

## AGENDA

### AD HOC COMMITTEE ON OFF-CAMPUS FACILITIES

**Meeting:**           **11:00 a.m., Tuesday, November 16, 1999**  
**Glenn S. Dumke Conference Center**

Anthony M. Vitti, Chair  
William D. Campbell  
Martha C. Fallgatter  
William Hauck, Chairman of the Board, ex officio  
Ralph R. Pesqueira  
Frederick W. Pierce IV  
Ali C. Razi  
Charles B. Reed, Chancellor, ex officio

#### **Consent Item**

Approval of Minutes of Meeting of May 11, 1999

#### **Discussion Item**

1. Disposition and Development Agreement for the Coachella Valley Off-Campus Center of California State University, San Bernardino, *Information*

**MINUTES OF MEETING OF  
AD HOC COMMITTEE ON OFF-CAMPUS FACILITIES**

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

**May 11, 1999**

**Members Present**

William D. Campbell  
Martha C. Fallgatter  
William Hauck, Chairman of the Board, ex officio  
Ralph R. Pesqueira  
Frederick W. Pierce IV  
Ali C. Razi  
Charles B. Reed, Chancellor, ex officio

**Members Absent**

Anthony M. Vitti, Chair

**Other Trustees Present**

Eric C. Mitchell  
Joan Otomo-Corgel  
Stanley T. Wang

**Chancellor's Office Staff**

David S. Spence, Executive Vice Chancellor and Chief Academic Officer  
Richard P. West, Executive Vice Chancellor and Chief Financial Officer  
Douglas X. Patiño, Vice Chancellor, University Advancement  
Christine Helwick, General Counsel

Trustee Campbell called the meeting to order at 10:40 a.m.

**San Diego State University's Proposal for an Off-Campus Facility in the South Bay Area of San Diego**

Trustee Campbell said the item was intended to provide a review of a proposal for a collaborative arrangement between San Diego State University, the Southwestern Community College District, and the Sweetwater Union High School District to provide new educational programming for students in the South Bay area of San Diego.

Trustee Campbell introduced Dr. Stephen L. Weber, president, San Diego State University. President Weber presented a comprehensive slide program outlining the proposed project. The presentation clearly indicated a tremendous need for a facility of this nature in the rapidly growing South Bay area of San Diego.

Trustee Campbell asked for clarification on how the community colleges would be involved with respect to transfer issues. President Weber responded that the broad concept would involve the community colleges offering the first two years of study, with the CSU providing closely articulated programs into a limited number of upper division majors, as well as a few graduate programs in areas like teacher preparation.

Trustee Pierce inquired about the status of enrollment projections for the proposed site at South Bay. President Weber said estimates reflect that in five years there will be approximately 10,000 students at this site.

Trustee Goldwhite expressed concern regarding the ability to get programs up and running given the rapidity of development and the issue of faculty supply. President Weber acknowledged his concern, and assured him that one of the primary issues to be examined will be to determine a method that properly funds the talent base required to serve students.

Trustee Razi asked about the funding priorities for the proposed campus. President Weber said the first funding issue to be undertaken would be purchase of the land. There is land available in the desired vicinity which could be purchased for approximately \$75,000 per acre. The cost of the land would be shared with the partner(s). He noted the results of a faculty committee study indicated it is clear, if San Diego State's capacity is to be expanded, that it cannot be done on the existing campus.

Trustee Campbell wanted to know if the San Francisco program model had been looked at due to its similarity with the current proposal. President Weber responded that they had indeed looked very carefully at the program and found it to be extremely helpful in structuring their own proposal.

Trustee Pesqueira commented that this type of proposal and its relationship with community colleges could become a very viable means of ensuring that more students become educated. It could alleviate the need for converting more temporary locations to permanent status or, for that matter, permanent facilities into full-fledged four-year universities. He stressed the importance of encouraging future proposals of this type.

### **Recommendation for Review by the Committee on Educational Policy—Updated Policy and Criteria Regarding Establishment of New Off-Campus Centers and Approval of Permanent Off-Campus Centers**

Executive Vice Chancellor West noted the item had previously been discussed at the March meeting. He explained the unusual circumstances surrounding the item which require the committee to adopt a resolution to forward the proposed policy to the Committee on Educational Policy for its consideration and approval by the board.

Mr. West pointed out the two minor changes suggested in the proposed policy. One calls for specific consideration of the role of technology in delivering instruction. The other requires the "home" campus to prove adherence to trustee policy requirements and assure the proposed center will not require additional support costs above the campus's allocated enrollment budget. The chancellor would in turn be delegated the authority to approve the establishment of a new off-campus center (not to exceed 500 FTE) without the Board of Trustees' approval.

Chairman Hauck said he was concerned that the language related to delegation of authority to the chancellor could prove problematic from a political standpoint to the chancellor. He suggested amending or modifying the language to require board approval with a lower enrollment, or to require the chancellor to notify the board of his approval with the board's option to veto if deemed necessary. Chairman Hauck stressed this change was suggested simply as a means to protect the chancellor from potential conflict. Mr. West said he would take the amendment into consideration and that he was sure the chancellor would be comfortable with the change.

Trustee Campbell said he would like to assure that the basic tenets of the California master plan are kept in mind with respect to these transactions. He stressed the importance of working with the community colleges and the school districts and not simply doing these things on our own.

Trustee Pesqueira echoed Trustee Campbell's remarks and said we need to be sure of collaboration with the surrounding institutions in order to avoid the perception of negatively impacting their student population.

The committee recommended the proposed resolution as amended.

#### **Recommendation for Review by the Committee on Educational Policy—Policies and Criteria for Converting an Existing Off-Campus Center to a University**

Executive Vice Chancellor West explained this item was also presented at the March meeting. As in the previous item, the committee was being asked to adopt a resolution to forward the recommendation to the Committee on Educational Policy for its consideration and endorsement for approval by the Board of Trustees.

The item concerns the process by which existing off-campus centers are converted to university status. It was determined that since an existing off-campus center has already undergone the formal process of becoming a center, there is no need for additional policy in this area.

Trustee Pierce noted the three-year requirement for operation as an existing off-campus center prior to consideration for conversion. He asked if policy implementation would take place if a site reached or exceeded the required capacity before the three-year time period. Mr. West clarified that the proposed guidelines are actually meant to be guidelines, and not rigid directives. If there is evidence of rapid growth, ability to expand the program, and the availability of financial resources, consideration by the board would likely be appropriate. In closing, Mr. West reconfirmed that the purpose here is to be rigorous and clear in the assessment of when, or whether, to make an investment in converting a site to official off-campus or full university status.

The committee recommended approval of the proposed resolution.

#### **Adjournment**

The meeting adjourned at 11:15 a.m.

**BRIEF**

**Information Item**

Agenda Item 1  
November 15-17, 1999

**AD-HOC COMMITTEE ON OFF-CAMPUS FACILITIES**

**Disposition and Development Agreement for the Coachella Valley Off-Campus Center of California State University, San Bernardino**

**Presentation By**

Richard P. West, Executive Vice Chancellor  
and Chief Financial Officer

**Summary**

This information item reports on the disposition and development agreement between the City of Palm Desert Redevelopment Agency and the California State University to establish a permanent site for the Coachella Valley Off-Campus Center of CSU San Bernardino.

## ITEM

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Agenda Item 1  
November 15-17, 1999

### AD-HOC COMMITTEE ON OFF-CAMPUS FACILITIES

#### **Disposition and Development Agreement for the Coachella Valley Off-Campus Center of California State University, San Bernardino**

##### **Background**

In 1984, the College of the Desert's Board of Trustees began exploring how a CSU campus might be brought to the Coachella Valley area. Both the trustees and the region's leading citizens were seeking the economic, cultural, and social benefits that a CSU campus could bring.

Subsequent negotiations between the Chancellor's Office, CSUSB, the California Postsecondary Education Commission, and the College of the Desert led to establishing the temporary Coachella Valley Off-Campus Center of CSU San Bernardino. The center began offering external degree programs in fall 1986 on land leased by the College of the Desert. The center currently enrolls 364 full-time equivalent students and is projected to grow to 770 FTES by 2005.

In 1992, the Palm Desert City Council approached the university about donating city land for a permanent off-campus center that it was hoped would become a future CSU campus.

In 1994, the CSU Board of Trustees authorized the chancellor to enter into a Memorandum of Understanding with the City of Palm Desert and its Redevelopment Agency to accept and acquire land. The MOU between the City of Palm Desert, its Redevelopment Agency, and the CSU Board of Trustees was approved in November 1994. It designated 200 acres for a possible future CSU campus, with 40 acres designated as the site for the permanent off-campus center. The remaining 160 acres would be held pending determination by the CSU Board of Trustees that the center should become an independent campus.

This information item reports on the Disposition and Development Agreement (DDA), in which the City of Palm Desert Redevelopment Agency formally transfers title of the initial 40 acres to the CSU for the permanent center. After review by Chancellor's Office and CSUSB staff, the City of Palm Desert Redevelopment Agency approved the agreement on October 14, 1999. A summary of the DDA follows:

##### **Summary of the Terms and Conditions of the Disposition and Development Agreement**

The property consists of approximately 200 acres of undeveloped land on the northeast corner of Cook Street and Frank Sinatra Drive in Palm Desert, California. The site is ideally located to serve all of the Coachella Valley due to its closeness to the new Cook Street interchange on the Interstate 10 freeway.

The essential elements of the DDA are:

1. "Palm Desert" shall be included in the name of the university should it later be built and designated as an independent CSU campus. This is a condition of acceptance by CSU of the initial 40 acres.

2. The property must be used for the purpose of building a CSU off-campus center and construction must commence within 5 years after transfer of the site to the CSU.
3. The initial transfer of property will consist of 40 acres to construct the off-campus center. An additional 160 acres will be reserved for ten years should the CSU Board of Trustees determine a separate campus is warranted on the site. Moreover, the university may request land beyond the 40 acres if expansion of the center warrants.
4. The CSU will accept the land "as is" and assume all responsibility and any liability for conditions on the property. An environmental scanning was completed in April 1999, and no direct evidence of significant environmental concerns was observed on the subject site or the adjacent properties.
5. A planning committee composed of campus and community members will make recommendations regarding development of the site to the president of CSU San Bernardino.
6. The CSU will collaborate with the city and local agencies to develop programs to reduce campus development impacts to housing, air quality, traffic, public services, and noise.

A physical master plan, environmental impact report, amendment to the nonstate capital outlay program, and schematic plans will be presented to the CSU Board of Trustees at the March 2000 meeting.

Staff believes that the DDA, to be executed by Chancellor Reed prior to December 31, 1999, will carry out the intent of the Board of Trustees in establishing a permanent CSU presence that will enhance access to higher education in the area.