

AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: 2:00 p.m., Tuesday, July 18, 2000
Glenn S. Dumke Conference Center

Stanley T. Wang, Chair
Ralph R. Pesqueira, Vice Chair
William D. Campbell
Murray L. Galinson
Harold Goldwhite
Frederick W. Pierce IV
Ali C. Razi, Chair

Consent Items

Approval of Minutes of Meeting of May 9, 2000

1. Amend the 2000/01 Capital Outlay Program, Nonstate Funded, *Action*
California State University, Northridge, University Student Union Renovation
California State University, San Bernardino, Student Housing Expansion,
Phase I
San Jose State University, Athletic Training Facility (South Campus)
2. Status Report on the 2000/01 State Funded Capital Outlay Program, *Information*

Discussion Items

3. Report on Updating the CSU Construction Cost Guidelines, *Information*
4. Draft of the Capital Outlay Program 2001/02 and Five-Year Capital Improvement Program 2001/02 Through 2005/06, State and Nonstate Funded, *Information*
5. Concur with the Findings in the Final Supplemental Environmental Impact Report and Approve Initial Campus Physical Master Plan for Development of California State University, Channel Islands, *Action*
6. Certify a Final Environmental Impact Report and Approve the Campus Master Plan Revision for California State Polytechnic University, Pomona, *Action*
7. 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 Conference Center
401 Golden Shore
Long Beach, California**

May 9, 2000

Members Present

Ali C. Razi, Chair
Stanley T. Wang, Vice Chair
Debra S. Farar
Harold Goldwhite
William Hauck, Chairman of the Board, ex officio
Frederick W. Pierce IV
Charles B. Reed, Chancellor, ex officio

Members Absent

Anthony M. Vitti

Other Trustees Present

Roberta Achtenberg
William D. Campbell
Martha C. Fallgatter
Murray L. Galinson
Laurence K. Gould, Jr.
Neel I. Murarka
Dee Dee Myers
Ralph R. Pesqueira

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
J. Patrick Drohan, Assistant Vice Chancellor, Capital Planning, Design and Construction

Chair Razi greeted the audience and called the meeting to order at 1:25 p.m.

Approval of Minutes

The minutes of March 14, 2000, were approved as submitted.

Amend the 1999/2000 Capital Outlay Program, State Funded

With the concurrence of the committee, Chair Razi presented Agenda Item 1 as a consent action item.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-08-00).

Status Report on the 2000/01 State Funded Capital Outlay Program

At Chair Razi's request, Patrick Drohan, assistant vice chancellor, capital planning, design and construction, made reference to this item's handout that represented a comparison of the trustees' capital outlay request, the governor's budget proposal, the LAO recommendations, and the legislative actions to date. Mr. Drohan noted that the Senate Budget and Fiscal Review Subcommittee No. 1 on Education and the Assembly Subcommittee No. 2 on Education Finance approved the entire CSU budget request totaling \$153.35 million for 26 projects. Subsequently, the Los Angeles campus asked that the physical sciences renovation project be withdrawn (W \$935,000). The estimated project cost had increased significantly from that projected at the budget phase. The Senate subcommittee approved the CSU request to augment the minor capital outlay program by the amount budgeted for the Los Angeles project.

Concur with the Findings in the Final Environmental Impact Report, Approve Initial Campus Master Plan, Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for Phase I Development of California State University, San Bernardino, Permanent Coachella Valley Off-Campus Center in Palm Desert

With the use of a slide presentation, Mr. Drohan reviewed the item as printed in the agenda.

President Karnig commented that David DeMauro, vice president for finance and administration at California State University, San Bernardino, has been very active in pursuing the negotiations in the land transfer and planning of the construction of a new facility. Likewise, he added that Peter Wilson, dean of the Coachella Valley Off-Campus Center, has been instrumental in the development and fundraising for the Center.

President Karnig continued by saying that this project is an exciting opportunity for Coachella Valley where the needs are very stark. Over the past six to nine months, support for the development of the Center has accelerated. He stated that to date \$9 million has been raised toward the funding of the first facility, and within the next few months, it is his hope that he will be able to make equally impressive announcements of other groups who have joined into this partnership.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-09-00).

Certify a Final Environmental Impact Report, Approve the Campus Master Plan Revision, Amendment to the Nonstate Funded Capital Outlay Program and Schematic Plans for the Center for Musical Arts at Sonoma State University

Using a slide presentation, Mr. Drohan briefly described the multiple-actions item as printed in the agenda.

President Armiñana expressed excitement for the project in that it promises to be a major worldwide music facility. Acoustically, it will rank among the five or six outstanding concert halls in the world. He emphasized that this facility is not a multipurpose hall but will be used strictly for musical education and performances.

Trustee Pierce inquired as to the reason the project cost is almost double the average cost. Mr. Drohan responded that this project includes a concert hall, recital hall, and various public/performer/support spaces. An outstanding organ will be housed in this facility with a total number of seats for the two halls being 1,700. The cost equates to approximately \$18,972 per seat. In comparison, the Cal Poly San Luis Obispo performing arts center had a budget in 1990 of \$16 million and a per-seat cost of \$13,675. Mr. Drohan stated that in today's market, based on inflation over time, the same per-seat cost would be \$21,000. Extensive exterior improvements and landscape development will be needed to accommodate the outdoor seating. He continued by saying that the cost of the proposed Center for Musical Arts at Sonoma State University is favorable considering the complexity of the project.

Trustee Goldwhite asked President Armiñana for (1) clarification as to the correlation between the proposed Center and the university's instructional program and music, and (2) given the modest local population, how does the community expect to support such an impressive facility.

President Armiñana explained that the proposed Center for Musical Arts is an academic building that will house the university's performing arts department, which includes the music performance and theatre halls, as well as the support music spaces.

In terms of the community involvement, President Armiñana indicated that this facility will become the permanent home of the Santa Rosa Symphony, which is a partner in the fundraising for this project. Furthermore, the university conducted a fairly extensive marketing study that reflected this performing arts center would attract patrons from all over the Bay Area. The study showed that this type of performance facility ranks high on the indices of community interest.

The committee recommended approval by the board of the proposed resolution (RCPBG 05-10-00).

Approval of Schematic Plans

With the use of a computerized presentation, Mr. Drohan reviewed the item as printed in the agenda. This item proposed the approval of schematic plans for California State University, Fullerton—Student Housing Expansion; California State University, Los Angeles—Bookstore/Dining Services Building; San Diego State University—Athletics Administration/Hall of Fame; and San Diego State University—Parking Structure 6.

Trustee Pierce made note with respect to this item's projects that campuses' staffs are doing a great job in coming up with creative ways to build within reasonable budgets.

Chair Razi inquired as to the funding sources for these projects.

Mr. Drohan stated that the CSU Fullerton student housing expansion project will be funded through the Dormitory Revenue Fund housing bonds, the CSU Los Angeles bookstore/dining services building will be funded through the CSU Los Angeles Foundation's tax-exempt revenue bonds, the San Diego State University athletics administration/hall of fame facility will be funded through donor funds, and the San Diego State University/Metropolitan Transit Development Board partnership and parking fees will fund the parking structure project.

Trustee Murarka inquired if any parking issues are to be resolved at CSU Fullerton and San Diego State University while their projects are under construction.

President Weber responded that the university's parking structure #5 would be open soon with 1,500 parking spaces. The proposed parking structure #6 will be completed and will offset the loss of parking spaces due to the construction of the trolley system.

President Gordon indicated that the building located across the street from the proposed student housing project has 700 available parking spaces that will accommodate any parking needs during this expansion period.

Trustee Murarka explained that since he does not have a background in building or real estate development, in-kind comparison cost-per-square-foot information printed in the agenda item would help him make an informed decision.

Trustee Razi requested that the members of the Committee on Campus Planning, Buildings and Grounds be provided a six-month status report on the status of all approved construction projects.

With respect to the resolution for the Fullerton student housing expansion project, Mr. Drohan proposed to the committee an amendment to reflect that the Board of Trustees finds that the negative declarations for the California State University, Fullerton student housing projects were prepared in 1986 and 2000 in accordance with the requirements of the California Environmental Quality Act. He stated that the rest of the resolution remained the same.

The committee recommended approval by the board of the proposed amended resolution (RCPBG 05-11-00).

Chancellor Reed commended President Karnig and his staff for raising \$9 million in the period of six weeks for the construction of the first building at the Coachella Valley Off-Campus Center. Further, he praised President Armiñana and his staff for raising approximately \$50 million to date for the Center for Musical Arts at Sonoma State University. This Center will be modeled after the famous Tanglewood music project in Massachusetts.

Adjournment

The meeting adjourned at 2:02 p.m.

BRIEF

Action Item

Agenda Item 1
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2000/01 Capital Outlay Program, Nonstate Funded

Presentation By

J. Patrick Drohan, Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This agenda item requests approval to amend the 2000/01 nonstate funded capital outlay program to include the following projects:

- | | | |
|--|------|--------------|
| 1. California State University, Northridge
University Student Union Renovation | PWCE | \$14,000,000 |
| 2. California State University, San Bernardino
Student Housing Expansion, Phase I | PWCE | \$11,706,000 |
| 3. San Jose State University
Athletic Training Facility (South Campus) | PWCE | \$2,101,000 |

Recommended Action

Approval of the resolution.

ITEM

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Agenda Item 1
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Amend the 2000/01 Capital Outlay Program, Nonstate Funded

This item amends the 2000/01 nonstate funded capital outlay program to include the following projects:

- | | | |
|---|-------------|---------------------|
| 1. California State University, Northridge | PWCE | \$14,000,000 |
| University Student Union Renovation | | |

CSU Northridge wishes to proceed with the design and renovation of the university student union. The project will provide additional student computer labs, study lounges, and student club and meeting space in existing or replacement space. A food court will be added utilizing existing commercial kitchen facilities. The proposed project also includes retail spaces for reprographics, a small convenience market, and other small businesses responding to student needs. These retail spaces will front on a newly created pedestrian “Main Street” bringing student traffic from a large adjacent parking lot into the central campus promenade. The streetscape will simplify way-finding within the union and will be lined with trees, small park areas, dining patios and entertainment spaces. The student union administration and support services will be relocated to the second floor. The renovated union will be Americans with Disabilities Act (ADA) compliant. The proposed project was overwhelmingly approved in a May 2000 student referendum. The project will be financed by the sale of bonds to be paid by fee revenue from the increased student fee. The Board of Trustees will be requested to approve bond financing at a future meeting.

- | | | |
|---|-------------|---------------------|
| 2. California State University, San Bernardino | PWCE | \$11,706,000 |
| Student Housing Expansion, Phase I | | |

CSU San Bernardino wishes to proceed with the design and construction of a student housing expansion project that includes a 312-bed complex and 75 parking spaces. The university is updating its capital improvement program to reflect a two-phase approach to expedite meeting student housing needs. The proposed project is the first phase and will be located on seven acres south of existing student housing. It includes two two- and three-story buildings containing a mix of two- and four-bedroom apartment-style units. Each of the buildings will have an ADA elevator and accessible apartments will be distributed throughout all three floors. The new buildings will consist of concrete slab on grade construction, wood frames, exterior stucco, and a durable and attractive tile roof. Open plazas, aesthetically pleasing exterior designs, and generous landscaping will contribute to a welcoming and attractive village environment. The project will be funded with Dormitory Revenue Fund—Housing Revenue Bonds, parking funds and campus reserves. Debt service will be provided from rental revenues.

BRIEF

Information Item

Agenda Item 2
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Status Report on the 2000/01 State Funded Capital Outlay Program

Presentation By

J. Patrick Drohan, Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

A handout covering the Board of Trustees' 2000/01 state funded capital outlay program will be provided. A final report will be presented if the 2000/01 Budget Act has been enacted.

A brief summary of actions to date follows:

**Status of the 2000/01 State Funded Capital Outlay Program
(June 2000)**

Trustees' Request	Governor's Budget	Legislative Analyst	Senate Approved	Assembly Approved
\$153.4 million	\$153.4 million	\$100.2 million	\$193.3 million	\$172.4 million

BRIEF

Information Item

Agenda Item 3
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Report on Updating the CSU Construction Cost Guidelines

Presentation By

J. Patrick Drohan, Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

The CSU utilizes construction cost guidelines in the development of the capital outlay budget requests. This item provides an update to the guidelines due to recent construction costs for comparable buildings, changes to the building code, telecommunication infrastructure, and the need to provide adequate funding to improve the life cycle of campus facilities.

ITEM

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Agenda Item 3
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Report on Updating the CSU Construction Cost Guidelines

Background

The CSU has utilized construction cost guidelines in the development of capital project cost estimates since 1967. Over time, updates have occurred to annually adjust the cost per square foot per type of building based on changes in the Engineering News Record Cost Index, actual bid results of campus projects, and changes in the building code.

This update includes increases for changes to the building code, telecommunications infrastructure, and building components that have a significant impact on the life cycle costs of a facility. Additionally, the new cost guidelines provide a range above the average cost per square foot to improve the budgeting for site-specific cost factors (e.g., construction in hard rock, high cost area, etc.). It is planned that the new guidelines will become effective with the 2002/03 capital outlay program.

A presentation on the updated construction cost guidelines will be made at the meeting.

BRIEF

Information Item

Agenda Item 4
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Draft of the Capital Outlay Program 2001/02 and Five-Year Capital Improvement Program 2001/02 Through 2005/06, State and Nonstate Funded

Presentation By

J. Patrick Drohan, Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

The draft 2001/02 state and nonstate funded capital outlay program and the 2001/02 through 2005/06 five-year capital improvement program will be presented in a handout to the committee.

ITEM

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Agenda Item 4
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Draft of the Capital Outlay Program 2001/02 and Five-Year Capital Improvement Program 2001/02 Through 2005/06, State and Nonstate Funded

Each year, the California State University develops a five-year capital improvement program that identifies and prioritizes capital requirements at each of the CSU campuses. State capital program funding is from Proposition 1A approved by the voters in November 1998. This four-year bond measure included \$2.5 billion for the three segments of higher education for FY 1998/99 through 2001/02. The CSU has received \$603.5 million from Proposition 1A, and anticipates \$207 million for the trustees' proposed 2001/02 program.

The 2001/02 capital outlay project requests are still under development. During the summer, staff will continue to work with the campuses to refine each project's scope and budget. In consultation with the Executive Council, the 2001/02 requests will be prioritized and presented to the Board of Trustees for action at the September 2000 meeting as part of the presentation of the CSU five-year capital improvement program.

BRIEF

Action Item

Agenda Item 5
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Concur with the Findings in the Final Supplemental Environmental Impact Report and Approve Initial Campus Physical Master Plan for Development of California State University, Channel Islands

Presentation By

J. Patrick Drohan, Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This item requests the following actions by the Board of Trustees for California State University, Channel Islands (CSUCI):

Concurrence with the Findings in the Final Supplemental Environmental Impact Report (SEIR) certified by the CSUCI Site Authority (Authority).

Approval of the initial campus physical master plan (master plan) for the 329-acre site to provide a blueprint for future development of the academic core campus and related university residential and support uses.

In September 1998, the Board of Trustees, acting as Lead Agency for the CSUCI project, certified a Final Environmental Impact Report (FEIR) for a concept Long-Range Development Plan (LRDP) for the campus. At the same time, the Legislature authorized creation of the CSUCI Authority to act as the special authority to implement conversion of the former state hospital to a new state university.

The Authority is now the Lead Agency under the California Environmental Quality Act (CEQA) for developments proposed for CSUCI. On June 5, the Authority certified the SEIR, which is supplemental to the 1998 FEIR. The SEIR analyzes potential additional impacts of the detailed master plan and the Specific Reuse Plan. The plan is a detailed development program for the portion of the overall CSUCI site described as the East Campus Community Development Area.

A significant issue identified through the SEIR public review process is that of governance and land use authority. The issue is one of whether the County of Ventura has authority and responsibility for the approval of development entitlements such as zoning and use permits and subdivision maps for “nonacademic” uses, as well as issuance of building permits for specific housing and certain nonresidential uses.

This issue has been reviewed by legal counsel for the Authority, which has advised that the Legislature has provided the requisite powers to the Authority to carry out all activities related to

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Agenda Item 5

July 18-19, 2000

development on the site. An agreement between the county and the Authority to address this issue has been drafted and is under consideration for action by both agencies.

The overall campus master plan remains within the purview and responsibility of the Board of Trustees. Approval of the master plan will allow development of the campus to move forward as proposed. The Authority has reviewed the proposed master plan, with broad public input through public meetings and hearings, and recommends approval by the Board of Trustees.

The proposed master plan document and the SEIR are included in the agenda mailout.

Recommended Action

Approval of the resolution.

ITEM

3

Agenda Item 5
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Concur with the Findings in the Final Supplemental Environmental Impact Report and Approve Initial Campus Physical Master Plan for Development of California State University, Channel Islands

Summary and Background

In 1996, the California State Developmental Hospital at Camarillo was closed. In September 1998, the Board of Trustees accepted the property of the former state hospital, approved an FEIR and a concept LRDP, and began the necessary detailed planning process for a new university community at the site. A full and regular academic program at CSUCI is scheduled to begin in fall 2002.

The proposed master plan provides guidance for future development to meet programmatic and facilities needs of the overall campus community, including academic and university support needs. The master plan is a university document that has been reviewed at a number of community meetings and public hearings. The CSU Board of Trustees is the approving entity for the overall master plan presented here, which will define the future physical development of the CSUCI campus.

This item was reviewed by the CSUCI Authority at its regular meeting on April 11, 2000, at which time there was a public hearing to receive public input on the SEIR, a Specific Reuse Plan required by statute, and the master plan. At the public hearing, a concern was expressed that provision of childcare facilities should be included in the master plan uses for the campus. This has been addressed in the updated document provided with this agenda item and recommended for approval. The changes identify appropriate childcare facilities to meet the needs of the university community.

The master plan, along with the Specific Reuse Plan, provides a common description of the plans for physical development of the CSUCI site. The Specific Reuse Plan, which has now been approved by the Authority, is essentially a further detailed program component of the overall master plan. It provides direction for development that is contemplated on a near-term basis of two to five years and gives more detailed plans for implementation, including infrastructure, densities, and total number of units, along with guidelines for orderly and consistent development. Together they present a blueprint for the future development of the campus to provide for the educational needs of 15,000 full-time equivalent students (FTES).

Campus Physical Master Plan Description

The master plan identifies the context within which development of the university will occur, including:

- Vehicular and pedestrian circulation
- Significant historical building character
- Green space and open space
- Utility infrastructure
- Environmental habitat and surrounding uses

The master plan also identifies planning goals and objectives for campus development:

- Open space and architectural form as unifying elements
- Rehabilitation of existing historic buildings
- Creation of a green campus to promote energy efficiency
- Use of infill, entrances, and edges to integrate and define campus elements

To meet the space and facilities needs for a full four-year university, the master plan provides for significant core existing buildings of the former Camarillo State Hospital to be renovated and reused for academic and related purposes. As part of the long-term growth plan and the 25-year build-out of the campus, the master plan provides for the removal of less significant buildings, future construction of new buildings, and development of university-related space within the main campus core. The Specific Reuse Plan component of the master plan also provides for the development of a university residential community and research and development space to support primary campus activities. The development will support a portion of the capital funding needs of the university academic program. These plans are essentially consistent with the conceptual master plan (LRDP) approved by the Board of Trustees in 1998.

Page 36 of the master plan (Figure 14) is a table that reflects the projected space build-out of the core academic campus. The master plan overall proposes some two million gross square feet (GSF) of space, including approximately one million GSF of renovated space in existing historical buildings and a slightly higher amount of new building construction.

Modifications from the conceptual master plan (LRDP) approved in 1998 include:

- Land acquisitions (for an entry road recognized as needed in the LRDP; for playing fields and for open space and other environmental mitigation);
- On-campus site plan modifications;
- A more detailed definition of density and type of residential uses (with maximum number of development units unchanged);

- Relocation of the K-8 school and related recreation area;
- Relocation of the proposed research and development from the east campus to the west campus;
- Revised proposed schedule for implementation of East Campus Community Development (Specific Reuse Plan).

The following table illustrates the major land use and facility development differences between the original LRDP and the proposed master plan.

Facility Type	1998 master plan (GSF)	Revised master plan (GSF)	Change
Academic/University Services	1,142,000	1,472,000	+330,000
Research and Development	340,000	350,000	+ 10,000
Public/Private Art Institute	12,400	10,000	- 2,400
Student Housing	243,800	600,000	+356,200
Facilities Maintenance	40,000	45,000	+ 5,000
K-8 Elementary School	54,500	—	- 54,500
TOTAL	1,832,700	2,477,000	644,300

The overall increase in academic core-development space would be approximately 35 percent. A significant amount of the increase in academic space would be a larger university library, as well as other university support services. The differences in facility size and locations do not alter the essential enrollment, population, or vehicle trips generated by the build-out of the university community, as described in the FEIR approved by the Board of Trustees in 1998.

Role of CSUCI Site Authority

The CSUCI Authority is involved in planning the conversion from a state hospital to a university, in coordination with the CSU. The Authority's statutory mandate is to support development of the university on the site that was Camarillo State Hospital. At an earlier stage of planning, concepts for less directly related development were considered for projects such as a golf course and eldercare facilities. During the planning process, the proposed project has emerged as a plan for the development of residences intended to supply housing for the university's faculty, staff, and students with an

economic plan to assure that there will be low- to moderate-priced housing available on a long-term basis for university-related users. This falls within the scope of projects that the university would normally do directly, and which the Authority under its statutory powers and mission is authorized to carry out.

The CSUCI Site Development Act of 1998 (1998 Statutes, Chapter 861, “the Act”) creates the CSUCI Authority and vests in it power to plan new university supportive development on site. The county and its cities are effectively partners in this endeavor through their representation on the Authority. Specifically, the Act provides the Authority with independent land use authority in Government Code Section 67476, which states that:

(b)(1) “The authority may exercise any power common to the county and the trustees necessary to carry out this title,” and that it may

(c)(6)(A) “Determine the location and character of any project or educational facility and acquire, construct . . . sell, lease as lessee or lessor, or regulate the project or educational facility.”

California Environmental Quality Act Action (CEQA)

The SEIR is supplemental to the FEIR which was certified by the CSU Board of Trustees in September 1998 and which evaluated the long-term build-out of a university campus on the site and approved a concept LRPD. The FEIR was certified by the CSU Board of Trustees because the Authority did not yet exist at the time, and the approval of a concept master plan was a critical milestone established by the trustees prior to their acceptance of the hospital site as a future university campus.

The SEIR was prepared to analyze the additional potential significant environmental effects found in an analysis of the master plan and the Specific Reuse Plan. This is required because after the FEIR was certified, the level of detail regarding future physical development led to adjustments in the plan. Following the Board of Trustees’ adoption of the FEIR, the Site Authority was created and legislatively mandated to develop a reuse plan. Consequently, the Authority is now the Lead Agency for CEQA compliance and was responsible for certification of the SEIR, which it did at the June 5, 2000, meeting. The authority took steps to ensure wide public dissemination and input on the SEIR.

The Authority prepared the Draft SEIR and distributed it for a 45-day public review period that ended on May 8, 2000. The Draft SEIR addressed the CSUCI Draft master plan and the Specific Reuse Plan for the East Campus residential development. Comments on the Draft SEIR were received from eight (8) public agencies and one (1) private individual. The comments generally addressed the following primary issues:

- Regulation of Development and Land Use Jurisdiction (Ventura County)
- Traffic and Circulation
- Loss of Prime Agricultural Land
- Soils and Geology
- Flood and Hydrology

With respect to the issue of Land Use Jurisdiction, the county of Ventura asserts that it has land use authority over those areas and development activities on the site that they consider not directly a part of the university academic program, particularly housing, research and development as proposed in the Specific Reuse Plan. The county believes that the Specific Reuse Plan describes significant urban development which they consider non-university related, for which the county has a role in ensuring compliance with local land use ordinances and health and safety codes. The Authority's legal analysis is that the projects are within the Authority's jurisdiction. This analysis was presented to the county in December of 1999. Subsequently, the county concurred with the proposed development.

The information in the SEIR shows most overall environmental effects of the master plan have not substantially changed from the 1998 conceptual master plan. The primary remaining significant impacts that cannot be mitigated to less than significant are Historical Resources and Agricultural Resources. The FEIR recognized that some existing buildings would be demolished and others modified. The SEIR clarifies what structures are planned to be demolished. It identifies a proposed acquisition of agricultural land for the second entry road, playing fields, and environmental mitigation. Additional mitigation measures have been identified that when combined with measures identified in the 1998 FEIR will reduce or eliminate most significant adverse environmental effects. These measures are required as part of development of the campus in accordance with the certified SEIR.

The Authority certified the SEIR on June 5, 2000, including required Findings of Overriding Considerations for those remaining significant and unavoidable adverse impacts. A copy of the certified SEIR, which includes all written and oral comments received by the Authority on the Draft SEIR, is included in the agenda mailout.

The Board of Trustees is a Responsible Agency under CEQA for the project and is required to consider the SEIR in the board's planning process and actions on the master plan.

The following resolution is recommended for approval:

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

1. This resolution is adopted pursuant to the requirements of the Public Resources Code and the CEQA Guidelines, which require that the board consider the SEIR and concur with Findings of Fact prior to approval of a project.

2. The SEIR was prepared to specifically include the Master Plan for CSUCI development and has been considered as an important part of the planning process.
3. This board hereby concurs with the findings of fact in Attachment A and related mitigation measures in Attachment B of the June 5, 2000, action of the Authority which certified the SEIR, and which identify specific impacts of the proposed project and related mitigation measures which are hereby incorporated by reference.
4. Based on the information contained in the previously certified FEIR and SEIR, the mitigation measures previously adopted, and the adoption of additional mitigation measures set forth in the SEIR, the proposed project will reduce most of the potential significant effects on the environment to less than significant.
5. This board recognizes that impacts related to Agricultural and Historical Resources will remain significant and unavoidable, and that the required overriding considerations have been adopted by the Authority.
6. The findings in Attachment A and the related mitigation measures in Attachment B of the June 5, 2000, action of the Authority which certified the SEIR are incorporated by reference and concurred with by this board, include these findings of specific overriding considerations which outweigh the identified remaining significant impacts.
7. No additional mitigation measures are necessary.
8. The CSUCI Authority has considered the information provided in the FEIR and SEIR in making its findings and certification on June 5, 2000.
9. Prior to consideration of the CSUCI Master Plan, this board has reviewed, considered and concurs in the findings and analysis of the above-mentioned SEIR and finds that the SEIR reflects the independent judgment of both the Authority and the Board of Trustees.
10. The CSUCI master plan, dated July 2000, is approved at a physical master plan ceiling of 15,000 FTES.

BRIEF

Action Item

Agenda Item 6
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Certify a Final Environmental Impact Report and Approve the Campus Master Plan Revision for California State Polytechnic University, Pomona

Presentation By

J. Patrick Drohan, Assistant Vice Chancellor
Capital Planning, Design and Construction

Brief and Executive Summary

Brief

This item requests Board of Trustees' certification of a Final Environmental Impact Report (FEIR) and approval of a revised campus master plan for California State Polytechnic University, Pomona. The master plan provides a framework for implementation of the university's goals and programs by identifying needed facilities and improvements over the next ten years through the year 2010. The Board of Trustees must certify that the FEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the campus master plan revision.

The FEIR is in the agenda mailout. A separate document is also included that contains the Findings of Fact and Statement of Overriding Considerations with the Environmental Mitigation Measures Monitoring and Reporting Plan.

The following attachments are in the item:

Attachment A is the proposed campus master plan with revisions indicated in hexagons.

Attachment B is the current campus master plan approved by the Board of Trustees in 1991.

Executive Summary

This executive summary identifies potential contested issues raised through public participation, with CSU responses.

1. Regional Roadway Infrastructure Improvements and Financing: Some comments indicated that CSU should contribute to financing the off-campus roadway infrastructure that will be affected by campus development.

CSU Response: Cal Poly Pomona has identified master plan impacts at certain locations of the roadway infrastructure as significant, and has identified a program of improvements to be implemented as the appropriate mitigation, to the extent feasible, to reduce project traffic impacts to less-than-significant levels. However, monitoring and implementation of the mitigation for locations within the jurisdiction of other public agencies, including the cities of Pomona and Walnut and the California Department of Transportation (Caltrans), are the responsibility of these public

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agencies, which are vested with the authority, responsibility, and sources of revenue to implement roadway infrastructure improvements. Allocation of funds received by regional and local agencies for roadway improvements within their jurisdictions is solely within the authority and purview of these agencies.

2. “Innovation Village” and Spadra Landfill Development Issues: The cities of Pomona and Walnut indicated concerns about the opportunity to review and comment on the future development of the “Innovation Village” within the Spadra landfill area.

CSU Response: The university has had and will continue to have ongoing communications and consultations with the adjacent cities about campus development plans. Consistent with the city of Pomona’s desire to be informed about the development plans for the “Innovation Village,” the university will provide detailed site plans to the city for information. The master plan does not involve any development within the Spadra landfill. Should the development of the landfill area be contemplated in the future, the university will inform and provide detailed plans of such development to the cities of Walnut and Pomona for information.

Recommended Action

Approval of the resolution.

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COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Certify a Final Environmental Impact Report and Approve the Campus Master Plan Revision for California State Polytechnic University, Pomona

Background

The proposed campus master plan revision for California State Polytechnic University, Pomona guides the future development of the university for the academic master plan enrollment ceiling of 20,000 full-time equivalent students. The revised plan provides a framework for the university's decisions concerning allocation and management of resources, capital outlay programs, and construction planning for facilities and improvements. Specifically, it provides strategies to achieve the following six major university goals:

- To promote excellence in teaching, learning, and educational programs.
- To enhance effective acquisition, planning, and management of resources.
- To promote and enhance research and scholarly, professional, and creative activities.
- To enhance support for students.
- To improve the campus environment.
- To increase community involvement.

The master plan delineates and organizes the physical environment of the campus in accordance with four principles:

- Integrated Land Uses Enhancing an Academic Community
- College Neighborhoods as an Organizing Element
- A Concentrated, Pedestrian Campus Surrounded by Large Open Spaces
- A Pedestrian Campus in Commuter Environment

Master Plan Summary

The master plan revision proposes restructuring, relocating, and consolidating existing functions and facilities; constructing new academic, administrative, and support facilities such as new student housing, mixed-use parking structures; and enlarging and renovating existing facilities. Furthermore, the proposed master plan envisions new public/private partnerships like the "Innovation Village," a technology research park, and a mixed-use commercial academic center benefiting the university and the surrounding community. These projects will include their own detailed site plan development and review within the comprehensive planning guidelines of the master plan. The Spadra landfill area is designated as a future detailed site plan since there are no specific development projects or use for the site identified at this time.

Academic Facilities: Renovate and expand the existing library. Construct two academic buildings and expand three existing buildings—650,000 gross square feet (GSF).

Student Housing: Three new student housing complexes—1,124 beds; 437,000 GSF.

Parking Facilities: Three new parking garages and a new surface parking lot—4,034 spaces; 1.25 million GSF.

Other Auxiliary and Administrative Facilities: Administrative facilities, maintenance buildings, a mixed-use cultural center, and an alumni center—135,000 GSF.

Public/Private Partnerships: Two projects include the “Innovation Village,” and a commercial/retail auxiliary complex serving the core campus—900,000 GSF.

Detailed Site Plan Uses: The following three areas are designated for future detailed site planning: (1) Spadra landfill, (2) Agricultural animal production area, and (3) Horse Hill. No specific development project for these areas is included in the proposed master plan.

Proposed Revisions

Attachment A identifies the proposed revisions with a hexagon numbering system as indicated below:

Hexagon 1:	Academic Building
Hexagon 2:	Academic Building
Hexagon 3:	Environmental Design Center
Hexagon 4:	Center for Animal & Veterinary Science Education
Hexagon 5:	Wind Tunnel Building 13 Addition
Hexagon 6:	Classroom/Laboratory/Administration Addition
Hexagon 7:	Library Addition
Hexagon 8:	Physical Education Expansion and Classroom Addition
Hexagon 9:	Hazardous Waste Storage Building
Hexagon 10:	Facilities Management/Administrative Building
Hexagon 11:	Administrative Building
Hexagon 12:	Pavilion Building
Hexagon 13:	Parking Structure I/Transit Center /Mixed Use
Hexagon 14:	Parking Structure II
Hexagon 15:	Parking Structure III
Hexagon 16:	Student Housing I
Hexagon 17:	Student Housing II
Hexagon 18:	Student Housing III
Hexagon 19:	Innovation Village
Hexagon 20:	Mixed Use Commercial/Academic Center
Hexagon 21:	Lot B Surface Parking

Fiscal Impact

Implementation of the proposed master plan revision adds state funded improvements at approximately \$225 million and nonstate funded improvements at \$150 million for an estimated cost of \$375 million in current dollars. Development of public/private partnerships will provide approximately \$190 million for improvements.

California Environmental Quality Act Action

A comprehensive FEIR has been prepared pursuant to the requirements of the CEQA and the state CEQA Guidelines. The Draft EIR identified resources with unavoidable significant impacts for which mitigation measures are included and for which the resolution includes the required overriding considerations. The Draft EIR also identified resources with potentially significant impacts for which mitigation measures are included that reduce impacts below significant levels. A complete listing and discussion of project impacts and proposed mitigation measures are included in the FEIR as part of this agenda item. In addition, the Mitigation Monitoring and Reporting Plan provided under separate cover describe the procedures that will be used to implement the mitigation measures.

The FEIR is presented to the Board of Trustees for certification as part of this agenda item.

Issues Identified Through Public Participation

The Draft EIR addressed potential impacts associated with the Cal Poly Pomona campus master plan revision. The campus held public meetings on the Draft EIR on November 29, 1999, and May 15, 2000, to obtain public input and comments. The 45-day public review period for the Draft EIR began on April 14, 2000, and ended May 29, 2000. The following public agencies submitted comments: California Regional Water Quality Control Board, Los Angeles Region; Southern California Association of Governments; Los Angeles County Sanitation Districts; Los Angeles County Fire Department; City of Pomona; City of Walnut; Walnut Valley Water District, and Los Angeles County Department of Public Works.

The comment letters and responses to those comments are provided in Section 9.0 of the FEIR. The comment letters raised the following significant issues:

- Regional Roadway Infrastructure Improvements and Financing
- Traffic Issues
- “Innovation Village” and Spadra Landfill Development Issues
- Construction-Related Issues

A summary of the responses to these comments follows:

1. Regional Roadway Infrastructure Improvements and Financing: Implementation and monitoring of the mitigation for locations within the jurisdiction of other public agencies, including the cities of Pomona and Walnut and California Department of Transportation (Caltrans), are the

responsibility of these public agencies, which are vested with the authority, responsibility, and sources of revenue to implement roadway infrastructure improvements.

2. Traffic Issues: An updated traffic analysis in the FEIR indicates that the proposed master plan will not have a significant impact at locations of concern to the city of Walnut. The mitigation previously identified for this location no longer applies. The traffic study discussed all intersections and roadway segments within the city of Walnut as requested by the city.

3. “Innovation Village” and Spadra Landfill Development Issues: The cities of Pomona and Walnut will be provided the opportunity to review and comment on future detailed development plans for these sites.

4. Construction-Related Issues: The FEIR identified 37 feasible mitigation measures that will reduce construction related impacts to less-than-significant levels when implemented. It is the university’s intent to work cooperatively with the city of Pomona throughout the campus development process.

Alternatives

Section 3.0 of the FEIR analyzes the following four alternative development programs in accordance with CEQA and the state CEQA Guidelines. The ability of each alternative to reduce impacts was also identified. The preferred alternative is Cal Poly Pomona’s proposed campus master plan revision dated July 2000.

Alternative 1: No Project – No Development

Alternative 2: Continuation of the Current (1991) Campus Master Plan

Alternative 3: Master Plan with Emphasis on Students Housing

Alternative 4: Master Plan without “Innovation Village” Technology-Research Park

Please see the CEQA Findings of Fact and Statement of Overriding Considerations provided under separate cover for specific findings regarding the infeasibility of the rejected alternatives.

The following resolution is recommended for approval:

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

1. The FEIR for the Cal Poly Pomona campus master plan revision was prepared to address the environmental effects, mitigation measures, and project alternatives associated with approval of the proposed campus master plan revision, and all discretionary actions relating to it, including the component construction projects as identified in Section 1.0, Project Description, of the FEIR.

2. The FEIR was prepared pursuant to the California Environmental Quality Act and the CEQA Guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the CEQA Guidelines, which require that the Board of Trustees make findings prior to approval of a project (along with statements of facts supporting each finding).
4. This board hereby adopts the Findings of Fact and related mitigation measures provided under separate cover for Agenda Item 6 of the July 18-19, 2000, meeting of the Committee on Campus Planning, Buildings and Grounds, which identify specific impacts of the proposed project and related mitigation measures which are hereby incorporated by reference.
5. The board's adopted findings include specific overriding considerations that outweigh certain remaining significant impacts.
6. Prior to certification of the FEIR, the Board of Trustees has reviewed and considered the above-mentioned FEIR and finds that the FEIR reflects the independent judgment of the Board of Trustees. The board hereby certifies the FEIR for the proposed project as complete and adequate in that the FEIR addresses all significant environmental impacts of the proposed project and fully complies with the requirements of CEQA and the CEQA Guidelines. For the purpose of CEQA and the CEQA Guidelines, the record of the proceedings for the project is comprised of the following:
 - A. The Draft EIR for the Cal Poly Pomona campus master plan revision;
 - B. The FEIR, including comments received on the Draft EIR and responses to comments;
 - C. The proceedings before the Board of Trustees relating to the subject project, including testimony and documentary evidence introduced at such proceedings; and
 - D. All attachments, documents incorporated, and references made in the documents as specified in items (A) through (C) above.

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 California State Polytechnic University, Pomona, Department of Facilities Planning and Management, 3801 West Temple Avenue, Pomona, California 91768.

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7. The Board of Trustees of The California State University hereby certifies the FEIR for the Cal Poly Pomona campus master plan revision, including the component construction projects identified in the FEIR.
8. The mitigation measures identified in the Mitigation Monitoring Plan are hereby adopted and shall be monitored and reported in accordance with the Mitigation Monitoring Plan provided under separate cover for Agenda Item 6, of the July 18-19, 2000, meeting of the Committee on Campus Planning, Buildings and Grounds, and which meets the requirements of CEQA (Public Resources Code, Section 21081.6).
9. The Cal Poly Pomona campus master plan revision dated July 2000 is hereby approved.
10. The chancellor or his designee is requested under the Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the Cal Poly Pomona campus master plan revision.

ATTACHMENT A
CPB&G—Item 6
July 18-19, 2000

See printed Agenda for map of California State Polytechnic University, Pomona
Proposed Campus Master Plan—July 2000

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ATTACHMENT A

CPB&G—Item 6

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See printed Agenda for map of California State Polytechnic University, Pomona
Proposed Campus Master Plan—July 2000

See printed Agenda for California State Polytechnic University, Pomona
Proposed Campus Master Plan—July 2000—Legend

ATTACHMENT B
CPB&G—Item 6
July 18-19, 2000

See printed Agenda for map of California State Polytechnic University, Pomona
Approved Campus Master Plan—May 1991

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ATTACHMENT B
CPB&G— Item 6
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See printed Agenda for map of California State Polytechnic University, Pomona

See printed Agenda for California State Polytechnic University, Pomona
Approved Campus Master Plan—May 1991—Legend

BRIEF

Action Item

Agenda Item 7
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

Presentation By

J. Patrick Drohan, Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

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

1. California State Polytechnic University, Pomona —Student Housing
2. California State University, San Bernardino—Student Housing Expansion, Phase I
3. California Polytechnic State University, San Luis Obispo—Student Housing

Recommended Action

Approval of the resolutions.

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Agenda Item 7
July 18-19, 2000

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Approval of Schematic Plans

**1. California State Polytechnic University, Pomona—Student Housing
Project Architect: Sasaki Associates, Inc.**

Background and Scope

California State Polytechnic University, Pomona currently has a design capacity of 1,192 beds with a projected 2001/02 FTE enrollment of 15,753 students. The campus commissioned a study to address the demand for additional student housing. This proposed project is a result of the study and was presented to the CSU Housing Proposal Review Committee in November 1999. The Board of Trustees approved adding the project to its 1999/2000 nonstate capital program at the January 2000 meeting.

The project will accommodate approximately 400 students in housing suites. There will be four students per suite with each student having a private sleeping room. The suite includes shared areas for living, kitchen center (with limited kitchen facilities), dining/group study area, and two compartmentalized bathroom facilities. Each bedroom will be equipped with data, telephone, and cable TV. Three study rooms for group and individual study are included in the proposed project. A separate common facility will accommodate the front desk and lobby, multipurpose academic space, computer lab, student mailboxes, and offices for residence life and student organizations. The project consists of seven buildings and includes 1,136 parking spaces.

Timing (Estimated)

Completion of Preliminary Drawings	August 2000
Completion of Working Drawings	November 2000
Construction Start	April 2001
Occupancy	September 2002

Basic Statistics

Gross Building Area	153,134 square feet
Assignable Building Area (Housing)	114,379 square feet
Assignable Building Area (Commons Building)	8,121 square feet
Total Assignable Area	122,500 square feet
Efficiency	80 percent

Cost Estimate—California Construction Cost Index 3847

Building Cost (\$107 per gross square foot)		\$16,312,000
<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>	
a. Substructure (Foundation)	\$ 2.42	
b. Shell (Structure and Enclosure)	\$37.47	
c. Interiors (Partitions and Finishes)	\$23.35	
d. Services (HVAC, Plumbing, Electrical, Fire Protect)	\$43.28	
Site Development (includes landscaping)		\$1,072,000
Group I Equipment		1,048,000
Parking Spaces (1,136)		<u>2,200,000</u>
Construction Cost		\$20,632,000
Fees and Contingency		<u>4,873,000</u>
Total Project Cost (\$167 per gross square foot)		\$25,505,000
Group II Equipment		<u>2,500,000</u>
Grand Total		<u><u>\$28,005,000</u></u>

Funding Data

Project financing will be from the issuance of Dormitory Revenue Fund—Housing Revenue Bonds and parking funds. The Board of Trustees will be requested to approve bond financing at a future meeting.

California Environmental Quality Act Action

An initial study has been completed and a Negative Declaration was prepared and filed with the State Clearinghouse on October 19, 1999. The 30-day public review period ended on November 17, 1999, and no adverse comments were received. A copy of the Negative Declaration will be available at the meeting.

The following resolution is recommended for approval:

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

1. The board finds that the Negative Declaration for the California State Polytechnic University, Pomona, Student Housing project has been prepared in accordance with the requirements of the California Environmental Quality Act; and

2. The proposed project will not have a significant effect on the environment, and the project will benefit The California State University; and
3. The chancellor is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project; and
4. The schematic plans for the California State Polytechnic University, Pomona, Student Housing project are approved at a project cost of \$28,005,000 at CCCI 3847.

**2. California State University, San Bernardino—Student Housing Expansion, Phase I
Project Architect: Fisher-Friedman Associates**

Background and Scope

California State University, San Bernardino currently has a design capacity of 400 beds with a projected 2001/02 FTE enrollment of 15,000 students. The university commissioned an independent market research to explore the demand for additional housing on campus. The proposed Phase I student housing expansion project is the first of a two-phase approach to address the housing needs identified by the study.

The Phase I student housing expansion project provides 312 beds in two-bedroom/two-bath and four-bedroom/two-bath apartment units. The fully furnished apartments also include areas for living and dining plus a complete kitchen. Each room will be equipped with data, telephone and cable TV. The development will be constructed on seven acres directly south of the existing Serrano Village housing complex. The project also includes 75 parking spaces conveniently located nearby. The design of the two two- and three-story buildings will be compatible with existing campus architecture. The new buildings will be concrete slab on grade construction, wood frame, exterior stucco with a durable and attractive tile roof. Open plazas, aesthetically pleasing exterior designs, and generous landscaping will provide a welcoming and attractive village environment. Each of the buildings will have an Americans with Disabilities Act (ADA) elevator and accessible units will be distributed throughout all three floors. The existing pool will be supplemented with a spacious courtyard. A Phase II student housing expansion project will be presented to the Board of Trustees at a future date.

Timing (Estimated)

Completion of Working Drawings
Construction Start
Occupancy

August 2000
November 2000
August 2001

Basic Statistics

Gross Building Area	98,865 square feet
Assignable Building Area (Housing)	84,035 square feet
Assignable Building Area (Retail)	1,500 square feet
Total Assignable Area	85,535 square feet
Efficiency	85 percent

Cost Estimate—California Construction Cost Index 3909

Building Cost (\$80 per gross square foot) \$ 7,914,000

<i>Systems Breakdown</i>	<i>(\$ per GSF)</i>
a. Substructure (Foundation)	\$ 5.36
b. Shell (Structure and Enclosure)	\$31.92
c. Interiors (Partitions and Finishes)	\$17.60
d. Services (HVAC, Plumbing, Electrical, Fire Protect)	\$25.12

Site Development (includes landscaping) 1,800,000
Group I Equipment 70,000
Parking Spaces (75) 90,000

Construction Cost \$9,874,000
Fees and Contingency 1,660,000

Total Project Cost (\$117 per gross square foot) \$11,534,000
Group II Equipment 480,000

Grand Total \$12,014,000

Funding Data

Funding will be provided from the issuance of Dormitory Revenue Fund—Housing Revenue Bonds, parking funds and campus reserves. The Board of Trustees will be requested to approve bond financing at a future meeting. Debt service will be provided from rental revenues. The existing housing project on the campus is debt-free and will provide a reserve fund, if needed.

California Environmental Quality Act Action

A Draft Environmental Impact Report was prepared pursuant to the requirements of the California Environmental Quality Act, and the public comment period ended on November 29, 1996. Comments were received and responded to in the Final EIR certified by the Board of Trustees on January 27, 1999. A January 2000 initial study and addendum to the previously certified Final EIR

analyzed minor technical changes for the Phase I student housing project (CEQA Guidelines Section 15164). No new adverse impacts or mitigation measures were identified. A copy of the Final EIR and the addendum will be available at the meeting.

The following resolution is recommended for approval:

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

1. The board finds that the Final EIR for the California State University, San Bernardino Master Plan Revision certified on January 27, 1999, was prepared to include the Student Housing Expansion, Phase I project pursuant to the requirements of the California Environmental Quality Act; and
2. Based on the information contained in the approved Final EIR and the mitigation measures identified therein and previously adopted, the proposed project will reduce most impacts on the environment to a less-than-significant effect; and
3. Air quality, noise, traffic, and circulation impacts identified in the Final EIR will remain significant and unavoidable for which the Board of Trustees has made the required findings of Overriding Considerations; and
4. An addendum to the Final EIR confirmed that no new adverse impacts would result from the construction of the Student Housing Expansion, Phase I project, and
5. Therefore, no additional mitigation measures are necessary, and the project will benefit The California State University; and
6. The previously approved mitigation measures shall be monitored and reported in accordance with the plan approved by the Board of Trustees as Attachment D, Agenda Item 3, of the January 26-27, 1999, meeting of the Committee on Campus Planning, Buildings and Grounds, which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6); and
7. The chancellor is requested under the Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project, and
8. The schematic plans for the California State University, San Bernardino, Student Housing Expansion, Phase I project are approved at a project cost of \$12,014,000 at CCCI 3909.

3. California Polytechnic State University, San Luis Obispo—Student Housing
Project Architect: Fisher Friedman Associates

Background and Scope

California Polytechnic State University, San Luis Obispo currently has a design capacity of 2,780 beds with a projected 2001/02 FTE enrollment approaching 15,000 students. The proposed project is the first campus housing built in over 25 years and is Phase I of the university's Housing Long-Range Strategic Plan. The project has been developed based upon market demand and input from the campus community. The goal is to increase the amount of housing available to returning students while providing the existing student population with convenient and affordable housing.

The project includes an apartment style residential facility for 800 students and a commons building. Each unit will have four bedrooms, a living/dining area, kitchen and two bathrooms. Built into each apartment will be state-of-the-art computer and communications infrastructure allowing students full access to the most advanced educational opportunities. The commons building will have academic and multipurpose space. Services to be provided include administrative offices, community information, copying, mail distribution, refreshment, and event center space. The project provides ADA compliant accessible parking, accessible apartments, and access to all onsite facilities. It will be built on six acres of undeveloped land north of the existing North Mountain Residence Halls. The design responds to the slope of the site as well as to the visual character of the area. The project will contain a variety of outdoor study and meeting areas. Amenities such as laundry rooms and study rooms are included in the project. Plans are being developed independent of this project to provide additional parking at the existing parking lot adjacent to the student housing project. Existing drainage swales and riparian habitat will be improved by utilizing native vegetation and retention ponds, enhancing the biological and educational resources at the site.

Timing (Estimated)

Completion of Preliminary Drawings	August 2000
Completion of Construction Drawings	December 2000
Construction Start	June 2001
Occupancy	September 2002

Basic Statistics

Gross Building Area	248,779 square feet
Assignable Building Area (Housing)	200,703 square feet
Assignable Building Area (Commons Building)	4,119 square feet
Total Assignable Building Area	204,822 square feet
Efficiency	82 percent

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Cost Estimate—California Construction Cost Index 3909

Building Cost (\$100 per gross square foot)	\$24,897,000
<i>Systems Breakdown</i> (\$ per GSF)	
a. Substructure (Foundation)	\$ 8.09
b. Shell (Structure and Enclosure)	\$43.39
c. Interiors (Partitions and Finishes)	\$19.34
d. Services (HVAC, Plumbing, Electrical, Fire Protect)	\$29.26
Site Development	\$4,863,000
Group I Equipment	<u>2,364,000</u>
Construction Cost	\$32,124,000
Fees and Contingency	<u>9,532,000</u>
Total Project Cost (\$167 per gross square foot)	\$41,656,000
Group II Equipment	<u>3,327,000</u>
Grand Total	<u>\$44,983,000</u>

Funding Data

Funding will be provided from the issuance of Dormitory Revenue Fund—Housing Revenue Bonds. The Board of Trustees will be requested to approve bond financing at a future meeting.

California Environmental Quality Act Action

A Draft Environmental Impact Report was prepared in February 1999, pursuant to the requirements of the California Environmental Quality Act. The public comment period ended on November 15, 1999. Comments were received and responded to in the Final Environmental Impact Report (Final EIR) that was certified by the Board of Trustees at the January 2000 meeting. A copy of the previously approved Final EIR, which includes all written and oral comments received by California Polytechnic State University, San Luis Obispo on the Draft EIR, will be available at the meeting.

The following resolution is recommended for approval:

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

1. The board finds that the Final EIR for the California Polytechnic State University, San Luis Obispo Master Plan Revision certified on January 26, 2000, was prepared to include the Student Housing project pursuant to the requirements of the California Environmental Quality Act; and
2. Based on the information contained in the approved Final EIR and the mitigation measures identified therein and previously adopted, the proposed project will reduce most impacts on the environment to less-than-significant effect; and
3. Air quality and biological resource impacts will remain significant and unavoidable for which the Board of Trustees has made the required findings of Overriding Considerations; and
4. Therefore, no additional mitigation measures are necessary, and the project will benefit The California State University; and
5. The previously approved mitigation measures shall be monitored and reported in accordance with the plan approved by the Board of Trustees as Attachment D, Agenda Item 6, of the January 25-26, 2000, meeting of the Committee on Campus Planning, Buildings and Grounds, which meets the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6); and
6. The chancellor is requested under the Delegation of Authority by the Board of Trustees to file the Notice of Determination for the project, and
7. The schematic plans for the California Polytechnic State University, San Luis Obispo, Student Housing project are approved at a project cost of \$44,983,000 at CCCI 3909.