

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting: 10:30 a.m., Tuesday, May 10, 2011**  
**Glenn S. Dumke Auditorium**

Margaret Fortune, Chair  
A. Robert Linscheid, Vice Chair  
Nicole M. Anderson  
Carol R. Chandler  
William Hauck  
Hsing Kung  
Linda A. Lang  
Peter G. Mehas  
Lou Monville

#### **Consent Items**

Approval of Minutes of Meeting of March 22, 2011

1. Amend the 2010-2011 Capital Outlay Program, Non-State Funded, *Action*
2. Amend the 2010-2011 Capital Outlay Program, State Funded, *Action*

#### **Discussion Items**

3. Status Report on the 2011-2012 State Funded Capital Outlay Program, *Information*
4. Draft State and Non-State Funded Five-Year Capital Improvement Program 2012-2013 through 2016-2017, *Action*
5. Certify the Final Environmental Impact Report and Approve the 2011 Campus Master Plan Revision for San Diego State University, *Action*
6. Approval of Schematic Plans, *Action*

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

**Trustees of the California State University  
Office of the Chancellor  
Glenn S. Dumke Auditorium  
401 Golden Shore  
Long Beach, California**

**March 22, 2011**

**Members Present**

Margaret Fortune, Chair  
A. Robert Linscheid, Vice Chair  
Herbert L. Carter, Chair of the Board  
Nicole M. Anderson  
Carol R. Chandler  
George G. Gowgani  
William Hauck  
Hsing H. Kung  
Peter G. Mehas  
Lou Monville  
Charles B. Reed, Chancellor

**Approval of Minutes**

The minutes for the January 2011 meeting were approved as submitted.

**Amend the 2010-2011 Capital Outlay Program, Non-State Funded**

Assistant Vice Chancellor Elvyra F. San Juan presented agenda item 1, a request for board approval to amend the 2010-2011 capital outlay program non-state funded for the Liberal Arts 2, 3, 4 Building Renovation/Renewal project at California State University, Long Beach. The three buildings are a high priority for the CSU to repair multiple deficiencies including seismic strengthening and to upgrade building systems. Staff recommends approval.

The committee recommended approval by the board of the proposed resolution (03-11-02).

**Status Report on the 2011-2012 State Funded Capital Outlay Program**

Ms. San Juan presented an update on the 2011-2012 State Funded Capital Outlay Program with the use of a handout. Noting that the hearings to date have been focused on the support budget Ms. San Juan reported that the committees have approved only funding for equipment for the San Francisco State University Joint Library for about \$2.7 million. The balance of the state capital program proposed by the governor, five projects for about \$201 million, was denied without prejudice. It is expected that these projects will be addressed during the hearing process

in the spring. Four of the five projects would be for construction for projects funded for design in the 2010-2011 budget. The fifth project is the Warren Hall Replacement Building at California State University, East Bay. Additionally, the CSU proposed to the Department of Finance (DOF) funding for the capital renewal program in the amount of \$15 million to address maintenance and renewal needs throughout the system using remaining general obligation bond funds. Lastly and on a positive note, the DOF has identified about \$6 million in lease revenue bond funds cash to fund the design phase for three projects that have been on hold since appropriated in the 2008-2009 capital program.

Trustee Monville inquired whether there are other facilities in the system, similar to Warren Hall, that have significant seismic issues that should be funded as capital funds become available. Ms. San Juan identified four projects in the handout that have moved to the top of the trustees' request for 2011-2012 that are on the seismic retrofit list compiled by the CSU Seismic Review Board. These are in addition to the replacement building for the Classroom/Lab/Administration (CLA) building at California State Polytechnic University, Pomona, which follows the four in terms of priority.

### **Approval of Schematic Plans**

The proposed item on the agenda requests the approval of schematic plans for California State Polytechnic University, Pomona—Recreation Center; and California State University, San Marcos—University Student Union. Two letters associated with the CSU San Marcos project were provided to the trustees: 1) a letter from the City of San Marcos Planning Division Director addressed to the campus and the trustees, sent after the public comment period, and 2) a letter from the campus to the City of San Marcos Planning Division Director responding to the aforementioned letter.

With an audio-visual presentation, Ms. San Juan presented the item and summarized the City of San Marcos letter and campus response.

Trustee Mendoza asked Ms. San Juan to explain the source of funding for the two projects. Ms. San Juan stated that both projects are self-funding via a fee approved by the students and the president. Custodial maintenance is also funded through the fee revenue and/or reserves thus the state does not contribute any funds towards these projects.

Trustee Linscheid asked when the master plan for CSU San Marcos was created in which this project was first shown. Ms. San Juan responded in the late 80s or early 90s. Trustee Linscheid offered that the city had every opportunity to comment on that master plan. Ms. San Juan added that a lawsuit on water and sewer capacity fees at CSU San Marcos at the time that the master plan was created was the driver for Government Code 54999 that established the water/sewer capacity fee.

Trustee Hauck inquired as to how fire services are currently provided to the campus and how they are funded. Ms. San Juan responded that the city fire department serves the campus and city tax revenues and collections would cover those services.

Trustee Monville addressed President Hayes noting that in light of what has been a positive relationship between the city and the campus perhaps the request for funds for fire services may be just a reflection of the budgetary constraints that the city is currently facing. President Hayes confirmed his assumption.

The committee recommended approval by the board of the proposed resolution (03-11-03).

Trustee Fortune adjourned the meeting.

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

**Amend the 2010-2011 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 2010-2011 non-state funded capital outlay program to include the following four projects:

**1. California State University, Channel Islands**

|  |             |                    |
|--|-------------|--------------------|
| <b>Boating Instruction and Safety Center</b> | <b>PWCE</b> | <b>\$5,176,000</b> |
|--|-------------|--------------------|

California State University, Channel Islands wishes to proceed with the design and construction of the Boating Instruction and Safety Center located off-campus at the Channel Islands Harbor. The project will provide educational opportunities for boating, water safety, and aquatic recreation to be open to the university and the surrounding community. Included in the project will be an exhibit space, locker/shower facilities, multi-purpose instructional/conference spaces, administrative offices, and boat and equipment storage. The two-story building (16,000 GSF) will have direct access to a new dock for use as a boat storage and mooring facility for the university's sailing club boats. The project does not include any FTE capacity space.

A memorandum of agreement is being drafted to enable CSU Channel Islands to manage the design, construction, and operation of the boating center for the County of Ventura.

The project will be funded by the County of Ventura.

**2. California State University, Fresno**

|                                 |             |                    |
|---------------------------------|-------------|--------------------|
| <b>Sports Medicine Building</b> | <b>PWCE</b> | <b>\$6,007,000</b> |
|---------------------------------|-------------|--------------------|

California State University, Fresno wishes to proceed with the design and construction of a new Sports Medicine Building (#19B) that will enable the university to provide sports medicine and wellness training to all student athletes. The state-of-the-art facility (10,680 GSF) features sports therapy areas including cardio training, therapy tables, trainers' offices, and exam rooms. The building will include a multi-use space to accommodate classes on nutrition, informal study and/or a student gathering area. The facility will also provide opportunities for students from the

College of Health and Human Services to have hands-on training work experience in a sports therapy environment.

The project will be funded from donor funds.

**3. California State University, Los Angeles**  
**Student Housing Dining Addition** **PWCE** **\$1,370,000**

California State University, Los Angeles wishes to proceed with the addition of a 4,900 GSF dining/multi-purpose room addition to the existing Phase II Student Housing complex (#36). The project includes a 3,280 GSF dining/multi-purpose room, a food service preparation and clean-up area, a food service buffet line, accessible restrooms, and table and chair storage. This space will provide seating capacity for 150 residents per sitting for the housing program's meal plan. The space can also be used for other gatherings and functions and seat up to 285 for meetings.

The project will be funded from housing reserves.

**4. California State University, San Bernardino**  
**Fuel Cell Facility** **PWC** **\$9,033,000**

California State University, San Bernardino has been selected by Southern California Edison and approved by the California Public Utilities Commission (CPUC) to site a 1.4 MW fuel cell. The demonstration facility, to be located on a paved area adjacent to the existing Central Plant (#5), will be powered by natural gas fired fuel cells. While the power generated by the facility will go directly to the Southern California Edison grid, the university will benefit from the facility's byproducts of discharge heat to fuel the campus boilers resulting in natural gas savings of approximately \$120,000 annually and contributing to the campus goals for reducing its carbon footprint.

The project will be funded by Southern California Edison.

The following resolution is presented for approval:

**RESOLVED**, by the Board of Trustees of the California State University, that the 2010-2011 non-state funded capital outlay program is amended to include: 1) \$5,176,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Channel Islands Boating Instruction and Safety Center project; 2) \$6,007,000 for preliminary plans, working drawings, construction, and equipment for the California State University, Fresno Sports Medicine Building project; 3) \$1,370,000 for preliminary plans, working drawings, construction, and equipment for the

California State University, Los Angeles Student Housing Dining Addition project; and 4) \$9,033,000 for preliminary plans, working drawings, and construction for the California State University, San Bernardino Fuel Cell Facility project.

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

**Amend the 2010-2011 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 2010-2011 state funded capital outlay program to include the following project:

**California State University, Long Beach  
George Allen Field Lighting Project**

**PWC                      \$1,294,000**

California State University, Long Beach wishes to proceed with the design and construction to install new lighting and controls on George Allen Field. George Allen Field contains over 300,000 GSF of recreational space, and borders the new Recreation and Wellness Center to the east and the Rhodes Family Tennis Complex to the south. The field is also home for activities that enhance student life and community involvement, including the 49er women's soccer team as well as the Long Beach State's club sports program that sponsors archery, cricket, field hockey, lacrosse, soccer, ultimate frisbee, and rugby. Additionally, kinesiology activity classes are conducted on George Allen Field for golf and soccer, as are intramural games for softball, soccer and flag football. In brief, field lighting will expand hours of operation for the entire student community and provide a safer environment in a part of campus that is experiencing increasing activity and traffic.

Approximately eight light poles will be installed along the outside perimeter of the field. Light levels will comply with current NCAA regional broadcast tournament play requirements and will be shielded to prevent spillover light pollution. The scope of work also includes replacing the existing transformer and switchgear and installation of convenience electrical and communication outlets at or near the base of selected poles.

The installation of 75 to 100 foot high field lights was studied in the Environmental Impact Report prepared for the campus master plan revision approved by the board in May 2008. Aesthetics, light, and glare were evaluated at the project level to determine potential environmental impacts and found to be less than significant.



CPB&G  
Agenda Item 2  
May 9-10, 2011  
Page 2 of 2

The project will be funded from the Student Excellence Fee.

The following resolution is presented for approval:

**RESOLVED**, by the Board of Trustees of the California State University, that the 2010-2011 state funded capital outlay program is amended to include \$1,294,000 for preliminary plans, working drawings, and construction for the California State University, Long Beach George Allen Field Lighting project.

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

**Status Report on the 2011-2012 State Funded Capital Outlay Program**

**Presentation By**

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

**Summary**

An update on the current status of the CSU's 2011-2012 state funded capital outlay program request will be provided at the meeting with a handout.

**Background**

The California State University's proposed state funded 2011-2012 capital outlay program was presented at the September 2010 Board of Trustees' meeting. The trustees approved the entire state funded priority list (31 projects) of \$579.7 million for the 2011-2012 capital outlay program.

The governor's January budget proposed capital outlay funding for six CSU projects totaling \$204 million in 2011-2012. The Senate and the Assembly Budget Committees only approved \$2.799 million in funding to equip the J. Paul Leonard Library at San Francisco State University. The remaining five projects proposed in the governor's budget were denied without prejudice.

**Trustees' April Technical/May Revise Requests**

The Department of Finance has approved a CSU request for an April Technical revision to the budget for the substitution of an existing general obligation bond fund as the source for funding a previously appropriated equipment project at California State University, Los Angeles (Corporation Yard and Public Safety). Legislative budget hearings are scheduled for May 4 and May 12 to consider the 2011-2012 capital program for higher education, including a spring budget request to include the use of old general obligation bond funds to fund \$15 million for the capital renewal program.

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

### **Draft State and Non-State Funded Five-Year Capital Improvement Program 2012-2013 through 2016-2017**

#### **Presentation By**

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

#### **Summary**

This action item seeks the CSU Board of Trustees' approval of the draft state and non-state funded five-year capital improvement program 2012-2013 through 2016-2017. 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 due July 1, 2011 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 CSU 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 2010 meeting. The projects are currently indexed at the projected July 2012 Engineering News-Record California Building Construction Cost Index (CCCI 5904). We anticipate returning to the board in September 2011 for approval of the final five-year plan including the 2012-2013 action year request.

Legislative budget hearings are scheduled for May 2011 to consider the 2011-2012 capital programs for higher education, including five projects proposed in the governor's January budget that were denied without prejudice, and a spring budget request to include the use of old general obligation bond funds to fund \$15 million for the capital renewal program. At this time it is uncertain if the governor's capital proposal to fund the five projects will be approved as part of the 2011-2012 budget due to the state's fiscal condition. As a result of this uncertainty, the five projects are included in the draft state funded 2012-2013 capital program.

### **Action**

The state funded capital program is dependent upon either legislative approval of lease revenue bond financing for capital projects or voter approval of a new general obligation bond measure. The non-state capital outlay program can 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 2012-2013 through 2016-2017 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 2012-2013 through 2016-2017, including the 2012-2013 action year request.

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

### **Certify the Final Environmental Impact Report and Approve the 2011 Campus Master Plan Revision for San Diego State University**

#### **Presentation by**

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

#### **Summary**

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

- Certify the Final Environmental Impact Report (FEIR)
- Approve the proposed campus master plan revision dated May 2011
- Approve the fair share off-site mitigation costs in the total amount of \$686,446
  - \$124,757 funded through a legislative request by the CSU,
  - \$4,561 funded through a legislative request by Caltrans supported by the CSU, and
  - \$557,128 funded through the proposed project's future commercial/retail rents.

Attachment “A” is the proposed campus master plan revision. Attachment “B” is the existing campus master plan approved by the Board of Trustees in November 2007. The proposed master plan revision includes the expansion of the campus master plan boundary southward generally to Montezuma Road to encompass the site of the proposed Plaza Linda Verde development as well as additional adjacent properties to facilitate long-range campus planning. The proposed master plan revision also includes near term project components for the mixed-use Plaza Linda Verde development that would provide 390 student housing units (net increase of 1,578 beds), 90,000 gross square feet (GSF) of commercial/retail space, and related support uses including retail parking and green space.

The trustees must certify that the FEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the proposed campus master plan revision. The FEIR, with Findings of Fact and Statement of Overriding Considerations, and the Environmental Mitigation Monitoring and Reporting Program are available for review by the trustees and the public at [www.sdsu.edu/plazalindaverde/eir](http://www.sdsu.edu/plazalindaverde/eir). The FEIR determined that the build out of the campus under the proposed master plan revision would result in significant and unavoidable impacts to transportation/circulation (traffic). All other impacts can be mitigated to

a less than “significant” level with the adoption and the implementation of the mitigation measures identified in the FEIR.

San Diego State University has met with the City of San Diego in accordance with the *City of Marina* California Supreme Court decision in an effort to reach agreement regarding off-site impacts and related mitigation as a result of the proposed master plan revision. After meeting in good faith over a period of several months, the city and the university were unable to reach agreement. The campus proposed their best and final offer to the city in an April 19, 2011 letter.

### **Proposed Plaza Linda Verde Development**

For many years, the university community, government officials, regional organizations, and neighbors of the College Area community have shared the goal of revitalizing the area south of the San Diego State Transit Center. To realize this goal, the campus is proposing the Plaza Linda Verde development to revitalize the "front door" to the university. The development will serve as a dynamic gateway between the campus and the surrounding neighborhood with its mix of housing, retail, and public amenities including pedestrian malls. Tree-lined walkways, green space, and outdoor dining will invite neighbors and students alike to stroll, shop, and dine.

The development is envisioned as a two-phased pedestrian and transit-oriented student housing project within a subarea of the College Area Redevelopment Plan on an 18-acre site. It will include (1) the demolition of existing structures and parking lots, (2) the vacation of certain existing vehicular rights-of-way by the City of San Diego, and (3) the acquisition of six parcels of land along the eastern side of College Avenue. Exclusive of the pedestrian malls, of the 24 parcels proposed for development, San Diego State and its auxiliary currently own 18. In the event that the university is not able to acquire some or all of the remaining six parcels from willing sellers, the development would proceed on a modified basis.

The university is proposing to amend the campus boundary, such that the southern campus boundary between 55th Street and one block east of College Avenue would extend south, generally from Aztec Walk to Montezuma Road. The campus boundary adjustment would encompass the site of phases I and II of the Plaza Linda Verde development, as well as additional adjacent properties to facilitate comprehensive long-range campus planning.

### **Specific Plan Revisions**

The two phases of Plaza Linda Verde are each comprised of four components, all fully analyzed at the project level as near term projects in the FEIR for the purposes of compliance with CEQA for future implementation and construction.

Phase I is comprised of mixed-use retail and student housing with associated retail parking and green space. Its planning horizon is two to four years, assuming that the growth in demand for student housing meets current expectations. The street level of the two main buildings (#183 and 184) will consist of retail storefront enterprises, including campus and community retail and interactive space, as well as an entrance lobby for the four-story student housing complex above. Proposed retail ventures include a branded food service operation, a community food market, and service businesses such as laundry/dry cleaning, personal care salon, postal service, and bicycle sales/repairs.

The first phase of student housing will build 144 units (616 beds) for a net gain of 562 beds, reflecting a loss of 54 beds with the construction of the parking structure (#182). Approximately 342 parking spaces for the retail component will be provided in the six-story parking structure (one level below grade and five above), which also includes street level retail space.

The four components comprising Phase I are identified in Attachment A and described below:

*Hexagon 1:* Plaza Linda Verde Building 1 (#183) – A five-story mixed-use facility (118,550 GSF includes 24,340 rentable SF retail); 84 student housing apartment units (352 beds).

*Hexagon 2:* Plaza Linda Verde Building 2 (#184) – A five-story mixed-use facility (85,640 GSF includes 17,975 rentable SF retail); 60 student housing apartment units (264 beds).

*Hexagon 3:* Plaza Linda Verde Parking Building 3 (#182) – A six-story parking structure (128,925 GSF includes 1,815 rentable SF retail) (342 parking spaces).

*Hexagon 4:* Green Space: A one-acre open space consisting of active and passive recreational areas located south of the campus Transit Center (#240).

Phase II, expected to be developed over approximately four to seven years, will consist of additional mixed-use retail and student housing with associated parking. Street level retail space will be a mix of campus and community oriented enterprises, while the upper levels will consist of student housing. The format and features will be similar to those in Phase I except that the parking will be below grade, directly beneath the mixed-use buildings. Two additional buildings are planned as four-story student apartment buildings with no ground-floor retail. A net addition of 916 beds and 160 to 220 parking spaces is proposed for Phase II.

The four components comprising Phase II are identified in Attachment A and described below:

*Hexagon 5:* Plaza Linda Verde Building 4 (#186) – A mixed-use facility with below-grade parking (123,004 GSF includes 13,445 rentable SF retail); the building will accommodate 63 units (256 beds) and 69 to 110 below-grade parking spaces.

*Hexagon 6:* Plaza Linda Verde Building 5 (#185) – A mixed-use facility with below-grade parking (157,971 GSF includes 19,634 rentable SF retail); the building will accommodate 87 units (344 beds) and 91 to 110 below-grade parking spaces.

*Hexagon 7:* Plaza Linda Verde Building 6 (#187) – Student housing apartments (48,070 GSF); 44 units (192 beds).

*Hexagon 8:* Plaza Linda Verde Building 7 (#188) – Student housing apartments (55,300 GSF); 52 units (224 beds).

### **Campus Master Plan Background and Litigation Status**

After the Supreme Court's *City of Marina* decision, the campus prepared a revised Master Plan EIR in 2007 to increase the master plan ceiling to 35,000 FTE and to analyze near term projects and long range program level projects. Like the 2005 Master Plan EIR, the EIR was challenged by the City of San Diego, the San Diego Metropolitan Transit System and the San Diego Association of Governments (SANDAG). Each alleged that the EIR did not adequately address necessary mitigation measures and that the CSU must fund all mitigation cost, irrespective of legislative funding.

In February 2010, the superior court denied the challenges to San Diego State's 2007 Master Plan EIR, finding that the CSU met all of the requirements of the *City of Marina* decision and CEQA by requesting legislative funding to cover the cost of local infrastructure improvements. The decision also held that the EIR properly considered the potential impacts of the project, including impacts to transit and transportation/circulation; the EIR was supported by substantial evidence; and that petitioners were barred from proceeding on the issue of other sources of funding because it was not raised by them in the underlying administrative proceedings. The City of San Diego and its Redevelopment Agency, SANDAG and MTS have appealed.

This proposed master plan revision, for the development of Plaza Linda Verde and to extend the boundary of the campus by acquiring land over time, is for an area of land that was not planned for university use in the 2007 Master Plan (approved by the trustees in November 2007).

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

A Final Environmental Impact Report (FEIR) has been prepared that analyzes the potential environmental effects of the proposed master plan revision including the eight near term projects



at a project level review in accordance with CEQA requirements and State CEQA Guidelines. The FEIR is presented to the trustees' for review and certification.

To determine the scope of environmental review necessary to be addressed in the EIR, a Notice of Preparation/Initial Study (NOP/IS) was distributed on January 13, 2009, for the proposed master plan revision. The NOP was circulated to interested public agencies, organizations, community groups, and individuals in order to receive input on the proposed master plan revision. A public meeting was held on January 21, 2009 to obtain public input on the scope and content of the proposed master plan revision; interested parties attended the meeting and provided input.

On March 12, 2009, in response to comments on the NOP/IS, representatives of San Diego State, including its traffic engineering consultant, met with the City of San Diego's traffic engineer to discuss issues relating to the traffic impact analysis of the Draft EIR. On April 21, 2009, also in response to comments submitted on the NOP/IS, representatives of the university met with representatives of the City of San Diego Redevelopment Agency to discuss issues relating to the overall scope of the Draft EIR analysis. Following distribution of the NOP/IS, San Diego State revised the scope of the Plaza Linda Verde development, primarily by eliminating one of the project components, a student apartment building. Consequently, a Revised Notice of Preparation/Initial Study was issued on April 22, 2009.

Based on the NOP/IS scoping process, the Draft EIR addressed the following issues:

- (a) Aesthetics and Visual Quality
- (b) Air Quality/Global Climate Change
- (c) Archaeological/Paleontological Resources
- (d) Geotechnical/Soils
- (e) Hazards and Hazardous Materials
- (f) Historic Resources
- (g) Hydrology/Water Quality
- (h) Land Use and Planning
- (i) Noise
- (j) Population and Housing
- (k) Public Utilities and Service Systems
- (l) Transportation/Circulation and Parking

On September 27, 2010, the Draft EIR was distributed for public and agency comment for a forty-five (45) day period concluding on November 10, 2010. The comment period was extended through November 24, 2010 to allow additional comment time for the City of San Diego and its Redevelopment Agency, at their request. Written comments concerning the adequacy of the

Draft EIR were submitted by interested public agencies, organizations, community groups, and individuals.

During the NOP/IS and the Draft EIR circulation periods, presentations were made to campus and community groups, including the College Area Community Planning Board, the Aztec Parents Board, the Associated Students Executive Council, the San Diego State Academic Senate, the San Diego State Campus Development Committee, the College Area Business Improvement District, local community members and landowners, and students, faculty, and staff in the campus community.

The Draft EIR determined that the proposed master plan revision would result in potentially significant impacts to the following seven environmental impact categories, and proposed mitigation measures that if implemented would reduce the identified impacts to a level below significant.

- (a) Aesthetics and Visual Quality
- (b) Geotechnical/Soils
- (c) Hazards and Hazardous Materials
- (d) Hydrology/Water Quality
- (e) Noise
- (f) Archaeological/Paleontological Resources
- (g) Public Utilities and Service Systems

The Draft EIR also determined that the proposed master plan revision would result in significant impacts relating to traffic, and mitigation is proposed that if implemented would reduce the identified impacts to a less than significant level. However, because the mitigation is contingent in part on legislative appropriation and because the CSU cannot guarantee that the request to the governor and the legislature for the necessary mitigation funding will be approved, or that the funding will be granted in the amount requested, or that the public agencies will fund the remaining portion of the mitigation improvement costs that are within their responsibility and jurisdiction, the CSU cannot guarantee implementation of the approved mitigation measures and the identified traffic impacts are thereby considered significant and unavoidable.

Under such circumstances, CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological or other benefits of the project against its unavoidable environmental risks when determining whether to approve a project. If the specific benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable," and the agency is required to adopt a Statement of Overriding Considerations in order to certify the project.

Accordingly, because the FEIR has determined that the proposed master plan revision would result in significant and unavoidable effects, a Statement of Overriding Considerations is required to address these significant and unavoidable impacts to the transportation and circulation system.

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

During the 45-day public comment period and the requested comment period extension, 21 comment letters were received. Eleven comment letters were received from College Area residents, the College Area Community Planning Board, and local business owners voicing concerns primarily involving traffic, noise, housing, and aesthetics. Additionally, comment letters from 10 other local organizations and agencies were received, including the City of San Diego, the City of San Diego Redevelopment Agency, Caltrans, SANDAG, the San Diego Metropolitan Transit System, and the San Diego County Archaeological Society.

Comments received in response to the NOP/IS, the Draft EIR, and the public information meetings for the proposed master plan revision, generally addressed the following issues:

- Traffic, safety and parking within the College Area community
- Impacts to City of San Diego public services
- Impacts relating to the College Area Redevelopment Plan
- Impacts to housing within the College Area community
- Aesthetic, noise, and visual quality impacts to the surrounding communities
- Payment for off-site mitigation measures

Each of these issues has been analyzed and addressed in the FEIR. With the exception of the previously discussed transportation/circulation (traffic) impacts, mitigation measures have been proposed in the FEIR that if implemented would reduce all impacts to a level below significant. The FEIR includes written responses to all comments received which may be referenced in the FEIR Section 9.3, Response to Comments.

### **Potential Contested Issues**

1. Traffic: Potential impacts associated with increased traffic congestion and the related funding of mitigation roadway improvements pursuant to the California Supreme Court's decision in *City of Marina v. Board of Trustees of California State University* (2006) 39 Cal.4th 341.

CSU Response: The FEIR analyzed the potential impacts of the proposed master plan revision relative to traffic and determined that potentially significant impacts would result at five intersections and three roadway segments located in the jurisdiction of the City of San Diego and

one intersection in the jurisdiction of Caltrans. Parking-related impacts would be less than significant.

2. Parking: Potential impacts associated with vehicle parking.

*CSU Response:* Based on the parking demand study conducted in conjunction with the 2007 campus master plan, there is an overall parking inventory of 15,591 parking spaces on the campus and an overall demand of 12,103 spaces, resulting in a campus wide surplus of 3,488 spaces. This surplus will accommodate the student housing component. The parking facilities in this master plan revision will provide approximately 562 new spaces, more than adequate to serve retail customers, particularly as the majority of the commercial patrons will be comprised of students, faculty and staff who utilize existing parking on campus.

3. Public Services: Potential reductions in service levels in the areas of fire and sewer service as a result of the proposed master plan revision.

*CSU Response:* The FEIR determined that the proposed master plan revision would result in potentially significant impacts relative to the water supply infrastructure, sewer infrastructure, and solid waste disposal. Appropriate mitigation is identified that would reduce the identified impacts to a level less than significant. The FEIR determined that the proposed master plan revision would have no significant impact relative to fire service.

4. Land Use: The proposed master plan revision's consistency with local land use plans, including the College Area Community Redevelopment Plan and College Area Community Plan.

*CSU Response:* The CSU, as a state agency, is not subject to local land use laws and, as such, the proposed master plan revision is not required to be consistent with those local plans. Nonetheless, the proposed master plan revision would be consistent with the overall goals and objectives of those plans, such as increasing appropriate student housing.

5. Redevelopment Authority: The extent of the City of San Diego Redevelopment Agency's approval authority over the proposed master plan revision.

*CSU Response:* The City of San Diego Redevelopment Agency's powers are not the same as those of state agencies such as the CSU, and pursuant to well-established legal principles, the CSU is not required to surrender its sovereign immunity and subject its projects to the review and approval of a locally created redevelopment agency.

6. Property Acquisition: The extent of the campus master plan boundary adjustment.

CSU Response: The trustees approval of the proposed master plan boundary expansion authorizes San Diego State University to acquire the subject parcels by purchase or otherwise. It also provides notice to the property owners and community of the university's interest to expand the campus boundary and to acquire the subject properties at a future date. However, the master plan expansion does not provide the campus with authority to condemn the parcels, nor does it physically impact the parcels, and it does not restrict, by regulation or otherwise, the existing or future use of the parcels by the private property owners. The board approval does not relieve the campus from performing the required due diligence as part of the acquisition assessment for real property.

7. Payment for Off-Site Mitigation Measures. The interpretation of the *City of Marina* decision and that the CSU cannot strictly rely on asking for the off-site mitigation funding from the legislature.

CSU Response: The university believes that the mitigation proposals for traffic-related impacts represent an accurate and reasonable calculation of its "fair share" of the costs to mitigate the project's off-site traffic impacts including legal requirements under CEQA for proportionality and nexus.

The below table summarizes the off-site mitigation amounts calculated and proposed to the City of San Diego and the Department of Transportation (Caltrans) for the project components.

| Project Component | City of San Diego | Caltrans | Total     |
|-------------------|-------------------|----------|-----------|
| Student Housing   | \$124,757         | \$ 4,561 | \$129,318 |
| Retail            | \$547,772         | \$ 9,356 | \$557,128 |
| Total             | \$672,529         | \$13,917 | \$686,446 |

The university shall advance to the City of San Diego and Caltrans, as applicable, on behalf of the project's future commercial retailers, its fair share of the costs attributable to the retail component of the project provided that the city's and Caltrans' respective shares of the mitigation improvement cost have been allocated and are available for expenditure, thereby triggering the CSU's fair share contribution payment. Consistent with existing law, it is appropriate in this instance for the commercial retailers, and not the taxpayers, to contribute to the cost of environmental infrastructure mitigation improvements to support their portion of the project, and CSU intends to collect those contributions from the commercial retailers through the payment of future rents.

As to the student housing component, the university shall pay to the City of San Diego its fair share of the costs provided that a) the city's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering the CSU's fair share contribution payment; and b) the legislature appropriates the funds for said improvements as requested by the

CSU in the state budget process. The CSU will support Caltrans in its efforts to obtain capital funding from the governor and legislature for the fair share cost attributable to the project's student housing component. A summary of the completed negotiations with the city and Caltrans follows.

#### City of San Diego

Consistent with the *City of Marina* decision, campus personnel met with representatives of the City of San Diego on numerous occasions to discuss fair share mitigation obligations with regards to the proposed master plan revision. The Draft EIR determined that the project would result in potentially significant cumulative impacts to roadways in the vicinity of the campus and it includes mitigation measures requiring the university to pay its fair share towards the necessary improvements. The city and the university have not reached agreement on the amount of the university's mitigation obligation. In addition to traffic mitigation, the city has taken the position that San Diego State is required to pay fees for potential impacts to fire service facilities, although the EIR did not identify significant impacts to the city's fire services and, therefore, no mitigation payments are required.

San Diego State will advance to the city the sum of \$547,772 for its fair share of the mitigation cost attributable to the retail component of the proposed master plan revision provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering the CSU's fair share contribution payment. For the student housing component, San Diego State will request \$124,757 in capital funding from the governor and the legislature for its fair share cost towards off-site traffic mitigation measures within the city's jurisdiction and then forward the funds to the city upon appropriation.

In response to the university's proposal, the city objected to certain aspects of the Draft EIR impact analysis methodology, and took the position that the proposed master plan revision and the 2007 Campus Master Plan combined are responsible for 100 percent of certain roadway improvement costs, rather than a fair share percentage. However, as noted above, the impacts of the 2007 Campus Master Plan were previously analyzed as part of a separate EIR and appropriate mitigation for that project was recommended and adopted as part of that process. As to the Plaza Linda Verde project components, the impact analysis was conducted consistent with the requirements of CEQA and the city's methodology, and, on that basis, the proposed master plan revision is required to pay only its fair share of the necessary improvements. After meetings to discuss the campus impacts and fair share calculation, the university provided a best and final offer to the city on April 19, 2011.

Department of Transportation (Caltrans)

The proposed master plan revision would result in significant impacts to the intersection of College Avenue and the Interstate 8 eastbound on-ramp, which lies within the jurisdiction of Caltrans. The estimated cost to construct the recommended improvement is \$337,800, as determined by a civil engineer. The fair share percentage of the proposed master plan revision towards the improvement is 4.12 percent, or \$13,917.

This information was conveyed to Caltrans from the university by letter dated January 4, 2010. In response, Caltrans commented that in its view the "best and most comprehensive approach" to address traffic impacts at the I-8/College Avenue interchange is to develop a Project Study Report (PSR) for the entire interchange. However, because the Draft EIR determined that the impacts of the proposed Plaza Linda Verde project at the interchange would be fully mitigated with implementation of the recommended mitigation measure, the preparation of a PSR is not required.

San Diego State shall advance to Caltrans the sum of \$9,356 for its fair share of the mitigation cost attributable to the retail component of the proposed master plan revision provided that Caltrans' share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering the CSU's fair share contribution payment. In addition, the university will support Caltrans in its efforts to obtain \$4,561 in capital funding from the governor and legislature for its fair share cost attributable to the student housing component.

**Fiscal Impact**

The proposed campus master plan revision will require approximately \$268 million of future non-state funding to provide needed site improvements and to design and construct the planned facilities.

The university's estimated fair share of off-site mitigation costs based on calculations from the FEIR is \$124,757 in state funding to support the student housing component and \$557,128 in non-state funding to support the commercial/retail component. Consistent with the *City of Marina* decision, campus staff has participated in negotiations with local public agencies in regard to the university's fair share cost of mitigation measures for off-campus impacts. In addition, the university will support Caltrans, another state agency, in its efforts to seek funding from the legislature for the estimated \$4,561 needed to mitigate roadway impacts attributable to the student housing component.

## **Project Alternatives**

In accordance with the CEQA Guidelines, the FEIR evaluated project alternatives in order to identify ways to mitigate or avoid the significant environmental effects of the proposed master plan revision. The following is a summary of each of the alternatives studied.

*No Project Alternative.* Under this alternative, the proposed master plan revision would not be developed and, instead, the campus master plan boundary and existing land uses would remain unchanged.

*Reduced Density Alternative.* Under this alternative, both the student housing and retail included in the Phase I and Phase II Plaza Linda Verde components of the proposed master plan revision would be reduced by 50 percent (*i.e.*, approximately 195 student housing units (780 beds) and 38,000 square feet of retail space would be developed).

*Former Paseo Alternative.* Under this alternative, the proposed master plan revision would not be approved and the site instead would be developed as the former Paseo Project. This alternative also serves as an increased density alternative because the Paseo Project proposed 470 housing units (1,880 beds), 153,500 square feet of retail space, and 110,000 square feet of office space, which would result in significantly higher densities than those proposed as part of the Phase I and Phase II Plaza Linda Verde project components.

*University-Serving Retail Alternative.* This alternative proposed the Plaza Linda Verde retail component to serve the university community exclusively (students, faculty, and staff only). The distinction in uses would result in the generation of fewer vehicle trips and a corresponding reduction in related impacts.

In addition to the above alternatives, several alternatives suggested by the City of San Diego Redevelopment Agency were also addressed, including an alternative that would be carried out by the private sector, a project fully consistent with local land use plans, and a project that would not extend the existing campus master plan boundary. None of the alternatives studied would fully meet the goals and objectives of the proposed master plan revision.

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 Diego State University Campus Master Plan revision dated May 2011 to include the Plaza Linda Verde project, has been prepared to address the potential significant environmental impacts, mitigation measures, project alternatives, comments, and responses to comments



- associated with the project and related master plan revision, pursuant to the requirements of the California Environmental Quality Act, CEQA Guidelines, and CSU CEQA procedures.
2. The Final EIR addresses the proposed campus master plan revision, and all discretionary actions relating to the project, as identified in the Project Description, Section 1.0 of the Final EIR.
  3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of Title 14 of the California Code of Regulations (CEQA Guidelines), which require that the Board of Trustees make findings prior to the approval of a project along with a statement of facts supporting each finding.
  4. This board hereby adopts the Findings of Fact and Mitigation Monitoring and Reporting Program, including all mitigation measures identified therein, for Agenda Item 5 of the May 10-11, 2011 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies the 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 transportation and circulation.
  6. The Final EIR has identified potentially significant 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 as significant and unavoidable and are overridden due to specific project benefits to the CSU identified in the Findings of Fact and Statement of Overriding Considerations.
  7. The Final EIR includes mitigation requiring that the CSU contribute its fair share towards the cost of constructing roadway improvements that would reduce the identified traffic impacts to a level below significant. The remaining portion of the cost of the mitigation measures necessary to reduce traffic impacts to less than significant is the responsibility of and under the authority of local and state agencies. The board cannot guarantee that the legislature will appropriate the necessary state funding, nor can the board

guarantee that the local and state agencies will obtain the remaining funds necessary to implement the subject improvement, nor can the board guarantee that if all funds are obtained those improvements that are the sole responsibility of the local and state agencies to implement 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 and unavoidable significant impacts with respect to traffic conditions on streets and intersections not under the authority and responsibility of the board.

8. Prior to the certification of the Final EIR, the Board of Trustees 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 project as complete and adequate in that the Final EIR addresses all potentially significant environmental impacts of the 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 includes the following:
  - a. The Draft EIR (September 2010) for the San Diego State University Plaza Linda Verde project, including Campus Master Plan;
  - b. The Final EIR, including comments received on the Draft EIR, and responses to comments;
  - c. The proceedings before the Board of Trustees relating to the subject master plan, including testimony and documentary evidence introduced at such proceedings; and
  - d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.
9. It is necessary, consistent with the California Supreme Court decision in *City of Marina*, for the CSU to pursue mitigation funding from the governor and 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, future funds in the amount of \$124,757 necessary to support fair share mitigation costs as projected in the Final EIR and determined by the board necessary to fulfill the mitigation requirements of CEQA.

10. In the event the request for mitigation funds is approved in full by the governor and the legislature, the chancellor is directed to proceed with implementation of the San Diego State University Campus Master Plan dated May 2011. Should the request for funds only be partially approved, the chancellor is directed to proceed with implementation of the project, funding identified mitigation measures to the extent of the available legislatively appropriated funds. In the event the request for state capital outlay funds is not approved, the chancellor is directed to proceed with implementation of the project consistent with resolution number 11 below.
11. Because this board cannot guarantee that the request to the governor and the legislature for the necessary mitigation funding will be approved, or, if approved, that the local and state agencies will fund the remaining portion of the measures that is their responsibility, this board finds that the impacts whose mitigation 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.
12. The board hereby certifies the Final EIR for the San Diego State University Plaza Linda Verde project and related Campus Master Plan, dated May 2011 as adequate and complete and in compliance with CEQA.
13. 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 10-11, 2011 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 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 Diego State University, Facilities Planning, Design and Construction, 5500 Campanile Drive, San Diego, California 92182-1624.
16. The San Diego State University Campus Master Plan dated May 2011, is hereby approved.

17. The eight designated near term projects identified and described in the Final EIR are: (1) Plaza Linda Verde Building 1; (2) Plaza Linda Verde Building 2; (3) Plaza Linda Verde Parking Building 3; (4) Campus Green Space; (5) Plaza Linda Verde Building 4; (6) Plaza Linda Verde Building 5; (7) Plaza Linda Verde Building 6; and (8) Plaza Linda Verde Building 7. The board has determined the near term projects are fully analyzed at the project level in the Final EIR for the purposes of compliance with CEQA and hereby approves such projects for future implementation and construction as being in compliance with CEQA.
  
18. The chancellor or his designee is requested under the Delegation of Authority by the Board of Trustees to file the Notice of Determination for the Project.

# SAN DIEGO STATE UNIVERSITY

CAMPUS MASTER PLAN

MASTER PLAN APPROVED BY THE BOARD OF TRUSTEES: MAY 1963  
 MASTER PLAN REVISION APPROVED NOVEMBER 2007  
 MASTER PLAN ENROLLMENT 35,000  
 MASTER PLAN PROPOSAL MAY 2011

**Legend**

|                        |                    |
|------------------------|--------------------|
| <b>CAMPUS BOUNDARY</b> | <b>BUILDINGS</b>   |
| Existing               | Existing           |
| Future                 | Future             |
| Trolley                | Temporary          |
| Proposed               | <b>PARKING</b>     |
|                        | Surface Lot        |
|                        | Existing Structure |
|                        | Total Spaces       |

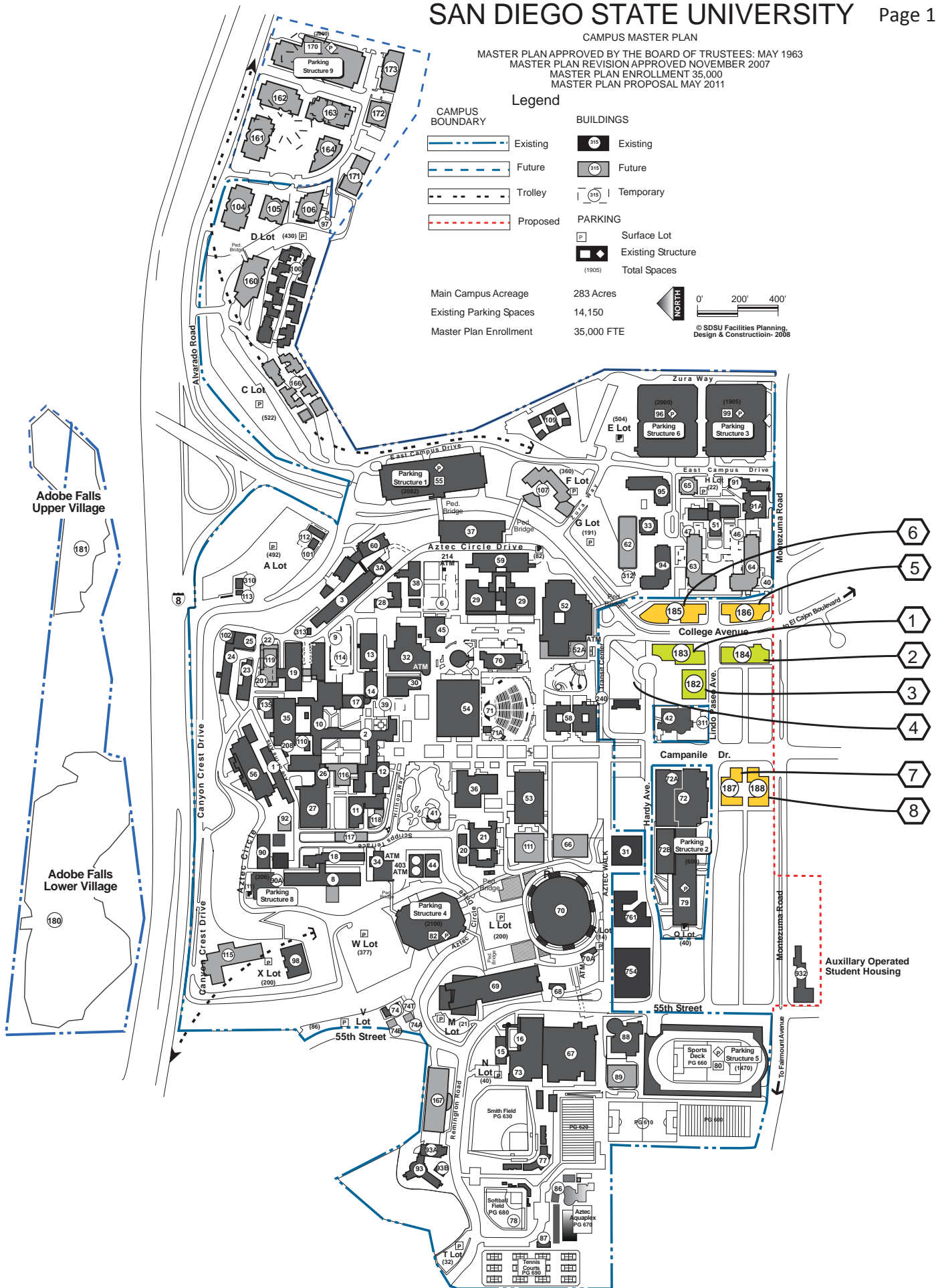
  

|                         |            |
|-------------------------|------------|
| Main Campus Acreage     | 283 Acres  |
| Existing Parking Spaces | 14,150     |
| Master Plan Enrollment  | 35,000 FTE |

**Scale:** 0' 200' 400'

**North Arrow:** NORTH

© SDSU Facilities Planning, Design & Construction-2008



Adobe Falls Upper Village

Adobe Falls Lower Village

Auxiliary Operated Student Housing

- 6
- 5
- 1
- 2
- 3
- 4
- 7
- 8

**SAN DIEGO STATE UNIVERSITY**

Proposed Master Plan

Master Plan approved by the Board of Trustees: May 1963  
 Master Plan Enrollment: 35,000 FTE

Master Plan Revision approved by the Board of Trustees: June 1967, July 1971, November 1973, July 1975, May 1977, November 1977, September 1978, September 1981, May 1982, July 1983, May 1984, July 1985, January 1987, July 1988, July 1989, May 1990, July 1990, September 1998, May 1999, March 2001, November 2007, May 2011

- |   |  |   |
|---|--|---|
| 1. Art-South  | 69. Aztec Recreation Center                        | 170. <i>Parking Structure 9</i>                   |
| 2. Hepner Hall  | 70. Viejas Arena at Aztec Bowl                     | 171. <i>Alvarado Park-Research Building 1</i>     |
| 3. Geology-Mathematics-Computer Science                         | 70a. Arena Ticket Office                           | 172. <i>Alvarado Park-Research Building 2</i>     |
| 3a. Geology-Mathematics-Computer Science Addition               | 71. Open Air Theater                               | 173. <i>Alvarado Park-Research Building 3</i>     |
| 5. Engineering Laboratory                                       | 71a. Open Air Theater Hospitality House            | 180. <i>Adobe Falls Lower Village-Residential</i> |
| 6. Education  | 72. KPBS Radio/TV                                  | 181. <i>Adobe Falls Upper Village-Residential</i> |
| 8. Storm Hall   | 72a. Gateway Center                                | 182. <i>Plaza Linda Verde Parking Building 3</i>  |
| 9. Industrial Technology  | 72b. Extended Studies Center                       | 183. <i>Plaza Linda Verde Building 1</i>          |
| 10. Life Science-South  | 73. Racquetball Courts                             | 184. <i>Plaza Linda Verde Building 2</i>          |
| 11. Little Theatre  | 74. International Student Center                   | 185. <i>Plaza Linda Verde Building 5</i>          |
| 12. Communication   | 74a. International Student Center Addition - A     | 186. <i>Plaza Linda Verde Building 4</i>          |
| 13. Physics   | 74b. International Student Center Addition - B     | 187. <i>Plaza Linda Verde Building 6</i>          |
| 14. Physics-Astronomy   | 74t. International Student Center - temporary      | 188. <i>Plaza Linda Verde Building 7</i>          |
| 15. Public Safety   | 76. Love Library Addition/Manchester Hall          | 201. Physical Plant Shops                         |
| 16. Peterson Gymnasium  | 77. Tony Gwynn Stadium                             | 208. Betty's Hotdogger                            |
| 17. Physical Sciences   | 78. Softball Stadium                               | 240. Transit Center                               |
| 18. Nasatir Hall  | 79. Parking Structure 2                            | 302. Field Equipment Storage                      |
| 19. Engineering   | 80. Parking Structure 5/Sports Deck                | 303. Grounds Storage                              |
| 20. Exercise and Nutritional Sciences Annex                     | 81. <i>Parking Structure 7</i>                     | 310. EHS Storage Shed                             |
| 21. Exercise and Nutritional Sciences                           | 82. Parking Structure 4                            | 311. Substation D                                 |
| 22. CAM Lab (Computer Aided Mechanics)                          | 86. Aztec Aquaplex                                 | 312. Substation B                                 |
| 23. Physical Plant/Boiler Shop                                  | 87. Aztec Tennis Center                            | 313. Substation A                                 |
| 24. Physical Plant  | 87a. Tennis Center Lockers                         | 745. University House (President's Residence)     |
| 25. Cogeneration Plant  | 88. Parma Payne Goodall Alumni Center              |   |
| 26. Hardy Memorial Tower  | 89. <i>Basketball Center</i>                       |   |
| 27. Professional Studies and Fine Arts                          | 90. Arts and Letters                               |   |
| 28. East Mall   | 90a. Parking Structure 8                           |   |
| 29. Student Services-West                                       | 91. Tenochca Hall (Coeducational Residence)        |   |
| 30. Administration  | 91a. Tula Hall                                     |   |
| 31. Calpulli (Counseling, Disabled and Student Health Services) | 92. <i>Art Gallery</i>                             |   |
| 32. East Commons  | 93. Chapultepec Hall (Coeducational Residence)     |   |
| 33. Cuicacalli (Dining)   | 93a. Cholula Hall                                  |   |
| 34. West Commons  | 93b. Aztec Market                                  |   |
| 35. Life Science - North  | 94. Tepeyac (Coeducational Residence)              |   |
| 36. Dramatic Arts   | 95. Tacuba (Coeducational Residence)               |   |
| 37. Education and Business Administration                       | 96. Parking Structure 6                            |   |
| 38. North Education   | 97. Rehabilitation Center                          |   |
| 38a. North Education 60   | 98. Business Services                              |   |
| 39. Faculty/Staff Club  | 99. Parking Structure 3                            |   |
| 40. Office of Housing Administration                            | 100. Villa Alvarado Hall (Coeducational Residence) |   |
| 41. Scripps Cottage   | 101. Maintenance Garage                            |   |
| 42. Speech, Language and Hearing Sciences                       | 102. Cogeneration/Chill Plant                      |   |
| 44. Physical Plant/Chill Plant                                  | 104. <i>Academic Building A</i>                    |   |
| 45. Aztec Shops Bookstore                                       | 105. <i>Academic Building B</i>                    |   |
| 46. Maya Hall   | 106. <i>Academic Building C - Education</i>        |   |
| 47. Olmeca Hall (Coeducational Residence)                       | 107. <i>College of Business</i>                    |   |
| 51. Zura Hall (Coeducational Residence)                         | 109. University Children's Center                  |   |
| 52. Aztec Center  | 110. Growth Chamber                                |   |
| 53. Music   | 111. <i>Performing Arts Complex</i>                |   |
| 54. Love Library  | 112. Resource Conservation                         |   |
| 55. Parking Structure 1   | 113. Waste Facility                                |   |
| 56. Art-North   | 114. <i>Science Research Building</i>              |   |
| 58. Adams Humanities  | 115. <i>Physical Plant/Corporation Yard</i>        |   |
| 59. Student Services-East                                       | 116. <i>School of Communication Addition A</i>     |   |
| 60. Chemical Sciences Laboratory                                | 117. <i>School of Communication Addition B</i>     |   |
| 62. <i>Residence Hall Phase I (800 bed)</i>                     | 118. <i>School of Communication Addition C</i>     |   |
| 63. <i>Residence Hall Phase II (800 bed)</i>                    | 119. <i>Engineering Building Addition</i>          |   |
| 64. <i>Residence Hall Phase III (800 bed)</i>                   | 135. Bio Science Center                            |   |
| 65. <i>Office of Housing Administration</i>                     | 160. <i>Alvarado Hotel</i>                         |   |
| 66. <i>Conference Center</i>                                    | 161. <i>Alvarado Park-Academic Building 1</i>      |   |
| 67. Aztec Athletics Center/Hall of Fame                         | 162. <i>Alvarado Park-Academic Building 2</i>      |   |
| 68. Arena Meeting Center  | 163. <i>Alvarado Park-Academic Building 3</i>      |   |
|   | 164. <i>Alvarado Park-Academic Building 4</i>      |   |
|   | 166. <i>Villa Alvarado Hall Expansion</i>          |   |
|   | 167. <i>U-Lot Residence Hall</i>                   |   |

- IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Calexico**  
 Master Plan Enrollment: 850 FTE  
 Master Plan approved by the Board of Trustees: February 1980  
 Master Plan Revision approved by the Board of Trustees: September 2003
1. North Classroom Building
  2. Administration Building
  - 2a. Art Gallery
  3. Auditorium/Classrooms
  4. Classrooms Building
  5. Library
  - 5a. Library Addition
  6. Physical Plant
  7. Computer Building
  9. Faculty Offices Building East
  10. Faculty Offices Building West
  20. Student Center
  21. *Classroom Building/Classroom Building East*
  22. *Classroom Building South*
  200. Student Affairs (temporary)
  201. Classroom Building (temporary)

- IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Brawley**  
 Master Plan Enrollment: 850 FTE  
 Master Plan approved by the Board of Trustees: September 2003
101. Initial Building (*Brandt Building*)
  102. *Academic Building II*
  103. *Academic Building III*
  104. *Library*
  105. *Computer Building*
  106. *Auditorium*
  107. *Administration*
  108. *Academic Building IV*
  109. *Student Center*
  110. *Energy Museum*
  111. *Faculty Office*
  112. *Agricultural Research*

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

# SAN DIEGO STATE UNIVERSITY

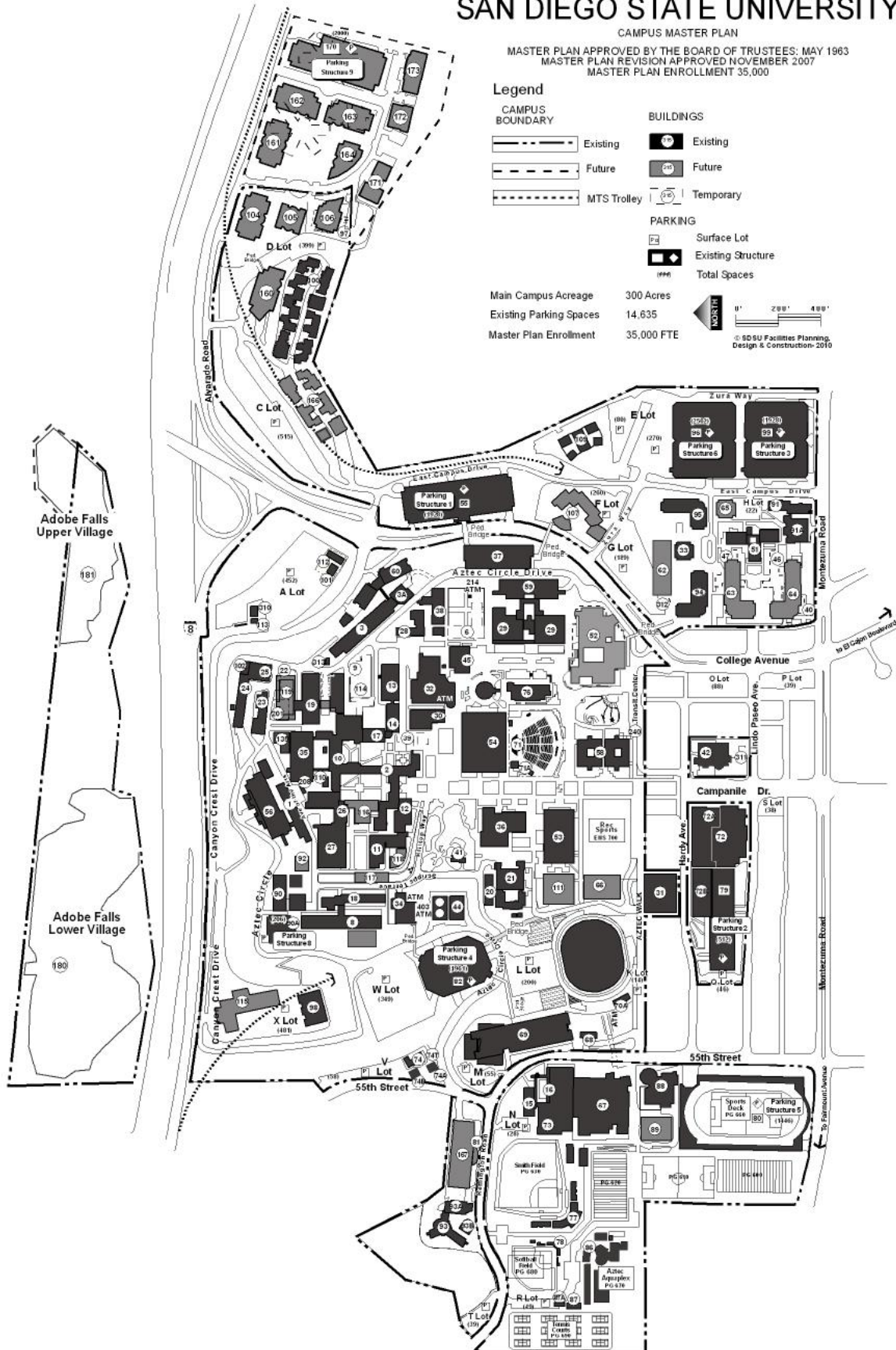
## CAMPUS MASTER PLAN

MASTER PLAN APPROVED BY THE BOARD OF TRUSTEES: MAY 1963  
 MASTER PLAN REVISION APPROVED NOVEMBER 2007  
 MASTER PLAN ENROLLMENT 35,000

### Legend

- |                        |                    |
|------------------------|--------------------|
| <b>CAMPUS BOUNDARY</b> | <b>BUILDINGS</b>   |
| Existing               | Existing           |
| Future                 | Future             |
| MTS Trolley            | Temporary          |
|                        | <b>PARKING</b>     |
|                        | Surface Lot        |
|                        | Existing Structure |
|                        | Total Spaces       |

Main Campus Acreage 300 Acres  
 Existing Parking Spaces 14,635  
 Master Plan Enrollment 35,000 FTE



**SAN DIEGO STATE UNIVERSITY**

Master Plan approved by the Board of Trustees: May 1963  
 Master Plan Enrollment: 35,000 FTE

Master Plan Revision approved by the Board of Trustees: June 1967, July 1971, November 1973, July 1975, May 1977, November 1977, September 1978, September 1981, May 1982, July 1983, May 1984, July 1985, January 1987, July 1988, July 1989, May 1990, July 1990, September 1998, May 1999, March 2001, November 2007

- |   |  |   |
|---|--|---|
| 1. Art-South  | 69. Aztec Recreation Center                        | 170. <i>Parking Structure 9 (Alvarado Park)</i>   |
| 2. Hepner Hall  | 70. Viejas Arena at Aztec Bowl                     | 171. <i>Alvarado Park—Research Building 1</i>     |
| 3. Geology-Mathematics-Computer Science                         | 70a. Arena Ticket Office                           | 172. <i>Alvarado Park—Research Building 2</i>     |
| 3a. Geology-Mathematics-Computer Science Addition               | 71. Open Air Theater                               | 173. <i>Alvarado Park—Research Building 3</i>     |
| 5. Engineering Laboratory                                       | 71a. Open Air Theater Hospitality House            | 180. <i>Adobe Falls Lower Village—Residential</i> |
| 6. Education  | 72. KPBS Radio/TV                                  | 181. <i>Adobe Falls Upper Village—Residential</i> |
| 8. Storm Hall   | 72a. Gateway Center                                | 201. Physical Plant Shops                         |
| 9. Industrial Technology  | 72b. Extended Studies Center                       | 208. Betty's Hotdogger                            |
| 10. Life Science-South  | 73. Racquetball Courts                             | 240. Transit Center                               |
| 11. Little Theatre  | 74. International Student Center                   | 302. Field Equipment Storage                      |
| 12. Communication   | 74a. International Student Center Addition - A     | 303. Grounds Storage                              |
| 13. Physics   | 74b. International Student Center Addition - B     | 310. EHS Storage Shed                             |
| 14. Physics-Astronomy   | 74t. International Student Center - temporary      | 311. Substation D                                 |
| 15. Public Safety   | 76. Love Library Addition/Manchester Hall          | 312. Substation B                                 |
| 16. Peterson Gymnasium  | 77. Tony Gwynn Stadium                             | 313. Substation A                                 |
| 17. Physical Sciences   | 78. Softball Stadium                               | 745. University House (President's Residence)     |
| 18. Nasatir Hall  | 79. Parking Structure 2                            |   |
| 19. Engineering   | 80. Parking Structure 5/Sports Deck                |   |
| 20. Exercise and Nutritional Sciences Annex                     | 81. <i>Parking Structure 7</i>                     |   |
| 21. Exercise and Nutritional Sciences                           | 82. Parking Structure 4                            |   |
| 22. CAM Lab (Computer Aided Mechanics)                          | 86. Aztec Aquaplex                                 |   |
| 23. Physical Plant/Boiler Shop                                  | 87. Tennis Center Building                         |   |
| 24. Physical Plant  | 87a. Tennis Lockers                                |   |
| 25. Cogeneration Plant  | 88. Parma Payne Goodall Alumni Center              |   |
| 26. Hardy Memorial Tower  | 89. <i>Basketball Center</i>                       |   |
| 27. Professional Studies and Fine Arts                          | 90. Arts and Letters                               |   |
| 28. East Mall   | 90a. Parking Structure 8                           |   |
| 29. Student Services-West                                       | 91. Tenochca Hall (Coeducational Residence)        |   |
| 30. Administration  | 91a. Tula Hall                                     |   |
| 31. Calpulli (Counseling, Disabled and Student Health Services) | 92. <i>Art Gallery</i>                             |   |
| 32. East Commons  | 93. Chapultepec Hall (Coeducational Residence)     |   |
| 33. Cuicacalli (Dining)   | 93a. Cholula Hall                                  |   |
| 34. West Commons  | 93b. Monty's Market                                |   |
| 35. Life Science - North  | 94. Tepeyac (Coeducational Residence)              |   |
| 36. Dramatic Arts   | 95. Tacuba (Coeducational Residence)               |   |
| 37. Education and Business Administration                       | 96. Parking Structure 6                            |   |
| 38. North Education   | 97. Rehabilitation Center                          |   |
| 38a. North Education 60   | 98. Business Services                              |   |
| 39. Faculty/Staff Club  | 99. Parking Structure 3                            |   |
| 40. Housing Administration                                      | 100. Villa Alvarado Hall (Coeducational Residence) |   |
| 41. Scripps Cottage   | 101. Maintenance Garage                            |   |
| 42. Speech, Language and Hearing Sciences                       | 102. Cogeneration/Chill Plant                      |   |
| 44. Physical Plant/Chill Plant                                  | 104. <i>Academic Building A</i>                    |   |
| 45. Aztec Shops Bookstore                                       | 105. <i>Academic Building B</i>                    |   |
| 46. Maya Hall   | 106. <i>Academic Building C - Education</i>        |   |
| 47. Olmeca Hall (Coeducational Residence)                       | 107. <i>College of Business</i>                    |   |
| 51. Zura Hall (Coeducational Residence)                         | 109. University Children's Center                  |   |
| 52. Aztec Center  | 110. Growth Chamber                                |   |
| 53. Music   | 111. <i>Performing Arts Complex</i>                |   |
| 54. Love Library  | 112. Resource Conservation                         |   |
| 55. Parking Structure 1   | 113. Waste Facility                                |   |
| 56. Art-North   | 114. <i>Science Research Building</i>              |   |
| 58. Adams Humanities  | 115. <i>Physical Plant/Corporation Yard</i>        |   |
| 59. Student Services-East                                       | 116. <i>School of Communication Addition A</i>     |   |
| 60. Chemical Sciences Laboratory                                | 117. <i>School of Communication Addition B</i>     |   |
| 62. <i>Residence Hall Phase I (800 bed)</i>                     | 118. <i>School of Communication Addition C</i>     |   |
| 63. <i>Residence Hall Phase II (800 bed)</i>                    | 119. <i>Engineering Building Addition</i>          |   |
| 64. <i>Residence Hall Phase III (800 bed)</i>                   | 135. Bio Science Center                            |   |
| 65. <i>Office of Housing Administration</i>                     | 160. <i>Alvarado Hotel</i>                         |   |
| 66. <i>Conference Center</i>                                    | 161. <i>Alvarado Park—Academic Building 1</i>      |   |
| 67. Aztec Athletics Center/Hall of Fame                         | 162. <i>Alvarado Park—Academic Building 2</i>      |   |
| 68. Arena Meeting Center  | 163. <i>Alvarado Park—Academic Building 3</i>      |   |
|   | 164. <i>Alvarado Park—Academic Building 4</i>      |   |
|   | 166. <i>Villa Alvarado Hall Expansion</i>          |   |
|   | 167. <i>U-Lot Residence Hall / PS7</i>             |   |

**IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Calexico**  
 Master Plan Enrollment: 850 FTE  
 Master Plan approved by the Board of Trustees: February 1980  
 Master Plan Revision approved by the Board of Trustees: September 2003

1. North Classroom Building
2. Administration Building
- 2a. Art Gallery
3. Auditorium/Classrooms
4. Classrooms Building
5. Library
- 5a. Library Addition
6. Physical Plant
7. Computer Building
9. Faculty Offices Building East
10. Faculty Offices Building West
20. Student Center
21. *Classroom Building/Classroom Building East*
22. *Classroom Building South*
200. Student Affairs (temporary)
201. Classroom Building (temporary)

**IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Brawley**  
 Master Plan Enrollment: 850 FTE  
 Master Plan approved by the Board of Trustees: September 2003

101. Initial Building (*Brandt Building*)
102. *Academic Building II*
103. *Academic Building III*
104. *Library*
105. *Computer Building*
106. *Auditorium*
107. *Administration*
108. *Academic Building IV*
109. *Student Center*
110. *Energy Museum*
111. *Faculty Office*
112. *Agricultural Research*

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, BUILDING, AND GROUNDS**

### **Approval of Schematic Plans**

#### **Presentation By**

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

#### **Summary**

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

- 1. California State University, Chico—Parking Structure 2**  
*Design-Build Architect: Williams + Paddon Architects + Planners, Inc.*  
*Design-Build Contractor: Otto Construction, Inc.*

#### **Background and Scope**

California State University, Chico proposes to design and construct Parking Structure 2 (#93) with an adjacent and seismically separated Administrative Office Building to house the University Police Department, Environmental Health and Safety, Emergency Operations Center and Information Center. The new parking structure will be constructed on a one-acre site within the southern area of the campus, bound by West Second Street to the north, Normal Avenue to the east, Chestnut Street to the west and University facilities to the south. The Administrative Office Building will be located along West Second Street, providing a storefront façade consistent with the community streetscape.

The parking structure (109,300 GSF) will be four levels and will accommodate approximately 359 parking spaces. A parking study performed in 2007 documented a lack of parking capacity to meet existing demand, and numerous surface spaces have been lost since the parking study as a result of the development of new buildings. Vehicular access will be provided with one access point on Chestnut Street. The upper levels of the parking structure along Normal Avenue and Chestnut Street have been stepped back to reduce the building scale and enhance daylight penetration. The Administrative Office Building (8,300 GSF) will include separate lobbies for the University Police Department and the Information Center, as well as administrative offices and restrooms.

The parking structure will be constructed of poured-in-place concrete walls and columns and post-tensioned concrete decks. Vertical pedestrian circulation will be via stairwells and one

hydraulic elevator. The structural design of the parking structure has also incorporated provisions to allow for expansion to the west if future needs dictate. The Administrative Office Building will be constructed of metal framing with stucco and brick finish to complement vertical design elements of the parking structure.

Sustainable features include a 15 kW solar array, 10 electric vehicle charging stations, energy efficient light fixtures with dimmable ballasts, motion sensors to control light levels at off hours, recycled content materials, bioswale, drought resistant landscaping and the use of fly ash to replace a portion of cement used in making concrete. The project will also provide the necessary infrastructure and structural support for a future roof installation of a complete photovoltaic panel system totaling 105 kW.

**Timing (Estimated)**

|                             |               |
|-----------------------------|---------------|
| Preliminary Plans Completed | August 2011   |
| Working Drawings Completed  | December 2011 |
| Construction Start          | March 2012    |
| Occupancy                   | January 2013  |

**Basic Statistics**

*Parking Structure*

|                          |                     |
|--------------------------|---------------------|
| Gross Building Area      | 109,300 square feet |
| Assignable Building Area | 88,533 square feet  |
| Efficiency               | 81 percent          |
| Total Parking Spaces     | 359 spaces          |

*Administrative Office Building*

|                          |                   |
|--------------------------|-------------------|
| Gross Building Area      | 8,300 square feet |
| Assignable Building Area | 5,580 square feet |
| Efficiency               | 67 percent        |

**Cost Estimate – California Construction Cost Index 5565**

*Parking Structure*

|                                    |             |
|------------------------------------|-------------|
| Building Cost (\$18,041 per space) | \$6,477,000 |
|------------------------------------|-------------|

|   |              |
|---|--------------|
| <i>Systems Breakdown (includes Group I)</i> | (\$ per GSF) |
| a. Substructure (Foundation)                | \$ 4.14      |
| b. Shell (Structure and Enclosure)          | \$ 27.88     |
| c. Interiors (Partitions and Finishes)      | \$ 3.20      |

|  |          |
|--|----------|
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$ 11.85 |
| e. Equipment and Furnishing                    | \$ 0.96  |
| f. Special Construction and Demolition         | \$ 2.74  |
| g. General Conditions                          | \$ 8.48  |

*Administrative Office Building*

Building Cost (\$294 per GSF) 2,444,000

|  |              |
|--|--------------|
| <i>Systems Breakdown (includes Group I)</i>    | (\$ per GSF) |
| a. Substructure (Foundation)                   | \$ 12.65     |
| b. Shell (Structure and Enclosure)             | \$ 113.37    |
| c. Interiors (Partitions and Finishes)         | \$ 61.08     |
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$ 50.48     |
| e. Equipment and Furnishing                    | \$ 14.70     |
| f. General Conditions                          | \$ 42.13     |

Site Development 1,335,000

Construction Cost \$10,256,000

Fees, Contingency, Services 3,710,000

Total Project cost \$13,966,000

Group II Equipment 434,000

Grand Total \$14,400,000

**Cost Comparison**

The parking structure's building cost of \$18,041 per space exceeds the Cost Guide of \$17,884 per parking space at CCCI 5565 and is higher in comparison to the \$17,924 per space for the CSU East Bay Parking Structure 1, approved in March 2010 adjusted to CCCI 5565. The slightly higher costs can be attributed to the tight site constraints required for zero lot line construction.

The Administrative Office Building cost of \$296 per GSF is less than the \$432 per GSF for the CSU Fullerton University Police Building approved in May 2007 and the \$407 per GSF for the CSU San Marcos Public Safety Building, approved in March 2009, both adjusted to CCCI 5565, reflective of the current favorable bid climate.

## **Funding Data**

The project will be primarily financed through the CSU Systemwide Revenue Bond Program (\$10,500,000) and funding from campus reserves. The president has approved a gradual increase in parking fees to fund the project. In addition to increased parking fees, revenue will be derived from public parking permits purchased for special events.

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

An Initial Study and Mitigated Negative Declaration was prepared to analyze the potential significant environmental effects of the proposed project in accordance with the requirements of CEQA and the state CEQA Guidelines. The Final Mitigated Negative Declaration is presented to the Board of Trustees for review and certification as part of this agenda item. The public review period began February 17, 2010 and closed March 18, 2010. Seven written comment letters were received at the close of the public review period and responses were prepared as part of the mitigated negative declaration. Concerns regarding CSU Chico's commitment to sustainability are addressed by creating approximately 225 bicycle parking areas; and the loss of 14 city metered spaces is being mitigated by allowing public use of the facility through the purchase of a parking permit. The campus continues to support alternative modes of transportation. All concerns raised in these comment letters were found to have a less than significant impact.

The following resolution is presented for approval:

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

1. The Initial Study and Mitigated Negative Declaration has been prepared to address any potential significant environmental impacts, mitigation measures, comments and responses to comments associated with approval of the Parking Structure 2, and all discretionary actions related thereto, as identified in the Final Initial Study and Mitigated Negative Declaration.
2. The Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and the state CEQA guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the state CEQA Guidelines, which requires that the Board of Trustees make findings prior to the approval of a project that the mitigated project as approved will not have a significant effect on the environment and the project will be constructed with the recommended mitigation measures, 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 State University, Chico, Parking Structure 2 are approved at a project cost of \$14,400,000 at CCCCI 5565.

## **2. California State University, Fresno—Sports Medicine Building**

*Project Architect: ZGF Architects*

### **Background and Scope**

California State University, Fresno proposes to design and construct a new state-of-the-art sports medicine facility (#19B) for the Athletics Department. The project will be located in the west quadrant of the campus where several athletic structures are currently sited. In December 2008, the athletics department received a donation to develop conceptual drawings for a new sports medicine building to house the growing number of athletic programs at CSU Fresno. Based on the positive response to the conceptual drawings, a donor commitment was made to complete the design and construction of the new building. The facility will also provide opportunities for students from the College of Health and Human Services to have hands-on training work experience in a sports therapy environment.

The project (10,680 GSF) will address critical deficiencies in campus resources to care for the large student athlete population on the campus. The facility will consist of sports therapy areas featuring cardio training, therapy tables and spas, trainers' offices, and exam rooms. The building will include a multi-use space to accommodate classes on nutrition, informal study and/or a student gathering area. The single-story steel framed structure will have a concrete foundation and an exterior skin comprised of concrete masonry units, glass, and metal panels.

The sustainable features include an exterior envelope of durable materials and a variable air volume mechanical system which will allow the building to exceed Title 24 energy performance requirements. Exterior shading systems and north oriented glazing will reduce heat gain and a translucent wall system will provide natural light to decrease electricity use. Where appropriate, a planted green screen will be provided to protect west facing glass to reduce heat gain. All landscaping will be native materials with low water requirements. There will also be ample bike parking and an accessible path of travel to a nearby bus stop to encourage alternative transportation use.

**Timing (Estimated)**

|                             |              |
|-----------------------------|--------------|
| Preliminary Plans Completed | July 2011    |
| Working Drawings Completed  | October 2011 |
| Construction Start          | April 2012   |
| Occupancy                   | October 2013 |

**Basic Statistics**

|                          |                    |
|--------------------------|--------------------|
| Gross Building Area      | 10,680 square feet |
| Assignable Building Area | 9,498 square feet  |
| Efficiency               | 89 percent         |

**Cost Estimate – California Construction Cost Index 5565**

Building Cost (\$344 per GSF) \$3,675,000

| <i>Systems Breakdown (includes Group I)</i>    | <i>(\$ per GSF)</i> |
|--|---------------------|
| a. Substructure (Foundation)                   | \$ 14.79            |
| b. Shell (Structure and Enclosure)             | \$ 138.58           |
| c. Interiors (Partitions and Finishes)         | \$ 35.77            |
| d. Services (HVAC, Plumbing, Electrical, Fire) | \$ 94.94            |
| e. Equipment and Furnishings                   | \$ 31.46            |
| f. General Conditions                          | \$ 28.58            |

Site Development (including landscape) 624,000

Construction Cost \$4,299,000

Fees, Contingency, Services 1,467,000

Total Project Cost (\$540 per GSF) \$5,766,000

Group II Equipment 241,000

Grand Total \$6,007,000

**Cost Comparison**

Due to varying programmatic differences of student health clinics, construction costs may vary widely. The project's building cost of \$344 per GSF reflects the current favorable bid climate and is lower than the CSU cost guideline for health clinics of \$355 per GSF at CCCI 5565.

### **Funding Data**

This project will be funded through a donation to the university.

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

A Notice of Exemption (Class 1) has been prepared pursuant to the requirements of the California Environmental Quality Act. The Notice of Exemption will be filed with the State Clearinghouse as required.

The following resolution is presented for approval:

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

1. The board finds that the Categorical Exemption for the California State University, Fresno, Sports Medicine Building project has been prepared pursuant to the requirements of the California Environmental Quality Act.
2. The proposed project will not have significant adverse impacts on the environment, and the project will benefit the California State University.
3. The schematic plans for the California State University, Fresno, Sports Medicine Building are approved at a project cost of \$6,007,000 at CCCI 5565.