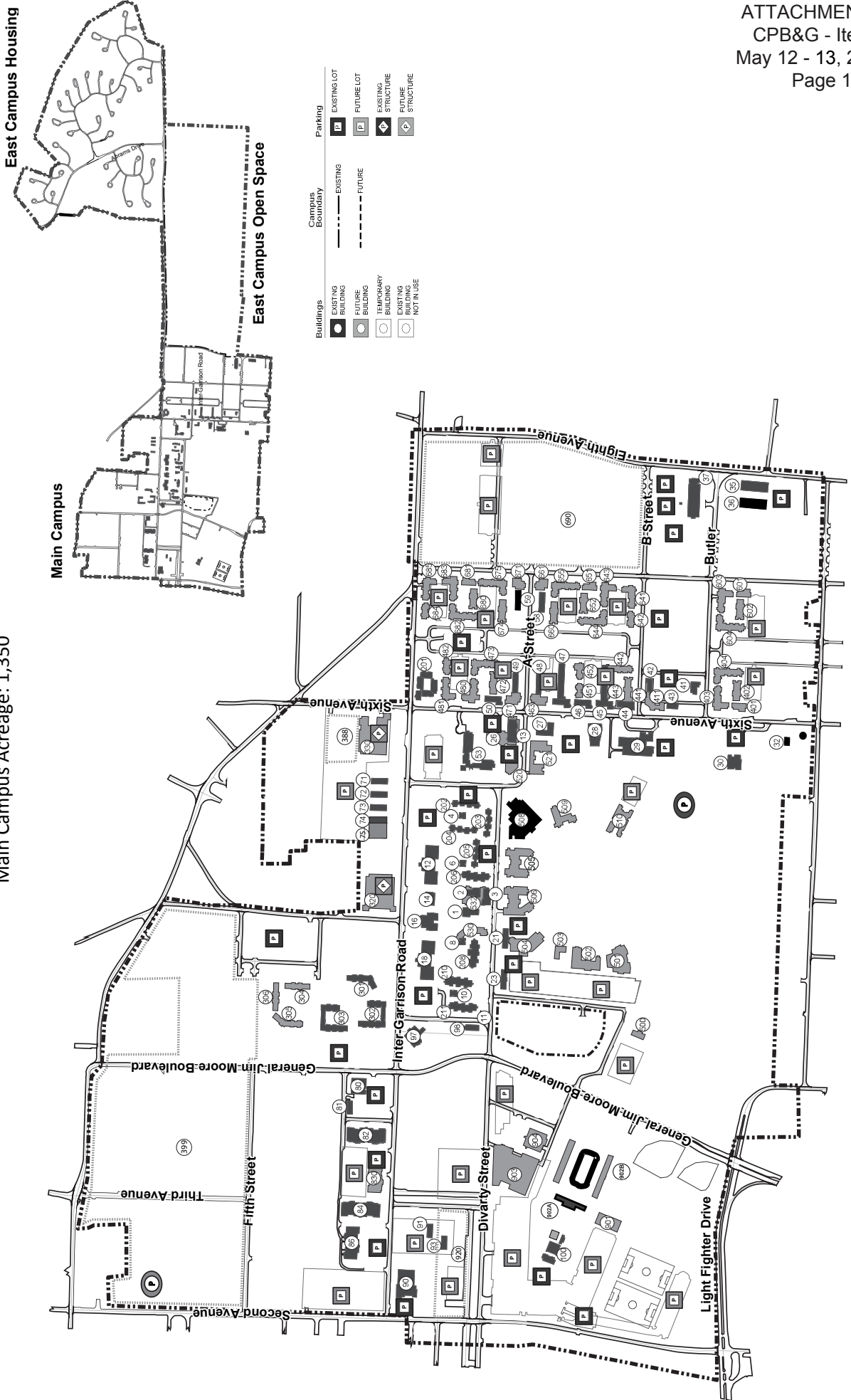
- Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to the approval of a project along with a statement of facts supporting each finding.
4. This Board hereby adopts the Findings of Fact and related mitigation measures identified in the Mitigation Monitoring and Reporting Program for Agenda Item 5 of the May 12-13, 2009 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, that identifies specific impacts of the proposed project and related mitigation measures, which are hereby incorporated by reference.
  5. The Board has adopted Findings of Fact that include specific Overriding Considerations that outweigh certain remaining unavoidable significant impacts to water supply infrastructure and traffic/circulation.
  6. The Final EIR has identified potentially significant and unavoidable impacts that may result from project implementation. However, the Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, but not all, of those effects to less-than-significant levels. Those impacts, which are not reduced to less-than-significant levels, are identified and overridden due to specific project benefits.
  7. Prior to the certification of the FEIR, the Board of Trustees has reviewed and considered the above-mentioned FEIR, and finds that the FEIR reflects the independent judgment of the Board of Trustees. The Board hereby certifies the FEIR for the proposed project as complete and adequate in that the FEIR addresses all significant environmental impacts of the proposed project and fully complies with the requirements of CEQA and the CEQA Guidelines. For the purposes 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 CSUMB 2007 Campus Master Plan;
    - b. The Recirculated Draft EIR for the CSUMB 2007 Master Plan;
    - c. The Final EIR, including comments received on the Draft EIR and Recirculated Draft EIR, and responses to comments;
    - d. The Addendum and Second Addendum to the Final EIR;
    - e. The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced at such proceedings; and
    - f. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (e) above.

8. It is necessary, consistent with the California Supreme Court decision in *City of Marina*, for CSU to pursue mitigation funding from the Legislature to meet its CEQA fair share mitigation obligations.
  - a. The Chancellor is therefore directed to request from the Governor and the Legislature the amount of \$2,326,795 to fund the "deficit period" fair share cost determination in the CSU 2009/2010 Capital Outlay Budget request for Off-Site Mitigation.
  - b. The Chancellor is therefore directed to request from the Governor and the Legislature the amount of \$1,541,320. This amount includes \$1.35 million for the Regional Urban Water Augmentation Project, \$47,800 for the Habitat Conservation Plan, and \$143,520 for related annual maintenance for 30 years.
  - c. In light of limited state funding and uncertainties over the availability of future state funding for off-site mitigation, the University is directed to take all measures to ensure that the campus trip counts do not exceed the mitigation threshold of 4,361 additional trips. The University will prepare annual reports on the increase in average daily trips generated by the campus. Based on this data, the Chancellor will report on a timely basis to the Trustees the campus trip counts. To the extent the University trips draw near the threshold, the Board shall take measures to freeze trip generations below the threshold including but not limited to requiring the University to decrease impacts by increasing transportation demand management measures or, if that cannot be achieved, limiting development.
9. In the event the request for mitigation funds is approved in full by the Governor and the Legislature, the Chancellor is directed to proceed with implementation of the 2007 Campus Master Plan dated May 2009 for California State University, Monterey Bay. Should the request for funds only be partially approved, the Chancellor is directed to proceed with implementation of the project, funding identified mitigation measures to the extent of the available funds. In the event the request for state capital funds is not approved, the Chancellor is directed to proceed with implementation of the project consistent with resolution number 12 below.
10. Because this Board cannot guarantee that the request to the Legislature for the necessary mitigation funding will be approved, or that local agencies will fund

- and implement the measures that are their responsibility, and because FORA and its member agencies will not provide fair share funding towards mitigation for the on-campus roadways, this Board finds that the impacts whose funding is uncertain and/or unavailable remain significant and unavoidable; and that they are necessarily outweighed by the Statement of Overriding Considerations adopted by this Board.
11. The Board hereby certifies the Final EIR for the California State University, Monterey Bay 2007 Campus Master Plan dated May 2009 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 and Reporting Program for Agenda Item 5 of the May 12-13, 2009 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which meets the requirements of CEQA (Pub. Resources Code, §21081.6).
  13. The project will benefit California State University.
  14. The above information is on file with The California State University, Office of the Chancellor, Capital Planning, Design and Construction, 401 Golden Shore, Long Beach, California 90802-4210, and at California State University, Monterey Bay, Office of Campus Planning and Development, 100 Campus Center, Building 84A, Seaside, California 93955.
  15. The California State University, Monterey Bay, 2007 Campus Master Plan dated May 2009 is hereby approved, including the master plan full-time equivalent students (FTE) enrollment of 12,000, providing for 8,500 traditional on-campus FTE and 3,500 non-traditional FTE.
  16. The four designated near term projects identified and described in the FEIR are: (1) Academic Building II and (2) Academic Building III (each approximately 55,000 to 70,000 GSF); (3) Student Housing III (600 beds) and (4) North Campus Housing Project, Phase I (492 units). The Board has determined the near term projects are fully analyzed at the project level in the Final EIR for purposes of compliance with CEQA and hereby approves such projects for implementation and construction.
  17. 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, Monterey Bay

Proposed Date: May 2009  
 Master Plan Enrollment: 12,000 FTE  
 Main Campus Acreage: 1,350



California State University, Monterey Bay

Proposed Master Plan  
 Master Plan Enrollment: 12,000 FTE

1. Administrative Center	80. Campus Health Center	480. <i>Student Housing III</i>
2. Administrative Center	81. Black Box Cabaret	481. <i>Student Housing III</i>
3. Administrative Center	82. Public Safety Classrooms	482. <i>Student Housing III</i>
4. Classroom Module	84. University Services	500. <i>Bunker Building</i>
6. Classroom Module	86. University Services	501. <i>Academic Building VII</i>
8. Service Learning Institute	90. Wellness Activity Center	502. <i>Academic Building VI</i>
10. Classroom Module	91. Children's Center	503. <i>Support</i>
11. Telephone Equipment Shelter	93. Storage	504. <i>Student Union</i>
12. Student Center	97. Alumni and Visitor Center	505. <i>Academic Building II</i>
13. Science	98. Meeting House	506. <i>Academic Building III</i>
14. Student Activity Center	100. <i>Natatorium Complex/ Outdoor Pool</i>	508. <i>Library</i>
16. Dining Commons	201. Auxiliary Administrative Offices and Housing	509. <i>Academic Building IX</i>
18. Media Learning Complex	202. Residence Halls	510. <i>Institute for Public Policy</i>
21. Student Services	203. Residence Halls	520. <i>Administration</i>
23. Human Resources	204. Residence Halls	521. <i>Academic Building VIII</i>
26. <i>Academic Building V</i>	205. Residence Halls	530. <i>Student Services</i>
27. Tele-Dramatic Arts and Technology	206. Residence Halls	532. <i>Academic Building IV</i>
28. World Theater	208. Residence Halls	601. <i>Student Housing IV</i>
29. University Center	210. Residence Halls	602. <i>Student Housing IV</i>
30. Music Hall	211. Residence Halls	603. <i>Student Housing IV</i>
32. Electrical Switchgear	301. Student Housing I	604. <i>Student Housing IV</i>
35. Shipping and Receiving	302. Student Housing I	641. <i>Student Housing V</i>
36. Warehouse	303. Student Housing I	642. <i>Student Housing V</i>
37. Facilities Services and Operations	304. <i>North Quad Student Housing Expansion</i>	643. <i>Student Housing V</i>
41. Telecommunications	305. <i>North Quad Student Housing Expansion</i>	644. <i>Student Housing V</i>
42. Watershed Institute	306. <i>North Quad Student Housing Expansion</i>	651. <i>Student Housing V</i>
43. Network and Computing	320. <i>Parking Structure</i>	652. <i>Student Housing V</i>
44. Academic Advising/Career Development	330. <i>Parking Structure</i>	655. <i>Student Housing V</i>
45. 6 <sup>th</sup> Avenue Classrooms	388. <i>Campus Partnership I</i>	660. <i>Student Housing V</i>
46. Academic Complex I	399. <i>North Campus Housing</i>	661. <i>Student Housing V</i>
47. Campus Services Center	401. <i>Student Housing IV</i>	671. <i>Student Housing V</i>
48. World Languages and Culture	402. <i>Student Housing IV</i>	674. <i>Student Housing IIB</i>
49. World Languages and Culture	403. <i>Student Housing IV</i>	675. <i>Student Housing IIB</i>
50. Science Wet Lab	404. <i>Student Housing IV</i>	680. <i>Student Housing IIB</i>
53. Chapman Science and Academic Center	411. <i>Technology Center</i>	681. <i>Student Housing IIB</i>
58. Learning Support	441. <i>Student Housing III</i>	682. <i>Student Housing IIB</i>
59. Center for Reading Diagnosis and Instruction	442. <i>Student Housing III</i>	683. <i>Student Housing IIB</i>
71. Visual Public Arts Complex	443. <i>Student Housing III</i>	684. <i>Student Housing IIB</i>
72. Visual Public Arts Complex	451. <i>Student Housing III</i>	685. <i>Student Housing IIB</i>
73. Visual Public Arts Complex	452. <i>Student Housing III</i>	690. <i>Campus Partnership II</i>
74. Central Plant	463. <i>Student Housing III</i>	830. <i>Child Care Center</i>
75. <i>Co-Gen Plant</i>	471. <i>Student Housing III</i>	901. <i>Research Institute</i>
	472. <i>Student Housing III</i>	902A. <i>Field House</i>
	473. <i>Student Housing III</i>	902B. <i>Sports Complex Addition</i>
		903. <i>Varsity Sports Complex</i>
		904. <i>Varsity Sports Complex</i>
		920. <i>Campus Partnership III</i>

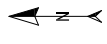
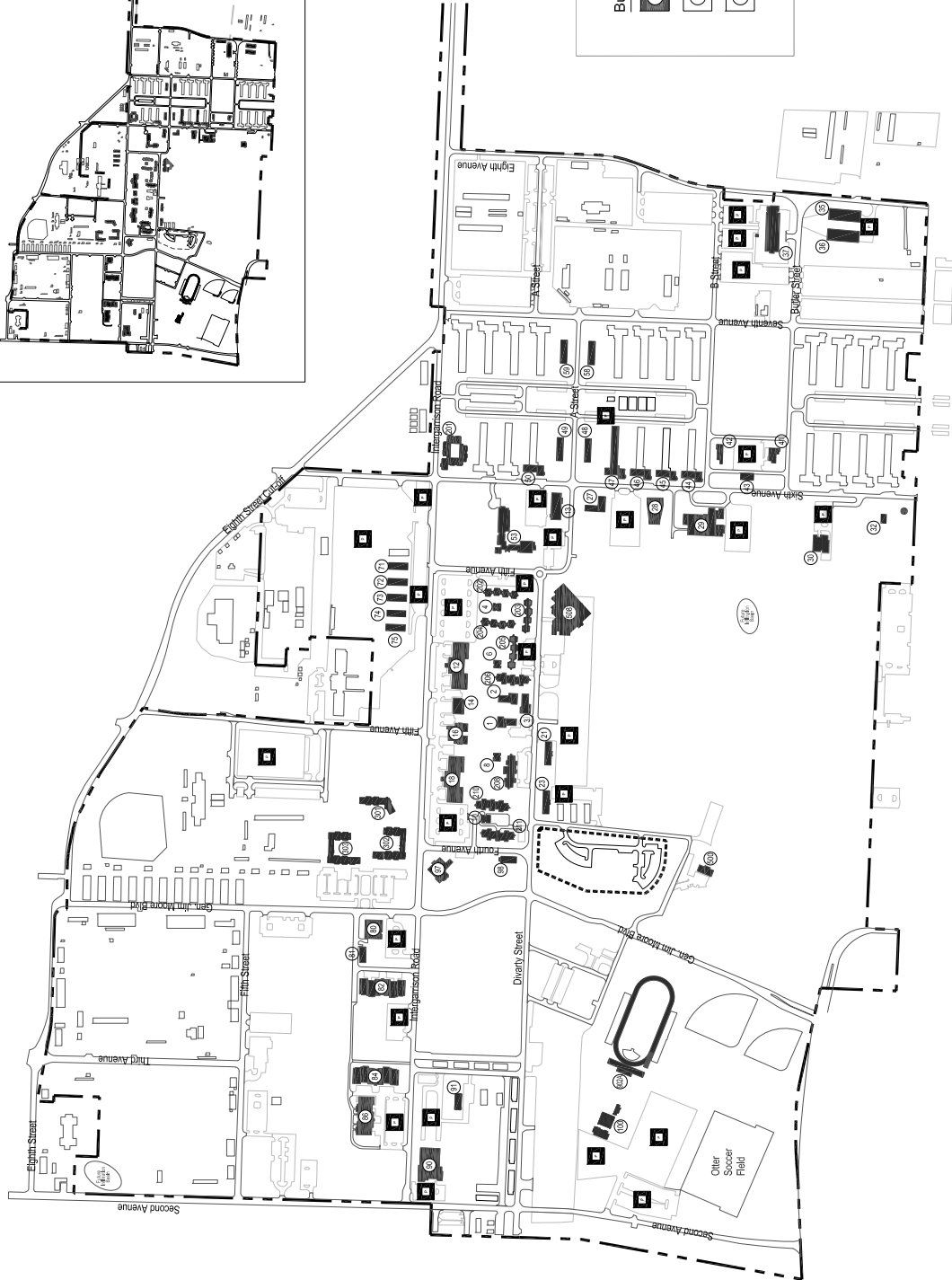
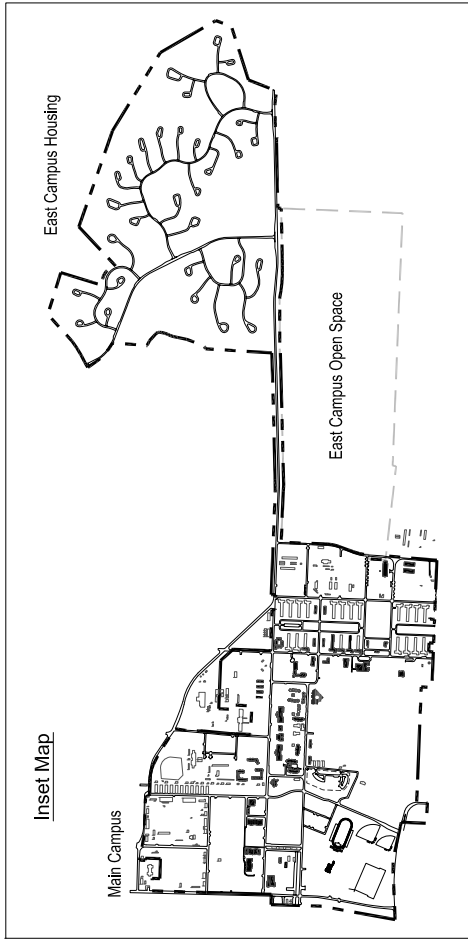
**LEGEND**

Existing Facility/*Proposed Facility*

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

# California State University, Monterey Bay

Campus Existing Condition  
 April 2009



0 250' 500' 1000'  
 Campus Existing Condition  
 Main Campus Acreage: 1,350

**Buildings**

- EXISTING BUILDING
- TEMPORARY BUILDING
- EXISTING BUILDING NOT IN USE

**Campus Boundary**

- EXISTING

**Parking**

- EXISTING LOT

CALIFORNIA STATE UNIVERSITY, MONTEREY BAY  
Campus Existing Condition  
December 2008

- |                                       |  |                                       |
|---------------------------------------|--|---------------------------------------|
| 1. Administrative Center              | 42. Watershed Institute                          | 86. University Services               |
| 2. Administrative Center              | 43. Network and Computing                        | 90. Wellness Activity Center          |
| 3. Administrative Center              | 44. Academic Advising/Career Development         | 91. Children's Center                 |
| 4. Classroom Module                   | 45. 6 <sup>th</sup> Avenue Classrooms            | 97. Alumni and Visitor Center         |
| 6. Classroom Module                   | 46. Academic Complex I                           | 98. Meeting House                     |
| 8. Service Learning Institute         | 47. Campus Services Center                       | 100. Outdoor Pool/Natatorium Complex  |
| 10. Classroom Module                  | 48. World Languages and Culture                  | 201. Auxiliary Administrative Offices |
| 12. Library Learning Complex          | 49. World Languages and Culture                  | 202. Residence Halls                  |
| 13. Science                           | 50. Science Wet Lab                              | 203. Residence Halls                  |
| 14. Student Activity Center           | 53. Chapman Science and Academic Center          | 204. Residence Halls                  |
| 16. Dining Commons                    | 58. Learning Support                             | 205. Residence Halls                  |
| 18. Media Learning Complex            | 59. Center for Reading Diagnosis and Instruction | 206. Residence Halls                  |
| 21. Student Services                  | 71. Visual Public Arts Complex                   | 208. Residence Halls                  |
| 23. Human Resources                   | 72. Visual Public Arts Complex                   | 210. Residence Halls                  |
| 27. Tele-Dramatic Arts and Technology | 73. Visual Public Arts Complex                   | 211. Residence Halls                  |
| 28. World Theater                     | 74. Central Plant                                | 301. Student Housing                  |
| 29. University Center                 | 75. Plant  | 302. Student Housing                  |
| 30. Music Hall                        | 80. Campus Health Center                         | 303. Student Housing                  |
| 32. Electrical Switchgear             | 81. Black Box Cabaret                            | 500. Bunker Building                  |
| 35. Shipping and Receiving            | 82. Public Safety Classrooms                     | 508. Library                          |
| 36. Warehouse                         | 84. University Services                          | 902A. Field House                     |

**LEGEND**

Existing Facility/*Proposed Facility*

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