

**AGENDA ITEM** 6

- Public Hearing
- Ordinance
- Consent Calendar
- Discussion

WALNUT CITY COUNCIL

AGENDA DATE: MARCH 11, 2015

TO: Mayor Tragarz and Council Members

VIA: Robert Wishner, City Manager *RW*
Tom Weiner, Director of Community Development *TW*
Justin Carlson, City Planner *JC*

FROM: Derrick Womble, Senior Management Analyst *DW*

SUBJECT: Mount San Antonio College Proposed Projects

RECOMMENDATION:

It is recommended that the City Council direct Staff as deemed appropriate.

BACKGROUND:

At the February 25, 2015, regular City Council meeting, in addition to on-going policy discussion related to the proposed parking structure, Council Member Mary Su requested Staff also obtain information on the following upcoming projects at Mount San Antonio College (Mt. SAC) for Council discussion:

1. Stadium Renovation
2. Food Services Building
3. Fire Academy
4. Solar Power Project

STAFF ANALYSIS:**Parking Structure**

As for the proposed parking structure, the Council provided direction to the City Attorney at the February 25 meeting to issue a letter formally requesting that Mt. SAC withdraw their intention to construct a parking structure on Lot A of their campus. Additionally, the letter indicates that although Mt. SAC took action on February 11 to exempt the subject parking structure from local zoning, the City believes that said action is null and void based on several statutes. Therefore, absent a favorable response, injunctive relief will be sought by the City to enforce its General Plan and Zoning Code.

Staff collected information from the Mt. SAC website, Master Plan, and Board of Trustees' reports/minutes in order to compile information on other future development at Mt. SAC.

1. Hilmer Lodge Stadium

Mt. SAC plans to renovate its sixty-five (65) year old stadium and subsequently place a bid to host the 2020 Olympic Track and Field Trials. The proposed project will transform the existing stadium into a state-of-the-art track and field/cross country/football facility, including the installation of a nine-lane synthetic track with natural turf infield. The new stadium will feature new bleachers for spectators, a field house with locker rooms, two (2) weight rooms, two (2) lecture halls and high-tech press box that can accommodate the media. Stadium construction is expected to begin in the summer of 2015 and be completed by early spring/summer of 2017. The renovations will be funded with Measure RR construction bond funds, as the proposed stadium upgrades are included in Mt. SAC's Campus Improvement Plan. The project is estimated to cost approximately \$5 million.

2. Food Services Building

Mt. SAC plans to construct a new building just south of the present Campus Café on the site where Building # 5 once stood. The new 13,500 square foot facility will seat approximately ninety (90) people for interior dining and over two-hundred (200) for outside dining on the east, west, and south terraces. The new building will house several new food stations, including a room for a deli, a pizza location, a grill station, Asian cuisine, and a coffee shop, as well as a self-serve cold display case. The current Campus Café will be demolished after the new facility opens. The project is estimated to cost \$12.7 million and expected to be completed by December 2015.

3. Fire Academy/Training Tower

Mt. SAC plans to construct a 10,000 square-foot complex that will include a state-of-the-art fire-fighting training facility and classroom/administration building that meets state, environmental laws, fire service training needs, and local storm water requirements. The proposed facility will eliminate the need for leasing space from other institutions to train fire technology/fire-fighter students. The project is estimated to cost \$10 million from Measure RR funding.

4. Solar Power Generation

In an effort to promote energy savings and energy conservation projects, Mt. SAC is proposing to consider three (3) sites on their campus for solar power generation. The following three (3) sites are being considered:

- a. A two (2) million watt ground mounted system, located on the parcel of land to the west of Grand Avenue (vacant land diagonal from campus).
- b. A 330,000 watt system to be mounted on the top deck of the proposed parking structure.
- c. A 1.5 million watt carport type system located in the existing student lot F.

Mt. SAC is currently considering the use of the west parcel site for solar generation. The west parcel option is projected to create ongoing savings of nearly \$500,000 per year beginning in 2016, but also projected to save approximately \$1.5 million in soil export costs on other projects. Currently, no expenditures have been approved for this proposal.

Staff will monitor the progress of these projects closely and will make certain that all local zoning and environmental processes are adhered to. The Council may wish to establish a sub-committee to assist Staff and the Council in the aforementioned oversight as well as advisory recommendations for resident notification, informational campaigns and Community/Townhall meetings.

FISCAL IMPACT:

There is no material fiscal impact.

RELATION TO MISSION STATEMENT:

Our mission is to exceed expectations of the people of Walnut. We collaborate with the community to enhance our civic pride.