



NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT

Sacramento State - Placer Center
California State University, Sacramento

Date: June 7, 2021

To: Responsible Agencies, Trustee Agencies, and Interested Persons

Lead Agency: California State University, Sacramento

Subject: Sacramento State - Placer Center

Review Period: June 7, 2021 – July 7, 2021

Purpose of Notice: In accordance with the California Environmental Quality Act (CEQA), California State University, Sacramento (Sacramento State) is distributing a notice of preparation (NOP) to solicit comments on the scope of an environmental impact report (EIR) that will be prepared for the Sacramento State - Placer Center ("project," consistent with CEQA Guidelines Section 15378). The California State University (CSU) Board of Trustees is the lead agency responsible for approval of the project and as such is responsible for complying with the provisions of CEQA.

This NOP has been prepared pursuant to Sections 15082 and 15083 of the CEQA Guidelines. This NOP starts a public scoping period that will assist CSU in the preparation of the Draft EIR. The public scoping period will run for 30 days from June 7, 2021 to July 7, 2021. The purpose of the NOP is to inform agencies and interested parties that an EIR will be prepared for the project, and to provide sufficient information about the project and its potential environmental impacts to allow agencies and interested parties the opportunity to provide a meaningful response related to the scope and content of the EIR, including possible environmental impacts, mitigation measures, and alternatives. (Cal. Code Regs., tit. 14, §15082, subd. (a)(1).)

Background: The 301-acre Sacramento State - Placer Center site is located within the 2,213-acre Placer Ranch Specific Plan (PRSP) area, which is in turn located within the Sunset Area Plan (SAP) area in Placer County. On December 10, 2019, the Placer County Board of Supervisors unanimously certified the Sunset Area Plan/Placer Ranch Specific Plan EIR (SAP/PRSP EIR) (State Clearinghouse No. 2016112012) and approved the SAP and PRSP. The PRSP is a planning and regulatory document that serves to guide and implement development in the 2,213-acre PRSP area over the long term. It is intended to implement the Placer County General Plan and the SAP by establishing the fundamental development framework; distribution of land uses; alignment of mobility systems; residential unit allocations; and all related provisions for parks, utilities, public services, and infrastructure financing within the PRSP area. The Sacramento State - Placer Center site is identified as "University Campus" within the PRSP, and formal agreements regarding the donation of this land by Placer Ranch, Inc. to the CSU on behalf of Sacramento State were completed in September 2020.



The SAP/PRSP EIR certified by Placer County provided analysis of the University Campus, identified as "Sac State-Placer Center," at a program level based on the information available at the time (i.e., conceptual plan, land use and facility types, approximate floor area, and approximate numbers of students and employees). As such, the CSU will utilize the information and analysis in the SAP/PRSP EIR in its EIR for Sacramento State - Placer Center, which will assess the environmental impacts of a comprehensive plan for the new off-campus center in light of the programmatic analysis in the SAP/PRSP EIR. The CSU's EIR will determine the degree to which its proposed actions are adequately addressed in the prior document, summarize relevant portions of the SAP/PRSP EIR, and evaluate environmental effects that were not addressed in detail in the earlier programmatic analysis.

Location: The 301-acre Sacramento State - Placer Center site is located in Placer County, north of the City of Roseville. The site is located directly east of Fiddymont Road, north of the planned east-west Sunset Boulevard roadway alignment, south of Athens Avenue, and west of Foothills Boulevard (Figure 1). The site is currently undeveloped pastureland and contains shallow drainages and wetland areas.

Most of the land to the west is undeveloped pastureland. The Western Regional Sanitary Landfill is located north of the site, at the corner of Athens Avenue and Fiddymont Road. The area east of the Sacramento State - Placer Center site consists of various industrial uses including but not limited to the Rio Bravo Rocklin power station, trucking and logistics depots, a distribution warehouse, and RV and other public storage facilities. Residential development within the City of Roseville is located less than a quarter mile south of the site.

Description: CSU is preparing a comprehensive plan for an off-campus center, the Sacramento State - Placer Center, a campus that supports academic and student success and promotes diversity and inclusion while also serving as an economic anchor for the region that promotes community building and placemaking. The comprehensive plan will provide a detailed land use, development, and policy program to guide long-term buildout of the "University Campus" identified in the PRSP.

The comprehensive plan for Sacramento State - Placer Center will provide a strategic vision, design goals, recommendations, and strategies for the physical elements of the off-campus center, which is ultimately anticipated to include approximately 3 million GSF of development on the 301-acre site, supporting Placer County's projection of 25,000 Sacramento State students and 5,000 Sierra College students. Because this off-campus center is anticipated to serve primarily part-time students, of the projected 30,000 students, there may be approximately 12,000 full-time equivalent (FTE) students, (based on an estimate of 2.5 part-time students equaling one FTE). As shown in Figures 2 through 5, proposed land uses would include:

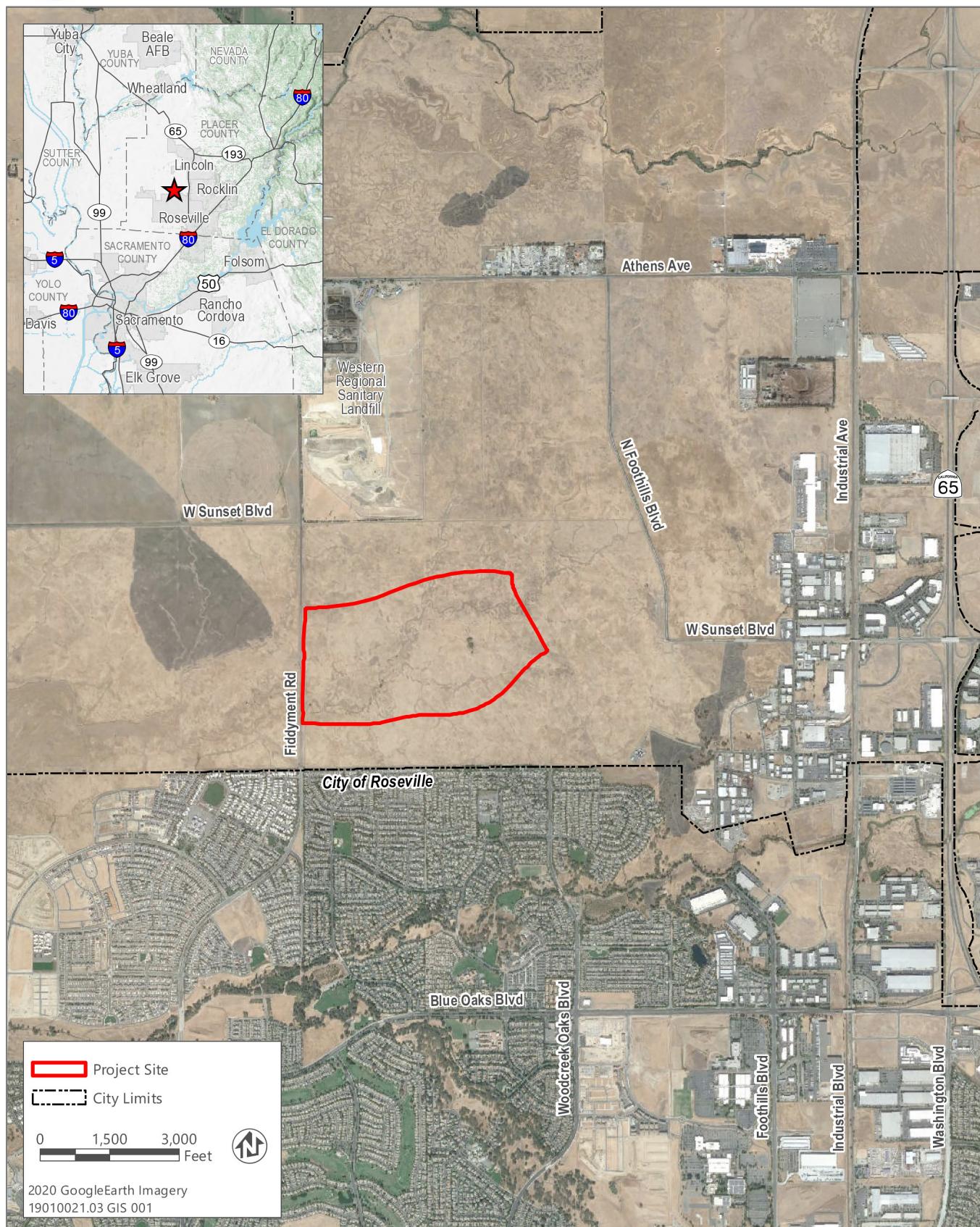
- ▶ **Academic Core:** classroom, teaching labs, research labs, offices, administrative services, student life, dining, study space
- ▶ **Public:** library, conference center, performing arts, continuing education, public-oriented functions, hotel
- ▶ **Housing:** student residences, faculty housing, dining, social space, fitness
- ▶ **Recreation and Wellness:** sports and recreation facilities, wellness and health services
- ▶ **Support:** facilities services, central plants, shipping and receiving, storage
- ▶ **Test Beds:** outdoor space for research
- ▶ **Landscapes:** athletics and recreation facilities such as but not limited to soccer fields, tennis courts, baseball and softball diamonds, basketball courts; amphitheaters, trails, pedestrian promenades, and general open space
- ▶ **Innovation District:** office/administrative, leased commercial space, industry, academic, hotel
- ▶ **Parking:** surface and structured parking

The academic core would be located within the southeastern portion of the project site, with housing located to the south and west of the academic core, near the Sunrise Boulevard alignment, and public land use elements to the east. Distributed central heating and cooling plants would serve each phase. Support services would be located at the western boundary of the site along Fiddymont Road along with five acres of land to be leased to the County for construction and operation of a fire station (not a part of the current proposed project). Recreation and wellness

facilities would be sited east of support services and west of the academic core and centralized open space; bike and pedestrian connectivity would be provided between the academic core and the recreation facilities, as well as to the broader planned PRSP bicycle and pedestrian pathways. Parking areas would be located in the northwest corner of the site and south of the housing and academic core along Sunset Boulevard. The northeast portion of the site would support a future innovation district. A large swath of open space totaling approximately 58 acres or nearly 20 percent of the site, would run from the southwest to the north and northeast, preserving wetland areas and drainage corridors for research, interpretive, and related purposes.

Buildout of the Sacramento State - Placer Center is anticipated to include four phases of development over a period of 15+ years, as summarized below.

- ▶ **Phase 1** would focus on the academic core of Sacramento State - Placer Center, located in the southeast portion of the site, just north of the planned Sunset Boulevard alignment. Phase 1 would include Sacramento State academic buildings, a Sierra College transfer center (i.e., facilitation center for community college students transitioning to a four-year college setting), a library, a Placer County crime lab, a central heating and cooling plant, the land for the County fire station, shipping and receiving corporation yard, and parking (Figure 2).
- ▶ **Phase 2** would include recreation and wellness facilities on the western portion of the site and would expand the academic core with a student center building, additional academic classrooms and laboratory buildings, housing, a dining center, an administrative building, a second central heating and cooling plant, and parking (Figure 3).
- ▶ **Phase 3** would represent a substantial expansion, including a mix of publicly accessible program space, expansion of academic facilities, and additional housing. Phase 3 public program space would include a performance center, continuing education building, and conference center. Phase 3 would expand academic buildings, including classrooms and laboratories, and recreation and wellness facilities, and include additional University-related housing. This phase would be supported by additional corporation yard space, administrative building space, another central heating and cooling plant, and parking (Figure 4).
- ▶ **Phase 4** would involve final buildout of the site, including further development near the eastern boundary of the site and an innovation district in the northeastern portion of the project site. It is anticipated that this development would provide hands-on learning and internship opportunities for students, furthering the CSU's academic and professional scope of programs, while enriching the academic experience through innovative commercial/industrial enterprises (Figure 5).



Source: adapted by Ascent Environmental in 2021

Figure 1 Sacramento State - Placer Center Site

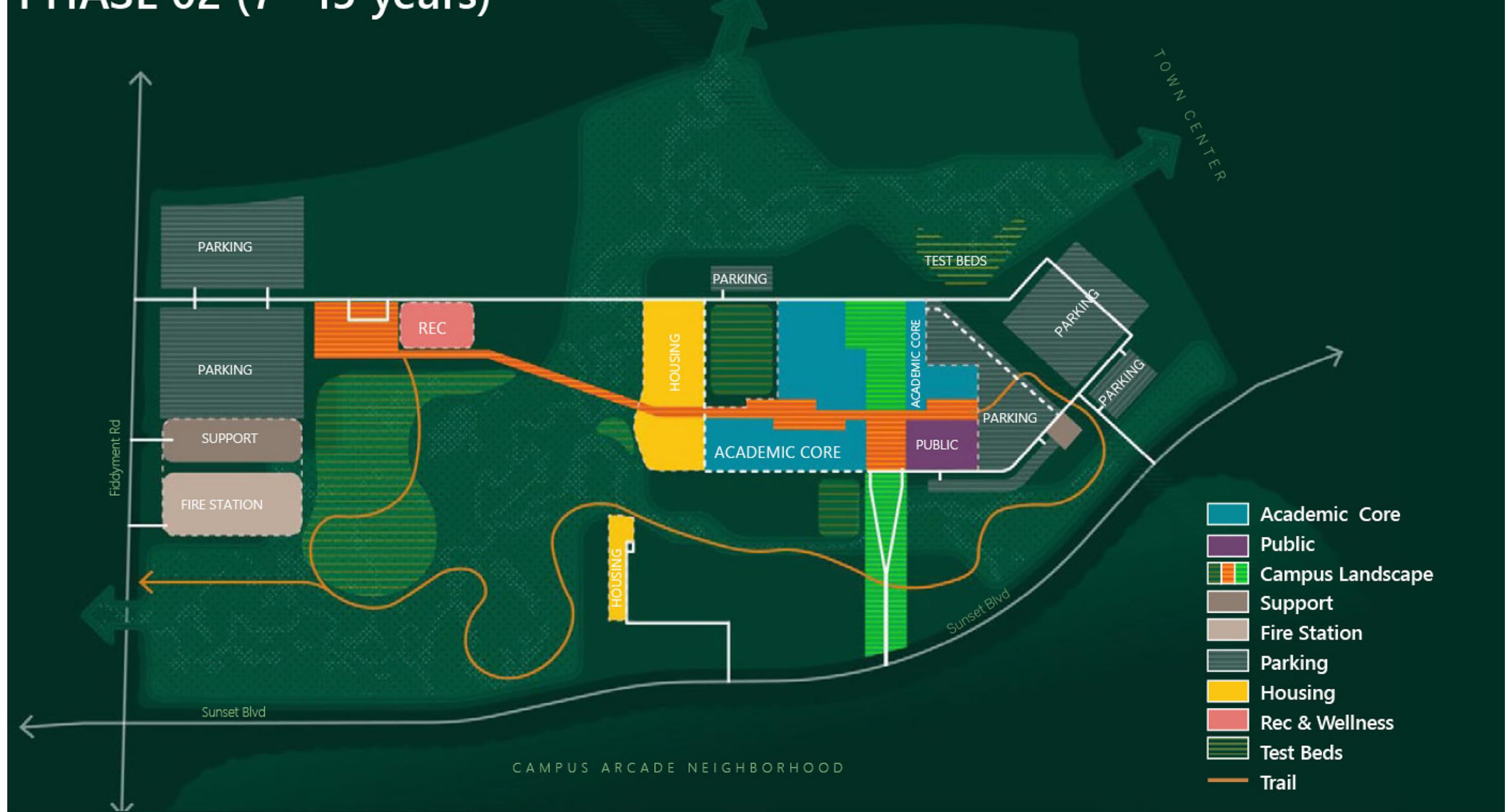
PHASE 01 (0-7 years)



Source: Image provided by Sacramento State in 2021

Figure 2 Conceptual Land Use Plan – Sacramento State - Placer Center Phase 1

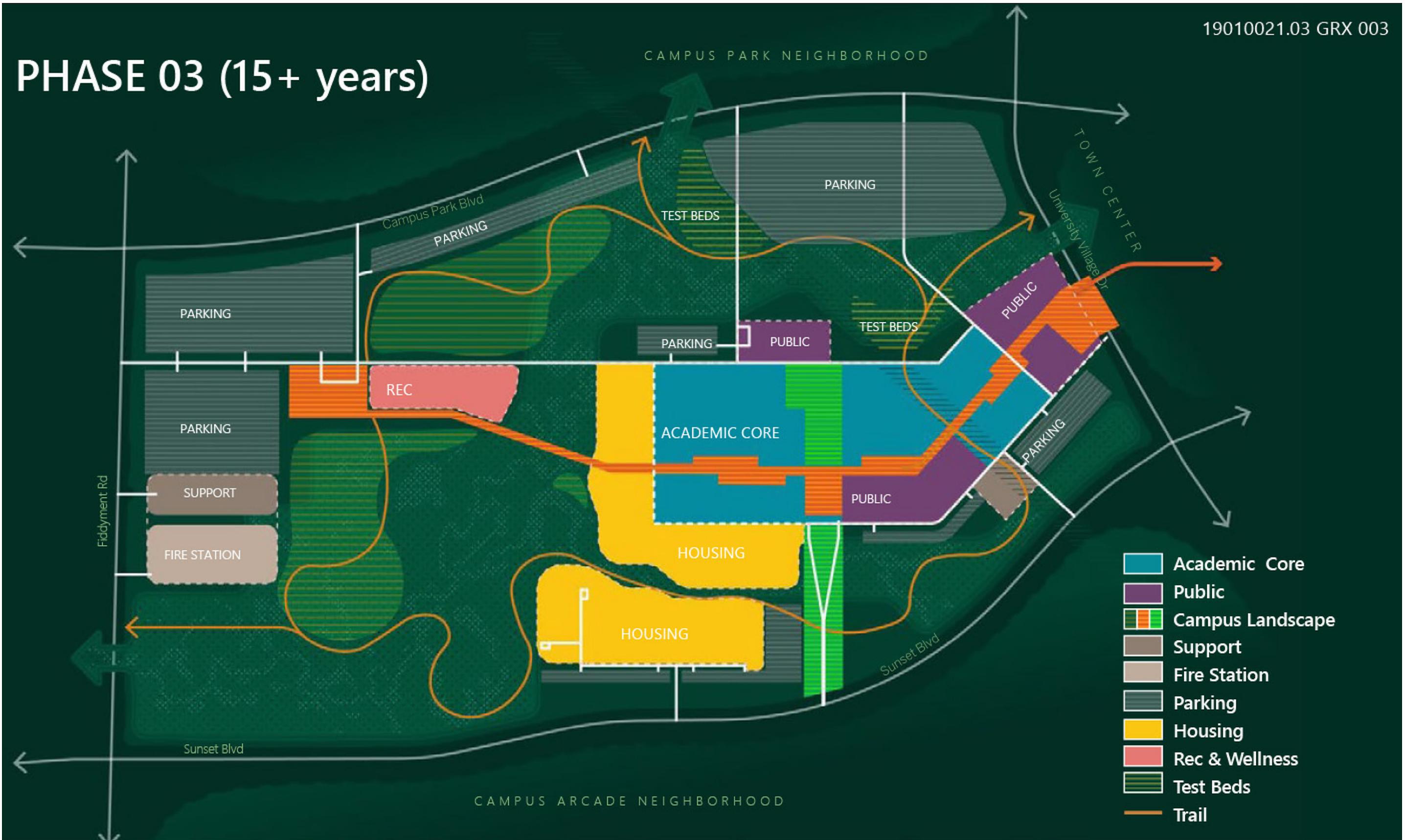
PHASE 02 (7 -15 years)



Source: Image provided by Sacramento State in 2021

Figure 3 Conceptual Land Use Plan – Sacramento State - Placer Center Phase 2

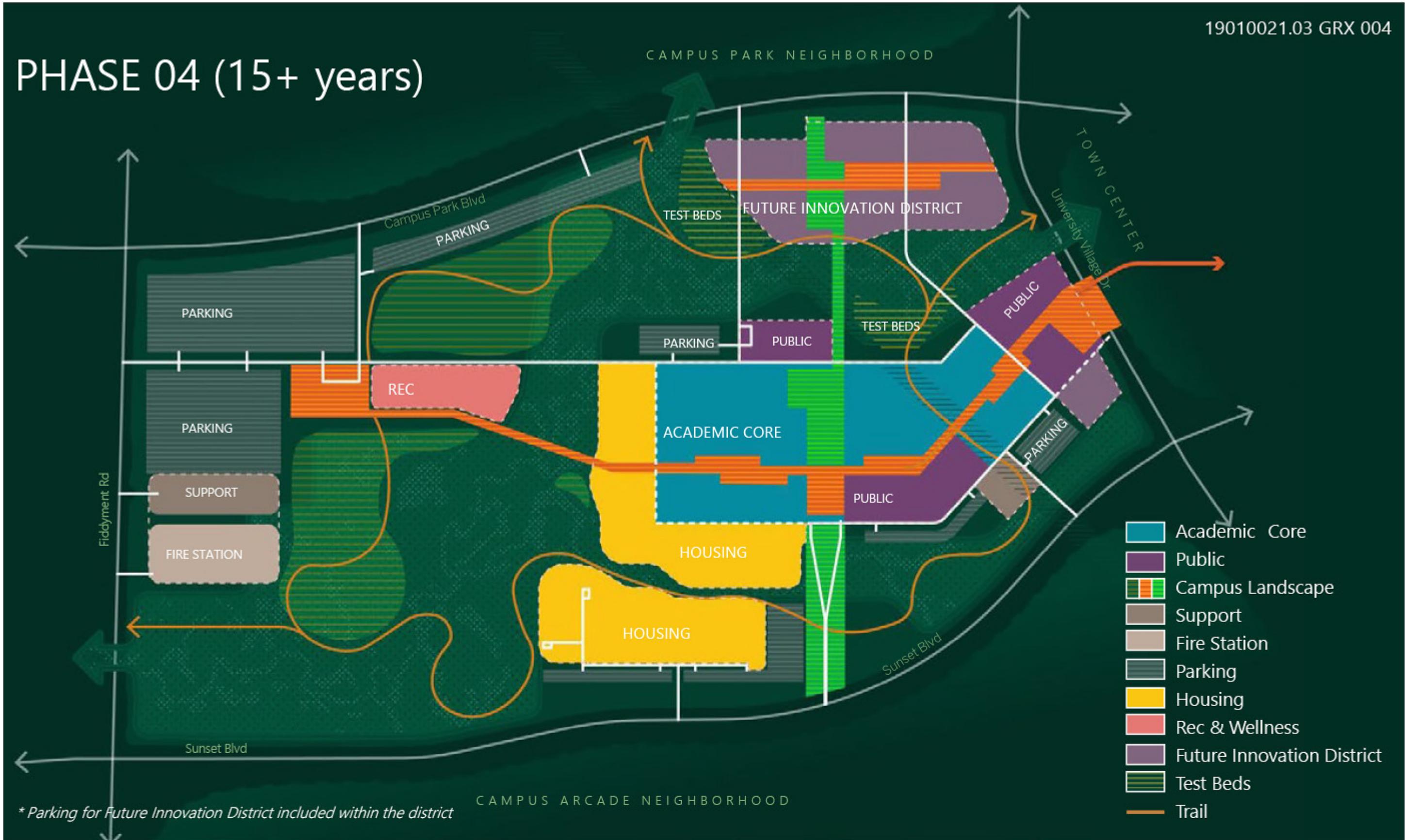
PHASE 03 (15+ years)



Source: Image provided by Sacramento State in 2021

Figure 4 Conceptual Land Use Plan – Sacramento State - Placer Center Phase 3

PHASE 04 (15+ years)



Source: Image provided by Sacramento State in 2021

Figure 5 Conceptual Land Use Plan – Sacramento State - Placer Center Phase 4

Required Permits and Approvals: As the lead agency pursuant to CEQA, the CSU Board of Trustees is responsible for considering the adequacy of the EIR and determining whether to approve the project. As a state entity, the CSU is not required to obtain development approvals from Placer County or other local agencies. Permits that may be required from other agencies include:

- ▶ **Central Valley Regional Water Quality Control Board:** Section 402 National Pollutant Discharge Elimination System construction stormwater permit (Notice of Intent to proceed under General Construction Permit), Section 401 Water Quality Certification, discharge permit for stormwater, general order for dewatering
- ▶ **California Department of Fish and Wildlife:** Section 1602 Streambed Alteration Agreement
- ▶ **California Department of Transportation:** Permits for movement of oversized or excessive loads on State highways
- ▶ **City of Roseville:** Wholesaler-Retailer Agreement for use of recycled water, agreement outlining fair-share obligations for off-site retention at the Pleasant Grove Retention Facility
- ▶ **State Water Resources Control Board:** Statewide General Order permit for the use of recycled water
- ▶ **U.S. Army Corps of Engineers:** Section 404 Individual Permit
- ▶ **U.S. Fish and Wildlife Service and National Marine Fisheries Service:** Section 7 Consultation

Potential Environmental Effects: The EIR will describe the significant direct and indirect environmental impacts of the project. The EIR also will evaluate the cumulative impacts of the project, defined as impacts that could be exacerbated when considered in conjunction with other related past, present, and reasonably foreseeable future projects. CSU anticipates that the project could result in potentially significant environmental impacts in the following resource areas, which will be further evaluated in the EIR:

- ▶ **Aesthetics:** temporary and long-term changes in views, visual character, and lighting resulting from the project, as viewed by motorists from public vantagepoints including Fiddymont Road and Sunset Boulevard
- ▶ **Agricultural Resources:** potential conflicts with existing agricultural uses within the site and in the vicinity
- ▶ **Air Quality:** temporary increases in air pollutant emissions associated with construction, long-term increases in pollutant emissions associated with project operations and associated vehicular trips
- ▶ **Biological Resources:** potential for impacts to biological resources, including sensitive habitats, wetlands and waters, nesting birds, and tree removal
- ▶ **Cultural Resources:** substantial adverse change of known or unknown archaeological, historical, or tribal cultural resources
- ▶ **Energy:** energy use for construction and operation of the project
- ▶ **Geology, Soils, and Mineral Resources:** potential for the project to exacerbate geologic hazards, disturb unknown paleontological resources, and encounter mineral resources
- ▶ **Greenhouse Gas Emissions:** temporary increases in greenhouse gas (GHG) emissions associated with mobile-source exhaust from construction worker commute trips, truck haul trips, and equipment (e.g., excavators, graders); and long-term increases in GHG emissions associated with project operations, including stationary and mobile sources
- ▶ **Hazards and Hazardous Materials:** potential risks associated with accident or upset conditions during construction or due to the potential use, storage, or transportation of hazardous materials related to project operations
- ▶ **Hydrology and Water Quality:** alteration of drainage patterns, increases in impervious surfaces and stormwater runoff, and potential impacts to water quality during construction and operation of the project
- ▶ **Land Use and Planning:** compatibility with planned offsite land uses



- ▶ **Noise:** temporary increases in noise (including off-site, vehicle traffic noise) and vibration levels during construction; and long-term increases in noise from project operation, including stationary and mobile sources
- ▶ **Population and Housing:** increased population and housing, including potential growth-inducement-related issues
- ▶ **Public Services and Recreation:** potential impacts to public services and recreation facilities
- ▶ **Transportation and Traffic:** temporary and long-term increases in vehicular trips, potential safety hazards on local roadways, and impacts to transit, pedestrian, or bicycle facilities due to construction and operations
- ▶ **Utilities and Service Systems:** increased demand for water, transmission, and treatment; demand for wastewater transmission and treatment; use of recycled water; demand for electricity and natural gas; and the potential need to increase the capacity of existing infrastructure
- ▶ **Wildfire:** potential for the project to exacerbate wildfire risks

The aforementioned issue areas and associated impacts will be evaluated in detail in the EIR. As necessary, feasible and practicable mitigation measures will be recommended to reduce any identified significant or potentially significant impacts.

Comment Period: Written comments on the NOP can be sent anytime during the NOP review period which begins June 7 2021 to July 7, 2021. Sacramento State will accept written or electronic comments submitted by 5:00 p.m. on July 7, 2021, to the following address:

Tania Nunez, Project Manager
California State University, Sacramento, Planning, Design, & Construction
6000 J Street
Sacramento, CA 95819
Email: tania.nunez@csus.edu

Comments provided via email should include "Sacramento State - Placer Center NOP Scoping Comment" in the subject line and the name and physical address of the commenter in the body of the email.

Public Scoping Meeting: Sacramento State will host a public scoping meeting to inform interested parties about the project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The scoping meeting will be held via webinar only.

- ▶ Tuesday June 15, 2021 5:30 p.m. to 6:30 p.m.
- ▶ Participants must register to attend the scoping meeting here:
<https://csus.zoom.us/meeting/register/tZwtfuyrpjliHNNQRLvpyGTWkZuVorTwj5MG>

After registering, you will receive the link to log-into the webinar on June 15, 2021.