AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **1:15 p.m., Tuesday, May 23, 2017**
Glenn S. Dumke Auditorium

Steven G. Stepanek, Chair
John Nilon, Vice Chair
Jane W. Carney
Adam Day
Thelma Meléndez de Santa Ana
J. Lawrence Norton
Peter J. Taylor

Consent Items

Approval of Minutes of the Meeting of January 31, 2017

1. Categories and Criteria for the Five-Year Facilities Renewal and Capital Improvement Plan 2018-2019 through 2022-2023, *Action*
2. California Environmental Quality Act Annual Report, *Information*
3. California State University Seismic Safety Program Annual Report, *Information*
4. Intramural Field Upgrade for California Polytechnic State University, San Luis Obispo, *Action*

Discussion Items

5. Replacement Space for Residential Life Programs and Conference Center for San Diego State University, *Action*
6. Replacement and Expansion of the Equine Center for California Polytechnic State University, San Luis Obispo, *Action*
7. Holloway Avenue Revitalization: Replacement of Student Housing and Creative Arts for San Francisco State University, *Action*
8. North Campus Enhancements and Soccer Training Facility for California State University, Los Angeles, *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

January 31, 2017

Members Present

Steven G. Stepanek, Chair
John Nilon, Vice Chair
Adam Day
J. Lawrence Norton
Peter J. Taylor
Rebecca D. Eisen, Chair of the Board
Timothy P. White, Chancellor

Trustee Steven G. Stepanek called the meeting to order and invited the public speaker to express his comments. Mr. Hector Fernandez, Business Manager/CEO for State Employees Trades Council-United stated that the campus skilled trades work force is very familiar with deferred maintenance issues due to the nature of their daily work. Trustees should be careful in deciding what deferred maintenance items are funded.

Approval of Minutes

The minutes of the November 15, 2016 meeting were approved as submitted.

California Polytechnic State University, San Luis Obispo Gold Tree Solar Photovoltaic Project: Approval of the Amended 2016-2017 Capital Outlay Program

Trustee Stepanek presented agenda item 1 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 02-17-01).

California State Polytechnic University, Pomona and California State University, San Bernardino: Approval of the Amended 2016-2017 Capital Outlay Program and Schematic Plans

Trustee Stepanek presented agenda item 2 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 02-17-02).

Approval of Schematic Plans for CSU Projects at Sacramento and Stanislaus

Trustee Stepanek presented agenda item 3 as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 02-17-03).

Trustee Steven G. Stepanek adjourned the meeting.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Categories and Criteria for the Five-Year Facilities Renewal and Capital Improvement Plan 2018-2019 through 2022-2023

Presentation By

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

Summary

The California State University Board of Trustees annually adopts categories and criteria used to set priorities for academic project requests in the Capital Outlay Program. Minor changes are proposed to the categories and criteria approved by the board last year for the 2017-2018 through 2020-2021 program development as shown in Attachment A using *italics* and ~~strikethrough~~ to denote changes.

General

Priorities will be determined based upon the strategic needs of the system in consideration of existing deficiencies in the type, amount and/or condition of campus space to serve the academic master plan. In particular, priority will be given to projects that address critical seismic and infrastructure deficiencies, including life/fire safety, utilities infrastructure critical to campuswide operations, and capital renewal in existing facilities. Projects to modernize existing facilities or construct new replacement buildings in response to academic needs or enrollment demand will be considered on a case-by-case basis. Campuses are encouraged to identify funding sources for projects to receive priority consideration, however, such funding will not guarantee a higher prioritization for the project based on the strategic needs of the system.

Proposed Change

The proposed change to the categories and criteria removes minor capital outlay (projects that cost less than $656,000[1]) as a separate funding segment for the budget year as a means of allowing campuses greater flexibility in selecting the means to address their priority infrastructure improvement, accessibility, and academic support projects. Campus presidents have the delegated authority to approve minor capital outlay projects funded from reserves or campus operating budgets.

[1] The Department of Finance biennially considers the dollar value of a Minor Capital Outlay project, reference Public Contract Code Section 10108.

Attachment A contains the proposed categories and criteria for the budget year 2018-2019 Capital Outlay Program and the Five-Year Facilities Renewal and Capital Improvement Plan for 2018-2019 through 2022-2023.

Recommendation

The following resolution is presented for approval:

> **RESOLVED**, by the Board of Trustees of the California State University, that:
>
> 1. The Categories and Criteria for the Five-Year Facilities Renewal and Capital Improvement Plan 2018-2019 through 2022-2023 in Attachment A of Agenda Item 1 of the May 23-24, 2017 meeting of the Committee on Campus Planning, Buildings and Grounds be approved; and
> 2. The chancellor is directed to use these categories and criteria to prepare the Five-Year Facilities Renewal and Capital Improvement Plan for 2018-2019 through 2022-2023.

General Criteria

Capital priorities will be determined based upon the strategic needs of the system in consideration of existing deficiencies in the type, amount and/or condition of campus space to serve the academic master plan. In particular, priority will be given to projects that address critical seismic and infrastructure deficiencies, including life/fire safety, utilities infrastructure critical to campuswide operations *and* capital renewal ~~and minor capital outlay in existing facilities~~. Projects to modernize existing facilities or construct new replacement buildings in response to academic needs or enrollment demand will be considered on a case-by-case basis. Campuses are encouraged to identify funding sources for projects that reduce total project financing costs to receive priority consideration; however, additional funding does not guarantee a higher prioritization for the project based on the strategic needs of the system.

A campus may submit a maximum of one major debt financed academic facility or academic support project and one debt financed self-support project each year for the *2018-2019* action year and the *2019-2020* planning year. Exceptions may occur if there are significant synergies between two submitted projects. Up to three academic projects and three self-support projects per year can be proposed for the *2020-2021* through *2022-2023* planning years, including health and safety projects. This approach aims to encourage campuses to identify their facility needs and ~~not impose a one project limit across all five years that may inadvertently understate~~ *quantify* the funding level needed for academic and self-support project funding. Exceptions to these limits will ~~also~~ be considered on an individual project basis. Seismic strengthening projects will be prioritized according to recommendations from the CSU Seismic Review Board.

There is no limit on the number of projects that are submitted for: ~~inclusion in~~ the *s*ystemwide *i*nfrastructure *i*mprovement program; ~~, and Minor Capital Outlay programs,~~ equipment or seismic strengthening; donor *funding*, and certain public-private and/*or* reserve funded projects ~~are excluded from the project limits~~.

Approval of multi-phase projects may require ~~the~~ project funding ~~to be~~ allocated over more than one year. Campuses are encouraged to use designated ~~capital~~ reserves to co-fund projects. Campus requests for preliminary plans, working drawings and construction (PWC) lump sum funding will be considered on an individual project basis based on ~~its~~ complexity, scope, schedule and the availability of campus funds to co-fund the project.

Current trustee-approved campus physical master plan enrollment ceilings apply to on-campus seat enrollment only. These numbers are to be used as the basis of comparison for justifying capital projects that address enrollment demand to be accommodated on campus. Enrollment estimates that exceed these figures should be accommodated through *state supported summer session*, distributed learning and other off-campus instructional means. Campus utilization of space, along with relative deficits of space, demand for space and/or deficiencies of space will also be considered.

Individual Categories and Criteria

Projects will be placed within each category based on the established criteria and predominant purpose of the project. Total capital funding available, both from financing and cash reserves, will be targeted to address existing facilities as well as available to support campus growth.

I. Existing Facilities/Infrastructure

A. Critical Infrastructure Deficiencies – CD (Critical Deficiencies)

These projects correct structural and health and safety code deficiencies by addressing fire and life safety problems and promoting code compliance in existing facilities. Projects include seismic strengthening, correcting building code deficiencies and failing infrastructure, and addressing regulatory changes which impact campus facilities or equipment. This category also includes the systemwide Infrastructure Improvements program.

B. Modernization/Renovation – FIM (Facilities Infrastructure/Modernization)

This category makes new and remodeled facilities operable by providing group II equipment (furnishings) and replacing utility services/building systems to improve facilities and the campus infrastructure. Projects in this category include: modernizing existing facilities or constructing new replacement buildings in response to academic and support program needs.

II. Growth Facilities – ECP (Enrollment/Caseload/Population)

These funds eliminate instructional and support deficiencies to support campus growth, including new buildings and their group II equipment, additions, land acquisitions and site/infrastructure development.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California Environmental Quality Act Annual Report

Presentation By

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

Summary

Pursuant to the California State University Board of Trustees' policy, this item provides a report of the CSU's California Environmental Quality Act (CEQA) certification actions for environmental impact reports (EIR) and related documentation. The report identifies the compliance actions that have been acted upon by the board for the period from July 2015 through June 2016, consistent with its responsibility as the "Lead Agency" under CEQA.

Background

The goal of CEQA is to inform governmental decision-makers and the public about the potential significant environmental effects of proposed projects and efforts to prevent significant damage to the environment through the use of feasible alternatives or mitigation measures. Under CEQA, a "project" can be either a specific building or facility planned for construction, or it can be a programmatic action such as approval of an updated campus master plan that is prepared to guide long-range campus development. CEQA compliance is required for activities directly implemented or financed by a governmental agency as well as for private activities requiring approval from a governmental agency. Per State CEQA guidelines, the type of CEQA action depends on the environmental impact of the project and primarily includes the following:

- Categorical Exemptions apply to classes of projects which have been determined not to have a significant effect on the environment (e.g., interior renovations).
- Negative Declarations apply to projects which will not have a significant effect on the environment.
- Mitigated Negative Declarations include projects with potentially significant effects, but revisions in the project or mitigation measures will avoid or reduce effects to a point where no significant effects would occur.
- EIRs are completed for projects that could result in unavoidable significant environmental impacts.

- An Addendum to an EIR may be prepared if there are minor technical changes or additions to a project which were included in a previously certified EIR. An Addendum to an EIR cannot be used if there are substantial changes in the project, substantial changes in the circumstances under which the project is being undertaken, or new information of substantial importance to the environmental analysis has become available.

Role of the CSU

A "Lead Agency" is defined in CEQA as the public agency which has the principal responsibility for carrying out or approving a project. Therefore, the Board of Trustees of the California State University is the Lead Agency for CSU projects and typically considers CEQA documentation at the time of a project's schematic design approval or approval of a significant change to a long-range physical master plan. The board is responsible to ensure that draft EIRs and other CEQA documents are circulated for required public review. In addition, the board makes findings prior to the approval of a project along with a statement of fact supporting each finding, referred to as the Findings of Fact. The board adopts the Mitigation Monitoring and Reporting Program which includes the measures to lessen environmental impacts and identifies the responsible party to perform the mitigation. In cases of unavoidable significant impacts, the board adopts specific Overriding Considerations that identify the factors and benefits of the project that outweigh the potential unavoidable significant impacts.

Under authority delegated to the chancellor, the assistant vice chancellor for Capital Planning, Design and Construction is authorized to approve minor changes to a campus master plan and to approve specified CEQA documents (i.e., Categorical Exemptions, Negative Declarations, and Mitigated Negative Declarations) for certain capital projects with standard mitigation measures, e.g., utility/infrastructure projects that are non-controversial.

CSU Compliance Actions

Attachment A lists CSU CEQA actions for major projects during the reporting period July 1, 2015 through June 30, 2016. In addition, 116 categorical exemptions were filed during the reporting period for campus projects.

CEQA Judicial Action Updates

The below updates include recent actions that have occurred beyond the Attachment A reporting period in order to capture court decisions that will impact campus long range planning and development. The City of Hayward filed a CEQA challenge to the 2009 California State University, East Bay Master Plan EIR, claiming the university failed to adequately analyze impacts on public services, including police, fire, and emergency services. The city demanded that the university provide funding for additional fire facilities.

The Hayward Area Planning Association (HAPA) and Old Highlands Homeowners Association (OHHA), two local residential homeowners' associations, filed a second CEQA challenge to the 2009 CSU East Bay Master Plan EIR, alleging shortcomings in nearly every aspect of the environmental findings, with an emphasis on the university's alleged failure to consider bus and other improvements to public transit access to the campus. On September 9, 2010, the trial court ruled in favor of the petitioners on nearly every issue and enjoined the university from proceeding with construction. The university appealed.

In June 2012, the Court of Appeal ruled the CSU East Bay Master Plan EIR is adequate, except for failing to analyze impacts on local recreational facilities. The court's ruling includes a finding that the CSU's determination that new fire protection facilities will not result in significant environmental impacts was supported by substantial evidence. Importantly, the court also held that the obligation to provide adequate fire and emergency services is the responsibility of the City of Hayward, and the need for additional fire protection services is not an environmental impact that the CSU must mitigate. The city and HAPA/OHHA filed a petition for review with the California Supreme Court.

The California Supreme Court transferred the case back to the Court of Appeal on October 14, 2015, following the California Supreme Court’s decision in the City of San Diego v. CSU Board of Trustees matter regarding the San Diego State University campus master plan revision.

After further briefing, the Court of Appeal largely reissued its original decision, reiterating that the obligation to provide adequate fire and emergency services is the responsibility of the City of Hayward, and the need for additional fire protection services is not an environmental impact that the CSU must mitigate. The Court of Appeal kept intact its ruling on the need to further analyze parklands impacts.

In January 2016, the city filed a new Petition for Review with the Supreme Court. This petition was denied. A writ of mandate was subsequently issued, consistent with the Court of Appeal’s prior rulings. A return on the writ was submitted to the court by the April 14, 2017, deadline. The court was noticed that the campus is revising the EIR in order to comply with the Court of Appeal’s decision and is expected to come back to the Board of Trustees for the consideration of the revised EIR by September 2017.

THE CALIFORNIA STATE UNIVERSITY
CALIFORNIA ENVIRONMENTAL QUALITY ACT BIENNIAL REPORT

July 2015 through June 2016

CAMPUS/Project	CEQA Action Prepared						
	Exempt	M.N.D	N.D.	E I R	EIR ADD	BOT Action	NOD Filed
CALIFORNIA STATE UNIVERSITY, BAKERSFIELD							
Faculty Towers Replacement Building (Seismic)-Schematic Plan Approval	√					11/17/2015	11/18/2015
CALIFORNIA STATE UNIVERSITY, LOS ANGELES							
Tennis Center-Schematic Plan Approval	√					11/17/2015	11/18/2015
CALIFORNIA STATE UNIVERSITY, SAN BERNARDINO							
Parking Lot N-Minor Master Plan Revision Approval		√				3/9/2016	2/16/2016
Student Housing and Dinning Commons-Minor Master Plan Revision Approval		√				11/17/2015	10/30/2015
SAN JOSE STATE UNIVERSITY							
Spartan Golf Complex Project-Minor Master Plan Revision and Schematic Plan Approval		√				11/17/2015	11/18/2015
CALIFORNIA STATE POLYTECHNIC UNIVERSITY, SAN LUIS OBISPO							
Vista Grande Replacement Building-Minor Master Plan Revision and Schematic Plan Approval		√				11/17/2015	11/9/2015

E	**Categorical Exemption**
M.N.D.	**Mitigated Negative Declaration**
N.D.	**Negative Declaration**
EIR	**Environmental Impact Report**
EIR ADD	**Environmental Impact Report Addendum**
BOT Action	**Meeting Date Action Taken (or Delegated Approval)**
NOD Filed	**Date Notice of Determination Filed with State Clearinghouse Office of Planning and Research or Date of Notice of Exemption**

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University Seismic Safety Program Annual Report

Presentation By

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

Summary

This item presents the California State University Seismic Safety Program Annual Report for the July 2015 – June 2016 reporting period.

Seismic Policy and History

In 1993, the California State University Board of Trustees adopted the following policy:

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

The CSU Seismic Review Board was established to provide advice on the ongoing seismic condition of the CSU building stock and technical counsel about how to effectively implement a seismic oversight program. Now embarking on its 23rd year (1993 – 2016), the CSU Seismic Policy has improved and evolved and the Seismic Review Board now also provides input on state building codes and periodically provides counsel and assessments on structural and seismic matters for other state agencies and institutions.

The CSU Seismic Review Board Membership (SRB)

The following individuals serve as members of the CSU Seismic Review Board:

- Charles Thiel Jr., PhD, President, Telesis Engineers (Chairman)
- Theodore C. Zsutty, PhD, S.E., Consulting Structural Engineer (Vice Chair)
- John Egan, GE, Principle Engineer, SAGE Engineers
- John A. Martin, Jr., S.E., President, John A. Martin and Associates, Inc.
- Richard Niewiarowski, S.E., Consulting Structural Engineer
- Thomas Sabol, PhD, S.E., Principal, Englekirk and Sabol
- Maryann Phipps, S.E., President, Estructure
- K. Dirk Bondy, S.E., President, Seneca Structural Engineering, Inc.

Board membership has been remarkably stable; however, a recent retirement prompted the nomination of Mr. Dirk Bondy and his resulting appointment by the assistant vice chancellor, Capital Planning, Design and Construction, to the board. Mr. Bondy began his service in January 2016, and brings a mix of professional specialty and a practice location in Orange County to improve the board's support to southern California CSU campuses.

CSU Seismic Mitigation and Program Activities

The California State University maintains an ongoing seismic mitigation program and relies on the SRB to provide counsel on design or as a part of a large emergency response system. The seismic program efforts are comprised of six elements.

1. **Mitigate falling hazard concerns.** The initial falling hazard concerns identified at the 23 campuses and off-campus centers in 1994 have long been mitigated. Campuses consult with a board member as needed.

2. **Identify, broadly prioritize and periodically re-evaluate existing seismic deficiencies.** CSU buildings that potentially pose a life-safety threat have been prioritized into two published listings: *Seismic Priority List 1* (Attachment A), which are buildings that should be retrofitted as soon as practical, and *Seismic Priority List 2* (Attachment B), which are buildings that trigger a seismic retrofit when any construction work other than maintenance is performed. The increase in the CSU capital funding/financing authority is helping to address CSU priority projects.

   The current seismic priority listing dated October 1, 2016, contains 27 buildings on Priority List 1 and 38 buildings on Priority List 2. To accurately reflect existing conditions, projects are only removed from the priority lists after required work is completed. Over 200 buildings have been priority-listed since inception.

The following change was made to Priority List 1 based upon Seismic Review Board recommendations:

Priority List 1

Building Removed – San José State University Student Union (renovation/new addition now complete)

Priority List 2 – no changes

The following projects and events merit special note:

Proposed Acquisition of the Lanterman Developmental Center (Cal Poly Pomona). The 287-acre complex, located adjacent to the southern end of the Pomona campus, is comprised of 120 buildings totaling one million square feet. Based upon a site visit in August 2015 by Seismic Review Board member and Chancellor's Office representatives, no buildings were added to Priority List 1 or List 2.

CSU Monterey Bay Motor Pool (Art Studio) Building #70 is listed in Priority List 1. This building is permitted for limited, intermittent art studio display use. Significant structural seismic concerns prompted the restricted use posting. The campus has commissioned a retrofit design study to return the building to full use.

3. **Advocate code and legislative improvements, offer support to UC and state agency seismic initiatives and ensure technical program currency.** The Seismic Review Board works with the CSU to facilitate state building code changes to support its capital program efforts. Various technical updates were made during the reporting period to maintain the currency of the trustees' CSU Seismic Requirements. During the period, an independent study was commissioned to update campus geotechnical values based on new technical information available. A draft update to the CSU Seismic Requirements was issued in May 2016. The finalized version was issued after this reporting period in November 2016. The updated CSU Seismic Requirements document and Seismic Priority Lists are available online: http://www.calstate.edu/cpdc/ae/seismic/november_2016_final.pdf.

4. **Provide peer review of the proposed structural design for all major construction.** While all CSU projects are evaluated for code compliance, projects over the minor capital threshold are submitted by campuses for a supplemental seismic peer review to further confirm and validate the structural design approach. Seismic peer review is an engineer to engineer discussion and occurs throughout the design process to help ensure that proposed designs are conceptually and technically well-considered.

5. **Maintain a Seismic Event Response Plan.** When a significant seismic event occurs, pre-defined CSU and Seismic Review Board actions are triggered. Initial damage assessments by campus first responders are promptly relayed to Office of the Chancellor's senior management and the CSU building official/chief of architecture and engineering.

The Seismic Review Board chairman confers with potentially affected campuses to determine if an on-site presence by the Seismic Review Board is warranted. If so, the chair of the Seismic Review Board is pre-designated and empowered to act as a special deputy building official to make campus police-enforceable building occupancy posting assessments in the immediate post-earthquake period regarding the safety of buildings where structural damage has occurred. Once initial life-safety assessments are made, follow-up structural repair strategies can be developed. The plan is available online: http://www.calstate.edu/cpdc/ae/review/seismic_peer.shtml.

During the reporting period, CSU Bakersfield experienced a minor seismic event on February 23, 2016. An initial examination by the campus deputy building official indicated that the Faculty Building (Seismic Listing 1) was showing some signs of internal and external distress. The campus contacted the CSU building official at the Chancellor's Office, who inspected the facility the next morning. A field inspection identified cosmetic damage, but found no apparent structural loss of integrity and continued occupancy was deemed appropriate. The replacement facility for this building is currently under construction.

6. **Conduct seismic-related staff training.** Training programs included:

- September 22, 2015 Introduction to CSU Facilities Management – CPDC 101
- December 1, 2015 The Law of Design and Construction – Basic
- February 9, 2016 The Law of Design and Construction – Advanced

Seismic Review Board meetings are held at various locations to provide interaction and increased board familiarity with the campus building portfolio and campus characteristics. During the approximate reporting period four meetings were held.

CSU Seismic Priority List 1

This list identifies facilities that warrant urgent attention for seismic upgrade as soon as resources can be made available. Repair and maintenance work is allowed.

Campus	Building	Building #	Capital Outlay Notes
Bakersfield	Faculty Building	6	PWC Funded. Replacement under construction
Bakersfield	Physical Education (Old Gym)	33	2017/18 Request
Channel Islands	Ironwood Hall ('SH' Shops – mid section)	24	No office use – storage only
Dominguez Hills	Leo F. Cain Library	20	PW 19/20 request
East Bay	Library	12	P 17/18 request –Feasibility study in progress
East Bay	Corporation Yard	5	PWC 2021-22 Planned Request – No present office use
Humboldt	Van Duzer Theatre (Theatre Arts)	10	PWC 2014-15 Funded – In design
Humboldt	Library	41	PWC 2014-15 Funded – In design
Los Angeles	State Playhouse Theatre	1	PWC 2014-15 Funded – In design
Los Angeles	Administration	8	PWC Funded 2012-13 – In design
Monterey Bay	Motorpool (Art Studio)	70	Campus Seismic Study in process – restricted use
Pomona	Classroom/Lab/Administration	98	CLA Replacement Building (#121): Construction documents in progress
Pomona	Kellogg West	76	PWC 2018-19 Request
San Diego	Love Library	54	-
San Francisco	University Park South (F8 Carport and adjacent structures)	73-74	-
San Francisco	University Park South (Apartment Building Parking Structure 41)	74	-
San Francisco	Residence (Tiburon)	T-11	-
San Francisco	Marine Support (Tiburon)	T-21	-
San Francisco	Blacksmith Shop (Tiburon)	T-22	-
San Francisco	Dispensary (Tiburon)	T-37	-
San Francisco	Building 49 (Tiburon)	T-49	-
San Francisco	Building 50 (Tiburon)	T-50	-
San Francisco	Physiology (Tiburon)	T-54	-
San José	North Parking Garage (Stair Towers)	53	Design complete 2017/18 Request
San José	Rubis Residence (Moss Landing)	None	-
San Luis Obispo	Old Power House	76	Unoccupied
San Luis Obispo	Crandall Gymnasium	60	Unoccupied – PWC Funded 2012-13 – In construction

P = Preliminary Plans W = Working Drawings C = Construction E = Equipment
NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB).

CSU Seismic Priority List 2

This list identifies buildings that warrant special attention for seismic upgrade. Buildings must be seismically retrofitted when any new construction work occurs on a listed facility. Repair and maintenance work is allowed.

Campus	Building	Building #	Capital Outlay Notes
Bakersfield	Runners Café	38	-
Channel Islands	Ironwood Hall (Old Power Plant)	24	-
Channel Islands	Chaparral Hall	22	P 2019-20 Request
Channel Islands	Ironwood Hall (Warehouse)	24	-
Channel Islands	Ironwood Hall ('SH' Shops-north section)	24	-
Chico	Whitney Hall	13	-
Chico	Physical Science	8	P 2017-18 request
Fresno	Grosse Industrial Technology	12	-
Fresno	University Student Union	80	-
Fullerton	Titan Bookstore	6	Preliminary design study complete
Long Beach	Peterson Hall 1	37	2018-19 Request
Long Beach	Peterson Hall 2	38	2017-18 Request
Los Angeles	Career Center	17	-
Los Angeles	Student Health Center	14	Preliminary design study complete
Los Angeles	Physical Sciences	12	P 2014-15 Funded – In design
Los Angeles	John F. Kennedy Memorial Library	7	PWC 2019-20 Request
Pomona	Administration	1	P 2018-19 Request
Pomona	Letters, Arts and Social Science	5	PW 2019-20 Request
Pomona	Engineering	9	2020-21 Request
Pomona	Art/Engineering Annex	13	PW 2020-21 Request
Pomona	Drama/Theater	25	-
Pomona	Arabian Horse Center	29	-
Pomona	Poultry Unit	31	-
Pomona	Sheep Unit	38	-
Pomona	Ag Storage/Blacksmith	50	-
Pomona	Los Olivos Commons	70	PWCE 2016-17 Proposed replace
Pomona	Manor House	111	-
Pomona	University House	112	-
Sacramento	Douglass Hall	4	-
San Francisco	HSS Classroom Bldg (Old Humanities)	3	PW 2018-19 Request
San Francisco	Administration	30	Long term shoring in place
San Francisco	University Park North (Apt Bldg 6)	100	-
San Francisco	University Park North (Apt Bldg 7)	100	-
San Francisco	University Park North (Apt Bldg 8)	100	-
San Francisco	University Park North (Apt Bldg 9)	100	-
San Francisco	Administration (Tiburon)	T-30	Potential Minor Capital Project 2017-18
San Francisco	Rockfish (Tiburon)	T-33	Potential Minor Capital Project 2017-18
Stanislaus	J. Burton Vasche Library	1	PW 2017-18 Request

P = Preliminary Plans W = Working Drawings C = Construction E = Equipment
Note: Building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB).

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Intramural Field Upgrade for California Polytechnic State University, San Luis Obispo

Presentation By

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

Summary

The California State University Board of Trustees requires a long-range physical master plan for each campus that shows existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student enrollment. Each campus master plan reflects the physical requirements of the academic program and auxiliary activities on the campus. By board policy, significant changes to the master plan and approval of a project's schematic design require board approval. The board serves as the Lead Agency as defined in the California Environmental Quality Act (CEQA) and ensures compliance with the California Environmental Quality Act by taking action to certify required CEQA compliance actions.

This agenda item requests the following actions by the Board of Trustees with regard to an existing Intramural Field at California Polytechnic State University, San Luis Obispo:

- Adopt the Final Initial Study/Mitigated Negative Declaration dated April 2017
- Approve the Amendment of the 2016-2017 Capital Outlay Program
- Approve the Schematic Design

Amend the 2016-2017 Capital Outlay Program

The board approved the 2016-2017 Capital Outlay Program at its November 2015 meeting. California Polytechnic State University, San Luis Obispo wishes to amend the 2016-2017 Capital Outlay Program to add the Intramural Field Upgrade project with a budget of $4,203,000 for preliminary plans, working drawings and construction.

Intramural Field Upgrade Schematic Design

Project Architect: North Coast Engineering
Design-Build Contractor: Exbon

Background and Scope

This project will provide for improvements to the natural grass field in the southeastern portion of campus to serve as a practice facility for the Cal Poly Athletics Department and campus intramural sports and recreational activities. This 2.5-acre field is located west of the track and field area on Slack Street between Grand Avenue and Longview Lane. The field will be primarily used to hold practices for the football and soccer teams and events for intramural flag football and soccer but could include other intramural sports league events. Current uses of the field are generally limited to passive recreational uses and limited football and soccer practices.

The project would involve grading the existing site to be 80-yards in width and up to 150-yards in length. A retaining wall will be constructed in order to eliminate the current slope in the grass field. The grass field would be replaced with artificial turf and permanently striped for football and soccer per National Collegiate Athletic Association (NCAA) standards.

The project will also include installation of two permanent NCAA football field goal posts and goal post nets, two 36-foot high open-platform filming towers in the east and north sides of the field, an electronic scoreboard, and a metal storage building on the south end of the field.

Four 70-foot-tall light-emitting diode (LED) light poles will be installed and configured to limit light spillover onto adjacent properties. An 8-foot-tall fence along the southern boundary of the site adjacent to Slack Street and a 6-foot-tall fence along the reminder of the site perimeter will be constructed for security and screening. Green windscreen with Cal Poly logo branding would be added to all fencing and goal post nets.

Timing (Estimated)

Preliminary Plans Completed	May 2017
Working Drawings Completed	May 2017
Construction Start	June 2017
Occupancy	December 2017

Basic Statistics

Field Area	90,000 square feet

Cost Estimate – California Construction Cost Index (CCCI) 6255[1]

Site Development	$3,288,000
Fees, Contingency, Services	871,000
Total Project Cost ($46 per GSF)	$4,159,000
Fixtures, Furniture & Movable Equipment	44,000
Grand Total	$4,203,000

Cost Comparison

The project cost is reasonable in consideration of other field lighting projects and as the Cal Poly project is broader in scope. The Cal Poly project includes turf replacement, fencing, goal posts, and filming towers that are not part of the project scope for the other two field lighting projects.

Funding Data

This project will be funded through a combination of donor funds raised specifically for this project ($1,953,000) and reserves from University Union ($1,000,000), Cal Poly Corporation ($750,000) and the Housing program ($500,000).

California Environmental Quality Act (CEQA) Action

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the project to analyze the potential significant environmental effects of the proposed project in accordance with the requirements of CEQA and State CEQA guidelines. The Draft IS/MND analyzed the impacts of this project and was made available to the public for review and comment for 30 days, from January 12, 2017 to February 13, 2017.

Issues Identified Through Public Participation

Fifteen comment letters were received that included the: The Native American Heritage Commission (NAHC), San Luis Obispo County Air Pollution Control District (APCD), Central Coast Regional Water Quality Control Board, City of San Luis Obispo, and local community.

Native American Heritage Commission commented that Assembly Bill 52 (Native Americans: CEQA; Gatto; September 25, 2014) applies to any project for which a Notice of Preparation or Notice of Negative Declaration is filed. AB 52 specifically requires early consultation with Native

[1] The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

American Tribes when a written request for consultation has been provided. In addition, the Commission commented that Senate Bill 18 (Traditional tribal cultural places; Burton, Chesbro, and Ducheny; December 2, 2002) also has tribal consultation requirements. SB 18 requires local governments to consult with Native American Tribes before adopting or amending a General Plan amendment.

CSU Response: The university complied with AB 52 by sending a "Notice of Opportunity to Consult" to the Torres Martinez Desert Cahuilla Indians in February 2017, which was the only Native American Tribe that provided a notice requesting consultation under AB 52. The university did not receive a response. In terms of SB 18, the statute does not pertain to state agencies.

San Luis Obispo County Air Pollution Control District expressed concern about potential impacts to air quality during construction and operations, particularly relating to dust control, reducing the emissions impact associated with diesel equipment upon sensitive receptors, and compliance with California Resources Control Board Air Toxics Control Measure (ATCM) to address potential naturally occurring asbestos.

CSU Response: The Mitigated Negative Declaration identifies dust mitigation measures, equipment emission controls, and the process to ensure compliance with ATCM procedures.

Central Coast Regional Water Quality Control Board commented that the IS/MND states that the field will include an impermeable liner, thereby increasing stormwater runoff, and that the field must meet requirements to reduce stormwater runoff.

CSU Response: The Final IS/MND has been revised to clarify that the field will be permeable on the surface and that the project will meet flow criteria relating to runoff control.

City of San Luis Obispo requested the IS/MND be clarified to indicate that certain sound producing activities (e.g., band practice, club events ceremonies and concerts) are not addressed in the noise assessment; practice/event set up/closing activities should only take place only within the hours analyzed in the noise study; actual noise levels should be measured to ensure noise does not exceed predicted levels; and field verification of lighting should be required to ensure lighting does not trespass beyond the campus boundary.

CSU Response: The IS/MND has been revised to indicate that any increase in the frequency, duration, or type of events currently occurring at the field (i.e., limited band practices) shall be prohibited and practice/event set up/closing activities will be prohibited outside of the allowable hours of field use. These measures aim to ensure that no increased noise associated with such uses would occur. In addition, the project will include light shielding to limit light spillover to off-campus sites as well as require independent verification to confirm this result.

The local community, along with the Alta Vista Neighborhood Association and Residents for Quality Neighborhoods expressed concerns relating to effect of transitioning of the field use to an increased intensity of use and its visual impact, creating a new source of light pollution, and increasing ambient noise associated with activities during early mornings, nighttime, and Sundays, including the use of a public address system.

CSU Response: The IS/MND responded to these comments as follows: the project location is within the campus boundary and reflects the scale, usage and patterns, and visual character consistent with the rest of the university; the project will include light shielding which helps prevent lighting trespass or spillover to off-campus sites as well as require independent verification to confirm this result; the Mitigated Negative Declaration has been revised to limit the hours of recreational and intramural events to the hours of 7 am to 10 pm and intercollegiate athletics to the hours of 6 am to 10 pm and does not permit the use of a public address system to avoid contributing to a substantial increase in noise levels above those currently existing.

The Final Mitigated Negative Declaration (MND) has been prepared and is presented to the trustees for review and adoption. The Final MND found that the project will not result in any significant unavoidable environmental impacts with implementation of the mitigation measures. The final documents, including the Mitigation Monitoring and Reporting Program are available online at: https://afd.calpoly.edu/facilities/facp_index.asp.

Recommendation

The following resolution is presented for approval:

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

1. The Final Initial Study/Mitigated Negative Declaration has been prepared to address any potential significant environmental impacts and mitigation measures associated with approval of the California Polytechnic State University, San Luis Obispo Intramural Field Upgrade project and all discretionary actions related thereto, as identified in the Final Initial Study/Mitigated Negative Declaration
2. The Final Initial Study/Mitigated Negative Declaration was prepared pursuant to the California Environmental Quality Act and State CEQA Guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 10591 of the State CEQA Guidelines which require the Board of Trustees to make findings prior to the approval of a project that the mitigated project as approved will not have a significant impact on the environment, that the project will be constructed with the recommended mitigation measures as identified in the mitigation monitoring program, and that the project will benefit the California State University. The Board of Trustees makes such findings with regard to this project.

4. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
5. The 2016-2017 Capital Outlay Program is amended to include $4,203,000 for preliminary plans, working drawings, construction and equipment for the California Polytechnic State University, San Luis Obispo Intramural Field Upgrade project.
6. The schematic plans for the California Polytechnic State University, San Luis Obispo Intramural Field Upgrade are approved at a project cost of $4,203,000 at CCCI 6255.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Replacement Space for Residential Life Programs and Conference Center for San Diego State University

Presentation By

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

Summary

This agenda item requests the following actions by the California State University Board of Trustees with regard to the Tula/Tenochca Replacement project for San Diego State University that separates the student housing program and social space from the campus conference center that is accessed by the public:

- Approve the proposed campus master plan revision dated May 2016
- Approve the Amendment of the 2016-2017 Capital Outlay Program
- Approve the Schematic Design

Attachment A is the proposed campus master plan. Attachment B is the existing campus master plan approved by the trustees in May 2011. This is the first time the board will consider this project to improve student housing space and conference facilities. The project is also being presented to the Committee on Finance at this May 2017 meeting for CSU Systemwide Revenue Bond financing approval.

Proposed Master Plan Revision

The campus proposes revisions to the physical master plan to accommodate two new facilities replacing the existing Tula/Tenochca conference facility. The master plan revision identifies the structure to be demolished, and the building sites for the two replacement facilities. The new Tenochca Community Space to support student housing will be built on the site of the demolished building, while the new Tula Conference Center will be built in closer proximity to the parking structures and at the terminus of a main campus walkway serving the east campus facilities. The proposed Tula Center site is currently used for a walkway, lawn, and service vehicle parking lot.

Proposed master plan changes noted on Attachment A include:

Hexagon 1: Demolition of Tula/Tenochca Community Space (#91A[1])
Hexagon 2: Tenochca Community Space replacement facility (#91B)
Hexagon 3: Tula Conference Center replacement facility (#91C)

Amend the 2016-2017 Capital Outlay Program

San Diego State University wishes to amend the 2016-2017 Capital Outlay Program for $24,000,000 for preliminary plans, working drawings, and construction of the replacement of the Tula/Tenochca Community space (#91A). The existing 20,000 gross square foot (GSF) conference center/community space will be demolished and replaced by two separate facilities. The Tenochca Community Space (#91B), a 13,000 GSF two-story building, will provide the front desk/security for the adjacent Tenochca residence hall (#91) and provide social and residence life program space. The second replacement facility is the Tula Conference Center that is proposed to consist of a new one-story 9,000 GSF campus conference center (#91C). The proposed separation of the conference center from the residence life community space will improve the security of the Tenochca Residence Hall and improve visitor wayfinding to the conference center.

Tula/Tenochca Replacement Schematic Design

Project Architect: Gensler Architects
Design/Build Contractor: PCL Construction

Background and Scope

The project will demolish the existing two-story Tula/Tenochca Community Center and replace the facilities to modernize and improve the functionality of both. The proposed Tula Conference center interior space includes a large assembly/banquet space that can be divided into three smaller rooms along with associated pre-function and breakout spaces, including exterior gathering spaces. Rooms for storage, mechanical, and custodial needs will be provided, as well as restrooms and a catering kitchen. It will be a single-story, steel-frame building with exposed wood trusses. The building will harmonize with the mission style of the historic campus architecture and will have a simple, rectangular shape with a pitched, clay tile roof. The primary exterior surface of the building will be cement stucco consistent with the Mission Style architecture.

The new Tenochca Community Space will be constructed at the site of the existing Tula/Tenochca Community Center and will replace the student common and social spaces, as well as the faculty, graduate student, and residence hall director apartments above. Exterior space for the facility includes a roof deck and associated vertical circulation. The Tenochca Community

[1] The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

Space will be a two-story steel-frame building with cement plaster, metal panels, and glass walls that open to the outdoor spaces. The building will be contemporary in style to blend in with the adjacent Tenochca residence hall.

The project's sustainable design features includes shade elements to control heat gain and provide shaded circulation, enhanced control of lighting and thermal comfort, use of low emitting materials, use of recycled and regional materials, and optimizing energy performance. Low-flow plumbing fixtures will be used to promote water conservation.

Timing (Estimated)

Preliminary Plans Completed	June 2017
Working Drawings Completed	July 2017
Construction Start (demolition and abatement)	August 2017
Occupancy	August 2018

Basic Statistics

Gross Building Area	22,000 square feet
Assignable Building Area	17,000 square feet
Efficiency	77 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255[2]

Building Cost ($688 per GSF)		$15,130,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 39.95	
b. Shell (Structure and Enclosure)	$ 170.95	
c. Interiors (Partitions and Finishes)	$ 128.00	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 166.09	
e. Built-in Equipment and Furnishings	$ 45.45	
f. Special Construction and Demolition	$ 2.05	
g. General Requirements	$ 24.73	
h. General Conditions and Insurance	$ 110.51	
Site Development		2,739,000
Construction Cost (GMP)		$17,869,000
Fees, Contingency and Services		6,131,000
Grand Total ($1,091 per GSF)		$24,000,000

[2] The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Cost Comparison

The project's building cost of $688 per GSF is high compared to two other CSU facilities. The cost for the CSU Monterey Bay Student Union was $502 per GSF approved in November 2016, $520 per GSF for the CSU Sacramento University Union Renovation and Expansion, Phase 1 approved in September 2016, and the $505 per GSF for the Titan Student Union Expansion at CSU Fullerton approved in March 2015, all at CCCI 6255. Factors contributing to the higher cost per square foot for the Tula/Tenochca Replacement project are the small footprint of the two buildings (versus one large building), constrained construction and laydown sites, and high quality of interior finishes.

Funding Data

The project will be financed with CSU Systemwide Revenue Bonds of $23,000,000 with the balance funded from housing reserves. The Committee on Finance will consider approval of bond financing at this May 2017 meeting.

California Environmental Quality Act (CEQA) Action

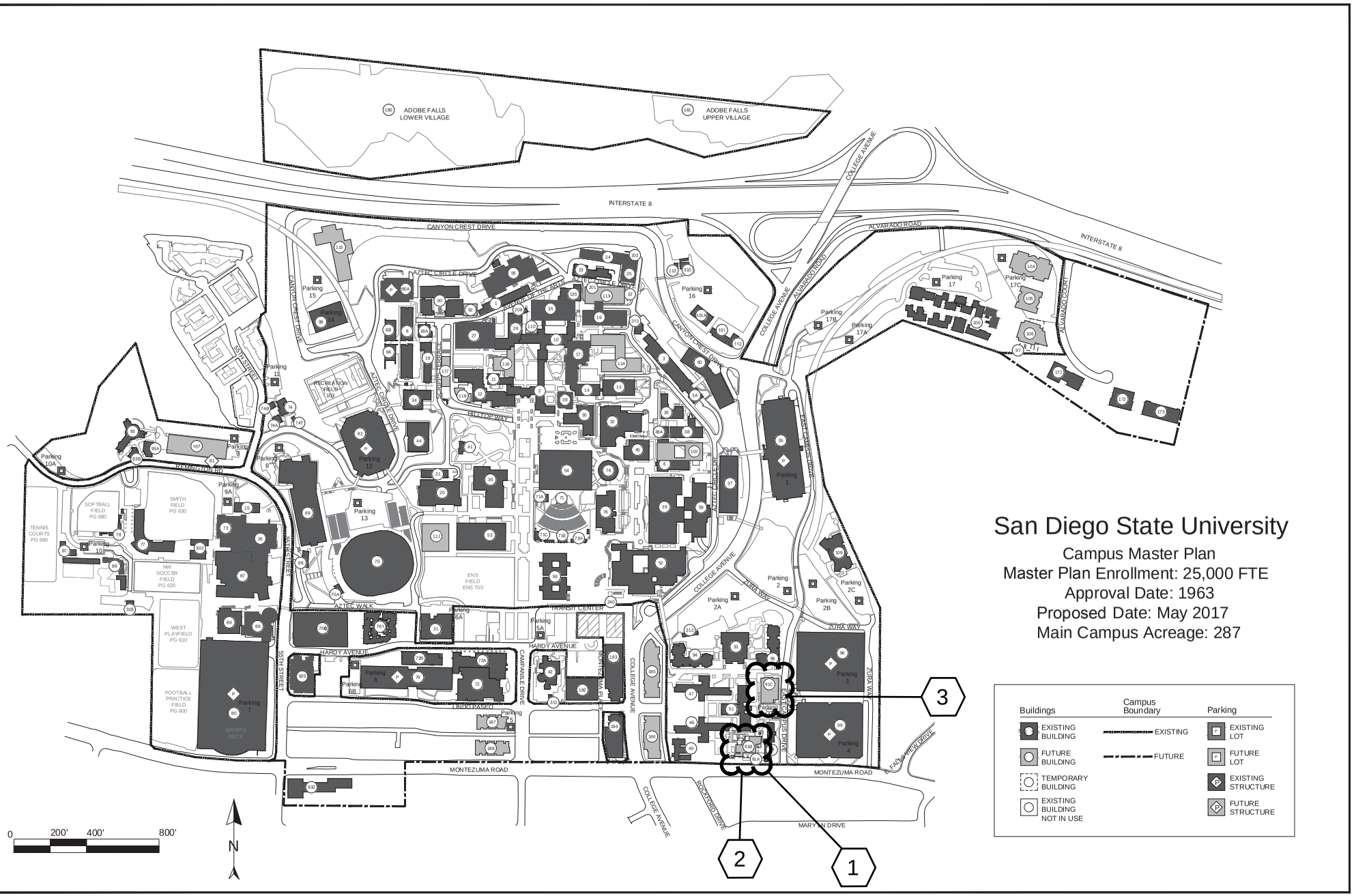
A categorical exemption has been proposed for the project and a notice of exemption will be filed with the State Clearinghouse in accordance with the California Environmental Quality Act.

Recommendation

The following resolution is presented for approval:

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

1. The San Diego State University Master Plan Revision dated May 2017 is approved.
2. The project will benefit the California State University.
3. The 2016-2017 Capital Outlay Program is amended to include $24,000,000 for preliminary plans, working drawings, and construction for the San Diego State University Tula/Tenochca Replacement project.
4. The schematic plans for the San Diego State University Tula/Tenochca Replacement project are approved at a project cost of $24,000,000 at CCCI 6255.



San Diego State University

Campus Master Plan
Master Plan Enrollment: 25,000 FTE
Approval Date: 1963
Proposed Date: May 2017
Main Campus Acreage: 287

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

San Diego **State University**

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: May 1963

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, May 2011
Proposed Revision: May 2017

1. Art - South
2. Hepner Hall
3. Geology - Mathematics - Computer Science
3a. Geology - Mathematics - Computer Science Addition
6. Education
8. Storm Hall
8a. Storm Hall West
8b. Charles Hostler Hall
10. Life Science - South
11. Little Theatre
12. Communication
13. Physics
14. Physics - Astronomy
15. University Police
16. Peterson Gymnasium
17. Physical Sciences
18. Nasatir Hall
18a. Aztec Shops Terrace
19. Engineering
20. Exercise and Nutritional Sciences
21. Exercise and Nutritional Sciences Annex
22. CAM Lab (Computer Aided Mechanics)
23. Physical Plant/Boiler Shop
24. Physical Plant
25. Cogeneration Plant
26. Hardy Memorial Tower
27. Professional Studies and Fine Arts
28. Geography Annex
29. Student Services - West
30. Administration
31. Calpulli (Counseling, Disabled and Student Health Services)
32. East Commons
33. Cuicacalli (Dining)
34. West Commons
35. Life Science - North
36. Dramatic Arts
37. Education and Business Administration
38. North Education
38a. North Education 60
39. Faculty/Staff Club
40. Housing Administration
41. Scripps Cottage
42. Speech, Language and Hearing Sciences
44. Physical Plant/Chill Plant
45. Aztec Shops Bookstore
46. Maya Hall
47. Olmeca Hall (Coeducational Residence)
51. Zura Hall (Coeducational Residence)
52. Conrad Prebys Aztec Student Union
53. Music
54. Love Library
55. Parking 1
56. Art - North
58. Adams Humanities
59. Student Services - East
60. Chemical Sciences Laboratory
67. Fowler Athletics Center/Hall of Fame
68. Arena Meeting Center
69. Aztec Recreation Center
70. Viejas Arena at Aztec Bowl
70a. Arena Ticket Office
71. Open Air Theater
71a. Open Air Theater Hospitality House
71c. Open Air Theatre Upper Restrooms
71e. Open Air Theater Concessions
71h. Open Air Theater Office
72. KPBS Radio/TV
72a. Gateway Center
72b. Extended Studies Center
73. Racquetball Courts
74. International Student Center
74a. International Student Center Addition - A
74b. International Student Center Addition - B
74t. International Student Center - temporary
76. Love Library Addition/Manchester Hall
77. Tony Gwynn Stadium
78. Softball Stadium
79. Parking 6
80. Parking Structure 5/Sports Deck
81. Parking Structure 7
82. Parking 12
86. Aztec Aquaplex
87. Aztec Tennis Center
88. Parma Payne Goodall Alumni Center
89. Jeff Jacobs JAM Center
90. Arts and Letters
90a. Parking 14
91. Tenochca Hall (Coed. Residence)
91b. Tenochca Community Space
91c. Tula Conference Center
92. Art Gallery
93. Chapultepec Hall (Coed. Residence)
93a. Cholula Hall
93b. Aztec Market
94. Tepeyac (Coed. Residence)
95. Tacuba (Coed. Residence)
96. Parking 3
97. Rehabilitation Center
98. Business Services
99. Parking 4
100. Villa Alvarado Hall (Coed. Residence)
101. Maintenance Garage
101A. Building A
102. Cogeneration/Chill Plant
103. Recreation Field
104. Academic Building A
105. Academic Building B
106. Academic Building C - Education
107. College of Business
109. University Children's Center
110. Growth Chamber
111. Performing Arts Complex
112. Resource Conservation
113. Waste Facility
114. Engineering and Interdisciplinary Sciences
115. Physical Plant/Corporation Yard
116. School of Communication Addition A
117. School of Communication Addition B
118. School of Communication Addition C
119. Engineering Building Addition
135. Donald P. Shiley BioScience Center
167. New Student Residence Hall 1
171. Alvarado Park – Research Building 1
172. Alvarado Park – Research Building 2
173. Alvarado Park – Research Building 3
182. South Campus Plaza Parking Building 3
183. South Campus Plaza Building 1
184. South Campus Plaza Building 2
185. South Campus Plaza Building 5
186. South Campus Plaza Building 4
187. South Campus Plaza Building 6
188. South Campus Plaza Building 7
201. Physical Plant Shops
208. Betty's Hotdogger
240. Transit Center
302. Field Equipment Storage
303. Grounds Storage
310. EHS Storage Shed
311. Substation D
312. Substation B
313. Substation A
745. University House (President's Residence)
750. Fraternity Row
761. Piedra del Sol (apartments)
925. Granada Apartments
932. University Towers

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

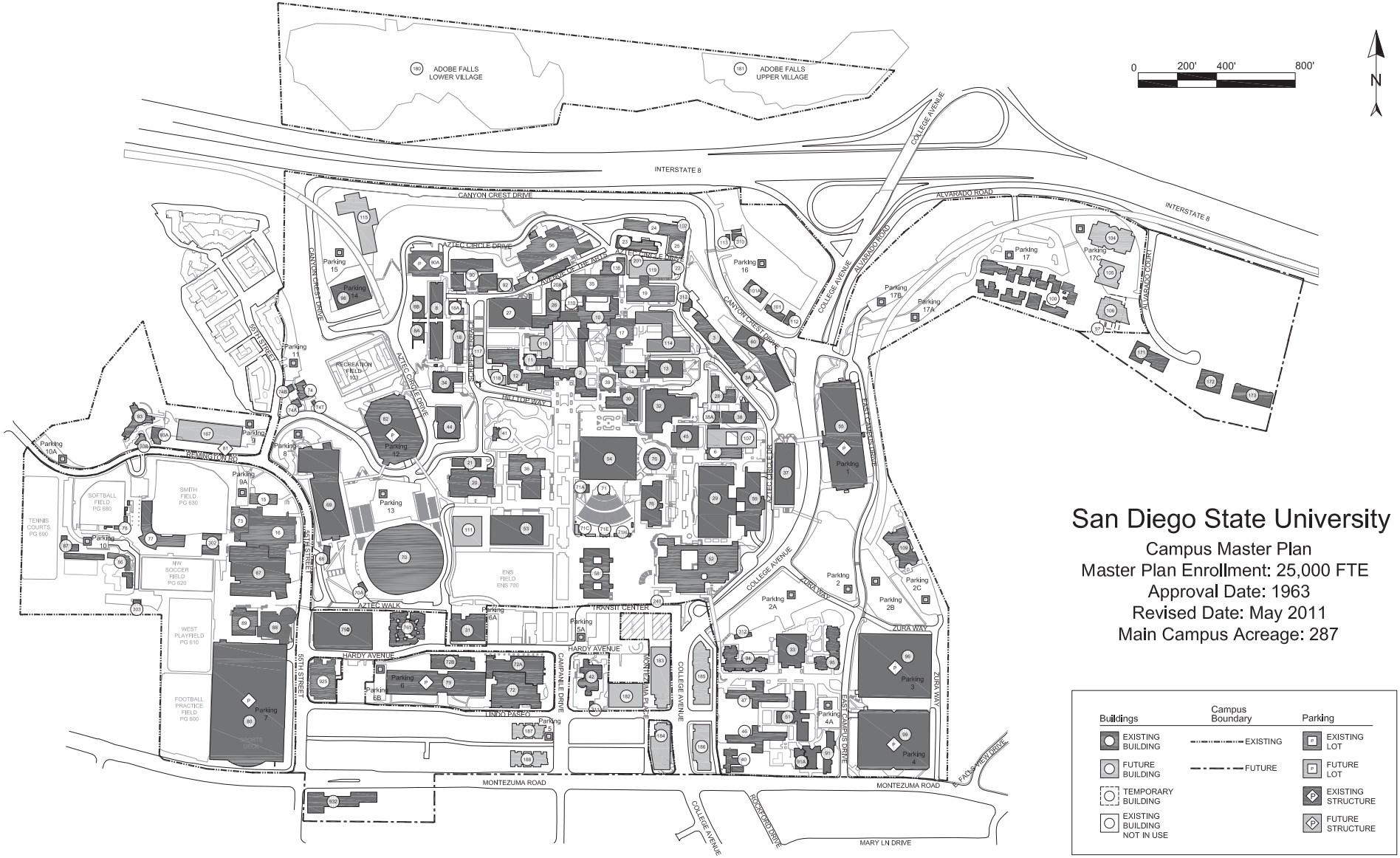
1. North Classroom Building
2. Administration Building
2a. Art Gallery
3. Auditorium / Classrooms
4. Classrooms Building
5. Library
5a. Library Addition
6. Physical Plant
7. Computer Building
9. Faculty Offices Building East
10. Faculty Offices Building West
20. Student Center
21. Classroom Building/Classroom 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)


ADOBE FALLS LOWER VILLAGE
ADOBE FALLS UPPER VILLAGE
INTERSTATE 8
CANYON CREST DRIVE
AZTEC CIRCLE DRIVE
COLLEGE AVENUE
ALVARADO ROAD
ALVARADO COURT
REMINGTON RD
55TH STREET
HARDY AVENUE
AZTEC WALK
TRANSIT CENTER
ZURA WAY
EAST CAMPUS DRIVE
MONTEZUMA ROAD
MARY LN DRIVE
ROSEMONT DRIVE
LINDO PASEO
CAMPANILE DRIVE
FAIRMOUNT AVENUE
BILL TOP WAY
SOUTH STREET
0 200' 400' 800'
N
San Diego State University
Campus Master Plan
Master Plan Enrollment: 25,000 FTE
Approval Date: 1963
Revised Date: May 2011
Main Campus Acreage: 287
Buildings
EXISTING BUILDING
FUTURE BUILDING
TEMPORARY BUILDING
EXISTING BUILDING NOT IN USE
Campus Boundary
EXISTING
FUTURE
Parking
EXISTING LOT
FUTURE LOT
EXISTING STRUCTURE
FUTURE STRUCTURE

San Diego **State University**

Master Plan Enrollment: 25,000 FTE

Master Plan Approved by the Board of Trustees: May 1963

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, May 2011

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

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, BUILDINGS AND GROUNDS

Replacement and Expansion of the Equine Center for California Polytechnic State University, San Luis Obispo

Presentation By

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

Summary

This agenda item requests the following actions by the California State University Board of Trustees with regard to the replacement and expansion of the Equine Center applied teaching facilities at California Polytechnic State University, San Luis Obispo:

- Adopt the Final Initial Study/Mitigated Negative Declaration dated April 2017
- Approve the proposed campus master plan revision dated May 2017
- Approve the Amendment of the 2016-2017 Capital Outlay Program
- Approve the Schematic Design

Attachment A is the existing master plan approved by the trustees in May 2014 identifying the two areas of change in the proposed master plan. Attachment B shows an enlarged view of the two areas of proposed change.

Proposed Master Plan Revision

The campus is proposing revisions to the physical master plan to include improvements of the existing Equine Center (#32[1]), Environmental Horticultural Science facility (#48), Beef Unit (#16), and Crop Science (#17) in a phased approach. Phase 1 primarily includes the renovation of the existing equestrian arena, replacement of the breeding and stallion barns, and expansion of the hay barn at the north end of the Equine Center. Phase 2 includes construction of a second equestrian arena, animal health center, and storage building. Phase 3 includes the construction of a new indoor Agriculture Pavilion (#164). Phase 4 will construct Plant Science (#29), a greenhouse and research facility at the Crop Science complex. The improvements are planned to support the College of Agriculture, Food and Environmental Sciences.

[1] The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

Proposed master plan changes are shown on Attachment B:

Hexagon 1: Equine Center, Phase I (#32A) – renovation of existing equestrian arena
Hexagon 2: Hay Barn (#32H) – expansion to the existing hay barn
Hexagon 3: Stallion Barn (#32M) – replaces existing stallion barn
Hexagon 4: Foaling Barn (#32D) – replaces horse and mare barns
Hexagon 5: Equine Center, Phase II (#32B) – new equestrian arena, animal health center and storage barn. Previously the Environmental Horticulture Science complex (#48).
Hexagon 6: Agriculture Pavilion (#164) – previously the Beef Unit (#16)
Hexagon 7: Plant Science (#29) – replacement facility for Environmental Horticulture Science complex. Previously open agricultural land west of Crop Science (#17).

Amend the 2016-2017 Capital Outlay Program

The Board of Trustees approved the 2016-2017 Capital Outlay Program at its November 2015 meeting. California Polytechnic State University, San Luis Obispo wishes to add the Equine Center, Phase I improvements to the 2016-2017 Capital Outlay Program at a cost of $9,660,000 for preliminary plans, working drawings and construction.

Equine Center, Phase I Schematic Design

Project Architect: Populous
CM @ Risk Contractor: Specialty Construction Incorporated

Background and Scope

The existing 2,100 gross square foot (GSF) horse barn, 4,300 GSF mare barn, and 2,700 GSF stallion barn were constructed in 1940. The facilities no longer accommodate the needs of the equine science program and do not meet the current requirements for horse breeding. The existing open-air equestrian arena is primarily used for equestrian classes, daily training, and the university equestrian team, but its use is severely limited in the winter due to inclement weather. There is also only one large riding pen that serves the Equine Center, which limits the number of students that can be accommodated. This project will demolish the existing horse barn, mare barn, stallion barn, and riding pen and construct a replacement 6,127 GSF foaling barn; a 5,067 GSF stallion barn; six round riding pens; four cattle pens; a 2,649 GSF expansion to the existing hay barn; and a cover for the 59,382 GSF equestrian arena with upgraded bleachers and an elevated viewing area.

The foaling barn will include seven stalls, storage space, and a student lounge area. The stallion barn will provide three stalls, with the option to expand to four stalls with paddocks, a breeding lab, and an office. The replacement barns will include larger and safer paddocks, a breeding lab, and appropriate storage areas. Both replacement barns will be concrete block structures with fiber cement siding, translucent upper wall panels, and a standing seam metal roof.

The hay barn will be expanded to include three additional storage bays, two accessible restrooms with accessible parking spaces, and a concrete walkway leading to the arena. Materials and colors will be selected to be compatible with the existing feed storage barn.

Sustainable building features will include water saving fixtures, LED lighting, and a low-impact stormwater system.

Timing (Estimated)

Preliminary Plans Completed	May 2017
Working Drawings Completed	May 2017
Construction Start	June 2017
Occupancy	January 2018

Basic Statistics

Gross Building Area	73,225 square feet
Assignable Building Area	70,576 square feet
Efficiency	96 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255[2]

Building Cost ($73 per GSF)		$5,354,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 7.83	
b. Shell (Structure and Enclosure)	$ 38.35	
c. Interiors (Partitions and Finishes)	$ 10.60	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 11.87	
e. Special Construction & Demolition	$ .11	
f. General Conditions and Insurance	$ 4.38	
Site Development (includes landscaping and demolition)		2,884,000
Construction Cost		$8,238,000
Fees, Contingency, Services		1,422,000
Grand Total ($132 per GSF)		$9,660,000

[2] The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Cost Comparison

While the CSU Cost Guide does not include a guideline for these types of facilities, the proposed cost is reasonable and will greatly enhance the facilities for the agriculture students, animals and campus community. The CSU Cost Guide for a warehouse is $149 per GSF and is provided only for information.

Funding Data

This project will be donor funded. The project will proceed to construction when funds are in hand.

California Environmental Quality Act (CEQA) Action

An Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed master plan to analyze the potential significant environmental effects of the master plan in accordance with the requirements of CEQA and State CEQA guidelines. The Draft IS/MND analyzed the project level impacts for Equine Center, Phase I along with subsequent project phases that include a second equestrian arena, an agricultural events center, and a crop sciences greenhouse replacement. The Draft IS/MND was made available to the public for review and comment for 30 days, from February 16, 2017 to March 17, 2017.

Issues Identified Through Public Participation

Four comment letters were received: Santa Ynez Band of Mission Indians Tribal (SYBCI) Elders Council, Central Coast Regional Water Quality Control Board (CCWB), San Luis Obispo County Air Pollution Control District (APCD), and City of San Luis Obispo.

Santa Ynez Band of Mission Indians Tribal Elders Council

The SYBCI Elders Council requested that an extended survey be conducted to test for the absence or presence of any cultural material.

CSU Response: In response, the IS/MND does contain mitigation that would require the campus to retain a qualified archeological monitor and a Chumash representative to be present during initial site clearing and grading in previously undisturbed project areas. An archaeological monitoring plan shall be prepared to ensure that no currently unknown archeological resources would be adversely affected by the proposed project.

Central Coast Regional Water Quality Control Board

CCWB commented that the IS/MND states that the project will be designed to avoid Clean Water Act permitting as elements of the project encroach upon California Department of Fish and Wildlife and the Regional Water Quality Control Board jurisdiction.

CSU Response: In response, the campus clarified that project design has not been finalized and, for this reason, the IS/MND includes language that identifies potential methods to avoid triggering the need for Clean Water Act permitting. If avoidance is determined to be infeasible based on final project design plans, mitigation measures are included to ensure that all necessary permit requirements are met.

San Luis Obispo County Air Pollution Control District

APCD expressed concern about potential impacts to air quality during construction and operations, particularly from unpaved road access during operations.

CSU Response: In response, the campus incorporated recommended revisions as they related to additional construction and operational permits, proposed truck hauling routes but clarifies that mitigation of potential operational dust pollution from unpaved road access has been adequately addressed in the IS/MND.

City of San Luis Obispo

The city requested that the IS/MND state that one of the primary sources of water supply for the campus is the City of San Luis Obispo. The city also commented that the demolition of the Mare Barn, as part of the project, qualifies as a historical resource and should be preserved and relocated to a featured location on the project site for commemoration as an exhibit.

CSU Response: In response, the campus made non-substantive edits to provide a more thorough description of water supply and waste water demand associated with the project. The IS/MND identifies the demolition of the mare barn as a potentially significant impact and states that relocation of the entire structure for use as recommended by the city is possible unless the relocation is determined to not be feasible. The campus then considered the relocation as a potential option for mitigation, however, based on the existing physical condition of the mare barn (compromised structural integrity and the presence of asbestos and lead) relocation is not a viable option. The IS/MND includes appropriate mitigation for reducing potential impact such as interior and exterior documentation, photographic record, and preservation of the distinctive cupola and iron gate features of the building to be repurposed as an interpretive exhibit.

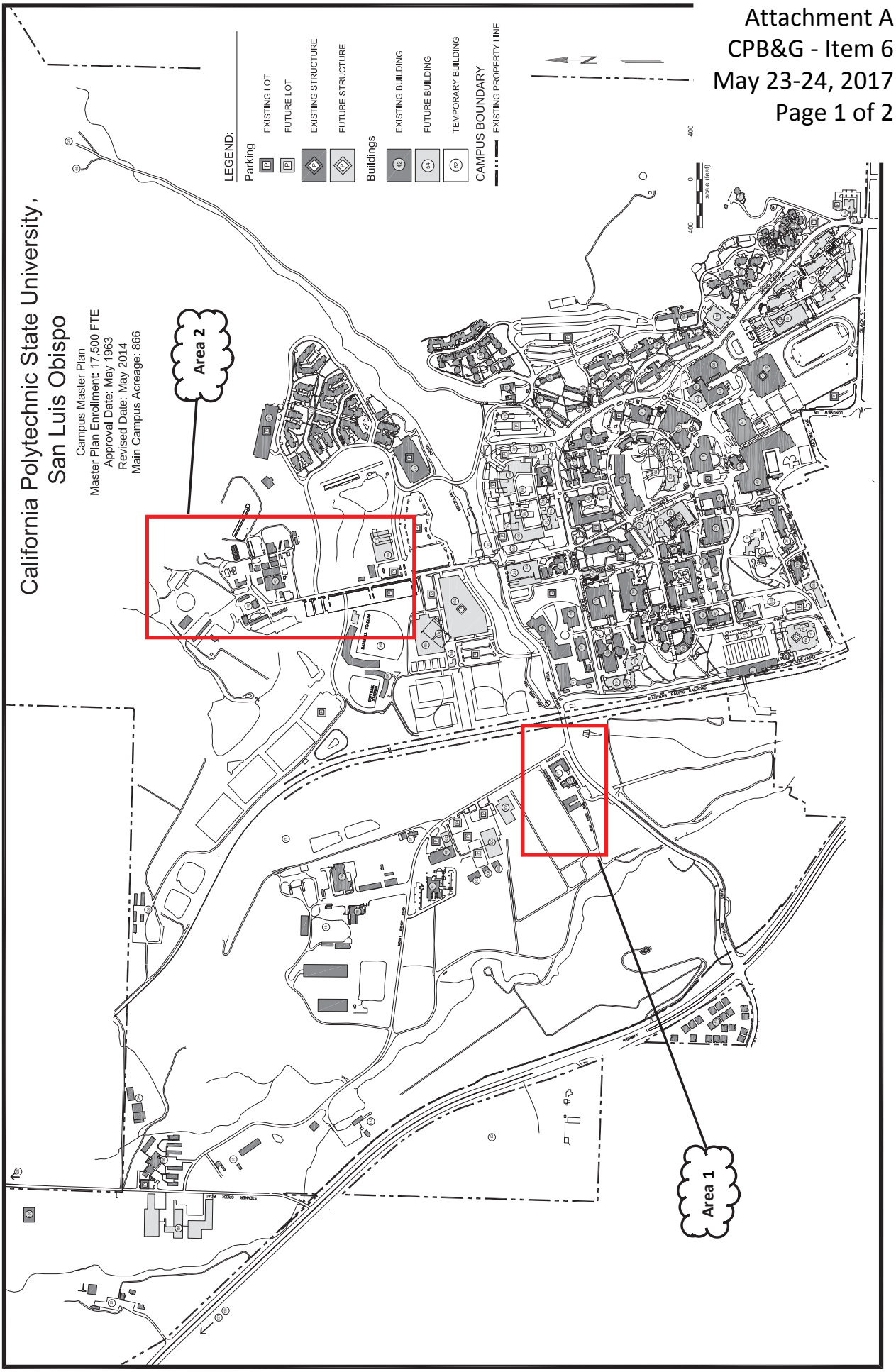
The Final Mitigated Negative Declaration (MND) has been prepared and is presented to the trustees for review and adoption. The Final MND found that the implementation of the proposed master plan will not result in any significant unavoidable environmental impacts with implementation of the mitigation measures. The final documents, including the Mitigation Monitoring and Reporting Program are available online at: https://afd.calpoly.edu/facilities/facp_index.asp.

Recommendation

The following resolution is presented for approval:

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

1. The Final Initial Study/Mitigated Negative Declaration has been prepared to address any potential significant environmental impacts and mitigation measures associated with approval of the proposed master plan revision, including the California Polytechnic State University, San Luis Obispo Equine Center, Phase I project and all discretionary actions related thereto, as identified in the Final Initial Study/Mitigated Negative Declaration.
2. The Final Initial Study/Mitigated Negative Declaration was prepared pursuant to California Environmental Quality Act and State CEQA Guidelines.
3. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 10591 of the State CEQA Guidelines which require the Board of Trustees to make findings prior to the approval of a project that the mitigated project as approved will not have a significant impact on the environment, that the project will be constructed with the recommended mitigation measures as identified in the mitigation monitoring program, and that the project will benefit the California State University. The Board of Trustees makes such findings with regard to this project.
4. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the project.
5. The California Polytechnic State University, San Luis Obispo Campus Master Plan Revision dated May 2017 is approved.
6. The 2016-2017 Capital Outlay Program is amended to include $9,660,000 for preliminary plans, working drawings, and construction for the California Polytechnic State University, San Luis Obispo Equine Center, Phase I project.
7. The schematic plans for the California Polytechnic State University, San Luis Obispo Equine Center, Phase I are approved at a project cost of $9,660,000 at CCCI 6255.


California Polytechnic State University,
San Luis Obispo
Campus Master Plan
Master Plan Enrollment: 17,500 FTE
Approval Date: May 1963
Revised Date: May 2014
Main Campus Acreage: 866
LEGEND:
Parking
EXISTING LOT
FUTURE LOT
EXISTING STRUCTURE
FUTURE STRUCTURE
Buildings
EXISTING BUILDING
FUTURE BUILDING
TEMPORARY BUILDING
CAMPUS BOUNDARY
EXISTING PROPERTY LINE
Area 2
Area 1
scale (feet)
0
400
400

California Polytechnic State University, San Luis Obispo

Master Plan Enrollment: 17,500 FTE

Master Plan approved by the Board of Trustees: May 1963

Master Plan Revision approved by the Board of Trustees: June 1965, June 1966, June 1968, November 1970, February 1975, September 1981, March 1983, July 1984, September 1985, November 1986, March 1987, June 1989, March 1997, February 1998, March 2001, May 2014

1. Administration
2. Cotchett Education Building
3. Business
4. Research Development Center
5. Architecture and Environmental Design
6. Christopher Cohan Center
7. Advanced Technology Laboratories
8. Bioresource and Agricultural Engineering

8A. Bioresource and Agricultural Engineering Shop

9. Farm Shop
10. Alan A. Erhart Agriculture
11. Agricultural Sciences
13. Engineering
14. Frank E. Pilling Building
15. Cal Poly Corporation Administration

15A. *Cal Poly Corporation Administration Addition*

16. Beef Unit
17. Crop Science

17J. Crop Science Lab

17W. *Wine and Viticulture*

18. Dairy Science

18A. Leprino Foods Innovation Institute

19. Dining Complex
20. Engineering East

20A. Bert and Candace Forbes Center for Engineering Excellence

21. Engineering West
22. English
24. Food Processing
25. Faculty Offices East
26. Graphic Arts
27. Health Center
28. Albert B. Smith Alumni and Conference Center
31. Housing Administration Building
32. Cal Poly Equine Center
33. Clyde P. Fisher Science Hall
34. Walter F. Dexter Building
35. Robert E. Kennedy Library

35A. *Academic Center and Library*

36. University Police
38. Mathematics and Science
40. Engineering South
41. Engineering III
42. Robert E. Mott Physical Education
43. Recreation Center

43A. Kinesiology

44. Alex and Faye Spanos Theater
45. H. P. Davidson Music Center

45A. *Davidson Music Center Addition*

46. Old Natatorium
47. Faculty Offices North
48. Environmental Horticultural Science

50J. Mt. Bishop Warehouse

50K. Communications Services Storage

50L. Rose Float Lab

51. University House
52. Science
53. Science North
55. Beef Cattle Evaluation Center
56. Swine Unit
57. Veterinary Hospital
58. Welding
60. Crandall Gymnasium
61. Alex G. Spanos Stadium
65. Julian A. McPhee University Union
70. Facilities
71. Transportation Services
74. Building 74

74E. *University Police*

75. Mustang Substation
76. Old Power House
77. *Rodeo Arena*
80. Environmental Health and Safety
81. Hillcrest
82. Corporation Warehouse

82D. *Corporation Warehouse Expansion*

82E. *New Farm Shop/Transportation Services*

83. Technology Park

92A. Poly Grove Restroom

Shasta Hall
101. Diablo Hall
102. Palomar Hall
103. Whitney Hall
104. Lassen Hall
105. Trinity Hall
106. Santa Lucia Hall
107. Muir Hall
108. Sequoia Hall
109. Fremont Hall
110. Tenaya Hall

111. *Alumni Center/Professional Development Conference Center*

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117T. CAD Research Center

121. Cheda Ranch
122. Parker Ranch
123. Peterson Ranch
124. Student Services
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126. Chorro Creek Ranch
127. Escuela Ranch

127D. Beef Center

129. Avila Ranch
130. Grand Avenue Parking Structure
131. *Parking Structure 2*
132. *Parking Structure 3*
133. Orfalea Family and ASI Children's Center

133F. *Children's Center Addition*

134. Visitor Information

134A. *Visitor Center*

138. *Parking Structure 4*
150. Poultry Science Instructional Center
151. *New Corporation Yard*
152. *Faculty/Staff Housing North*
153. Bella Montana

154A. Animal Nutrition Center

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165. *Athletic Field House*
166. *Athletic Field Facility*
170. Cerro Vista Apartments
171. Poly Canyon Village
172. *Student Housing South*
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181. *Centennial Building 1*
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184. *Engineering East Replacement Building*
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187. Simpson Strong-Tie Lab
190. *Architecture 3*
191. *Northwest Polytechnic Center*
192. Engineering IV
193. *Center for Technology/Enhanced Learning*
194. *Agriculture Learning Center*
195. *Northeast Polytechnic Center 1*
196. *Northeast Polytechnic Center 2*
197. Bonderson Engineering Project Center
271. Village Drive Parking Structure
371. Canyon Circle Parking Structure
400. *Gold Tree PV*

LEGEND:
Existing Facility / *Proposed Facility*

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

California Polytechnic State University
San Luis Obispo

Campus Master Plan
Master Plan Enrollment: 17,500 FTE
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Proposed Date: May 2017
Main Campus Acreage: 866

LEGEND:

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- EXISTING LOT
- FUTURE LOT
- EXISTING STRUCTURE
- FUTURE STRUCTURE

Buildings
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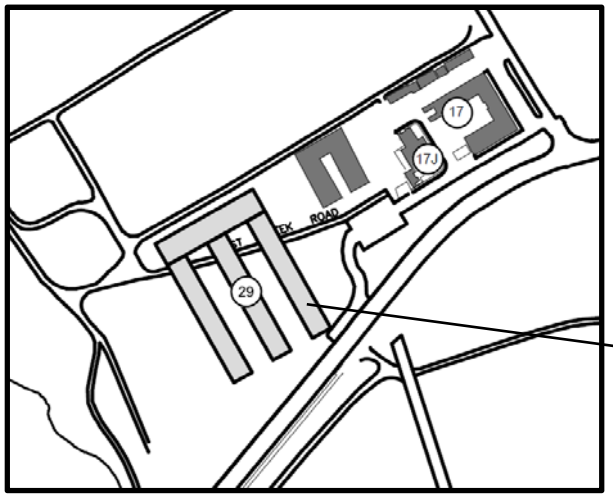
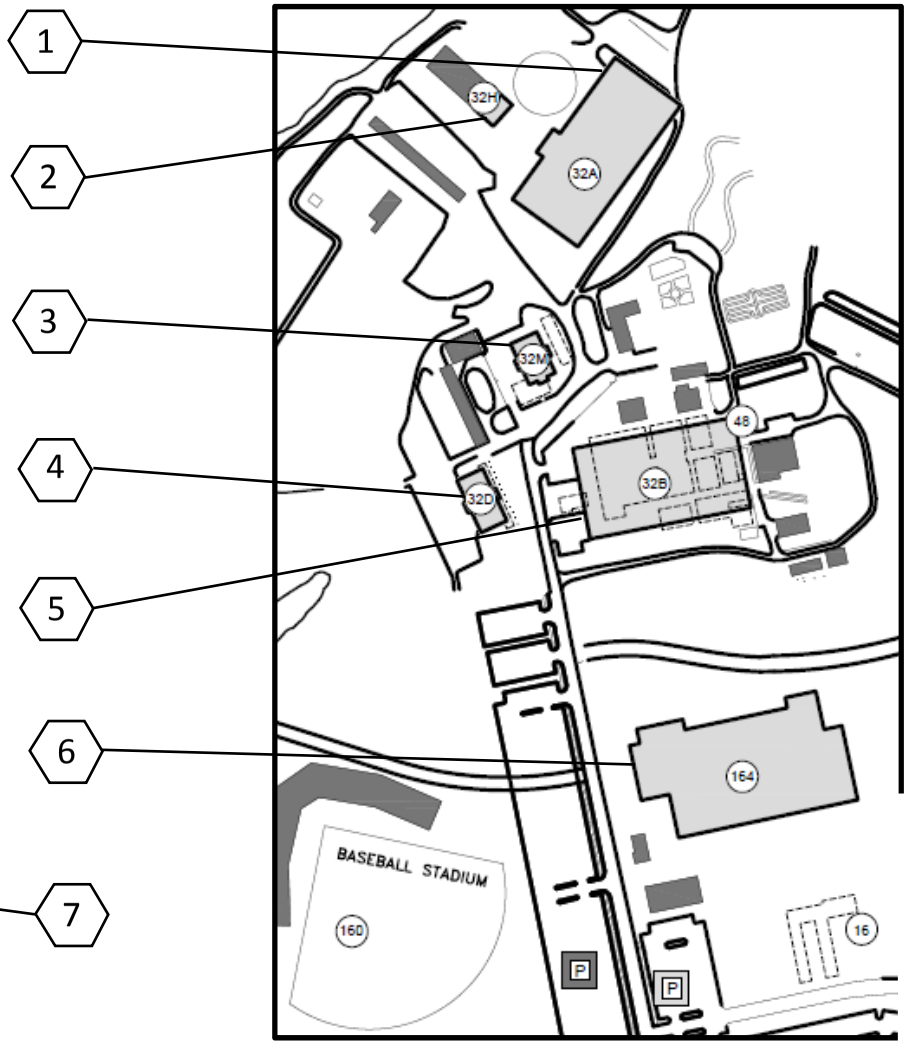
- TEMPORARY BUILDING

CAMPUS BOUNDARY
- EXISTING PROPERTY LINE



Area 1



Area 2

California Polytechnic State University, San Luis Obispo

Master Plan Enrollment: 17,500 FTE

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COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Holloway Avenue Revitalization: Replacement of Student Housing and Creative Arts for San Francisco State University

Presentation By

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

Summary

This agenda item requests the following actions by the California State University Board of Trustees for the Holloway Avenue Revitalization for San Francisco State University:

- Approve the proposed campus master plan revision dated May 2017
- Approve the Amendment of the 2016-2017 Capital Outlay Program for the Student Housing/Mixed-Use replacement project
- Approve the schematic design for the (1) Student Housing/Mixed-Use and (2) Creative Arts Replacement projects
- Certify the Focused Tiered Final Environmental Impact Report (FEIR) dated March 2017

The Board of Trustees approved the 2007 master plan to increase the campus enrollment ceiling that included potential unavoidable significant impacts. The board updated that plan in May 2014 and maintained the concept of transforming Holloway Avenue to a "college main street" activated with a pedestrian friendly atmosphere. This proposed revision to the master plan seeks approval of modest changes in the location of proposed and future buildings and includes specific development projects along Holloway Avenue. As the change includes demolition of existing low-rise student housing that could result in significant and unavoidable effects in the area of historic significance of the Parkmerced Remnant Historic District, the board is required to adopt the Findings of Fact and the Statement of Overriding Consideration, and certify the FEIR.

The Student Housing/Mixed-Use project proposes to replace low-rise student housing with increased capacity in a public-private partnership that received conceptual approval by Board of Trustees in March 2014. The Committee on Finance will consider the final development agreement for the partnership at this May 2017 meeting. The Creative Arts replacement project was approved by the board as part of the 2016-2017 capital outlay program in November 2015, and financing was approved in January 2016.

Attachment A is the proposed campus master plan. Attachment B is the existing campus master plan approved by the trustees in May 2014, which modified and relocated the footprints of several future facilities.

Proposed Master Plan Revision

The Board of Trustees approved a major comprehensive revision to the campus master plan in 2007 to guide the development of the campus through 2020. The campus has updated that plan to modify the location and configurations of a few buildings that were at the time considered "future" buildings. In addition, the campus now has schematic design information to enable project-specific consideration of the environmental impacts of two of the proposed facilities previously identified to help transform Holloway Avenue as a "college main street."

The university continues to propose the development of the Creative Arts complex and the student housing facilities in the southern area of the 144-acre campus. For the purposes of the master plan change and the related CEQA documents, the construction of the Creative Arts replacement building; an associated concert hall; and a mixed-use development, including student housing, neighborhood-serving retail, student support services, transportation and parking improvements, utility connections, stormwater improvements, landscaping, and lighting were defined as the proposed Creative Arts and Student Housing/Mixed-Use Project (Project).

The approximately 3.6-acre (non-contiguous) Project site is located in the south campus, with one parcel (Block 1), referred to as the Tapia Triangle, bounded by Tapia Drive, Holloway Avenue, and Font Boulevard, and a second parcel (Block 6) on the south side of Holloway Avenue between Cardenas and Varela Avenues. The references to Block 1 and Block 6 reflect the original development plans (1940s) of the neighboring Parkmerced residential development. The Project site (along with Blocks 2, 5, 41, and 42) were purchased by the university between 2000 and 2005. The current university facilities on Block 1 and Block 6 are composed primarily of two-story housing around the perimeter of the block, with an interior courtyard. Of the 46 housing units, most are occupied by San Francisco State students and are licensed by the bed space.

The campus proposes to relocate the proposed site for future Housing (#79[1] and #80) eastward, closer to 19th Avenue. The Student Housing/Mixed-Use project (#80) (described below in the schematics and proposed in the Committee on Finance as a public-private partnership development) is proposed to be located on Holloway Avenue closest to 19th Avenue. The relocation places the facilities in closer proximity to city transit and locates retail in a more prominent location.

The campus also proposes revisions to the location of buildings that comprise the Creative Arts replacement complex to improve facility adjacencies, to effectively swap sites. The future

[1] The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

Auditorium (#109) will be relocated adjacent to the Creative Arts Replacement Building that houses Broadcast and Electronic Communication Arts (BECA) (#108), to serve as a living lab for students in broadcast journalism, entertainment television, recording, and production. The future School of Music and Dance (#107) would be located adjacent to Theatre and Dance (#110).

The proposed master plan changes are shown on Attachment A:

Hexagon 1: School of Music and Dance (#107)
Hexagon 2: Auditorium (#109)
Hexagon 3: Housing/Mixed-Use (#79)
Hexagon 4: Student Housing/Mixed-Use (#80)

Amend the 2016-2017 Capital Outlay Program

The Board of Trustees approved the 2016-2017 Capital Outlay Program at its November 2015 meeting. San Francisco State University wishes to amend the 2016-2017 Capital Outlay Program for $102,124,000 for preliminary plans, working drawings, construction, and equipment for the Student Housing/Mixed-Use project (#80).

Student Housing/Mixed-Use Project Schematic Design

Project Architect: Gould Evans
Developer: Pacific Union Development Company / Capstone Development Partners

Background and Scope

The proposed 216,707 gross square foot (GSF) facility includes 136 student housing units (516 beds), study lounges, laundry, retail, offices, courtyard, parking garage, and other support spaces. The main entry at Varela Avenue on the east will connect at grade to the future transit stop planned at Holloway and 19th Avenues, with retail space easily accessed. A 50-space parking garage will serve the retail component and will include accessible parking spaces. Bicycle parking will also be provided in the parking garage and at street level.

The campus and developer are also considering an alternative retail plan that would provide space to accommodate a neighborhood serving grocery. This would add a key amenity to the campus community. The architectural appearance would not change, but the retail square footage would increase from 24,533 square feet to 49,477 square feet. In addition, 12 additional parking spaces would be constructed below grade.

The building skin includes a mix of stucco, concrete composite panels, metal panels, punched windows and corner windows, and storefront glazing indicating student amenity spaces and retail

locations. The structural system is concrete with gravity columns, post-tensioned slabs, and sheer walls for lateral forces.

The project will be designed to achieve Leadership in Energy and Environmental Design (LEED) Platinum certification. Sustainable strategies include a 25 percent reduction of stormwater runoff from the existing site, high-reflectivity cool roof, high-performance glazing, low-flow plumbing fixtures, lighting controls, re-use of grey water for irrigation and roof-top solar energy generation.

Timing (Estimated)

Preliminary Plans Completed	September 2017
Working Drawings Completed	January 2018
Construction Start	July 2018
Occupancy	July 2020

Basic Statistics

Gross Building Area	216,707 square feet
Assignable Building Area	187,007 square feet
Efficiency	86 percent
Parking	50 spaces

Cost Estimate – California Construction Cost Index (CCCI) 6255[2]

Building Cost ($324 per GSF)		$70,186,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 17.80	
b. Shell (Structure and Enclosure)	$107.77	
c. Interiors (Partitions and Finishes)	$ 54.45	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 98.97	
e. Built-in Equipment and Furnishings	$ 8.22	
f. Special Construction & Demolition	$ 10.14	
g. General Conditions and Insurance	$ 26.53	
Site Development		6,639,000
Construction Cost		$76,825,000
Fees, Contingency and Services		23,519,000
Total Project Cost ($463 per GSF)		$100,344,000

[2] The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Fixtures, Furniture & Moveable Equipment	1,780,000
Grand Total	$102,124,000

Cost Comparison

The project's housing building cost of $324 per GSF is comparable to the $328 per GSF for the Student Housing project at CSU San Bernardino, approved in November 2015. The building cost is lower than the $356 per GSF for the Student Housing Replacement, Phase 1 project at Cal Poly Pomona approved in January 2016, and the $341 per GSF for Student Housing, Phase 3 at CSU Channel Islands, approved in November 2014, all adjusted to CCCI 6255.

Funding Data

The project will be financed, designed, constructed, and managed for the duration of its 65-year lease by a team including Pacific Union Development Company and Capstone Development Partners. Should the developer and campus agree on the additional scope for the grocery, the estimated cost of $5,000,000 will be borne by the developer. The facilities will revert to the university upon the expiration of the 65-year lease term. The Committee on Finance will consider the final development agreement for this proposed public-private partnership at this May 2017 meeting.

Creative Arts Replacement Building Schematic Design

Project Architect: Mark Cavagnero Associates
Construction Management at Risk Contractor: McCarthy Building Companies, Inc.

Background and Scope

The Creative Arts Replacement Building (#108) is the first of four buildings planned to replace the existing Creative Arts Building (#7). The four-story, 76,000 GSF building will house the entire Broadcast and Electronic Communication Arts (BECA) program, interdisciplinary lecture and active learning classrooms, and administrative offices for the College of Liberal and Creative Arts. The BECA portion of the building will be a flexible learning and production environment for teaching electronic media capture, editing, and broadcast.

The building is organized as a compact four-story facility. The southern end of the building is approximately four to five feet below grade while the northern end of the building is approximately four to five feet above grade. The ground floor includes the television studios and adjacent instructional control rooms. The newsroom is located at the southeast corner of the building, leveraging the high-traffic/high-visibility of Holloway Avenue and Font Boulevard. The audio recording live room and related spaces are located at the ground floor where it is most economical

to achieve a high level of acoustical isolation. Video editing, audio production spaces, and interdisciplinary lecture classrooms occupy the second level and on the third level are BECA audio demonstration and video editing classrooms and faculty offices. The fourth level will house the administrative offices for the College of Liberal and Creative Arts and interdisciplinary active learning classrooms.

A hybrid concrete and steel base structural design is proposed. Structural steel is the primary gravity system, while concrete shear walls around the television studios are used as the main lateral force resisting system. This approach takes full advantage of a natural synergy between the structural system and the specialized acoustical requirements for these spaces.

The project will be designed to achieve LEED Platinum certification. Sustainable design features include mixed mode/natural ventilation strategies using the local mild weather; use of the campus heating water loop; compact building mass and efficient HVAC strategies that reduce space and equipment requirements; a solar photovoltaic ready roof for onsite energy generation; low-flow plumbing fixtures; a high-performance building envelope; and site stormwater retention. The building envelope systems optimize the use of daylight and natural ventilation to reduce energy consumption while creating comfortable and sustainable learning environments

Timing (Estimated)

Preliminary Plans Completed	June 2017
Working Drawings Completed	November 2017
Construction Start	June 2018
Occupancy	March 2020

Basic Statistics

Gross Building Area	77,801 square feet
Assignable Building Area	45,815 square feet
Efficiency	59 percent

Cost Estimate – California Construction Cost Index (CCCI) 6151

Building Cost ($700 per GSF)	$54,441,000

Systems Breakdown	*($ per GSF)*
a. Substructure (Foundation)	$ 21.90
b. Shell (Structure and Enclosure)	$ 202.23
c. Interiors (Partitions and Finishes)	$ 135.06
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 200.87
e. Built-in Equipment and Furnishings	$ 33.65
f. General Conditions and Insurance	$ 106.03

Site Development	3,641,000
Construction Cost	$55,082,000
Fees, Contingency and Services	15,028,000
Total Project Cost ($947 per GSF)	$73,109,000
Fixtures, Furniture & Moveable Equipment	8,035,000
Grand Total	$81,144,000

Cost Comparison

This project's building cost of $700 per GSF is higher than the CSU Construction Cost Guidelines for Theater Arts Buildings of $487 per GSF, and Auditorium cost of $579 per GSF including Group I equipment. The higher building cost is due in large part to the partially below grade building foundation, and the audiovisual and acoustical requirements of the multi-story television studios. The higher costs are further increased by the audiovisual infrastructure and specialized space to support the television control rooms, audio recording and production spaces that are the teaching labs for the students in the well-recognized broadcast program. The BECA program requirement impacts not only electrical lighting and sound infrastructure, but interiors for sound, structure for vibration and HVAC for higher heat loads.

Funding Data

The proposed project will be financed through the CSU Systemwide Revenue Bond program approved as part of the 2015-2016 Capital Outlay Program, with the balance funded from campus designated capital reserves.

California Environmental Quality Act (CEQA) Action

A Focused Tiered Final Environmental Impact Report (FEIR) has been prepared to analyze the potential significant environmental effects of the Project in accordance with CEQA requirements and State CEQA Guidelines. The FEIR is presented to the Board of Trustees for review and certification. The Draft EIR was distributed for public comment for a 45-day period concluding on November 11, 2016. A public meeting was held on October 18, 2016, to obtain public comments. The final documents are available online at: http://cpdc.sfsu.edu/plan.

The term "Focused Tiered" refers to utilizing the analysis of general matters contained in a broader EIR (such as one prepared for a campus master plan in 2007) with a later EIR that is focused on specific projects. The Board of Trustees must certify that the Focused Tiered FEIR is adequate and complete under the California Environmental Quality Act (CEQA) in order to approve the campus master plan revision. The board approved the 2007 master plan that included unavoidable significant impacts and the CEQA section provides more detail on process and comment letters.

Because the Focused Tiered FEIR has determined that the proposed master plan revision could result in significant and unavoidable effects, a Statement of Overriding Considerations is required to address these significant and unavoidable impacts. The previous and proposed FEIR with Findings of Fact and Statement of Overriding Considerations, and the environmental Mitigation Measures are available for review by the board and the public at: http://cpdc.sfsu.edu/plan.

Essentially, tiering incorporates by reference the general discussions from the broader EIR and concentrates the later EIR solely on the issues specific to the later project. In the case of the Student Housing/Mixed-Use project and Creative Arts Replacement Building, the Board of Trustees certified the San Francisco State University Campus Master Plan EIR (SCH No. 2006102050) in 2007. The Project conforms to the Campus Master Plan (CMP) building program and, therefore, the CEQA analysis for the Project is tiered to the 2007 Campus Master Plan EIR. The university prepared a Notice of Preparation (NOP) and issued a Tiered Initial Study on July 6, 2016.

The Tiered Initial Study evaluated potential environmental effects of the project, identified the issues that were adequately addressed in the 2007 Campus Master Plan EIR, and identified the issues that would require further analysis. Based on the above, it was determined that an FEIR is the appropriate CEQA document to evaluate potential impacts related to aesthetics, air quality, greenhouse gas emissions, historical resources, and transportation. The 2007 Campus Master Plan EIR is incorporated by reference and referred to throughout the FEIR. The 2007 Campus Master Plan EIR and related documents (e.g., Board of Trustees Approval, Mitigation Monitoring and Reporting Program, Findings of Fact, Notice of Determination) are available at: http://cpdc.sfsu.edu/plan.

The FEIR is presented to the trustees for review and adoption. The final documents, including the Mitigation Monitoring and Reporting Program are available online at: http://cpdc.sfsu.edu/plan.

After application of feasible mitigation measures identified in the FEIR, the FEIR indicates that the project will result in a new unavoidable impact relating to historic resources. Specifically, the project will result in a significant cumulative impact on the Parkmerced Remnant Historic District identified during the preparation of the FEIR, which consists of the former Parkmerced properties now owned by San Francisco State and the adjacent privately-owned Parkmerced towers located near the campus's southern edge. The proposed demolition of Blocks 1 and 6 and removal of existing landscape features on the project site, along with the redevelopment of the remaining Parkmerced garden apartments owned by San Francisco State (Blocks 2, 5, 41, and 42) would result in a significant cumulative impact on the historic significance of the Parkmerced Remnant Historic District, as this cumulative development would materially impair the significance of the district.

While redevelopment of the entirety of University Park South is not yet approved or adopted, the ultimate demolition of this area is considered reasonably foreseeable as it was identified in the 2007 CMP future vision beyond 2020. This significant cumulative impact can be reduced through

the implementation of mitigation measures, but not eliminated. This is considered a new significant cumulative impact, as the CMP EIR did not contemplate impacts to eligible historic districts and did not identify a significant cumulative impact on historic resources. The CSU has reviewed the FEIR, has balanced the benefits of the project against its unavoidable significant effects, and has concluded that the benefits of the project outweigh the unavoidable adverse environmental effects.

Additionally, the Tiered Initial Study for this project concluded that there could be some project construction activities where the noise levels would not be reduced to levels below the threshold, even with the adopted CMP EIR mitigation measure. Therefore, conservatively, the project impact would be significant and unavoidable, as concluded in the 2007 CMP EIR, but no new or increased impacts would occur with the project. The CMP EIR concluded that implementation of the CMP could potentially contribute significantly at two intersections in southwest San Francisco. However, this Project would not generate peak-hour trips above what was studied in the CMP EIR. Furthermore, peak-hour trips have actually declined substantially since the CMP EIR was prepared. As a result, the impact of this project would be less than significant.

The Findings and Statement of Overriding Considerations adopted by the Board of Trustees in connection with its approval of the 2007 CMP and certification of the 2007 CMP EIR addressed noise and transportation impacts. Those Findings and Statement of Overriding Considerations are equally relevant to, and are reaffirmed as a part of, this project.

Issues Identified Through Public Participation

Comment letters were received from (but not limited to) the: California Department of Toxic Substances Control; San Francisco Municipal Transportation Agency; San Francisco Public Utilities Commission; Lakeside Property Owners Association; Maximus Real Estate Partners (Parkmerced); and University Property Management. The FEIR Chapter 7, Response to Comments provides these letters along with detailed responses. A summary of comments includes:

California Department of Toxic Substances Control (DTSC)

The DTSC indicated that a Phase 1 Environmental Site Assessment should be conducted for the site to determine whether there has been a release of a hazardous material in the vicinity.

CSU Response: It has been clarified that numerous Phase I Environmental Site Assessments were conducted that address the campus and project site and that this information was incorporated into the CMP EIR and the Tiered Initial Study prepared for the project. Those documents indicate that there are no known sites with soil or groundwater contamination on the campus, and several former underground tank sites on campus have been remediated and contamination is no longer a concern. The CMP EIR and Tiered Initial Study for the project also evaluated the potential presence of asbestos, lead-based paint, and other regulated building materials. FEIR Chapter 3, Project Description, has been revised to clarify that standard CSU requirements and acceptable building

practices include the abatement of hazardous building materials per regulatory requirements and/or applicable Department of Toxic Substances Control guidance, which address the above materials. Additionally, existing available information does not indicate the potential for pesticide contamination or the presence of naturally occurring asbestos.

San Francisco Municipal Transportation Agency (SFMTA)

SFMTA requested information on: sidewalk dimensions and curb cuts; pedestrian crossings on Varela Avenue; the number of likely deliveries and whether warning signage would be installed; San Francisco State shuttle ridership, capacity, schedule, and frequency; and CMP EIR Mitigation Measure TRA-2 triggers. Additionally, SFMTA had numerous other questions and clarifications about the methodology used to estimate trips and to conduct the analysis contained in FEIR Section 4.5, Transportation.

CSU Response: The FEIR responses indicate that any project work in the city's public rights-of-way would require city approval through the city's Department of Public Works Bureau of Street-Use and Mapping. Therefore, the City would review and approve any changes in the public rights-of-way surrounding the project site. Additional information on the likely number of deliveries and the inclusion of warning signage has been added to the FEIR Chapter 3, Project Description and FEIR Section 4.5, Transportation. Information on the university shuttle ridership, capacity, schedule, and frequency has been added to the FEIR Section 4.5, Transportation. The FEIR responses review the triggers included in CMP EIR Mitigation Measure TRA-2 and indicate that the triggers have not yet been met. The FEIR responses also address SFMTA's other questions and clarifications about the methodology used to estimate trips and conduct the analysis contained in the Transportation section of the FEIR.

San Francisco Public Utilities Commission (SFPUC)

SFPUC comments sought confirmation that the university would comply with the city's Stormwater Management Requirements and Design Guidelines. They asked why hydrological impacts are not discussed in the Draft EIR. They also indicated what requirements may need to be met for new water connections to the city's system.

CSU Response: It was clarified that the university does not fall under the jurisdiction of the city or the SFPUC, and is not required to meet the city's Stormwater Management Requirements and Design Guidelines. However, San Francisco State acknowledges the importance of achieving the city's design standards in reducing the effects of new development on the city's combined sewer system, providing for groundwater recharge and other environmental benefits. Therefore, FEIR Chapter 7, Response to Comments and FEIR Chapter 3, Project Description indicate that the project stormwater management approach would be compatible and consistent with the SFPUC's requirements. The FEIR response further clarified that the EIR is tiered to the CMP EIR and that hydrology impacts were adequately described in the CMP EIR and the Tiered Initial Study;

therefore, the FEIR for the project does not include additional analysis of this topic. Lastly, the FEIR responses indicate that any connections with SFPUC mains would be consistent with city standards.

Other Comments

Other comments received expressed concern about: the need for more parking; traffic conditions surrounding the campus; impacts of overlapping construction activities due to the Parkmerced project; impacts of greenhouse gas emissions; impacts on the Ohlone; and CMP impacts related to campus population growth, parking, transportation, transit, housing, and recreational resources. There were questions about: the need for project housing; the need for new auditorium space; whether campus growth should focus on, or be limited to, San Francisco State University's admission area; and whether online learning is a way to accommodate campus growth. Recommendations were also made about alternatives that should be studied in the EIR. These comments are addressed in Chapter 7, Response to Comments of the FEIR. The responses to these comments describe and make reference to the following information:

- A no net increase in the campus parking supply is an objective of the CMP and parking is no longer an impact category evaluated in CEQA documents.
- The Transportation conclusions of the EIR were explained with references to EIR Section 4.5 Transportation.
- The Project Description has been changed to clarify that the university is not seeking closure of Varela Avenue to vehicles with reference to EIR Chapter 3, Project Description and Section 4.5, Transportation.
- Construction impacts associated with the overlapping construction activities due to the Parkmerced project were explained with references to various sections of the EIR.
- The results of the greenhouse gas emissions analysis associated with the project were summarized with reference to EIR Section 4.3, Greenhouse Gas Emissions.
- The results of the CMP EIR and Tiered Initial Study cultural and tribal resources analyses were summarized with reference to EIR Appendix A.
- CMP EIR impacts related to campus population growth, parking, transportation, transit, housing, and recreational resources were summarized with reference to the Tiered Initial Study.
- New housing supports student retention and success, eliminates long commutes, and reduces the number of students competing for off-campus housing. The campus needs a new auditorium space to replace outmoded instructional and performance space.
- The university's local admission area and service area are not a basis for defining or restricting the admission of qualified students.
- While online learning has grown 1,000 percent since the CMP base year, the university does not have any fully online degree programs and remains an institution with a classroom-based instructional program.

Project Alternatives

The alternatives considered to the Project include the following:

1. No Project Alternative – Development under Adopted Campus Master Plan

Under this alternative, the campus would continue to operate and develop under the adopted 2007 CMP, as amended most recently in early 2014. This alternative would not meet any of the objectives related to the concert hall, as the concert hall would not be built on Block 1 under the existing Master Plan map and, therefore, would not be developed under this alternative. While the concert hall could be built on the West Campus Green in the future, based on the existing approved Master Plan map, this alternative would not provide for the most efficient and effective use of the West Campus Green and the Tapia Triangle (Block 1) for all of the planned future Creative Arts programs. The alternative would only partially meet most of the other project objectives as it would not make the most efficient use of more recently acquired properties along the southern edge of campus, would be located further away from the M-line, would not include retail and student support uses, and would not help to redefine Holloway Avenue as a "college main street."

2. No Project Alternative – No New Development/Preservation

Under this alternative, the campus would not pursue redevelopment on the project site in the foreseeable future. This alternative would not meet any of the project objectives, as the project would not be implemented under this alternative and no other development would take place on the project site.

3. Reduced Project Alternative – Partial Reuse/Preservation of Block 6

This alternative considers whether further reuse and rehabilitation of all or some of the buildings on Blocks 1 and 6 could be completed in compliance with the "Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings" (Weeks and Grimmer 1995), while still meeting some of the primary project objectives. The alternative would include the Creative Arts replacement building and concert hall on Block 1 and the proposed Master Plan map revision, as planned for the project. This alternative would retain a portion of the existing garden apartments and courtyard and develop a multi-story building on the remainder of Block 6.

This alternative would only partially meet the project objectives related to the student housing/Mixed-Use building site as it would substantially reduce the number of housing units and beds that could be constructed on the site and therefore the alternative would be limited in aiding in the recruitment and retention of students and reducing commute trips by providing close-in housing. A partial reuse/preservation alternative would not integrate Block 6 into the campus and would not make efficient use of this site. The alternative would not facilitate redefining Holloway Avenue as a "college main street."

4. Reduced Project Alternative – No Development of Block 6

Under this alternative, San Francisco State University would not redevelop Block 6 as part of this project to provide for increased student housing and retail and support space, or pursue the related Master Plan map revision required to develop this block. This alternative would not meet the project objectives related to the Student Housing/Mixed-Use building site, as it would not build housing, retail, or support uses and therefore would not aid in the recruitment and retention of students, reduce commute trips, integrate Block 6 into the campus, make efficient use of Block 6, and would not facilitate redefining Holloway Avenue as a "college main street."

5. Alternative Site Locations – Avoidance of Former Parkmerced Properties

Alternative Site Locations considered for the project include (1) the West Campus Green, adjacent to Block 1, for the Creative Arts Replacement building and concert hall, and (2) a site in University Park North for the Student Housing/Mixed-Use building. This alternative would not provide for the most efficient and effective use of the West Campus Green and the Tapia Triangle (Block 1) for all of the planned future Creative Arts programs. This alternative would not meet the project objective that aims to integrate and make efficient use of more recently acquired properties along the southern edge of campus, as the project would be pursued in the northern portion of the campus. As the student housing/Mixed-Use building would be located further away from the M-line, it would only partially meet the objective to locate new student housing, neighborhood retail, and support services in proximity to the existing Muni M-line and bus lines, to the future planned underground Muni M-line and station, and to the planned 19th Avenue bicycle and pedestrian facilities. Given that the building would be on the north side of the campus, it would not meet the objective to locate the building in immediate proximity to the academic core of the campus, where pedestrian access to the core is readily available. A new pedestrian bridge would be required to provide for direct access to the academic core. The alternative would not facilitate redefining Holloway Avenue as a "college main street."

Based on the Findings of Fact, the Board of Trustees finds these alternatives infeasible.

Recommendation

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 March 2017 Focused Tiered Final Environmental Impact Report, tiered to the 2007 Campus Master Plan EIR, has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The Board of Trustees hereby certifies the tiered project FEIR for the San Francisco State University Creative Arts Replacement and Student Housing/Mixed-Use projects.

3. Prior to the certification of the tiered FEIR, the Board of Trustees 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 project as complete and adequate in that the FEIR 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 2017 Final EIR for the San Francisco State University Creative Arts Replacement and Student Housing/Mixed-Use Project, which includes the Draft EIR in total, as revised due to comments received and other changes required, and responses to comments.
    b. All attachments, documents incorporated, and references made in the document as specified in item (a) above.
4. This resolution is adopted pursuant to the requirements of Section 21081 of Public Resources Code and Section 15091 of the State CEQA Guidelines which require that the Board of Trustees make findings prior to the approval of a project.
5. The board hereby adopts the Findings of Fact and Statement of Overriding Considerations, and the Mitigation Monitoring and Reporting Program, including the mitigation measures identified therein, for Agenda Item 7 of the May 23-24, 2017 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies the specific impacts of the proposed Creative Arts Replacement and Student Housing/Mixed-Use projects and the related mitigation measures, which are hereby incorporated by reference. The mitigation measures identified in the Mitigation Monitoring and Reporting Program shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program, which meets the requirements of CEQA (Public Resources Code, Section 21081.6).
6. The board has adopted Findings of Fact and Statement of Overriding Considerations that outweigh the new significant unavoidable cumulative impact to historic resources.
7. The FEIR identified one new significant unavoidable cumulative impact on the Parkmerced Remnant Historic District that would result from implementation of the project. That impact is overridden due to the specific project benefits to the CSU identified in the Findings of Fact and Statement of Overriding Considerations.
8. The FEIR also indicated that the project would contribute to the significant unavoidable construction noise impact identified in the 2007 Campus Master Plan EIR. The Findings and Statement of Overriding Considerations adopted by the Board of Trustees in connection with its approval of the 2007 Campus Master Plan and certification of the 2007 Campus Master Plan EIR addressed

this construction noise impact. Relative to this impact, the Board of Trustees reaffirms the Statement of Overriding Considerations adopted in tandem with the approval of the 2007 Campus Master Plan and certification of the 2007 Campus Master Plan EIR. As one component of the development envisioned in the 2007 Campus Master Plan, the project will contribute to the various benefits identified in that Statement of Overriding Considerations.

9. The projects will benefit the California State University.
10. The San Francisco State University Campus Master Plan Revision dated May 2017 is approved.
11. The 2016-2017 Capital Outlay Program is amended to include $102,124,000 for preliminary plans, working drawings, construction, and equipment for the San Francisco State University Student Housing/Mixed-Use project.
12. The schematic plans for the San Francisco State University Student Housing/Mixed-Use project are approved at a project cost of $102,124,000 at CCCI 6255.
13. The design alternate to add additional retail and parking space is approved at a project cost of $5,000,000 for preliminary plans, working drawings, construction, and equipment for the San Francisco State University Student Housing/Mixed-Use project.
14. The schematic plans for the San Francisco State University Creative Arts Replacement Building are approved at a project cost of $81,114,000 at CCCI 6151.
15. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the FEIR for the San Francisco State University Creative Arts Replacement Building and Student Housing/Mixed-Use project.

San Francisco State University

Master Plan Enrollment: 25,000 FTE
Approval Date: September 1964
Proposed Date: March 2017
Main Campus Acreage: 144.1

Parcel Boundary

Building: Existing; Future; Temporary; Existing Not In Use

Campus Boundary: Existing; Future

Parking: Existing Lot; Future Lot; Existing Structure; Future Structure

Scale 300 0 300 Feet

N

San Francisco **State University**

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: September 1964

Master Plan Revision approved by the Board of Trustees: June 1965, January 1966 September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005, May 2006, March 2007, November 2007, March 2013, May 2014

Proposed revision: May 2017

1. Burk Hall
2. Business Building
3. HSS Building
4. Science Building
5. Gymnasium
6. Fine Arts Building
7. Creative Arts Building
8. Children's Campus
9. *Gymnasium*
10. *HHS South Classroom Replacement Building*
11. *HSS North Classroom Replacement Building*
12. *Business Building*
13. *Ethnic Studies and Psychology Replacement Building*
14. *Academic Building*
15. *Academic Building/University Club*
16. Temporary Library Building (Buildings 16a-16b)
21. Ethnic Studies and Psychology Building
22. J. Paul Leonard Library
23. The Village at Centennial Square (Buildings 23a-23d)
25. Corporation Yard
26. Central Plant

26A. Waste Management

27. Student Health Center
29. Residence Dining Center
30. Administration Building
32. Humanities Building
36. *Facilities Building and Corporation Yard*
37. *Satellite Power Plant*
46. Florence Hale Stephenson Field
48. Field House No. 1
49. Field House No. 2
50. Hensill Hall
51. Thornton Hall
53. *Science Replacement Building*
57. Children's Center
61. Greenhouse
62. Greenhouse No. 2
69. *Mashouf Wellness Center*

69A *Mashouf Wellness Center Field*

70. Softball Field
73. University Park South
74. University Park South
76. University Park South
77. University Park South
78. University Park South
79. *Housing/Mixed-use*
80. *Holloway Revitalization Hsg/Mixed-use*
84. Warehouse #1
85. *Pedestrian Bridge*
86. Press Box
87. Stadium Restroom Building
88. Parking Structure
89. Cesar Chavez Student Center
91. Mary Ward Hall
92. Mary Park Hall
97. The Towers at Centennial Square

97A. The Towers at Centennial Square

98. *Temporary Building X*
99. *University Park North (Housing)*
100. University Park North
102. *University Park North (Housing)*
103. *University Park North (Housing)*
104. *University Park North (Housing)*
105. *University Conference Center*
107. *Creative Arts Replacement Building/School of Music and Dance*
108. *Creative Arts Replacement Building/BECA*
109. *Creative Arts Replacement Building/Auditorium*
110. *Creative Arts Replacement Building/Theatre and Dance*
113. Restrooms
116. Modular Building K
117. Modular Building N
118. Modular Building O
119. Modular Building P
120. Modular Building Q
121. Modular Building R
122. Modular Building S
200. Cox Stadium
202. Maloney Field

LEGEND:

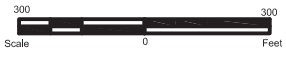
Existing Facility / *Proposed Facility*

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

San Francisco State University

Master Plan Enrollment: 25,000 FTE
Approval Date: September 1964
Revised Date: May 2014
Main Campus Acreage: 144.1

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



San Francisco **State University**

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: September 1964

Master Plan Revision approved by the Board of Trustees: June 1965, January 1966, September 1970, February 1971, November 1978, January 1981, March 1982, May 1985, July 1987, March 1988, March 1999, November 2004, January 2005, May 2006, March 2007, November 2007, March 2013, May 2014

1. Burk Hall
2. Business Building
3. HSS Building
4. Science Building
5. Gymnasium
6. Fine Arts Building
7. Creative Arts Building
8. Children's Campus
9. *Gymnasium*
10. *HHS South Classroom Replacement Building*
11. *HSS North Classroom Replacement Building*
12. *Business Building*
13. *Ethnic Studies and Psychology Replacement Building*
14. *Academic Building*
15. *Academic Building/University Club*
16. Temporary Library Building (Buildings 16a-16b)
21. Ethnic Studies and Psychology Building
22. J. Paul Leonard Library
23. The Village at Centennial Square (Buildings 23a-23d)
25. Corporation Yard
26. Central Plant
26A. Waste Management
27. Student Health Center
29. Residence Dining Center
30. Administration Building
32. Humanities Building
36. *Facilities Building and Corporation Yard*
37. *Satellite Power Plant*
46. Florence Hale Stephenson Field
48. Field House No. 1
49. Field House No. 2
50. Hensill Hall
51. Thornton Hall
53. *Science Replacement Building*
57. Children's Center
61. Greenhouse
62. Greenhouse No. 2
69. *Mashouf Wellness Center*
69A. *Mashouf Wellness Center Field*
70. Softball Field
73. University Park South
74. University Park South
76. University Park South
77. University Park South
77A. University Park South
78. University Park South
79. *University Park South (Housing)*
80. *University Park South (Housing)*
84. Warehouse #1
85. *Pedestrian Bridge*
86. Press Box
87. Stadium Restroom Building
88. Parking Structure
89. Cesar Chavez Student Center
91. Mary Ward Hall
92. Mary Park Hall
97. The Towers at Centennial Square
97A. The Towers at Centennial Square
98. *Temporary Building X*
99. *University Park North (Housing)*
100. University Park North
102. *University Park North (Housing)*
103. *University Park North (Housing)*
104. *University Park North (Housing)*
105. *University Conference Center*
107. *Creative Arts Replacement Building/School of Music*
108. *Creative Arts Replacement Building/BECA*
109. *Creative Arts Replacement Building/Concert Hall*
110. *Creative Arts Replacement Building/Theatre and Dance*
113. Restrooms
116. Modular Building K
117. Modular Building N
118. Modular Building O
119. Modular Building P
120. Modular Building Q
121. Modular Building R
122. Modular Building S
200. Cox Stadium
202. Maloney Field

LEGEND:
Existing Facility / *Proposed Facility*

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

North Campus Enhancements and Soccer Training Facility for California State University, Los Angeles

Presentation By

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

Summary

This agenda item requests the following actions by the California State University Board of Trustees with regard to the future development of the North Campus area for California State University, Los Angeles:

- Certify the Final Environmental Impact Report (FEIR) dated April 2017
- Approve the proposed campus master plan revision dated May 2017

In addition, one of the projects planned for the North Campus is seeking approval to proceed to design and construction. The proposed Los Angeles Football Club (LAFC) partnership received conceptual approval by the Board of Trustees in November 2016 to develop the LAFC Soccer Training Facility on 3.6 acres of campus property. The Committee on Finance will also consider at this May 2017 meeting the final development agreement associated with this proposed public-private partnership project. With regard to the LAFC Training Facility, this agenda item requests the following actions by the trustees:

- Approve the Amendment of the 2016-2017 Capital Outlay Program
- Approve the Schematic Design

The Board of Trustees must certify that the FEIR is adequate and complete under CEQA in order to approve the campus master plan revision. 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. The FEIR with Findings of Fact and Statement of Overriding Considerations, and the environmental Mitigation Measures are available for review by the board and the public at: http://www.calstatela.edu/sites/default/files/groups/FPDC/preliminary_csula_north_campus_eir.pdf.

Attachment A is the proposed campus master plan. Attachment B is the existing campus master plan approved by the trustees in November 2009.

Proposed Master Plan Revision

The campus proposes revisions to the physical master plan in the North Campus to provide new student housing facilities, additional sport and recreation fields, and a parking structure. The primary objectives of the project are 1) to accommodate student demand for on-campus housing, promote improved student academic success and graduation rates, 2) create a sense of place and promote the student residential community, 3) provide sport and recreation facilities for residential and non-residential students, and 4) provide opportunities for student research, scholarship, internship, and job opportunities with a professional sports organization and the potential development of related degree programs, such as sports management.

The future Student Housing facilities (#53[1]) will provide 1,500 beds for the university's freshmen and sophomore students and an associated dining facility. The student residence hall is anticipated to be a winged five-story building with internal courtyards. An adjacent dining hall will be a single-story facility. The student housing facilities are planned for fall 2021.

The surface parking displaced by the new Student Housing will be accommodated in a future Parking Structure E (#50) located next to the existing Parking Structure C (#41), on the site that is currently used for surface parking lots. The four- to five-level parking structure will provide approximately 1,650 parking spaces, including up to 100 new parking spaces. The structure is planned for fall 2019.

The existing surface parking lots immediately south of Hellman Avenue will be replaced in the future with two new sport and recreation fields (#52). These fields will be used for recreation by university students, including students living in the existing and proposed new student residence halls on the site, and will support the Athletics Department programs.

The project to upgrade the existing North Field (3.6 acres) for the LAFC soccer training facility (#51) is proposed to proceed. The field will be upgraded, including installation of a natural grass turf, and an approximately 30,000 square-foot soccer training facility. No lighting is proposed for the field.

The proposed master plan changes are noted on Attachment A:

Hexagon 1: Parking Structure E (1,650 spaces) (#50)
Hexagon 2: LAFC Training Facility (#51)
Hexagon 3: South Fields (#52)
Hexagon 4: Student Housing (1,500 beds) and Dining (#53)

[1] The facility number is shown on the master plan map and recorded in the Space and Facilities Database.

Amend the 2016-2017 Capital Outlay Program

The Board of Trustees approved the 2016-2017 Capital Outlay Program at its November 2015 meeting. Cal State Los Angeles wishes to amend the 2016-2017 Capital Outlay Program to include $26,042,000 for the design and construction of the LAFC Training Facility (#51), a public-private partnership facility. The project will be funded by the LAFC.

Los Angeles Football Club Training Facility Schematic Design

Project Architect: Gensler Architects
Design/Build Contractor: AECOM Hunt Construction Group

Background and Scope

This project will construct one natural grass professional-sized soccer field and a new practice training facility for the LAFC on a 3.6 acre site along the university's northern boundary. The 28,596 gross square foot (GSF) soccer training facility will house space for sports medicine, training, locker rooms, support space and office space for LAFC coaches and staff. The project will improve a currently sloped site, providing additional usable land.

The two-story LAFC Training Facility incorporates the campus industrial and modernist design style. The structure will be wood framed with composition shingle roofs and integral color fiber cement siding panels and trim. The east side of the building will consist of mostly glazing, providing views and a seamless transition from the building to the practice field. Small surface parking for players and staff will be provided adjacent to the facility.

Energy conservation measures incorporated into the project include high-efficiency HVAC systems that do not require air conditioning or cooling towers, energy efficient lighting, and conduit installation for future solar panels. Low-flow fixtures will be installed throughout the project site to promote water conservation. The building siting and orientation will consider passive solar design to maximize daylighting and minimize heat gain. The site will contain native drought-resistant species requiring minimal irrigation and the development of retention ponds for stormwater runoff.

Timing (Estimated)

Preliminary Plans Completed	July 2017
Working Drawings Completed	August 2017
Construction Start	September 2017
Occupancy	May 2018

Basic Statistics

Gross Building Area	28,596 square feet
Assignable Building Area	25,060 square feet
Efficiency	88 percent

Cost Estimate – California Construction Cost Index (CCCI) 6255[2]

Building Cost ($491 per GSF)		$14,039,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 10.25	
b. Shell (Structure and Enclosure)	$ 149.29	
c. Interiors (Partitions and Finishes)	$ 109.21	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 132.43	
e. Equipment and Furnishings	$ 1.96	
f. Special Construction and Demolition	$ 4.30	
g. General Conditions	$ 83.51	
Site Development		7,912,000
Construction Cost		$21,951,000
Fees, Contingency and Services		3,336,000
Total Project Cost ($884 per GSF)		$25,287,000
Fixtures, Furniture & Moveable Equipment		755,000
Grand Total		$26,042,000

Cost Comparison

This project's building cost of $491 per GSF is higher than the CSU Cost Guide for activity/recreation facilities of $420 per GSF, and is also higher than the $415 per GSF for the CSU Northridge Student Recreation Center, approved in September 2008, and the $445 per GSF for the CSU East Bay Recreation Wellness Center, approved in November 2008, all adjusted to CCCI 6255. The higher cost is primarily due to the building skin with high performance glazing and interior finishes on the first floor. Custom graphics and artwork representing the LAFC will be located throughout the building.

[2] The July 2016 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Funding Data

The proposed project will be financed and constructed by the LAFC as well as managed and maintained for the duration of its lease, which could be up to 30 years. The Committee on Finance will consider the terms of the development agreement at this meeting. The facilities will revert to the university upon the expiration of the ground lease.

California Environmental Quality Act (CEQA) Action

An Initial Study and Final Environmental Impact Report (FEIR) was issued for future development of the north campus shown on the proposed master plan including the LAFC Training Facility. The EIR was made available to the public for review and comment from March 3, 2017 to April 17, 2017. A public meeting was held on March 21, 2017 to obtain public comments.

Issues Identified Through Public Participation

Comment letters were received from the South Coast Air Quality Management District, Golden State Environmental Justice Alliance, Caltrans, and the Los Angeles Department of Water and Power. A summary of key comments is provided below.

South Coast Air Quality Management District (SCAQMD)

The SCAQMD provided the following recommendations: Localized air quality impacts from the construction of the parking structure be evaluated since the structure would be less than 500 feet from sensitive receptors; implementation of miscellaneous requirements under Rule 403(e) associated with disturbing more than 50 acres of land area or daily earth-moving operations of 3,850 cubic yards.

CSU Response: The project does not involve 50 acres or more of disturbed area or daily earth-moving operations of 3,850 cubic yards but will comply with relevant requirements under Rule 403. Additional construction mitigation measures recommended in the comment letter have been included in the FEIR to address nitrogen oxides (NOx) and particulate matter (PM10) to address the localized air quality effects from construction of the parking structure.

Golden State Environmental Justice Alliance

The Golden State Environmental Justice Alliance indicated that the EIR did not discuss the California Air Resources Board recommendation that lead agencies should avoid locating new sensitive land uses within 500 feet of a freeway, urban roads with 100,000 vehicles per day, or rural roads with 50,000 vehicles per day even though the proposed student housing is adjacent to the freeway. The Alliance also was concerned that the project will have potential significant traffic impacts.

CSU Response: The proposed student housing project does not adjoin the freeway. However, design features recommended in the letter from the Golden State Environmental Justice Alliance will be included in the design of the student housing facility, such as incorporating appropriate air filtration systems with specified type of filters and planting vegetation between the student housing facility and the freeway. In regard to potential traffic impacts, the project will result in a reduction of traffic impacts by shifting students from commuting to living on campus. In addition, the proposed parking structure will provide the campus with only up to 110 net new parking spaces.

Caltrans

Caltrans indicated that a queuing analysis of an off-ramp from the 10 freeway be performed. At the same time, Caltrans indicated that the net reduction in trips generated is supportive of state policies and goals related to climate change. Caltrans recommends encouraging the use of bicycles through the possible provision of secure and convenient bicycle parking.

CSU Response: The project will result in a reduction in the amount of traffic using the off-ramp and thus the queuing analysis was not prepared. CSU strongly supports sustainable transportation and considers the inclusion of bicycle parking in projects.

Los Angeles Department of Water and Power

The Los Angeles Department of Water and Power indicated that a revised table on water demand and supply be provided.

CSU Response: The table on water demand and supply has been updated and is in the Final EIR.

The FEIR has been prepared and is presented to the trustees for review and adoption. The final documents, including the Mitigation Monitoring and Reporting Program are available online at: http://www.calstatela.edu/sites/default/files/groups/FPDC/preliminary_csula_north_campus_eir.pdf.

The FEIR found that almost all of the project impacts analyzed in this EIR were either beneficial and either less than significant or mitigated to less than significant levels with mitigation measures identified in the EIR. The only significant impact associated with the project that cannot be fully mitigated is the potential short-term and intermittent project-specific and cumulative peak day construction emissions of nitrogen oxides during construction of the project's facilities. The Findings of Fact and Statement of Overriding Considerations to be adopted by the Board of Trustees are available at:
http://www.calstatela.edu/sites/default/files/groups/FPDC/preliminary_csula_north_campus_eir.pdf.

Fiscal Impact

The proposed master plan revision will require approximately $305.5 million of future self-support funding to provide needed site improvements and to design and construct the planned facilities. This estimate includes $63 million for the parking structure, $216.5 million for student housing, dining and south fields, and $26.0 million for the Los Angeles Football Club Training Facility.

Alternatives to the Project

Alternatives to the project considered included the following:

Alternative 1: "No Project"
Alternative 2: Smaller Project, master plan for 750 beds versus the proposed 1,500 beds.
Alternative 3: Additional Student Housing, master plan for 2,500 beds versus 1,500 beds.

Among the alternatives considered, the Additional Student Housing Alternative analyzed an increase of 2,500 beds. This alternative could be considered environmentally superior to the proposed project because while it would result in the same construction-related impacts, it would significantly improve air quality, reduce GHG emissions, and traffic effects. However due to campus land constraints, increasing the number of beds could result in student housing increasing from 5-story structures to 10-story structures which is not a campus preferred configuration. In addition, a larger residential community would require increased space for associated dining and recreation facilities to support the higher number of students. While student housing demand is currently strong, the campus believes the 1,500-bed project adequately addresses projected demand and that an increase to 2,500 beds is not currently warranted.

Recommendation

The following resolution is presented for approval:

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

1. The FEIR for the California State University, Los Angeles – North Campus project has addressed any potentially significant environmental impacts, mitigation measures, project alternatives, comments and responses to comments associated with approval of the proposed campus master plan revision pursuant to the requirements of the California Environmental Quality Act and State CEQA Guidelines.
2. The FEIR addresses the proposed campus master plan revision and all discretionary actions related to the project as identified in the Final EIR.

3. This resolution is adopted pursuant to the requirements of Section 21081 of Public Resources Code and Section 15091 of State CEQA Guidelines which require that the Board of Trustees make findings prior to the approval of a project.
4. The board hereby adopts the Findings of Fact and Mitigation Monitoring and Reporting Program, including all mitigation measures identified therein, for Agenda Item 8 of the May 23-24, 2017 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 FEIR has identified potentially significant impacts that may result from implementation of the proposed project. 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. The short term air quality impacts related to construction 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.
6. Prior to the certification of the FEIR, the Board of Trustees reviewed and considered the above-mentioned FEIR, and finds that the FEIR reflects the independent judgement of the Board of Trustees. The trustees hereby certify the FEIR for the project as complete and adequate in that the FEIR addresses all potentially significant environmental impacts of the project and fully complies with the requirements of CEQA and State CEQA Guidelines. For the purpose of CEQA and State CEQA Guidelines, the administrative record of proceedings for the project includes the following:
    a. The 2017 Draft EIR for the California State University, Los Angeles – North Campus Project;
    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 revision and related actions, including testimony and documentary evidence introduced as such proceedings; and
    d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.
7. The Board of Trustees hereby certifies the FEIR for the California State University, Los Angeles – North Campus Project dated April 2017 as complete and in compliance with CEQA.
8. 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 8 of the

May 23-24, 2017 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).

9. The project will benefit the California State University.
10. The California State University, Los Angeles Campus Master Plan Revision dated May 2017 is approved.
11. The 2016-2017 Capital Outlay Program is amended to include $26,042,000 for preliminary plans, working drawings, construction, and equipment for the Los Angeles Football Club Training Facility.
12. The schematic plans for the California State University, Los Angeles – Los Angeles Football Club Training Facility project are approved at a project cost of $26,042,000 at CCCI 6255.
13. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the Final Environmental Impact Report for the California State University, Los Angeles – North Campus Project.

California State University, Los Angeles

Campus Master Plan
Master Plan Enrollment: 25,000 FTE
Approval Date: December 1963
Proposed Date: May 2017
Main Campus Acreage: 174.3

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

California State University, Los Angeles

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: December 1963

Master Plan Revision approved by the Board of Trustees: January 1966, April 1967, July 1971, May 1973, February 1975, July 1977, February 1979, May 1980, July 1983, January 1984, January 1985, September 2009, November 2009

Proposed: May 2017

1. State Playhouse Theatre
2. Music Building
3. Martin Luther King Hall
4. Power Substation/Chiller Plant
5. University Student Union
6. Bookstore/Dining Services
7. John F. Kennedy Memorial Library
8. Administration

8A. Student Affairs

9. Fine Arts
10. Physical Education
11. Engineering and Technology

11A. NASA Research Lab

12. Physical Sciences

12A. Physical Science Modulars

13. Biological Sciences
14. Student Health Center
15. Floyd R. Simpson Tower

15A. Ruben F. Salazar Hall

16. South Chiller Plant
17. Career Center
18. Stadium
20. Los Angeles County High School of the Arts
22. *Physical Education Addition*
23. Corporation Yard
24. P.E. Outdoor Facility

24A. P.E. Outdoor Facility (Tennis/Sand Volleyball Courts)

25 *Rosie Casals / Pancho Gonzales Tennis Center*

26. Marc and Eva Stern Math and Science School

27A. Wallis Annenberg Integrated Science Complex, LA Kretz Hall

27B. Wallis Annenberg Integrated Science Complex, Wing B

28. *Academic Facility*
29. Harriet and Charles Luckman Fine Arts Complex

29A. Harriet and Charles Luckman Gallery

29B. Intimate Theatre

30. The Anna Bing Arnold Child Care Center
32. Greenhouse
33. *South Chiller Plant Addition*
34. Student Housing, Phase I
35. Parking Structure B
36. Student Housing, Phase II
37. Golden Eagles Apartments
38. Television Film Media Center
39. Parking Structure D
41. Parking Structure C
42. Parking Structure A
43. Hertzberg-Davis Forensic Science Center
45. Emergency Operations Center
46. Public Safety and Parking Services
47. University Welcome Center
48. Hydrogen Fueling Station
49. *Rongxiang Xu Bioscience Innovation Center*
50. *Parking Structure E*
51. *LAFC Training Facility*
52. *South Fields*
53. *Student Housing and Dining*

99. Cal State LA Downtown

LEGEND:
Existing Facility / *Proposed Facility*

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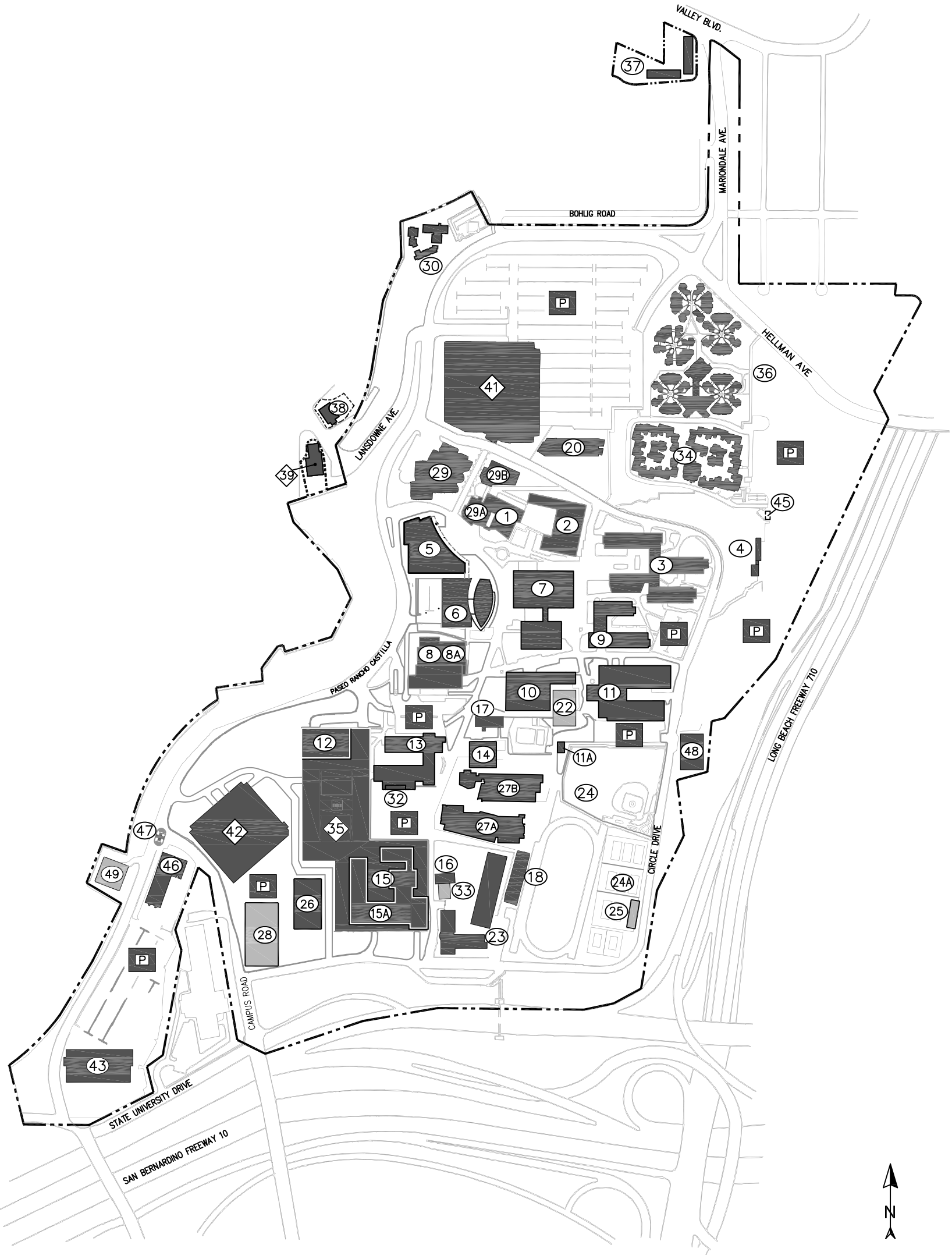

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