



CAL MARITIME

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California State University Maritime Academy

Bill Emlen, Clerk of the Board of Supervisors of the County of Solano, State of California

Deputy *Amed Johnson*

NOTICE OF AVAILABILITY AND PUBLIC COMMENT OPPORTUNITY FOR A DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)

California State University Maritime Academy – Waterfront Master Plan
State Clearinghouse No. 2022120009

Date: May 15, 2024

To: State Clearinghouse, Responsible Agencies, Trustee Agencies, Interested Parties, and Individuals

Project Title: Cal Maritime – Waterfront Master Plan

Draft EIR Review Period: May 15 to June 29, 2024

Lead Agency: The Board of Trustees of the California State University (Trustees)
401 Golden Shore
Long Beach, California 90802-4210

On behalf of California State University, Maritime Academy (Cal Maritime)
200 Maritime Academy Drive
Vallejo, CA 94590

The Board of Trustees of the California State University is the lead agency for the preparation of an environmental impact report (EIR) in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.), and the CEQA Guidelines (14 CCR 15000 et seq.). The Board of Trustees of the California State University has prepared this Notice of Availability of the Cal Maritime – Waterfront Master Plan Draft EIR in accordance with CEQA Guidelines Sections 15087. The Draft EIR addresses the environmental effects of the project.

Project Background and Need: The San Pablo Bay waterfront is the most prominent feature of the Cal Maritime campus and supports teaching and recreational programming. Facilities include an approximately 2,640-foot-long publicly accessible waterfront promenade and public parking; an operational port for small craft; an operating pier; and the Training Ship Golden Bear (TSGB), a 500-foot training vessel on loan from the US Maritime Administration (MARAD). The TSGB is used for applied cadet instruction and spends much of the academic year at berth at Cal Maritime’s pier, and a portion of each summer at sea for an annual training cruise for first- and third-year cadets and licensed faculty officers. The TSGB is scheduled to be retired by 2030.

A time-critical and independent component of the project is preparation for the arrival of the new training ship, the National Security Multi-Mission Vessel (NSMV), which will replace Cal Maritime’s TSGB. The NSMV will be the fifth in a new fleet of ships specifically designed by MARAD for emergency use by the Federal Emergency Management Agency (FEMA) and available for requisition as needed. Most of

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the time, the vessels will be moored at US State Maritime Academies and used for training merchant marines by the academies.

Arrival of the NSMV will elevate the level of training and shipboard experience for Cal Maritime's cadets. Because these vessels remain part of MARAD's National Defense Reserve Fleet, they may be called into specialized national service. The ship's dual-purpose design, for both cadet training and humanitarian assistance/disaster relief missions, places unique demands on the landside and in-water infrastructure supporting its future Cal Maritime home port.

The Cal Maritime waterfront has never undergone comprehensive master planning and instead has evolved over time in response to evolving programmatic needs. The condition of the waterfront facilities and infrastructure varies from good to poor, and extensive repairs or upgrades are needed. Cal Maritime also anticipates academic and operational changes over the next 5--10 years that elevate the need for a cohesive waterfront master plan. The Waterfront Master Plan is intended to identify and integrate key projects into a comprehensive plan to guide redevelopment of Cal Maritime's in-water and landside facilities and infrastructure to support academic and port operations, public access, environmental factors, and long-term resiliency. The project would not change enrollment or student capacity on campus or alter projected growth of the university.

Project Location: The approximately 31-acre project site (Assessor's parcel number (APN) 006-209-0030) is located within the Cal Maritime campus boundaries in the City of Vallejo, at the foot of the Carquinez Bridge in southwest Solano County and the adjacent waters of Morrow Cove. The approximately half-mile of waterfront, which is bordered by Morrow Cove Drive to the north, is the campus's dominant natural feature and the focal point of Cal Maritime instruction and activities. The pier and berth for the existing TSGB and adjacent boat basin are major features of the southeastern edge of the waterfront. The campus waterfront and in-water marine structures make up the entire project site covered by of the Waterfront Master Plan. Approximately 4 acres of the project site occur on land along the waterfront, and approximately 27 acres occur on water in Morrow Cove.

Project Description: The purpose of the proposed project is first and foremost to prepare the Cal Maritime campus waterfront for the arrival and subsequent operation of the NSMV, and second, to upgrade infrastructure and facilities that support other campus and public waterfront-dependent program needs. The plan builds on preliminary concepts explored and aligned with campus community input focusing on upgrades to in-water infrastructure, renovation and development of waterfront buildings, enhancement of waterfront open space and connectivity, expansion of site-serving utilities, and resiliency needs of Cal Maritime. Implementation of the proposed project would occur in three phases spanning 10 years. The three phases of development are described in more detail below.

Phase One of the proposed project is independent of the others and focuses on actions necessary to take delivery of the NSMV. It includes upgrades to in-water infrastructure and the Marine Yard, as well as expansion of site-serving utilities. Each component is discussed in more detail below and is essential to meeting Cal Maritime's readiness for arrival of the new ship. Overall, Phase One would disturb less than 2,500 square feet of impermeable surface area. Phase One component would include:

- ▶ NSMV arrival and operation;
- ▶ main pier demolition and replacement;

- ▶ existing trestle structural upgrades and extension (or possible replacement);
- ▶ temporary relocation and operation of the TSGB and small vessel programs;
- ▶ upgrades of all pier utilities connections and delivery lines for power, sewer, stormwater, gas, fire suppression, and potable water;
- ▶ maintenance dredging of the existing boat basin and new dredging in the expanded boat basin;
- ▶ installation of navigation aids;
- ▶ replacement of floating docks at the boat basin;
- ▶ upgrades to the Marine Yard, which would be limited to those needed to support the new pier and extended trestle (or possibly replacement trestle);
- ▶ utilities relocation and/or upgrades, including upgraded electrical equipment and gas supply and metering; potable water line expansion; sanitary sewer expansion; shore power, fire suppression, and lighting upgrades and possible removal of the steam plant.
- ▶ temporary TSGB berth accommodations at Suisun Bay Reserve Fleet through at least fall 2026. After the arrival of the NSMV the TSGB will be transferred permanently to MARAD.

Phase Two of the proposed project would focus on project objectives to rehabilitate the boathouse, expand and optimize the boat basin, redevelop the existing Marine Yard, increase hands-on instructional opportunities, link campus buildings to waterfront open space, enhance public access, and safeguard waterfront resilience and ecological functioning. Phase Two involves activities that are not critical to support the arrival of the NSMV but are important for Cal Maritime's educational mission and expansion of cadet instruction. Phase Two components would include:

- ▶ seismic retrofit and renovation of the boathouse,
- ▶ new pier with breakwater and creation of Boat Basin 2,
- ▶ new floating and training docks at Boat Basin 2, and
- ▶ shoreline enhancements between the boathouse and new pier

Phase Three of the proposed project would focus on many of the same objectives as Phase Two. Specifically, Phase Three would add classrooms and outdoor learning spaces associated with the Marine Programs Multi-Use Building, and a marine hydrokinetic (MHK) barge and linking trestle may also be implemented. This phase would also focus on improvement of the campus-coastline linkage and open spaces and a heightened level of resilience to climate- and storm-related stresses. Phase Three components would include:

- ▶ Marine Programs Multi-Use Building,
- ▶ harbor control tower,
- ▶ MHK barge and linking trestle,
- ▶ central waterfront esplanade canopy,
- ▶ row house and floating landing,
- ▶ shoreline enhancements between the row house and dining center,

- ▶ waterfront overlook/outdoor room one, and
- ▶ waterfront overlook/outdoor room two

Anticipated Significant Environmental Effects: Based on the environmental analyses completed, implementation of the Cal Maritime – Waterfront Master Plan would result in environmental effects that are less than significant or, with mitigation, would be reduced to less than significant levels in all issue areas except one: The project would result in significant and unavoidable project and cumulative impacts to a known historic era archaeological resource, the remains of a ferry boat from the early 20th century, the hulk of which was towed to the cove and sunk to serve as a breakwater.

Document Availability: The Draft EIR is available for review:

- ▶ Online at <https://www.csum.edu/facilities-planning-design-and-construction/capital-improvement-projects/waterfront.html>
- ▶ Cal Maritime Library: 200 Academy Drive Vallejo, CA 94590.

Public Review and Comment Period: A 45-day public review period for the Draft EIR begins on May 15, 2024, and ends on **June 29, 2024 at 5:00 p.m.** Please send your written comments via letter or email, with appropriate contact information, to:

Kevin Motschall, Project Manager
Cal Maritime
200 Maritime Academy Drive
Vallejo, CA 94590
Email: kmotschall@calstate.edu

Comments provided via email should include “Cal Maritime Waterfront Master Plan DEIR Comment” in the subject line and the name and physical address of the commenter in the body of the email.

Public Meeting: Cal Maritime will host a public meeting to inform interested parties about the project, provide a summary of the environmental impact conclusions from the Draft EIR, and give agencies and the public an opportunity to provide comments on the EIR. ***The public meeting will be held via webinar only and will be recorded.***

- ▶ June 5, 2024 from 5:00 p.m. to 6:00 p.m.
- ▶ Participants must register here (any time up to the meeting start time) to participate in the online public meeting:

https://us06web.zoom.us/webinar/register/WN_lbiY-zpzSL2K26D7ZmRdUg

- ▶ After registering, you will receive the link to log into the webinar on June 5, 2024.