

The Trustees of the California State University

401 Golden Shore – Long Beach, California 90802-4210

(562) 951-4120

CEQA – NOTICE OF DETERMINATION

This Notice is being filed in compliance with Section 21108 of the Public Resources Code.

Project Title

The Hub – Sacramento State Research Park

State Clearinghouse Number

2021030485

Lead Agency Contact Person

Tania Nunez, Project Manager, California State University, Sacramento, Planning, Design, & Construction
(916) 278-3404

Project Location

3001 Ramona Avenue, City of Sacramento, California, County of Sacramento

Project Description

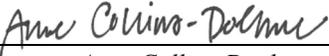
The Hub involves two phases of development with academic, research, and office space that support the academic programming of Sacramento State. Phase I would include construction and operation of the Sacramento Municipal Utility District (SMUD)-affiliated nonprofit California Mobility Center (CMC) testing and manufacturing facility (ramp-up facility) and a California Department of Justice (CA DOJ) office building with forensic laboratories. The CMC would consist of a research facility for mobility technologies such as electric vehicles, autonomous transportation, battery storage, and transit; a showcase building; an approximately three-acre test track for autonomous vehicles; and surface parking, occupying approximately 11 acres within the northern half of the site. Under Phase I, the CA DOJ facility would occupy approximately nine acres in the southern half of the site for a building and secure parking. Both the CMC and CA DOJ facilities would provide opportunities for integration with Sacramento State instruction: classes, hands-on learning, internships, etc. The remaining five acres of the project site would accommodate a central plaza/green space, landscaping and stormwater detention areas, bicycle and pedestrian pathways, and internal access roads. Phase II would expand CMC and replace Phase I surface parking with two mixed-use buildings, which would provide academic, administrative, and/or research space with ground-level retail and parking. The Hub is envisioned to be a Net-Zero Energy project by focusing on electric energy and minimizing building energy use. The project would be designed to meet current building standards, including the 2019 (or as updated) Building Energy Efficiency Standards and LEED v4 Silver certification.

This Notice of Determination is to advise that the Trustees of the California State University as the lead agency approved the above-described project on May 25, 2022 and have made the following determinations regarding the above-described project:

1. The Board of Trustees finds that the FEIR has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The FEIR addresses The Hub/Sacramento State Research Park Master Plan and all discretionary actions related to the project as identified in the FEIR.
3. The Board of Trustees hereby certifies the FEIR for The Hub/Sacramento State Research Park Master Plan dated April 2022.
4. Prior to the certification of the FEIR, the Board of Trustees reviewed and considered the above FEIR and found it to reflect the independent judgment of the Board of Trustees. The Board of Trustees hereby certifies the FEIR as complete and adequate and finds that it addresses all potentially significant environmental impacts of the project and fully complies with the requirements of CEQA. For purposes of CEQA and the State CEQA Guidelines, the administrative record includes the following:
 - a. The DEIR for The Hub/Sacramento State Research Park Master Plan;
 - b. The FEIR, including comments received on the DEIR, responses to comments, and revisions to the DEIR in response to comments received;
 - c. The proceedings before the Board of Trustees relating to The Hub/Sacramento State Research Park Master Plan, including testimony and documentary evidence introduced at such proceedings; and

- d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.
5. This resolution is adopted pursuant to the requirements of Section 21081 of the Public Resources Code and Section 15091 of the State CEQA Guidelines, which require the Board of Trustees to make findings prior to the approval of the project.
 6. The Board of Trustees hereby adopts the CEQA Findings of Fact and Mitigation and Monitoring Program. The required mitigation measures shall be monitored and reported in accordance with the Mitigation and Monitoring Reporting Program, which meets the requirements of CEQA.
 7. The Board of Trustees hereby adopts the Statement of Overriding Considerations stating that project benefits to The California State University outweigh the remaining significant and unavoidable greenhouse gas emissions and transportation impacts.
 8. The project will benefit The California State University.
 9. The Hub/Sacramento State Research Park Master Plan, dated April 2022 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 FEIR for The Hub/Sacramento State Research Park Master Plan.

This is to certify that the FEIR and supporting documentation are available to the General Public online at <https://www.csus.edu/administration-business-affairs/facilities-management/news-archive.html>. In addition, a limited number of flash drives containing the FEIR and hard copies of the FEIR can be provided to persons who are unable to access the online version of the FEIR. Please contact Ms. Tania Nunez at (916) 278-3404 to request this accommodation.

	<u>May 25, 2022</u>
<i>Signature</i> Anne Collins-Doehne	<i>Date</i>
<i>Title</i> Principal Environmental Planner - Capital Planning, Design and Construction	