

## AGENDA

### COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

**Meeting:** 1:45 p.m., Tuesday, July 24, 2018  
Glenn S. Dumke Auditorium

Rebecca D. Eisen, Chair  
Romey Sabalius, Vice Chair  
Jane W. Carney  
Wenda Fong  
John Nilon  
Christopher Steinhauser  
Peter J. Taylor

- Consent**
1. Approval of Minutes of the Meeting of May 15, 2018, *Action*
  2. California State University Seismic Safety Program Annual Report, *Information*
  3. California State University, Northridge Master Plan Revision, *Action*
- Discussion**
4. California State University Maritime Academy Master Plan Revision with Enrollment Ceiling Increase, *Action*
  5. Endorsement of City of San Diego Ballot Initiative: SDSU West Campus Research Center, Stadium and River Park Initiative, *Action*

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

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

**May 15, 2018**

**Members Present**

John Nilon, Chair  
Jane W. Carney, Vice Chair  
Adam Day  
Rebecca D. Eisen, Chair of the Board  
Thelma Meléndez de Santa Ana  
Romey Sabalius  
Peter J. Taylor  
Timothy P. White, Chancellor

Trustee John Nilon called the meeting to order.

**Public Comment**

Jose Reynoso and Dan Cornthwaite, San Diego community members, spoke in support of Agenda Item 7, San Diego State University Master Plan Revision.

**Approval of Minutes**

The minutes of the March 20, 2018 meeting were approved as submitted.

**California Environmental Quality Act Annual Report**

Trustee Nilon presented agenda item two as a consent information item.

**Categories and Criteria for the Five-Year Facilities Renewal and Capital Improvement Plan 2019-2020 through 2023-2024**

Trustee Nilon presented agenda item three as a consent action item. The committee recommended approval of the proposed resolution (RCPBG 05-18-06).

**California State University, Los Angeles Student Housing East Amend and Schematic Design**

The California State University, Los Angeles Student Housing East Schematic Design was presented for approval. The project will construct two eight-story towers and one seven-story tower. It will include 1,500 beds in a traditional style residence hall for freshman and sophomore students and a 450-seat dining facility.

The committee recommended approval of the proposed resolution (RCPBG 05-18-07).

**California State University, Dominguez Hills Innovation and Instruction Building Schematic Design**

The California State University, Dominguez Hills Innovation and Instruction Building Schematic Design was presented for approval. The project will construct a four-story academic instructional facility to include general-purpose classrooms, meeting spaces, faculty offices, and a large-lecture auditorium, as well as house the College of Business Administration and Public Policy.

The committee recommended approval of the proposed resolution (RCPBG 05-18-08).

**California State University, East Bay CORE Building (Library Replacement Seismic)**

A master plan revision, California Environmental Quality Act (CEQA) action, and schematic design for the California State University, East Bay CORE Building were presented for approval. The new library, or CORE, is designed to be a highly efficient building with flexible and adaptable spaces, supporting student success by responding to new trends in university education and learning. It will house spaces for self-directed learning and work, collaboration rooms, a maker space to promote innovation, a tutoring center, food services, group and quiet study areas, as well as book collections. An addendum to the campus' recertified 2009 Final Environmental Impact Report (EIR) was prepared to comply with CEQA requirements.

The committee recommended approval of the proposed resolution (RCPBG 05-18-09).

### **San Diego State University Master Plan Revision**

The San Diego State University Master Plan Revision was presented for approval. The project will re-certify the 2007 SDSU Campus Master Plan Final Environmental Impact Report (FEIR), as modified by the 2018 Final Additional Analysis, as adequate under the California Environmental Quality Act (CEQA) as well as reapprove the SDSU 2007 Campus Master Plan, as modified. The item also requested approval of funding for off-site mitigation measures to be constructed by SDSU over several years.

The committee recommended approval of the proposed resolution (RCPBG 05-18-10).

Trustee John Nilon adjourned the meeting.

## **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 2016 – June 2017 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)]*

Based on this policy statement, a CSU Seismic Review Board was established to provide technical counsel on the CSU's seismic oversight program and assessment of the seismic condition of its building stock. The board is now embarking on its 24<sup>nd</sup> year (1993 – 2017).

## **The CSU Seismic Review Board Membership**

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, AMEC Geomatrix  
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.

## **CSU Seismic Mitigation and Program Activities**

The California State University maintains an ongoing seismic mitigation and oversight effort comprised of six elements:

1. **Mitigate falling hazard concerns.** Mitigate significant life-safety threats posed by falling hazards as a priority. The initial falling hazard concerns identified at the 23 campuses and off-campus centers have been mitigated. Potential concrete precast panel spalling (concrete fragments) has been raised as a new concern within the system. Individual buildings with the potential for spalling are being monitored at a campus level. The board solicits periodic campus input on this and other potential seismic concerns.
2. **Identify, broadly prioritize and periodically re-evaluate existing seismic deficiencies.** CSU buildings that pose an elevated seismic risk have been prioritized into two published listings: *Seismic Priority List 1* (Attachment A), which are buildings that are recommended to be retrofitted as soon as practical, and *Seismic Priority List 2* (Attachment B), which are buildings that will trigger the inclusion of a seismic retrofit when construction work other than maintenance is performed.

It is estimated that several of the currently listed buildings could individually be addressed within the minor capital project cost threshold (\$656,000 during the reporting). Capital budget constraints in the context of other compelling needs continue to limit available funding allocations to resolve our identified seismic concerns.

The CSU Seismic Priority Lists are periodically updated. During this reporting period the September 28, 2015 listing was updated on October 1, 2016. Since inception over 200 buildings have been priority-listed of which 65 buildings are remaining. The current Priority List identifies 27 buildings on List 1 and 38 buildings on List 2.

The following changes were made during the reporting period:

Priority List 1: Listing removed:

- San Jose State – Student Union. The renovation/addition is now complete.

Priority List 1: Listing added:

- CSU Monterey Bay – Building 70, Motor Pool-Art Studio added based on field review.

The following projects and events merit special note:

*CSU Monterey Bay – Motor Pool Art Studio Building 70* has been added to Priority List 1. This building's occupancy permit was revised to allow only limited, intermittent, art studio display use. The campus has commissioned a retrofit design study to return the building to full use.

*San Francisco State – Tiburon Center Buildings.* Multiple buildings within the Tiburon complex are listed as a Priority List 1 seismic concern. The campus completed seismic studies to identify potential repairs/improvements. During the period the campus addressed immediate safety concerns to address restricted occupancy. Campus master planning for the site is now underway to address these concerns long term.

- 3. Advocate code and legislative improvements to ensure technical program currency.** The Seismic Review Board works with the CSU to propose building code changes to support its capital program efforts. Individual board members of the Seismic Review Board participate in a voting capacity on the technical review committees that create the structural appendices (ASCE-41<sup>1</sup> and its successors) that are considered for code adoption.

Various technical updates were made during the reporting period to maintain the currency of the trustees' CSU Seismic Requirements. Just prior to this period, an independent study was commissioned to update campus geotechnical values based on new technical information available. These standards identify the seismic force levels that each structure is expected to be able to resist. The CSU has long mandated campus-specific values in lieu of the more generic values identified in the California Building Code. A draft update to the Seismic Requirements incorporating these updated values was issued in May 2016. A finalized version was issued in November 2016.

The CSU Seismic Requirements and Seismic Priority Lists are available online: [http://www.calstate.edu/cpdc/ae/Seismic/November\\_2016\\_Final.pdf](http://www.calstate.edu/cpdc/ae/Seismic/November_2016_Final.pdf).

- 4. Provide peer review of the proposed structural design for all major construction.** All CSU projects are evaluated for code compliance. All projects over the minor capital threshold are submitted by campuses for a seismic *peer* review to further confirm and validate the design approach. Seismic peer review is an engineer-to-engineer discussion that occurs throughout

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<sup>1</sup> American Society of Civil Engineers' Standard Number 41, Seismic Rehabilitation of Existing Buildings

the design process to help ensure that proposed designs are conceptually and technically well-considered. At the election of the campus, seismic peer review is available for minor capital projects that may have a seismic component of concern, i.e., flagpoles, field lighting, scoreboard signage, etc.

5. **Develop a Seismic Event Response Plan.** The CSU's systemwide emergency response plan was re-signed July 5, 2013. As a resiliency measure, the Seismic Response Plan is always available online: [http://www.calstate.edu/cpdc/ae/review/seismic\\_peer.shtml](http://www.calstate.edu/cpdc/ae/review/seismic_peer.shtml).

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.

6. **Engage proactively with campuses.** Seismic board meetings are held at rotating campus locations to encourage campus interaction and increase board familiarity with the campus characteristics and building portfolio. During the reporting period the following board meetings were held:

July 12, 2016	San Francisco State
October 25, 2016	CSU Channel Islands
February 2, 2017	San Francisco State Tiburon Off-Campus Center
April 27, 2017	CSU Dominguez Hills

The CSU Seismic Review Board works behind the scenes to provide actionable counsel to the university on a complex and evolving technical subject. Its efforts have allowed the CSU to realize great efficiencies with its entrusted capital dollars while at the same time fostering the creation of engaging buildings and spaces that support the university's academic mission.

In normal operations, the Seismic Review Board acts in a timely manner. In times of a seismic event it stands ready to provide immediate action-oriented counsel as part of a larger emergency response system.



**CSU Seismic Priority List 1**  
**(Ordered by Campus)**

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.

<b>Campus</b>	<b>Building</b>	<b>Building #</b>	<b>Capital Outlay Notes</b>
Bakersfield	Faculty Towers	6	PWC funded. Replacement under construction.
Bakersfield	Physical Education (Old Gym)	33	P 2018-19 request; WC 2019-20 request.
Channel Islands	Ironwood Hall ('SH' Shops – mid section)	24	No office use – storage only.
Dominguez Hills	Leo F. Cain Library	20	PWC 2020-21 request.
East Bay	Library	12	Replacement Bldg: P funded 2017-18, WC 2018-19 request. Annex Renovation: PWC funded 2017-18.
East Bay	Corporation Yard	5	PWC 2022-23 request – no present office use.
Humboldt	Van Duzer Theatre (Theatre Arts)	10	PWC funded 2014-15, in design.
Humboldt	Library	41	PWC funded 2014-15, in design.
Los Angeles	State Playhouse Theatre	1	PWC funded 2014-15, in design.
Los Angeles	Administration	8	PWC funded 2012-13, in design.
Monterey Bay	Motorpool (Art Studio)	70	PWC 2018-19 request, restricted use.
Pomona	Classroom/Lab/Administration	98	Replacement funded 2013-14. 98C is 2018-19 request.
Pomona	Kellogg West	76	PWC 2019-20 request.
San Diego	Love Library	54	Design study complete.
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	Vacated, to be demolished.
San Francisco	Marine Support (Tiburon)	T-21	Vacated, to be demolished.
San Francisco	Blacksmith Shop (Tiburon)	T-22	Funds requested 2018-19, limited access.
San Francisco	Dispensary (Tiburon)	T-37	Funds requested 2018-19, limited access.
San Francisco	Building 49 (Tiburon)	T-49	Funds requested 2018-19, limited access.
San Francisco	Building 50 (Tiburon)	T-50	Funds requested 2018-19, limited access.
San Francisco	Physiology (Tiburon)	T-54	Funds requested 2018-19, limited access.
San José	North Parking Garage (Stair Towers)	53	PWC funded 2017-18.
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**  
**(Ordered by Campus)**

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.

<b>Campus</b>	<b>Building</b>	<b>Building #</b>	<b>Capital Outlay Notes</b>
Bakersfield	Runners Café	38	-
Channel Islands	Ironwood Hall (Old Power Plant)	24	-
Channel Islands	Chaparral Hall	22	P 2021-22 request, WC 2022-23 request.
Channel Islands	Ironwood Hall (Warehouse)	24	-
Channel Islands	Ironwood Hall ('SH' Shops- north section)	24	-
Chico	Whitney Hall	13	-
Chico	Physical Science	8	Replacement funded 2016-17.
Fresno	Grosse Industrial Technology	12	-
Fresno	University Student Union	80	-
Fullerton	Titan Bookstore	6	Design study complete.
Long Beach	Peterson Hall 1	37	PWC 2018-19 request.
Long Beach	Peterson Hall 2	38	PWC funded 2016-17.
Los Angeles	Career Center	17	-
Los Angeles	Student Health Center	14	Preliminary design study complete.
Los Angeles	Physical Sciences	12	PWC funded, in design.
Los Angeles	John F. Kennedy Memorial Library	7	P 2020-21 request, WC 2021/22 request.
Pomona	Administration	1	PWC 2019-20 request.
Pomona	Letters, Arts and Social Science	5	PWC 2020-21 request.
Pomona	Engineering	9	PWC 2021-22 request.
Pomona	Art/Engineering Annex	13	PWC 2021-22 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	Replacement funded 2016-17.
Pomona	Manor House	111	-
Pomona	University House	112	-
Sacramento	Douglass Hall	4	-
San Francisco	HSS Classroom Bldg (Old Humanities)	3	Replacement requested in 2019/20 (south) and 2020/21 (north).
San Francisco	Administration	30	Long term shoring in place.
San Francisco	University Park North (Apartment Bldg 6)	100	-
San Francisco	University Park North (Apartment Bldg 7)	100	-
San Francisco	University Park North (Apartment Bldg 8)	100	-
San Francisco	University Park North (Apartment Bldg 9)	100	-
San Francisco	Administration (Tiburon)	T-30	Funded 2017-18.
San Francisco	Rockfish (Tiburon)	T-33	Funded 2017-18.
San Francisco	J. Burton Vasche Library	1	PWC funded 2017-18.

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

### **California State University, Northridge Master Plan Revision**

#### **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 a master plan change at California State University, Northridge for the inclusion of a Hotel Development:

- Adopt the Final Initial Study/Mitigated Negative Declaration dated July 2018.
- Adopt the proposed campus master plan revision dated July 2018.

The Board of Trustees previously approved the concept of a public-private partnership for the campus' potential hotel development at its November 17-18, 2015 meeting. The approval of a specific development project and the related development agreement will return to the board for approval at a future meeting.

Attachment A is the proposed campus master plan dated July 2018. Attachment B is the existing campus master plan dated March 2006.

#### **Proposed Master Plan Revision**

The Board of Trustees gave conceptual approval of a Public-Private Partnership Hotel Development Project in November 2015. The proposed campus master plan revision furthers the hotel concept by planning for the demolition of the existing University Club building (#11), and siting a Hotel Development (#206<sup>1</sup>) envisioned to include restaurant services.

The campus is situated in the northwest quadrant of the San Fernando Valley and is underserved by available business class hotels. The development of a hotel on the campus would help support the academic mission of the campus by: (1) providing better access to much-needed hotel facilities for various campus events, including hosted conferences and visiting scholars, (2) providing convenient lodging for campus candidates, visiting family members and athletic teams, and (3) fostering community partnerships.

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<sup>1</sup> This facility number is shown on the master plan map and recorded in the Space and Facilities Database.

The master plan revision proposes a hotel site along the southern boundary of the campus in close proximity to the Younes & Soraya Nazarian Center for the Valley Performing Arts, the University Student Union, and on-campus athletic venues. The project may be implemented in the future through a public-private partnership.

Proposed master plan changes are shown in Attachment A:

*Hexagon 1:* Hotel Development (#206) - to replace the existing University Club (#11)

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

A Draft Initial Study/Mitigated Negative Declaration (IS/MND) was prepared for the proposed Hotel Development to analyze the potential significant environmental effects of the development in accordance with the requirements of the California Environmental Quality Act (CEQA). The Draft IS/MND was made available to the public for review and comment for 30 days from April 26, 2018 to May 25, 2018.

The Final IS/MND has been prepared and is presented to the Board of Trustees for review and adoption. The Final IS/MND found that the Hotel Development will not result in any significant unavoidable environmental impacts. The final documents, including the comment letters and responses to comments, Mitigation Monitoring and Reporting Program, are available online at: <https://www.csun.edu/facilities/facilities-planning-services>.

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

Comment letters were received from the County of Los Angeles Fire Department, Native American Heritage Commission, Los Angeles County Metropolitan Transportation Authority, and UNITE HERE! Local 11. A summary of the key responses are provided below.

County of Los Angeles Fire Department recommends evaluation of project site soils for pesticides that are associated with historic citrus grove agricultural practices.

*CSU Response:* As discussed in the Draft IS/MND, databases of hazardous material sites (compiled pursuant to Government Code Section 65962.5) were reviewed to identify if the site is located on or directly adjacent to any sites known to be hazardous or contaminated. A property near the existing campus was previously identified as having soil contamination due to historic agricultural uses. However, it was determined by the Department of Toxic Substances Control that no further remediation at the referenced off-campus property is required. Based on this determination, it is not anticipated that contaminated soils are present.

Native American Heritage Commission commented that there are no mitigation measures specifically addressing Tribal Cultural Resources separately and distinctly from Archaeological Resources.

*CSU Response:* As discussed in the Draft IS/MND, Mitigation Measure CR-1 Cultural Resources provides for a monitor and avoidance of impacts to any tribal cultural resources that may be uncovered during grading. In response to the comment, an additional mitigation measure, TCR-1 Unanticipated Discovery of Tribal Cultural Resources, was included in the Final IS/MND in order to provide additional clarity regarding the mitigation framework for tribal cultural resources. Impacts to tribal cultural resources would continue to be less than significant with implementation of Mitigation Measures TCR-1 and TCR-1.

Los Angeles County Metropolitan Transportation Authority indicates support for the development of commercial and residential properties near transit stations and the mutual beneficial opportunity to increase transit ridership and transportation options. The installation of pedestrian and provision of bicycle amenities and parking strategies are recommended to encourage the use of non-motorized transportation. The potential for temporary disruption to bus operations during project construction is noted.

*CSU Response:* The opportunity to increase transit ridership and enhance transportation options is noted and is consistent with the campus' objectives for the proposed hotel. The project will be compliant with the Americans with Disabilities Act (ADA) and will include sidewalks, pedestrian lighting, wayfinding signage, and ample bicycle parking. The university will continue to provide information to employees and students regarding the transit pass programs as part of its transportation management program. Campus staff will coordinate with Metro and other bus operators that may be affected by project construction in order to minimize disruption of bus service in the area.

UNITE HERE! Local 11 provided the following comments on the IS/MND and suggested that an Environmental Impact Report should consequently be prepared:

- A. The IS/MND should have considered the 2030 statewide greenhouse gas (GHG) emission reduction target of the California Air Resources Board (CARB) Scoping Plan.
- B. The IS/MND should have relied on a 1,400-ton threshold applicable to commercial projects rather than the 3,000-ton threshold used, which the commenter suggests is only for mixed-use projects.
- C. The IS/MND's use of the South Coast Air Quality Management District's (SCAQMD's) recommended 3,000 ton threshold which is based on 2020 statewide reduction targets is flawed because delays in project permitting or construction could push the completion date for the project beyond 2020.

*CSU Response:* Detailed responses to the comments from UNITE HERE! Local 11 are provided in the Final IS/MND which is available online as noted above. A summary of those key responses is provided below.

- A. First, CARB's 2017 Scoping Plan does not directly apply to specific projects, nor is it intended to be used for project-level evaluations as prepared for the proposed hotel development. Second, regarding the Senate Bill (SB) 32 target of reducing statewide GHG emissions to 40 percent below 1990 levels by 2030, there are no established quantitative CEQA thresholds of significance adopted by agencies with subject matter expertise.
- B. SCAQMD has not formally adopted GHG thresholds for general application in the land use development context. However, as discussed in the Draft IS/MND, the SCAQMD GHG CEQA Significance Threshold Stakeholder Working Group developed a set of recommendations for GHG thresholds, which included use of a 3,000-ton threshold for all land use project types, not merely mixed-use projects as the commenter suggests. The Working Group is comprised of representatives from public agencies, expert consulting firms, environmental organizations, and emissions sector-specific alliances and groups, and collaborated with SCAQMD staff over a period of time to formulate the recommended CEQA significance thresholds. Like other lead agencies in the region, the campus has used the 3,000-ton threshold to evaluate the environmental impacts of various campus projects. In addition, it is not appropriate to singularly classify hotel uses as a commercial use as, unlike traditional commercial uses that have standard business hours, hotels include a residential-like component with overnight occupancy.
- C. The proposed project is estimated to be fully operational in 2020, a build-out year that aligns with the Assembly Bill (AB) 32 target of reducing statewide GHG emissions to 1990 levels by 2020. The project is planned for completion in 2020 and the IS/MND properly relies on this information. Potential delays in project permitting or construction are speculative. Furthermore, from an emissions generation perspective, delays in the project's schedule could beneficially reduce the project's GHG emissions, as adopted state regulatory standards, such as auto emission standards continue to be more restrictive as they are phased in and implemented over time. As such, to the extent that project completion is delayed, the emissions estimate provided in the Draft IS/MND serves to overstate project GHG emissions.

In light of these three factors, the analysis presented in the Draft IS/MND considers whether the project would conflict with the near-term target (2020) and the trajectory of emissions reductions needed to achieve the State's post-2020 GHG reduction polices, concluding that project emissions would not be significant. This approach is consistent with CEQA Guidelines Section 15064.4 and recommendations of agencies and entities with subject matter expertise, like the SCAQMD and Association of Environmental Professionals. In response to the commenter's letter, additional information was provided regarding the project's GHG emissions-reducing design features, and the associated emission reduction estimates. This information and analysis demonstrates that project emissions would likely be lower than reported in the Draft IS/MND, further substantiating the less-than-significant impact conclusion.

Based on review and analysis in the Final IS/MND, there is no substantial evidence supporting a fair argument that the proposed project would or may have a significant impact related to GHG emissions. Therefore, the MND is the appropriate document for this project under CEQA.

### **Recommendation**

The following resolution is presented for approval:

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

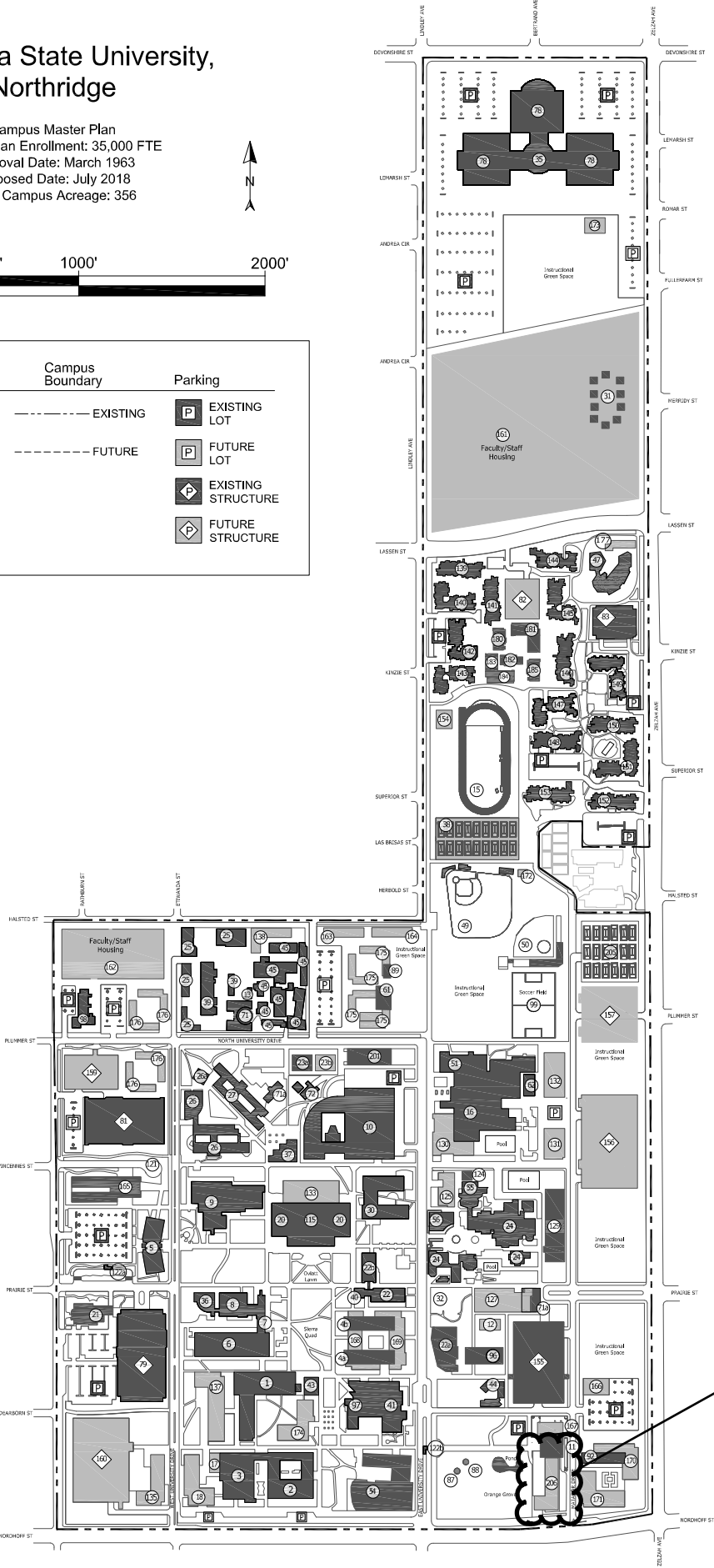
1. The Final Initial Study/Mitigated Negative Declaration has been prepared to address any potential significant environmental impacts and mitigation measures, comments, and responses to comments associated with the Hotel Development project and all discretionary actions related thereto, as identified in the Final Initial Study and 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 State CEQA Guidelines which require the Board of Trustees to make findings prior to the approval of a project.
4. The Board of Trustees finds that the mitigated project as approved will not have a significant impact on the environment, will be constructed with the recommended mitigation measures as adopted in the Mitigation Monitoring and Reporting Program, and will benefit the California State University.
5. The California State University, Northridge Campus Master Plan Revision dated July 2018 is approved.
6. 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.

# California State University, Northridge

Campus Master Plan  
 Master Plan Enrollment: 35,000 FTE  
 Approval Date: March 1963  
 Proposed Date: July 2018  
 Main Campus Acreage: 356



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





## California State University, Northridge

### Proposed Master Plan

#### Master Plan Enrollment: 35,000 FTE

Master Plan approved by the Board of Trustees: March 1963

Master Plan Revision approved by the Board of Trustees: July 1965, September 1968, May 1971, March 1972, February 1973, July 1974, July 1976, October 1976, February 1979, May 1982, November 1985, July 1986, November 1986, July 1987, March 1988, July 1988, June 1989, September 1989, March 1990, September 1993, May 1998, March 2006

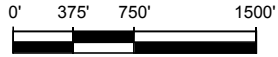
1. Manzanita Hal	57. Lab School / Child and Family Studies	153. Bougainvillea Hal
2. Cypress Hall	61. Matador Hall	154. <i>Athletics/Recreation Support A</i>
3. Nordhoff Hall	62. Racquet Ball Courts	155. Parking Structure (G3)
4a. Live Oak Hall	71. Central Plant	156. <i>Parking Structure (G4)</i>
4b. Eucalyptus Hal	71a. Fuel Cell Satellite Plan	157. <i>Parking Structure (G6)</i>
5. University Hal	72. Master Distribution Facility	159. <i>Parking Structure (B5N)</i>
6. Sierra Hall	73. <i>Student Health Center</i>	160. <i>Parking Structure (B1)</i>
7. Sierra Tower	78. Research/Development Buildings	161. <i>Faculty/Staff Housing, Phase I</i>
8. Jerome Richfield Hall	79. Parking Structure (B3)	162. <i>Faculty/Staff Housing, Phase II</i>
9. Bayramian Hall	81. Parking Structure (B5)	163. <i>Academic Building E1</i>
10. Jacaranda Hall	82. <i>Parking Structure (F9)</i>	164. <i>Academic Building E2</i>
11. University Clut	83. Parking Structure (G9)	165. Extended University Commons
12. <i>Greenhouse</i>	87. Solar Observatory	166. Satellite Central Plan/ Fuel Cell
13. Volatile Storage	88. Stellar Observatory	167. <i>University Club/Alumni Center</i>
15. Track and Field	89. Nautilus House	168. <i>Academic Building K</i>
16. Redwood Hall	92. Monterey Hall	169. <i>Academic Building L</i>
17. <i>Nordhoff Hall Addition H</i>	96. Student Health Center	170. <i>Academic Building Y</i>
18. <i>Academic Building H1</i>	97. Bookstore Addition	171. <i>Academic Building Z</i>
20. Oviatt Library Additior	98. Children's Center	172. <i>Athletics/Recreation Support A1</i>
21. Public Safety	99. Soccer Field	173. <i>Athletics/Recreation Support A2</i>
22. Citrus Hall	115. Delmar T. Oviatt Library	174. <i>Academic Building T</i>
22a. Chaparral Hall	121. Transit Center	175. <i>Student Housing</i>
22b. Magnolia Hal	122a. Information Booth	176. <i>Student Housing</i>
23a. Lilac Hall	122b. Information Booth	177. <i>Student Housing</i>
23b. <i>Research Facility 2</i>	124. Sustainability Center	180. Mariposa Hall
24. University Student Unior	125. <i>Academic Building S</i>	181. Toyon Hall
25. Corporation Yard Additior	127. <i>Academic Building U</i>	182. Hawthorne Hall
26. Education	129. Student Recreation Ctr.	183. Sycamore Hall
27. Bookstein Hall	130. <i>Redwood Hall Expansion P</i>	184. Ironwood Hall
30. Sequoia Hall	131. <i>Matador Acheivement Center, Building Q</i>	185. Shorepine Hall
31. University Village	132. <i>Academic Building G</i>	190. <i>T-22 Water 1</i>
32. Botanical Garden	133. <i>Library Expansion</i>	191. <i>T-22 Water 2</i>
35. Conference Center	135. <i>Academic Building C</i>	201. Sagebrush Hall
36. Sierra Center	137. <i>Sierra Hall Annex</i>	203. President's Residence
37. Arbor Court Food Service	138. <i>Academic Building D</i>	204. Reseda Annex
38. <i>Physical Education Courts</i>	139. Chanterelle Hal	205. Tennis Court
39. Corporation Yard	140. Carragheen Hall	206. <i>Hotel Development</i>
40. Planetarium	141. Woodruff Hall	
41. Bookstore	142. Burdock Hall	
43. Santa Susana Hall	143. Southern Wood Hall	
44. Jeanne M. Chisholm Hal	144. Pacific Willow Hal	
45. Art and Design Center Complex	145. Torrey Pine Hal	
47. Satellite Union	146. Bayberry Hall	
49. Baseball Field	147. Pinion Hal	
50. Softball Field	148. Valley Oak Hall	
51. Brown Western Center for Adaptive Aquatics	149. Lupin Hall	
54. Younes & Soraya Nazariar Center for the Performing Arts	150. Sagura Hall	
55. Plaza Del Sol Hal	151. Heather Hall	
56. University Student Unior Expansion	152. Rose Crown Hall	

LEGEND:  
 Existing Facility / Proposed

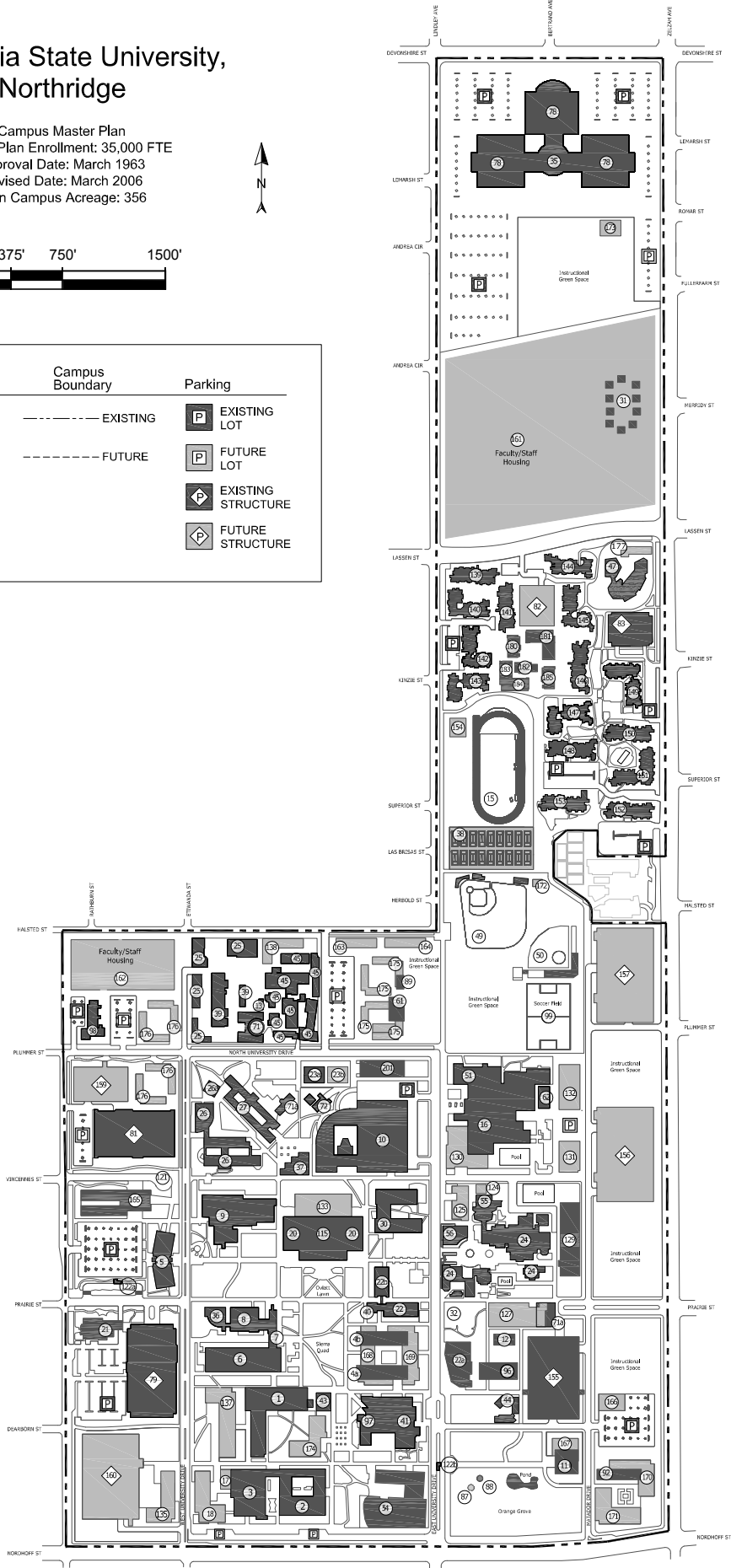
NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

# California State University, Northridge

Campus Master Plan  
 Master Plan Enrollment: 35,000 FTE  
 Approval Date: March 1963  
 Revised Date: March 2006  
 Main Campus Acreage: 356



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



# California State University, Northridge

## Master Plan Enrollment: 35,000 FTE

Master Plan approved by the Board of Trustees: March 1963

Master Plan Revision approved by the Board of Trustees: July 1965, September 1968, May 1971, March 1972, February 1973, July 1974, July 1976, October 1976, February 1979, May 1982, November 1985, July 1986, November 1986, July 1987, March 1988, July 1988, June 1989, September 1989, March 1990, September 1993, May 1998, March 2006

1. Manzanita Hall	56. University Student Union Expansion	150. Sagura Hall
2. Cypress Hall	57. Lab School/Child and Family Studies	151. Heather Hall
3. Nordhoff Hall	61. Matador Hall	152. Rose Crown Hall
4a. Live Oak Hall	62. Racquet Ball Courts	153. Bougainvillea Hall
4b. Eucalyptus Hall	71. Central Plant	154. <i>Athletics/Recreation Support A</i>
5. University Hall	71a. Cooling Towers	155. Parking Structure (G3)
6. Sierra Hall	71b. Fuel Cell Satellite Plant	156. <i>Parking Structure (G4)</i>
7. Jerome Tower	72. Master Distribution Facility	157. <i>Parking Structure (G6)</i>
8. Jerome Richfield Hall	73. <i>Student Health Center</i>	159. <i>Parking Structure (B5N)</i>
9. Bayramian Hall	78. Research/Development Buildings	160. <i>Parking Structure (B1)</i>
10. Jacaranda Hall	79. Parking Structure (B3)	161. <i>Faculty/Staff Housing, Phase I, II, &amp; III</i>
11. University Club	81. Parking Structure (B5)	162. <i>Faculty/Staff Housing</i>
12. Greenhouse	82. <i>Parking Structure (F9)</i>	163. <i>Academic Building E1</i>
13. Volatile Storage	83. Parking Structure (G9)	164. <i>Academic Building E2</i>
15. Track and Field	87. Solar Observatory	165. Extended Learning
16. Redwood Hall	88. Stellar Observatory	166. Satellite Central Plant/ Fuel Cell
17. <i>Nordhoff Hall Addition H</i>	89. Nautilus House	167. <i>University Club/Alumni Center</i>
18. <i>Academic Building H1</i>	92. Monterey Hall	168. <i>Academic Building K</i>
20. Oviatt Library Addition	96. Student Health Center	169. <i>Academic Building L</i>
21. Public Safety	97. Bookstore Addition	170. <i>Academic Building Y</i>
22. Citrus Hall	98. Children's Center	171. <i>Academic Building Z</i>
22a. Chaparral Hall	99. Soccer Field	172. <i>Athletics/Recreation Support A1</i>
22b. Magnolia Hall	115. Delmar T. Oviatt Library	173. <i>Athletics/Recreation Support A2</i>
23a. Lilac Hall	121. Transit Center	174. <i>Academic Building T</i>
23b. <i>Research Facility 2</i>	122a. Information Booth	175. <i>Student Housing</i>
24. University Student Union	122b. Information Booth	176. <i>Student Housing</i>
25. Corporation Yard Addition	124. <i>AS Sustainability Center</i>	177. <i>Student Housing</i>
26. Education	125. <i>Academic Building S</i>	180. Mariposa Hall
27. Bookstein Hall	127. <i>Academic Building U</i>	181. Toyon Hall
28. Athletics Building	129. Student Recreation Center	182. Hawthorne Hall
30. Sequoia Hall	130. <i>Redwood Hall Expansion P</i>	183. Sycamore Hall
31. University Village	131. <i>Academic/Administration Building Q</i>	184. Ironwood Hall
32. Botanical Garden	132. <i>Academic Building G</i>	185. Shorepine Hall
35. Conference Center	133. <i>Library Expansion</i>	190. T-22 Water 1
36. Sierra Center	135. <i>Academic Building C</i>	191. T-22 Water 2
37. Arbor Court Food Service	137. <i>Sierra Hall Annex</i>	201. Sagebrush Hall
38. <i>Physical Education Courts</i>	138. <i>Academic Building D</i>	203. President's Residence
39. Corporation Yard	139. Chanterelle Hall	
40. Planetarium	140. Carragheen Hall	
41. Bookstore	141. Woodruff Hall	
43. Santa Susana Hall	142. Burdock Hall	
44. Jeanne M. Chisholm Hall	143. Southern Wood Hall	
45. Art and Design Center Complex	144. Pacific Willow Hall	
47. Satellite Union	145. Torrey Pine Hall	
49. Baseball Field	146. Bayberry Hall	
50. Softball Field	147. Pinion Hall	
51. Brown Western Center for Adaptive Aquatics	148. Valley Oak Hall	
54. Valley Performing Arts Center	149. Lupin Hall	
55. Plaza Del Sol Performance Hall		

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**

### **California State University Maritime Academy Master Plan Revision with Enrollment Ceiling Increase**

#### **Presentation By**

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

#### **Summary**

The California State University Board of Trustees requires that every campus have a long range physical master plan, showing existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student enrollment. The Board of Trustees serves as the Lead Agency as defined in the California Environmental Quality Act (CEQA) and as such approves significant changes to the master plan 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 California State University Maritime Academy:

- Certify the Final Environmental Impact Report (FEIR) dated May 2018.
- Approve the proposed Campus Master Plan revision dated July 2018 to increase the enrollment ceiling to 2,200 full-time equivalent students (FTE<sup>1</sup>).

The Board of Trustees must certify that the FEIR is adequate and complete under CEQA in order to approve the master plan revision. The FEIR has determined that the proposed master plan revision would result in significant and unavoidable impacts to campus cultural resources concerning the demolition or renovation of potentially historic buildings. Therefore, 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: <https://www.csum.edu/web/university-planning/campus-master-plan>.

Attachment “A” is the proposed master plan. Attachment “B” is the existing master plan, with the last revision approved by the Board of Trustees in May 2002.

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<sup>1</sup> Campus master plan ceilings are based on academic year full-time equivalent student (FTE) enrollment excluding students enrolled in such off-site classes and on-line instruction.

## **Campus Master Plan**

The proposed Campus Master Plan revision is part of a comprehensive strategic planning effort to fulfill the campus vision, mission, and core values. Implementation of the proposed Campus Master Plan revision would result in an expansion of campus facilities within the existing campus boundaries to include minor land acquisitions detailed in the plan. These changes are necessary to meet the growing needs of students, faculty, and staff. Campus enrollment is anticipated to double from a total of 1,100 FTE in the 2017-2018 school year to 2,200 FTE by 2032.

Implementation of the master plan would result in the demolition or renovation of existing buildings and the construction of new buildings, as well as associated improvements to the overall campus environment. Supplemental development, such as parking, pedestrian and vehicular circulation system improvements, and infrastructure upgrades are also included to support future development and growth. A new pier extending into Morrow Cove is also under consideration.

Implementation of the proposed Campus Master Plan revision would eventually result in the demolition of approximately 141,000 gross square feet (GSF) of building area, and the addition of approximately 621,000 GSF of building area. The number of students accommodated within on-campus student housing facilities is also planned to increase. The facilities proposed as part of the proposed master plan would be constructed in three phases, with the first phase of high priority projects occurring over the next five years (near term) through approximately 2022.

The major elements of the proposed Campus Master Plan revision are described below.

*Facilities:* Approximately 141,000 GSF of building area will be demolished. New building area of approximately 621,000 GSF will provide for academic, administrative, and residential spaces. New facilities will include three academic buildings, Marine Programs, Cal Maritime Extension, and a Facilities replacement building. The three academic buildings will house specialty libraries replacing the existing library which is included among the buildings to be demolished. Two existing buildings, Mayo Hall (#14<sup>2</sup>) and Rizzo Auditorium (#13), are proposed to be renovated and additions provided.

*Housing:* The number of students accommodated within on-campus student housing facilities is planned to increase from 586 to 1,530 to help meet the Cal Maritime goal of housing a minimum of 80 percent of students on campus. The plan provides for the replacement of 451 beds and the addition of 1,079 new beds.

*Circulation:* Improvements to campus circulation emphasize mobility and the pedestrian experience while also accommodating vehicular and parking needs. This includes a pedestrian only academic core, improved pedestrian access and routes throughout campus, additional bike

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<sup>2</sup> The facility number shown on the master plan map and recorded in the Space and Facilities Database.

routes and related facilities, the creation of a waterfront promenade on Morrow Cove Drive, additional parking facilities at the campus perimeter, and the implementation of a campus shuttle system.

*Infrastructure:* Improvements and enhancements to the campus infrastructure to address the increase in demand generated by the new facilities.

### **Proposed Revisions**

Proposed significant changes to the existing Campus Master Plan are shown on Attachment A and are noted below:

- Hexagon 1:* Residence Hall 1 – West Campus (#64)
- Hexagon 2:* Administration (#68)
- Hexagon 3:* Academic Building B/Learning Commons 2 (#57)
- Hexagon 4:* Facilities (#59)
- Hexagon 5:* Residence Hall 3 – West Campus (#66)
- Hexagon 6:* Marine Programs (#58)
- Hexagon 7:* Academic Building C/Learning Commons 3 (#61)
- Hexagon 8:* Pier 2 (#12A)
- Hexagon 9:* Rizza Auditorium Addition (#13A)
- Hexagon 10:* Academic Building A/Learning Commons 1 (#56)
- Hexagon 11:* Lower Residence Hall Replacement (#63)
- Hexagon 12:* Upper Residence Hall Replacement (#67)
- Hexagon 13:* Residence Hall 2 – West Campus (#65)
- Hexagon 14:* Cal Maritime Extension (#62)

### **Near Term Horizon Implementation**

The campus facilities and improvements pursuant to the proposed Campus Master Plan revision will be developed incrementally over the next 14 years. The facilities to be developed in the near term include a renovation/addition project for Mayo Hall (#14); demolition of the existing Residence Halls (#17, #18, #19) and construction of a new Lower Residence Hall Replacement building (#63) in the same location; relocation of existing Student Services Center uses into the newly renovated Mayo Hall and demolition of the Student Services Center Building (#16); and construction of the new Academic Building A/Learning Commons Part 1 (#56).

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

A Final Environmental Impact Report has been prepared to analyze the potential significant environmental effects of the proposed Campus Master Plan 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 comment for a 45-day period concluding on April 2, 2018. The final documents are available online at: <https://www.csum.edu/web/university-planning/campus-master-plan>.

The FEIR is a “Program EIR” with near term projects under CEQA Guidelines, Sections 15161 and 15168. A Program EIR is an EIR prepared on a series of actions that can be characterized as one large project and consists of a series of actions and improvements. The proposed Campus Master Plan revision will be implemented over time to the planning horizon year 2032. A Program EIR allows such actions and improvements to be approved, provided that the effects of such projects were examined in the Program EIR, and no new effect could occur or no new mitigation measure would be required upon implementation of the subsequent action or improvement. At the time each facility improvement or other action pursuant to the Campus Master Plan is carried forward, each individual action or improvement will be reviewed to determine whether the Program EIR fully addresses the potential impacts and identified appropriate mitigation measures.

Issue areas are fully discussed and impacts have been analyzed to the extent possible. Where a potentially significant impact is identified, mitigation measures have been proposed to reduce the impact. The project provides for many environmental benefits such as reducing vehicle miles travelled and improving pedestrian and bicycle circulation.

As noted however, the FEIR concluded that the project would result in a significant and unavoidable impact relating to cultural resources as the implementation of the Master Plan would result in the demolition of some of the early campus construction, including the Staff Residences (1946), the upper Residence Hall (1953), the Administration Building (1958) and other buildings over 50 years old during in Phases 2 and 3 of the Master Plan buildout . While a mitigation measure has been included that requires an evaluation of the significance of the building prior to demolition and consultation with the State Historic Preservation Officer if appropriate, demolition could result in a substantial adverse change to the historic significance of individual structures that qualify as historical resources. This impact would therefore remain significant and unavoidable even with the planned mitigation measures.

Under such circumstances, CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of the project against its unavoidable environmental risks when determining whether to approve a project. If the specific benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered

"acceptable" and the agency is then required to adopt a Statement of Overriding Considerations in order to approve the project. Accordingly, because the FEIR has determined that the project would result in significant and unavoidable effects, a Statement of Overriding Considerations is required to address this significant and unavoidable impact.

### **Issues Identified Through Public Review of the Draft EIR**

Comment letters were received from the California Department of Fish and Wildlife and California Department of Transportation (Caltrans). A summary of the response to the comments which are included in the Final EIR documentation is provided below.

California Department of Fish and Wildlife provided recommendations for additions to mitigation measures identified in the Draft EIR related to the removal of vegetation and bat roosts.

*CSU Response:* The mitigation measure recommendation has been incorporated into the Final EIR.

California Department of Transportation (Caltrans) provided a comment letter recommending annual monitoring by an onsite transportation demand management (TDM) coordinator and enumerated existing regulations and requirements in regard to mitigation and permitting.

*CSU Response:* The Mitigation Monitoring and Reporting Program (MMRP) will be prepared to ensure the identification and implementation of appropriate TDM strategies. Cal Maritime will continue to comply with all applicable regulations and requirements and will be responsible for implementing mitigation measures.

### **Project Alternatives**

The alternatives considered to the project include the following:

#### ***Alternative 1: No Project***

The "No Project" alternative assumes that the proposed Campus Master Plan is not adopted or implemented and any future development would occur within the campus as allowed under the current master plan. The total amount of space that would result from implementation of the "No Project" alternative would decrease to approximately 395,523 GSF based on a review of the 2002 Master Plan projections. It is assumed that the student population would not increase, as the 2002 Master Plan called for a total of 1,110 FTE. CSUMA's current FTE is 1,100 supported by 319 staff and faculty members.



***Alternative 2: Reduced Project***

The “Reduced Project” alternative is similar to the proposed Campus Master Plan, as it includes the construction, demolition, and renovation of buildings on campus to accommodate 2,200 FTE and 616 faculty and staff by 2032. All of the buildings and facilities in the proposed Campus Master Plan would be developed with the exception of the proposed pier considered for construction in Phase 3.

Similarly, all of the existing buildings that would be demolished or renovated in the “Reduced Project” alternative are the same as those in the proposed Campus Master Plan. However, in the “Reduced Project” alternative, the placement of Parking Lot N in the proposed campus master plan would be redesigned to avoid potential wetlands in the southeast corner of the site. All mitigation measures identified for the proposed Campus Master Plan in this Draft EIR would be applicable to the “Reduced Project” alternative.

***Alternative 3: Revised Project***

The “Revised Project” alternative would generally include the same level of development as the proposed Campus Master Plan at buildout but would avoid demolishing or materially altering buildings that may be eligible for listing in the California Register of Historical Resources or the National Register of Historic Places resulting in avoidance of a significant unavoidable impact to cultural resources. However, this alternative would not achieve all of the project objectives in two respects. The alternative would retain the current Administration Building and thus not provide for expansion of administrative space which is necessary to provide support to anticipated enrollment growth. In addition, the sites containing the existing Administration Building and staff residences would continue to be underutilized property on the campus.

Among the alternatives considered, the “Revised Project” alternative is considered the environmentally superior alternative to the proposed project. However, this alternative would not meet the project objectives to the same degree as the proposed Campus Master Plan.

**Recommendation**

The following resolution is presented for approval:

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

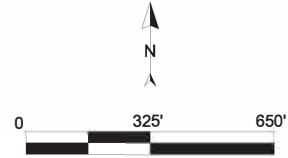
1. The Final Environmental Impact Report (FEIR) for the California State University Maritime Academy Campus Master Plan has addressed any potentially significant environmental impacts, mitigation measures, and project alternatives, comments, and responses to comments associated with approval of the proposed 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 FEIR.
3. 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.
4. The Board of Trustees hereby adopts the Findings of Fact and Mitigation Monitoring and Reporting Program, including all mitigation measures identified therein, for Agenda Item 4 of the July 24, 2018 meeting of the Board of Trustees' Committee on Campus Planning, Buildings and Grounds, which identifies the specific impacts of the proposed Campus Master Plan and related mitigation measures, which are hereby incorporated by reference.
5. The Board of Trustees has adopted the Findings of Fact and Statement of Overriding Considerations that outweigh certain remaining significant and unavoidable impacts to cultural resources.
6. The FEIR has identified potentially significant impacts that may result from implementation of the proposed Campus Master Plan revision. However, the Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts which are not reduced to less than significant levels are identified as significant and unavoidable and are overridden due to specific project benefits to the CSU identified in the Findings of Fact and Statement of Overriding Considerations.
7. 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 judgment of the board. The Board of Trustees 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 2018 Draft EIR for the California State University Maritime Academy Campus Master Plan;

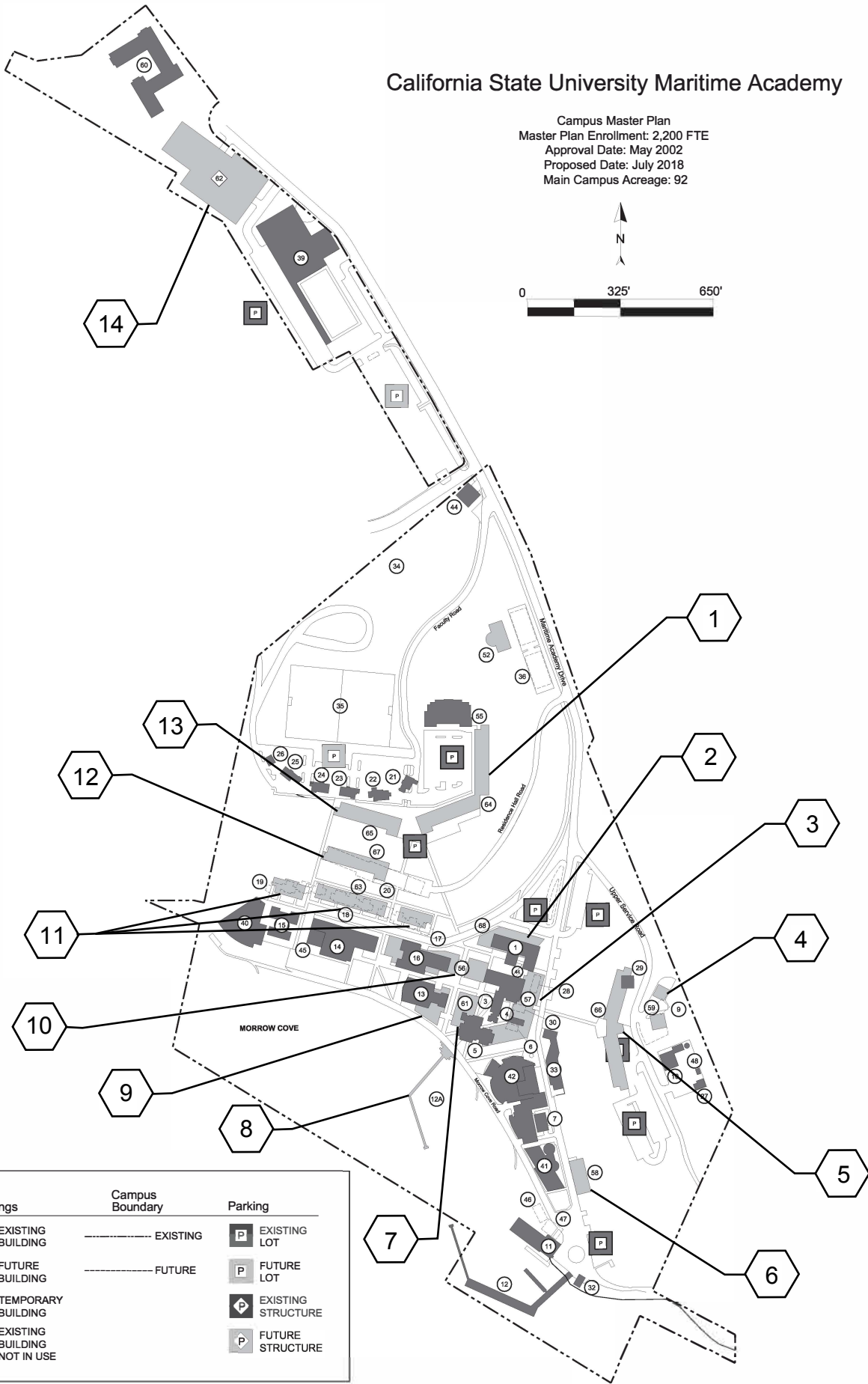
- b. The Final EIR, including comments received on the Draft EIR, and responses to comments;
  - c. The proceedings before the Board of Trustees relating to the subject master plan revision, including testimony and documentary evidence introduced at such proceedings; and
  - d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.
8. The Board of Trustees hereby certifies the FEIR for the California State University Maritime Academy Campus Master Plan dated May 2018 as complete and in compliance with CEQA.
9. The California State University Maritime Academy Campus Master Plan Revision dated July 2018 is approved.
10. 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 Maritime Academy Campus Master Plan.

# California State University Maritime Academy

Campus Master Plan  
 Master Plan Enrollment: 2,200 FTE  
 Approval Date: May 2002  
 Proposed Date: July 2018  
 Main Campus Acreage: 92



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



## California State University Maritime Academy

### Proposed Master Plan Revision: July 2018

#### Master Plan Enrollment: 2,200 FTE

Master Plan approved by the Board of Trustees: May 2002

Master Plan Revision approved by the Board of Trustees: January 2013, January 2018

1. Administration	55. McAllister Hall
2. Classroom Building	56. <i>Academic Building A/Learning Commons 1</i>
3. Faculty Offices	57. <i>Academic Building B/Learning Commons 2</i>
4. ABS Lecture Hall	58. <i>Marine Programs</i>
5. Library	59. <i>Facilities</i>
6. Archive Building	60. Northern Residence Hall
7. Steam Plant Simulator	61. <i>Academic Building C/Learning Commons 3</i>
9. Receiving	62. <i>Cal Maritime Extension</i>
10. Physical Plant	63. <i>Lower Residence Hall Replacement</i>
11. Seamanship Building	64. <i>Residence Hall 1 - West Campus</i>
12. Pier	65. <i>Residence Hall 2 - West Campus</i>
12A. <i>Pier 2</i>	66. <i>Residence Hall 3 - West Campus</i>
13. Rizza Auditorium	67. <i>Upper Residence Hall Replacement</i>
13A. <i>Rizza Auditorium Addition</i>	68. <i>Administration</i>
14. Mayo Hall	
15. Student Center	
16. Student Services	
17. Residence Hall "A"	
18. Residence Hall "B"	
19. Residence Hall "C"	
20. Residence Hall	
21. The Charlotte Felton House (Admissions Building)	
22. President's Residence	
23. Staff Housing 3	
24. Staff Housing 4	
25. Staff Housing 5	
26. Field House	
27. Storage-Plant Operations	
28. Information Technology	
29. Auto Shop	
30. Classroom Modular II	
32. Seamanship Annex	
33. Laboratory Building	
34. Mini Park	
35. Athletic Field	
36. All Sports Courts	
39. Physical Education/Aquatics Survival Center	
40. Dining Center	
41. Simulation Center	
42. Technology Center	
43. Career Center Modular	
44. Police Department	
45. Bookstore	
46. Leadership Development Modular	
47. Naval Science Modular	
48. Trades Shop Modular	

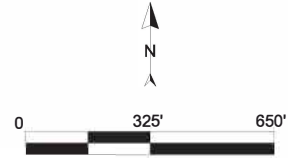
#### LEGEND:

Existing Facility / *Proposed Facility*

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

# California State University Maritime Academy

Campus Master Plan  
 Master Plan Enrollment: 1,100 FTE  
 Approval Date: May 2002  
 Revised Date: January 2018  
 Main Campus Acreage: 92



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

## California State University Maritime Academy

### Master Plan Enrollment: 1,100 FTE

Master Plan approved by the Board of Trustees: May 2002

Master Plan Revision approved by the Board of Trustees: January 2013, January 2018

- |   |  |
|---|--|
| 1. Administration                                       | 51. <i>Receiving</i>                     |
| 2. Classroom Building                                   | 52. <i>Continuing Maritime Education</i> |
| 3. Faculty Offices                                      | 53. <i>President's Residence</i>         |
| 4. ABS Lecture Hall                                     | 54. <i>Residential Village</i>           |
| 5. Library  | 55. McAllister Hall                      |
| 6. Archive Building                                     | 56. <i>Student Services Building</i>     |
| 7. Steam Plant Simulator                                | 57. <i>Learning Commons</i>              |
| 9. Receiving  | 58. <i>Academic Building</i>             |
| 10. Physical Plant                                      | 60. Northern Residence Hall              |
| 11. Seamanship Building                                 |  |
| 12. Pier  |  |
| 13. Auditorium  |  |
| 14. Gymnasium   |  |
| 15. Student Center                                      |  |
| 16. Student Services                                    |  |
| 17. Residence Hall "A"                                  |  |
| 18. Residence Hall "B"                                  |  |
| 19. Residence Hall "C"                                  |  |
| 20. Residence Hall                                      |  |
| 21. The Charlotte Felton House<br>(Admissions Building) |  |
| 22. President's Residence                               |  |
| 23. Staff Housing 3                                     |  |
| 24. Staff Housing 4                                     |  |
| 25. Staff Housing 5                                     |  |
| 26. Field House   |  |
| 27. Storage-Plant Operations                            |  |
| 28. Information Technology                              |  |
| 29. Auto Shop   |  |
| 30. Classroom Modular II                                |  |
| 32. Seamanship Annex                                    |  |
| 33. Laboratory Building                                 |  |
| 34. Mini Park   |  |
| 35. Athletic Field                                      |  |
| 36. All Sports Courts                                   |  |
| 39. Physical Education/Aquatics Survival Center         |  |
| 40. Dining Center                                       |  |
| 41. Simulation Center                                   |  |
| 42. Technology Center                                   |  |
| 43. Career Center Modular                               |  |
| 44. Police Department                                   |  |
| 45. Bookstore   |  |
| 46. Leadership Development Modular                      |  |
| 47. Naval Science Modular                               |  |
| 48. Trades Shop Modular                                 |  |
| 49. <i>Marine Programs</i>                              |  |

#### LEGEND:

Existing Facility / *Proposed Facility*

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

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

### **Endorsement of City of San Diego Ballot Initiative: SDSU West Campus Research Center, Stadium and River Park Initiative**

#### **Presentation By**

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President  
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#### **Summary**

This agenda item requests endorsement by the California State University Board of Trustees of a City of San Diego November 2018 ballot initiative allowing the sale of approximately 132 acres of real property situated in the City of San Diego at 9449 Friars Road (site of the SDCCU Stadium, formerly Qualcomm Stadium) to San Diego State University (SDSU) for Bona Fide Public Purposes. The ballot measure is called the "SDSU West Campus Research Center, Stadium and River Park Initiative" (Initiative).

SDSU presented an information item to the Board of Trustees at the November 2017 meeting identifying the due diligence process and initial concept for potential use of the site to support the university's education and athletics program. If the Initiative is approved by the voters in November 2018, the Board of Trustees may be requested at future meetings to consider the approval of 1) the purchase of the property from the City of San Diego, 2) a comprehensive Master Plan revision, 3) related CEQA actions for the Campus Master Plan, subject to scoping meeting requirements as well as public review and comment period, and 4) a series of public/private partnership projects to carry out aspects of the development.

#### **Initiative Background**

The Friends of SDSU was formed in September 2017 as a group of alumni, community members and San Diegans, operating independently of SDSU, to develop a ballot initiative (Attachment A) that would allow the City of San Diego to sell the "Existing Stadium Site," also known as the "Qualcomm Site" to SDSU. On January 16, 2018, over 100,000 signatures (50 percent more than required) were submitted to the San Diego County Registrar of Voters for qualification. The city clerk certified the signatures on Thursday, February 15, 2018. A competing ballot measure, "San Diego River Park and Soccer City Initiative," has also qualified for the November 2018 ballot.



## **Initiative Details**

The Initiative amends the City of San Diego Municipal Code, and authorizes, directs and provides means for the City to sell approximately 132 acres to San Diego State University for Bona Fide Public Purposes. The sale will be upon such terms and timing as the City Council deems fair, equitable and in the public interest and pursuant to review and approval by the Board of Trustees, subject to conditions in the Initiative.

Nothing in the Initiative abrogates, or is intended to abrogate, the authority of the Board of Trustees of the California State University if the Initiative is approved. Further, the Initiative does not obligate the Trustees to engage in this property purchase transaction should voter approval be obtained.

The Initiative is included as Attachment A in its entirety and includes development of the following:

1. A 35,000-seat Joint Use Stadium for SDSU Division 1 collegiate football, Professional Sports Partners, and adaptable for the National Football League,
2. Facilities for educational, research, entrepreneurial, and technology programs within a vibrant mixed-used campus village and research park, constructed in phases, and
3. Open space for use by the community and SDSU including a River Park, among other improvements.

## **Benefits of the Initiative**

The primary benefit of the initiative is to provide a location for SDSU to grow, prosper and continue to meet regional higher education needs and to serve the public good. Benefits to the community include development of a plan through an open and participative process and a commitment to developing and maintaining park, recreational and open space while increasing its economic impact to the region. Benefits to the city include a location to nurture the local innovation economy, increase employment opportunities, add affordable and workforce housing, and increase tax revenues from residential, retail and co-located corporate tenants. Today, SDSU generates over \$5.6 billion annually in economic impact.

## **Estimated Timeline/Next Steps**

Following successful approval of the Initiative by voters, SDSU will negotiate with the city on the conditions of the sale of real property subject to the conditions stated in the Initiative and subject to Board of Trustees review and approval. It is noted that the Initiative contains baseline terms and conditions for the purchase of the property which cannot be amended or discarded after the Initiative receives voter approval. Additional future actions that would come to the Board for consideration include the Campus Master Plan revision and certification of the Environmental Impact Report subject to the outcome of the ballot measure(s).

**Recommendation**

The following resolution is presented for approval:

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

1. The Board of Trustees endorse the SDSU West Campus Research Center, Stadium, and River Park ballot initiative.

## INITIATIVE MEASURE TO BE SUBMITTED DIRECTLY TO THE VOTERS

To the Honorable City Council of the City of San Diego:

We the undersigned registered voters of the City of San Diego, California, by this petition hereby respectfully propose the following legislative act be adopted by the City Council or submitted to the registered voters of the City of San Diego for their adoption or rejection:

The People of the City of San Diego do ordain:

### SECTION 1. Title.

This initiative measure (Initiative) shall be known and may be cited as the “SDSU West Campus Research Center, Stadium and River Park Initiative.”

### SECTION 2. Purpose, Intent, and Findings.

A. Purpose and Intent. The People of the City of San Diego find and declare that our purpose and intent in enacting the Initiative is to:

1. Adopt a new legislative policy of the City of San Diego (City) authorizing, directing, and providing the means for the sale of the approximately 132 acres of real property situated in the City at 9449 Friars Road, between Interstate 15 (I-15) and Interstate 8 (I-8), as reflected on the site map attached hereto as Section 8, Exhibit “A”) (Existing Stadium Site), to San Diego State University (SDSU) for Bona Fide Public Purposes; provided, however, that:

(a) Such sale shall be at such price and upon such terms and timing as the City Council shall deem to be fair and equitable and in the public interest, and

(b) Such sale will create jobs and economic synergies in the City and improve the quality of life for Mission Valley residents through development of the following:

(i) A Joint Use Stadium for SDSU Division 1 collegiate football and other Potential Sports Partners, including but not limited to professional, premier, or Major League Soccer (MLS) and adaptable for the National Football League (NFL);

(ii) River park, walking and biking paths or trails, and associated open space for use by all members of the public;

(iii) Passive and active recreation space, community and neighborhood parks;

(iv) Practice, intramural, intermural, and recreation fields;

(v) Facilities for educational, research, entrepreneurial, and technology programs within a vibrant mixed-used campus village and research park that is constructed in phases and comprised of:

a) Academic and administrative buildings and classrooms;

b) Commercial, technology, and office space, compatible and synergistic with SDSU’s needs, to be developed through SDSU-private partnerships, and with such uses contributing to sales tax

and possessory interest tax, as applicable, to the City;

- c) Complementary retail uses to serve neighborhood residents and businesses and create an exciting game-day experience for SDSU football fans and other Potential Sports Partners, and with such retail uses contributing to sales tax and possessory interest tax, as applicable, to the City;
  - d) Hotel(s) to support visitors to campus and stadium-related events, provide additional meeting and conference facilities, and serve as an incubator for graduate and undergraduate students in SDSU's L. Robert Payne School of Hospitality and Tourism Management; and with such uses contributing to sales taxes, possessory interest taxes, and transient occupancy taxes, as applicable, to the City;
  - e) Faculty and staff housing to assist in the recruitment of nationally recognized talent; and with such uses contributing to possessory interest taxes, as applicable, to the City;
  - f) Graduate and undergraduate student housing to assist athlete and student recruitment; and with such uses contributing to possessory interest taxes, as applicable, to the City;
  - g) Apartment-style homes for the local community interested in residing in proximity to a vibrant university village atmosphere; and with such uses contributing to possessory interest taxes, as applicable, to the City;
  - h) Other market-rate, workforce and affordable homes in proximity to a vibrant university village atmosphere; and with such uses contributing to possessory interest taxes, as applicable, to the City; and
  - i) Trolley and other public transportation uses and improvements to minimize vehicular traffic impacts in the vicinity.
2. Implement this legislative policy by amending the San Diego Municipal Code to add Section 22.0908 to Chap. 2, Art. 2, Div. 9.

**B. Findings.** The People find, declare, and reason as follows:

1. The People of the City of San Diego desire to authorize and direct the sale of the Existing Stadium Site to SDSU, but only if such sale is at such price and upon such terms as the City Council shall deem to be fair and equitable.
2. In arriving at the Fair Market Value, the City may fairly consider various factors, adjustments, deductions, and equities including, but not limited to: the costs for demolition, dismantling, and removal of the Existing Stadium; the costs associated with addressing current flooding concerns; the costs of existing contamination; the costs for revitalizing and restoring the adjacent River Park and the costs of avoiding, minimizing, and mitigating impacts to biota and riparian habitat.
3. The People of the City of San Diego desire the Existing Stadium Site to be comprehensively planned through an SDSU Campus Master Plan revision process, which

process shall require full compliance with the California Environmental Quality Act (CEQA; Pub. Resources Code, commencing with section 21000), the State CEQA Guidelines (14 Cal. Code Regs., commencing with section 15000), Government Code section 65451, subdivision (a), and Education Code section 67504, subdivisions (c) and (d), along with ample opportunities for public participation, including input from the Mission Valley Planning Group and other key stakeholder groups.

4. The People of the City of San Diego also desire that the above comprehensive SDSU Campus Master Plan comply with the content requirements of a Specific Plan prepared pursuant to California Government Code section 65451, subdivision (a), which provides that “[a] specific plan shall include a text and a diagram or diagrams which specify all of the following in detail: (1) The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan[,] (2) The proposed distribution, location, and extent and intensity of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and needed to support the land uses described in the plan[,] (3) Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable[,] (4) A program of implementation measures including regulations, programs, public works projects, and financing measures necessary to carry out paragraphs (1), (2), and (3).”
5. The above environmental commitment, required during the SDSU Campus Master Plan revision process, includes the CEQA requirement for SDSU to take steps to reach agreements with the City and other public agencies regarding the payment of fair-share mitigation costs for any identified off-site significant impacts related to campus growth and development associated with the Existing Stadium Site. Pursuant to CEQA, such steps shall include at least two publicly noticed environmental impact report (EIR) scoping meetings; preparation of an EIR with all feasible alternatives and mitigation measures; allowance for a 60-day public comment period on the Draft EIR; preparation of written responses to public comments to be included in the Final EIR; and, a noticed public hearing.
6. The People of the City of San Diego desire to exercise their reserved power of initiative under the California Constitution and the City Charter to sell the Existing Stadium Site to SDSU and amend the San Diego Municipal Code to implement such sale to another public agency for Bona Fide Public Purposes, as set forth in Section 2.A., Purpose and Intent, above. The People find that such purposes also constitute bona fide governmental purposes under City Charter section 221.
7. The People of the City of San Diego desire revitalization and restoration of the San Diego River Park south of the Existing Stadium Site as envisioned by past community planning efforts so as to integrate the Mission Valley’s urban setting with the natural environment; and incorporate active and passive park uses, 8- to 10-foot wide linear walking and biking trails; a river buffer of native vegetation and measures to mitigate drainage impacts and ensure compliance with water quality standards; and said River Park improvements be made at no cost to the City General Fund and completed not later than seven years from the date of execution of the sales agreement.
8. The People of the City of San Diego also desire the reservation and improvement of an additional minimum of 22 acres within the Existing Stadium Site as publicly-accessible active recreation space.
9. The People of the City of San Diego desire a Joint Use Stadium, comprised of

approximately 35,000 seats for SDSU football, Potential Sports Partners, and the community's use year-round; and capable of accommodating the growth of the SDSU Division 1 football program, and the inclusion of other Potential Sports Partners, including but not limited to professional, premier, or MLS soccer and adaptable for the NFL. The construction of the Joint Use Stadium shall be completed not later than seven years from the date of execution of the sales agreement. The People of the City of San Diego also desire the new Joint Use Stadium to have adjacent and convenient parking and include all the amenities expected of a sports stadium – proximity to campus and trolley access, an intimate fan-experience design, enhanced game-day experience for fans, premium seating, access to technology, community gathering areas, local foods and beverages, positive impact on athlete and student recruitment, positive economic impact on the San Diego community, and the ability to attract other events due to expanded capacity and functionality.

10. The People of the City of San Diego desire that the City not pay for any stadium rehabilitation costs, stadium demolition or removal costs, stadium cost overruns, Joint Use Stadium operating costs, Joint Use Stadium maintenance, or Joint Use Stadium capital improvement expenses; and that the City be reimbursed for reasonable costs incurred by the City in providing public safety and traffic management-related activities for games or other events at the Existing Stadium Site.
11. The People of the City of San Diego seek to encourage the daily and efficient use of the existing underutilized Metropolitan Transit System's Green Line transit station, accommodate the planned Purple Line transit station, and provide an enhanced pedestrian connection to the existing light rail transit center, all of which are located proximate to the City's regional public transportation network.
12. The People of the City of San Diego desire the reuse of the Existing Stadium Site to comply with the City's development impact fee requirements, its housing impact fees/affordable housing requirements, and its greenhouse gas (GHG) emission reduction goals. Further, the People desire that the Existing Stadium Site focus growth into mixed-use activity areas that are pedestrian-friendly and linked to improved regional transportation systems; draw upon the character and strengths of the City's natural environment, neighborhoods, commercial centers, institutions, and employment centers; and sustain the long-term economic, environmental, and social health of the City and its many communities.
13. Since its founding in 1897, SDSU has grown from a small teacher's college into a national research university of approximately 35,000 students enrolled in bachelor's, master's and doctoral programs, and has engaged the entire San Diego region through SDSU's education, arts, cultural, and athletics events. For the past 120 years, SDSU has become a critical component to the region's higher education system, and has supported the City's growth by offering first class education, training, leadership, and employment to residents of the City and regionally. SDSU contributes an estimated \$2.4 billion annually to the San Diego City economy through approximately 35,000 students, about 9,000 university and auxiliary employees, and nearly 240,000 local alumni. As San Diego continues to progress, the growth of SDSU will assist the region in creating and preparing a qualified and job-ready workforce for the region's industries, providing employment opportunities for a highly trained and educated workforce, and promoting the City as a great place to live and work.
14. The Mission Valley Terminal, a petroleum fuel distribution facility, located north of the Existing Stadium Site, has had historical accidental releases of petroleum from its fuel

supply operations, and those operations have contaminated soil and groundwater on- and off-site. The City has entered into settlement agreements with certain adjacent landowners to address the contamination, and these agreements govern the allocation of costs for mitigation or remediation work on, under, or in the vicinity of the Existing Stadium Site and San Diego River Park. This Initiative will not alter any obligations under existing settlement agreements that pertain to the Existing Stadium Site and the San Diego River Park.

15. All proceeds received by the City from the sale contemplated by this Initiative shall be allocated and deposited as required by law.
16. Nothing in this Initiative is intended to limit the financing mechanisms available to SDSU to acquire the Existing Stadium Site, or to proceed with any component or phase of development if the sale contemplated herein is consummated. SDSU-private partnerships also are contemplated to realize the public purposes and benefits described in this Initiative.
17. This Initiative will not raise or impose any new or additional taxes on City residents. To the contrary, this Initiative adopts an innovative legislative policy authorizing the sale of the Existing Stadium Site to a public agency for Bona Fide Public Purposes, and implements this delegated authorization by amending the San Diego Municipal Code.
18. The provisions and mandates set forth in this Initiative for the sale of the Existing Stadium Site to SDSU, and its other related provisions, are independent of, and shall not be subject to, any previously enacted city ordinance or resolution pertaining to the sale of property owned or controlled by the city, including but not limited to Sections 22.0902 (sales of real property), 22.0903, and 22.0907 (sales of real property to public agencies) of the San Diego Municipal Code.
19. This Initiative does not adopt or amend any zoning ordinance or any other similar document (e.g., a general plan, community plan, specific plan, or development agreement) that would (a) convert any discretionary land use approval to a ministerial approval, (b) change the zoning classification on any parcel or parcels covered by the Initiative to a more intensive classification, or (c) authorize more intensive land uses within an existing zoning district.
20. Accordingly, implementing the Initiative will protect the public health, safety, and welfare, and enhance the quality of life for the People of the City of San Diego.

### **SECTION 3. Amendment to the San Diego Municipal Code.**

A new section is added to Chapter 2 (Government), Article 2, Division 9, of the San Diego Municipal Code as follows (new language to be inserted into the San Diego Municipal Code is shown as underlined text):

#### **§ 22.0908 Sale of Real Property to SDSU**

The Existing Stadium Site belonging to the City is needed for Bona Fide Public Purposes by SDSU, a public agency, and for that reason, the City shall sell such property to SDSU in accordance with the City Charter, but only if such sale is in compliance with the conditions herein established.

- (a) Such sale shall be at such price and upon such terms as the Council shall deem to be fair and equitable and in the public interest; and the City may fairly

consider various factors, including but not limited to: adjustments, deductions, and equities in arriving at a Fair Market Value.

(b) Such sale shall proceed without advertising for bids and shall not be subject to any of the provisions of this Code pertaining to the sale of City property, including but not limited to Sections 22.0902, 22.0903, and 22.0907.

(c) Such sale shall provide for the development of:

(1) A new Joint Use Stadium for SDSU Division 1 collegiate football and other Potential Sports Partners including but not limited to professional, premier, or MLS soccer and adaptable for the NFL;

(2) A River Park, public trails, walking and biking paths or trails, and associated open space for use by all members of the public;

(3) Passive and active recreation space, community and neighborhood parks;

(4) Practice, intramural, intermural, and recreation fields;

(5) Facilities for educational, research, entrepreneurial, and technology programs within a vibrant mixed-used campus village and research park that is constructed in phases and comprised of:

(A) Academic and administrative buildings and classrooms;

(B) Commercial, technology, and office space, compatible and synergistic with SDSU's needs, to be developed through SDSU-private partnerships, and with such uses contributing to sales tax and possessory interest tax, as applicable, to the City;

(C) Complementary retail uses serving neighborhood residents and businesses while also creating an exciting college game-day experience for SDSU football fans and other Potential Sports Partners, and with such retail uses contributing to sales tax and possessory interest tax, as applicable, to the City;

(D) Hotel(s) to support visitors to campus and stadium-related events, provide additional meeting and conference facilities, and serve as an incubator for graduate and undergraduate students in SDSU's L. Robert Payne School of Hospitality and Tourism Management; and with such uses contributing to sales taxes, possessory interest taxes, and transient occupancy taxes, as applicable, to the City;

(E) Faculty and staff housing to assist in the recruitment of nationally recognized talent, and with such uses contributing to possessory interest taxes, as applicable, to the City;

(F) Graduate and undergraduate student housing to assist athlete and student recruitment, and with such uses contributing to possessory interest taxes, as applicable, to the City;



- (G) Apartment-style homes for the local community interested in residing in proximity to a vibrant university village atmosphere, and with such uses contributing to possessory interest taxes, as applicable, to the City;
  - (H) Other market-rate, workforce and affordable homes in proximity to a vibrant university village atmosphere, and with such uses contributing to possessory interest taxes, as applicable, to the City; and
  - (I) Trolley and other public transportation uses and improvements to minimize vehicular traffic impacts in the vicinity.
- (d) Such sale shall be based on the Fair Market Value of the Existing Stadium Site, and the City may fairly consider various factors, adjustments, deductions, and equities, including, but not limited to: the costs for demolition, dismantling, and removal of the Existing Stadium; the costs associated with addressing current flooding concerns; the costs of existing contamination; the costs for revitalizing and restoring the adjacent River Park and the costs of avoiding, minimizing, and mitigating impacts to biota and riparian habitat.
  - (e) Such sale shall be at such price and upon such terms as are fair and equitable, including without limitation payment terms, periodic payments, payment installments, and other payment mechanisms.
  - (f) After such sale, the Existing Stadium Site shall be comprehensively planned through an SDSU Campus Master Plan revision process, which process requires full compliance with the California Environmental Quality Act (Pub. Resources Code commencing with section 21000), the State CEQA Guidelines (14 Cal. Code Regs., commencing with section 15000), and Education Code section 67504, subdivisions (c) and (d), along with ample opportunities for public participation, including but not limited to input from the Mission Valley Planning Group.
  - (g) Though not required by the SDSU Campus Master Plan revision process, SDSU shall use the content requirements of a Specific Plan, prepared pursuant to California Government Code section 65451, subdivision (a), in completing the SDSU Campus Master Plan revision contemplated by this section.
  - (h) The environmental commitment set forth in subdivision (f) shall include the requirements arising under CEQA for SDSU to: (i) take steps to reach agreements with the City of San Diego and other public agencies regarding the payment of fair-share mitigation costs for any identified off-site significant impacts related to campus growth and development associated with the Existing Stadium Site; and (ii) include at least two publicly noticed environmental impact report (EIR) scoping meetings, preparation of an EIR with all feasible alternatives and mitigation measures, allowance for a 60-day public comment period on the Draft EIR, preparation of written responses to public comments to be included in the Final EIR, and a noticed public hearing.
  - (i) Such sale shall cause the approximate 34-acre San Diego River Park south of the Existing Stadium Site to be revitalized and restored as envisioned by past community planning efforts so as to integrate the Mission Valley's urban setting with the natural environment; the River Park will incorporate active and passive

park uses, 8- to 10-foot wide linear walking and biking trails; a river buffer of native vegetation, and measures to mitigate drainage impacts and ensure compliance with water quality standards. River Park improvements shall be made at no cost to the City General Fund and completed not later than seven years from the date of execution of the sales agreement. The City shall designate or set aside for park purposes the River Park pursuant to City Charter Section 55. In addition, the Existing Stadium Site shall reserve and improve an additional minimum of 22 acres as publicly-accessible active recreation space.

- (j) Such sale shall result in the demolition, dismantling, and removal of the Existing Stadium and construction of a new Joint Use Stadium. The construction of the Joint Use Stadium shall be completed not later than seven years from the date of execution of the sales agreement.
- (k) Such sale shall facilitate the daily and efficient use of the existing underutilized Metropolitan Transit System's Green Line transit station, accommodate a planned Purple Line transit station, and enhance a pedestrian connection to the existing light rail transit center.
- (l) Such sale and ultimate development shall require development within the Existing Stadium Site to comply with the City's development impact fee requirements, parkland dedication requirements, and housing impact fees/affordable housing requirements.
- (m) Such sale and ultimate development shall require development within the Existing Stadium Site to comply with the City's greenhouse gas (GHG) emission reduction goals.
- (n) Such sale, upon completion, shall ensure that the City does not pay for any stadium rehabilitation costs, stadium demolition or removal costs, stadium cost overruns, Joint Use Stadium operating costs, Joint Use Stadium maintenance, or Joint Use Stadium capital improvement expenses; and that the City be reimbursed for reasonable costs incurred by the City in providing public safety and traffic management-related activities for games or other events at the Existing Stadium Site.
- (o) Such sale and ultimate development shall not impair or preclude SDSU from engaging in SDSU-private partnerships with other entities or affiliates to finance, construct, and operate the resulting buildings and facilities on the Existing Stadium Site for a defined period of time.
- (p) Such sale and ultimate development shall not impair the City's ability to continue its plan of environmental remediation of the Existing Stadium Site and River Park based on its existing agreements with responsible parties.
- (q) Such sale shall not raise or impose any new or additional taxes on City residents.
- (r) Such sale shall not prohibit SDSU from leasing, selling, or exchanging any portion of the Existing Stadium Site to an entity or affiliate as part of a SDSU-private partnership/arrangement, or to an SDSU auxiliary organization.
- (s) Such sale shall require SDSU and the City to negotiate fair-share contributions for feasible mitigation and applicable taxes for development within the Existing Stadium Site.

- (t) Such sale shall not change or alter any obligation under any existing lease regarding the use of Existing Stadium Site, or any portion thereof, that continues in effect until approximately 2018 and that could be extended until approximately 2022 or thereafter.
- (u) Such sale shall acknowledge that portions of the Existing Stadium Site are currently owned by the City's Public Utilities Department, which has reserved rights to extract subsurface water, minerals, and other substances (excluding those under permanently erected structures) and that such department has received, and may continue to receive, compensation for its portion of the Existing Stadium Site. If the Initiative is approved, the sale shall acknowledge said department's entitlement, if any, to receive compensation for its portion of the Existing Stadium Site at a price that is fair and equitable, in the public interest, and commensurate with prior compensation actually received.
- (v) Such sale shall require the City and SDSU to cooperate to modify or vacate easements or secure lot line adjustments on the Existing Stadium Site (other than easements of the City or any utility department of the City for which the City retains its full regulatory discretion), so that development of the Existing Stadium Site is facilitated.
- (w) Such sale shall require SDSU or its designee to pay prevailing wages for construction of the Joint Use Stadium and other public improvements, provided that the construction occurs on state-owned property or involves the use of state funding. To the extent possible under state law, all building and construction work shall be performed by contractors and subcontractors licensed by the State of California, who shall make good faith efforts to ensure that their workforce construction hours are performed by residents of San Diego County. With respect to the new Joint Use Stadium, SDSU will use good faith efforts to retain qualified employees who currently work at the Existing Stadium.
- (x) For the purpose of this division, the following definitions shall apply:
  - (1) "Bona Fide Public Purposes" means a good faith or genuine use or uses for public or government purposes such as public university uses or facilities; institutional uses or facilities; offices; buildings; stadium, park, open space, trail, and recreation uses and facilities; academic uses and facilities; public parking; faculty, staff, student and residential market-rate and affordable housing; hotel uses and facilities to support university goals and objectives; and public-private partnership support uses and facilities, including but not limited to commercial, neighborhood-serving retail, research, technology, development, entrepreneurial, and residential uses, because all such uses, individually and cumulatively, promote or facilitate SDSU's higher education mission, goals, and objectives.
  - (2) "Campus Master Plan" means an SDSU physical master plan, or any revisions to such plan, to guide future development of SDSU facilities, based on academic goals for an established time horizon.
  - (3) "Existing Stadium Site" means the approximate 132-acre real property situated in the City of San Diego at 9449 Friars Road, between Interstate 15 (I-15) and Interstate 8 (I-8), as reflected on the site map attached hereto as Section 8, Exhibit A (page A-1).

- (4) “Existing Stadium” means the existing “SDCCU Stadium,” formerly known as Qualcomm Stadium and Jack Murphy Stadium, located on the Existing Stadium Site, as of Initiative Effective Date.
- (5) “Fair Market Value” means the value of the Existing Stadium Site with a date of value that is the date of the “Initiative Notice Date,” defined below. This determination is intended to be based on a value of the Existing Stadium Site that does not consider any later effect on value caused by adoption of this Initiative. In determining the appropriate factors to use, the City may consider an independent appraisal or appraisals of the Fair Market Value of the Existing Stadium Site, which considers the physical condition of the Existing Stadium Site and other above-identified factors, adjustments, deductions, and equities as of the Initiative Notice Date, together with the zoning for such property and other permits and approvals for development, as of the Initiative Notice Date. Any and all such appraisals, including any prepared for SDSU, shall be made available to the public upon submittal to the City.
- (6) “Initiative” means the “SDSU West Campus Research Center, Stadium and River Park Initiative” adopted on the Initiative Effective Date.
- (7) “Initiative Effective Date” means the date that the Initiative becomes effective.
- (8) “Initiative Notice Date” means the date the Notice of Intent is first published signaling the intent to circulate the Initiative.
- (9) “Joint Use Stadium” means a quality multi-use outdoor stadium comprised of approximately 35,000 seats for collegiate and professional sports, including use for SDSU Division 1 football, National Collegiate Athletic Association Football Bowl Subdivision Division 1 programs, the National Football League, professional, premier, or Major League Soccer, collegiate and professional football bowl games, other sports, and other events, including without limitation concession areas, restaurants, bars, clubs, retail stores, kiosks, media facilities, athletic training and medical facilities, locker rooms, offices, meeting rooms, banquet facilities, ticketing facilities, on- and off-site signage, scoreboards, and other ancillary and support uses and facilities customarily made part of a stadium of the quality necessary to house collegiate and professional or premier sports, civic events, conventions, exhibitions, concerts and other outdoor events. SDSU also can explore, and proceed with, a phased build-out of such stadium that will allow SDSU to add on to such stadium at a later point to facilitate SDSU growth and acquisition of Potential Sports Partners.
- (10) “Potential Sports Partners” means collegiate or professional sports leagues including but not limited to football, soccer, esports, or other high level or premier sports leagues, clubs, or franchises.
- (11) “River Park” means approximately 34-acres of land south of the Existing Stadium Site to be revitalized and restored as envisioned by past community planning efforts so as to integrate the Mission Valley’s urban setting with the natural environment (see Site Map, attached hereto as Section 8, Exhibit “A”); the River Park will incorporate active and

passive park/recreation uses, 8- to 10-foot wide linear walking and biking trails; a river buffer of native vegetation, and measures to mitigate drainage impacts and ensure compliance with water quality standards.

- (12) “SDSU” means San Diego State University, a California State University, with authority delegated by the Board of Trustees of the California State University, which is the State of California acting in its higher education capacity; and any SDSU auxiliary organization, entity, or affiliate. As defined, SDSU is a public university; and as such, acts in its capacity as a state public agency. Nothing in this Initiative abrogates, or is intended to abrogate, the authority of the Board of Trustees of the California State University.
- (y) This section shall be liberally construed in order to effectuate its purpose, intent and findings. No error, irregularity, informality, and no neglect or omission of any officer, in any procedure taken under this division which does not directly affect the jurisdiction of the City to order the work, contract, or process shall void or invalidate such work, contract, or process done thereunder.
- (z) Nothing in this section abrogates, or is intended to abrogate, the Mayor’s administrative and executive authority, particularly with regard to engaging in good faith contract negotiations, including purchase and sales agreements for the City. The section does not mandate, dictate, or impede the Mayor’s administrative or executive authorities; instead, the section makes clear the City’s legislative policy is to sell the Existing Stadium Site to SDSU for Bona Fide Public Purposes consistent with the purpose, intent, findings, and conditions set forth above in this section.
- (aa) The sale of the Existing Stadium Site to SDSU, and its other related provisions, shall be independent of, and shall not be subject to, any previously enacted City ordinance or resolution pertaining to the sale of property owned or controlled by the City, including but not limited to Sections 22.0902 (sales of real property), 22.0903, and 22.0907 (sales of real property to public agencies) of the San Diego Municipal Code.

#### **SECTION 4. Implementation of Initiative.**

- A. Upon the effective date of this Initiative, the City of San Diego is directed to promptly take all appropriate actions needed to implement this Initiative. This Initiative is considered adopted and effective upon the earliest date legally possible after the City Council adopts this Initiative, or the Elections Official certifies the vote on this Initiative by the voters of the City of San Diego, whichever occurs earlier.
- B. Upon the effective date of this Initiative, the provisions of Section 3 are hereby inserted into the San Diego Municipal Code without alteration.

#### **SECTION 5. Effect of Other Measures on the Same Ballot.**

In approving this Initiative, the People of the City of San Diego hereby establishes a new legislative policy and authorizes, mandates, and directs the sale of the Existing Stadium Site to SDSU for Bona Fide Public Purposes that will then facilitate creation of a SDSU Campus Master Plan to govern the future use and development of the Existing Stadium Site. To ensure this intent is not frustrated, this Initiative is presented to the voters with the express intent that it will compete with any and all voter initiatives or City-sponsored measures placed on the same ballot as this Initiative and which, if

approved, would regulate the use or development of the Existing Stadium Site in any manner or in any part whatsoever (each, a "Conflicting Initiative"). In the event that this Initiative and one or more Conflicting Initiatives are adopted by the voters in the same election, then it is the voters' intent that only that measure that receives the greatest number of affirmative votes shall control in its entirety and said other measure or measures shall be rendered void and without any legal effect. In no event shall this Initiative be interpreted in a manner that would permit its operation in conjunction with the non-conflicting provisions of any Conflicting Initiative. If this Initiative is approved by the voters but superseded by law in whole or in part by any other Conflicting Initiative approved by the voters at the same election, and such Conflicting Initiative is later held invalid, this Initiative shall be self-executing and given immediate effect and full force of law.

#### **SECTION 6. Interpretation and Severability.**

- A. This Initiative shall be interpreted so as to be consistent with all federal and state laws, rules, and regulations. If any section, sub-section, sentence, clause, phrase, part, or portion of this Initiative is held to be invalid or unconstitutional by a final judgment of a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Initiative. The People of the City of San Diego declare that this Initiative, and each section, sub-section, sentence, clause, phrase, part, or portion thereof, would have been adopted or passed irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, phrases, parts, or portions are found to be invalid. If any provision of this Initiative is held invalid as applied to any person or circumstance, such invalidity shall not affect any application of this Initiative that can be given effect without the invalid application.
- B. This Initiative does not alter any City obligations under existing settlement agreements that pertain to the Existing Stadium Site.
- C. If any portion of this Initiative is held by a court of competent jurisdiction to be invalid, the People of the City of San Diego express the strong desire that: (i) the City Council use its best efforts to sustain and re-enact that portion; and (ii) the City Council implement this Initiative by taking all steps possible to cure any inadequacies or deficiencies identified by the court in a manner consistent with the express and implied intent of this Initiative, including adopting or reenacting any such portion in a manner consistent with the purpose, intent, and findings of this Initiative.
- D. This Initiative shall be broadly construed in order to achieve the purpose, intent, and findings stated above. It is the intent of the People of the City of San Diego that the provisions of this Initiative be interpreted or implemented by the City and others in a manner that facilitates the purpose, intent, and findings set forth in this Initiative.

#### **SECTION 7. Amendment.**

- A. On or after the 20th Anniversary of the adoption of this Initiative, a vote of the people shall not be required to amend or repeal any portion of this Initiative, and this Initiative and the Amendments that it adopts, including all exhibits thereto, may be amended or repealed by any procedure otherwise authorized by law.
- B. Any amendments to this Initiative shall not impair the contractual rights or vested rights conferred by a lease and option agreement or any associated development agreement.

#### **SECTION 8. List of Initiative Exhibits.**

The Exhibits to this Initiative are:

**Exhibit A: Site Map**

# Exhibit A - Site Map

