

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

California State University, Fullerton Campus Master Plan Update State Clearinghouse No. 2019080575

Pursuant to the State of California Public Resources Code (PRC) 21091(a) and the Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines), the California State University (CSU)/California State University, Fullerton (CSUF) has released for public review a Draft EIR for the CSUF Educational and Facilities Master Plan (Campus Master Plan Update).

Project Title: CSUF Campus Master Plan Update

Draft EIR Review Period: A 45-day public review period for the Draft EIR begins on May 6, 2020 and ends on June 19, 2020 at 5:00 p.m.

Reviewing Locations: The Draft EIR may be accessed online through the CSUF website at the following link: <https://masterplan.fullerton.edu/>. Due to current circumstances associated with COVID-19, the CSUF campus and local public libraries are not accessible to the public for review of hard copies of the Draft EIR. Therefore, a limited number of flash drives containing the Draft EIR and hardcopies of Volume I of the Draft EIR will be made available for mailing to interested members of the public who may be unable to access the Draft EIR online. If you would like to receive a flash drive or hardcopy, please contact Mr. Emil Zordilla at (657) 278-3735.

Online Presentation: An online presentation video will be made available at the following link during the Draft EIR public review period: <https://masterplan.fullerton.edu/>. The purpose of the video is to provide an overview of the Campus Master Plan Update, identified environmental impacts, required mitigation measures, and alternatives to the project that were evaluated. In addition, the video will provide an overview of the CEQA process and the project timeline for environmental review. The online video will be accessible to reviewing parties and the public for the duration of the Draft EIR public review period.

Public Comment: As the lead agency for the project, The California State University, Board of Trustees is soliciting comments on the adequacy and completeness of the analysis and proposed

mitigation measures described in the Draft EIR. You may submit written comments prior to the close of public comment which ends on June 19, 2020, at 5:00 p.m.

Please send your written comments by mail, email, or fax, with appropriate contact information, to the following address:

Emil Zordilla
Director of Planning and Design – Campus Architect
Capital Programs & Facilities Management
California State University, Fullerton
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Fullerton, California 92831
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FAX: (657) 278-1094

If representing an agency, please identify the agency name and appropriate contact name, phone number, and email address. Comments from the public must include name, phone number, and email or postal address. Please limit comments to environmental issues evaluated in the Draft EIR. You will receive notice of the dates of future public meetings to consider project approval or denial.

Project Location: The project site is the campus of California State University, Fullerton, which is located at 800 North State College Boulevard in the City of Fullerton, Orange County, primarily bounded by Nutwood Avenue to the south, N. State College Boulevard to the west, Yorba Linda Boulevard to the north, and State Route 57 (SR 57), the Orange Freeway, to the east. Three small portions of the project site lie outside of these boundaries. A block of the project site, College Park, lies on the southern side of Nutwood Avenue, bounded by Langsdorf Drive to the east, College Place to the south, and North Commonwealth Avenue to the west. An additional portion of the project site is located on the west side of N. State College Boulevard, south of Dorothy Lane, and north and east of La Vista High School, while a third area is located north of Yorba Linda Boulevard and east of N State College Boulevard.

The project site is located in north Orange County, about 1,000 feet west of the Placentia city limit, 2.0 miles northeast of downtown Fullerton, and 3.25 miles northeast of downtown Anaheim. The project site encompasses approximately 241 acres. An aerial map of the project site is shown in Exhibit 1 below.

Project Description: The proposed project is an update of the CSUF Campus Master Plan. Preceded by a planning process that began in 2017, the Campus Master Plan Update is an integrated, comprehensive guide for the future physical development of the CSUF campus (project site) through the year 2039 planning horizon.

The Campus Master Plan would support and advance the University's educational mission through the provision of recommendations for future land uses, enhancement and replacement of existing facilities, infrastructure improvements, and improved intra-campus pedestrian connectivity. Key

proposed Campus Master Plan components include net new on-campus housing for up to 3,000 students, a 6,000-seat event center, recreational facility and student union upgrades, new facilities and programs to enhance the University's Fullerton Arboretum, increased parking capacity, new transit mobility hubs, and a pedestrian bridge access across Nutwood Avenue. The Campus Master Plan would accommodate up to 32,000 full-time equivalent students (FTES) through the year 2039, an increase from the previously approved enrollment level of 25,000 as of the 2016/2017 academic year. The net new addition of approximately 5,044,111 gross square feet (gsf) of additional on-campus facilities is proposed as part of the Campus Master Plan.

Ultimately, the project is intended to create an environment that fosters a complete, vibrant campus life, with increased amenities for student learning and informal engagement, expanded student housing and campus student life, greater accommodation of diverse modes of transit, and appropriate sustainability features and practices. Project implementation is anticipated in phases as funding and design are finalized.

Anticipated Significant Environmental Effects: The California State University, Board of Trustees has prepared a Draft EIR pursuant to requirements of the State Guidelines for the Implementation of the California Environmental Quality Act. The EIR has been prepared because of the potential for significant adverse effects resulting from project implementation. The EIR prepared for the proposed project identifies and discusses potential impacts, mitigation measures, residual impacts, and monitoring requirements.

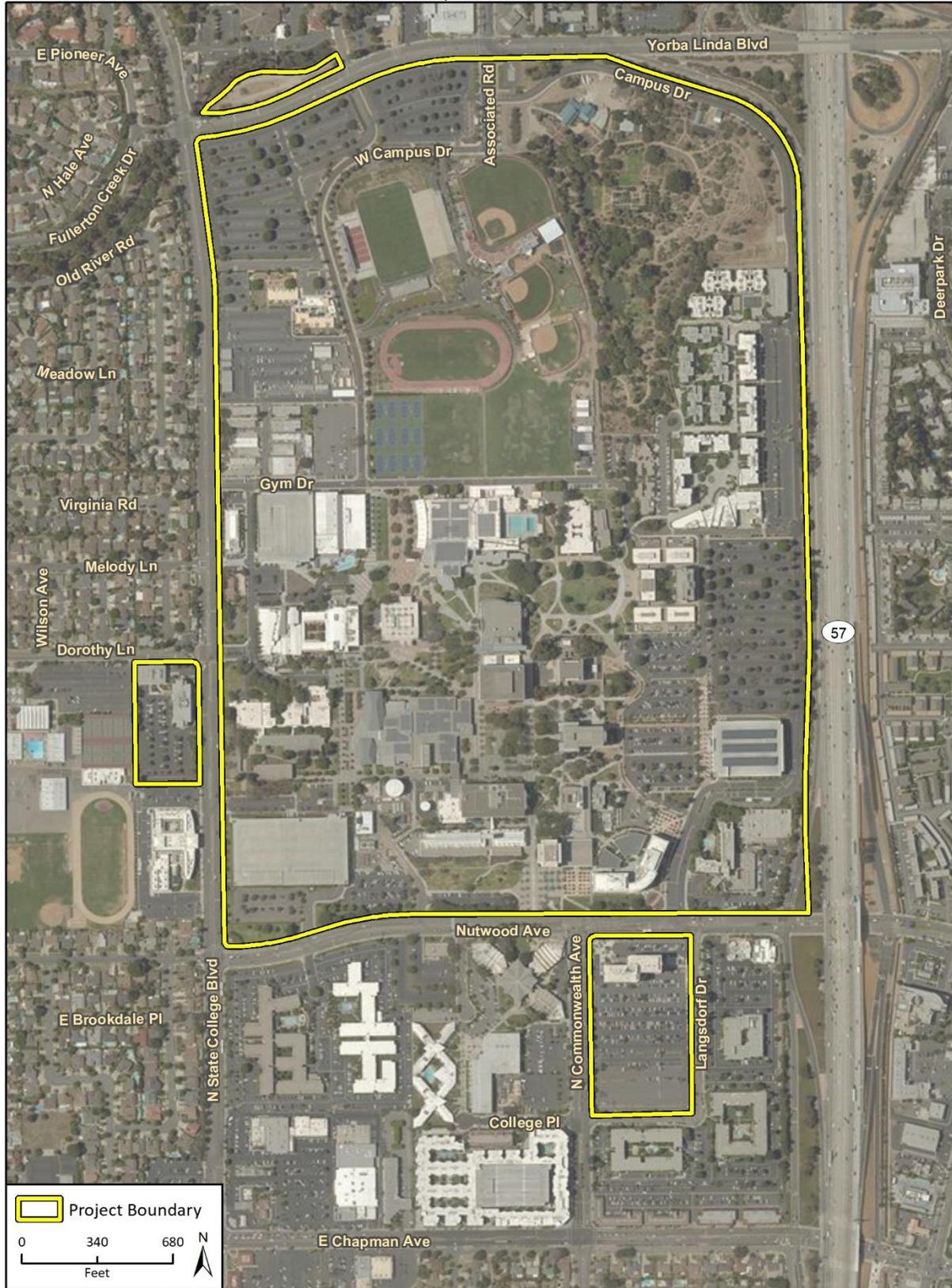
Potentially significant impacts have been identified in the issue areas of air quality, cultural resources, geology and soils, greenhouse gas (GHG) emissions, and noise.

If the project description changes, the lead agency will require a reevaluation of the EIR to consider the changes. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

Further Information: For environmental review information or questions about the project, please call Emil Zordilla at 657-278-3735, or email campusmasterplan@fullerton.edu.

Exhibit 1

PROJECT LOCATION



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Fig. 2 Project Location