



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

Sacramento State – Placer Center Master Plan
State Clearinghouse No. 2021060116

Project Title: Sacramento State – Placer Center Master Plan

Draft EIR Review Period: September 15 to October 30, 2023

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, Sacramento (Sacramento State)
6000 J Street
Sacramento, CA 95819

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 Sacramento State – Placer Center Master Plan Draft EIR in accordance with CEQA Guidelines Sections 15087. The Draft EIR addresses the environmental effects of the project.

Project Location: The 301-acre project site is located in unincorporated Placer County, north of the City of Roseville. The site is located directly east of Fiddymment Road, north of the planned east-west Sunset Boulevard roadway alignment, south of Athens Avenue, and west of Foothills Boulevard. The project site is located in Sections 7 and 8, Township 11 North, Range 6 East (MDB&M) of the “Roseville, California” 7.5-Minute Series USGS Topographic Quadrangle (USGS 2021) (approximate Latitude 38.816973, Longitude -121.340408).

The project site is characterized by gently rolling terrain with elevations ranging from about 105 feet above mean sea level (AMSL) on the west side to about 130 AMSL on the east. The site and neighboring lands are currently undeveloped pastureland and contain shallow drainages and seasonal wetland areas. The site has historically been used for a variety of dry agricultural uses, including wheat and hay production and livestock grazing.

The Western Regional Sanitary Landfill is located a little more than 1,000 feet north of the northwest portion of the project site, at the corner of Athens Avenue and Fiddymment Road. The area east of the site consists of various industrial uses including the Rio Bravo Rocklin power station, trucking and logistics depots, a distribution warehouse, and recreational vehicle (RV) and other public storage facilities. Residential development in the City of Roseville is located less than a quarter mile south of the site. The project site is located approximately 30 miles northeast of the Sacramento State main campus, approximately 8 miles west of the Sierra College Rocklin campus, and approximately 8 miles northwest of the Sierra College Roseville campus.



Project Description: The Sacramento State – Placer Center Master Plan establishes the planning foundations for a new off-campus center including: enrollment, programming, phasing, land uses, infrastructure, and development and design guidelines. Buildout of the off-campus center would include administrative buildings; student and faculty housing; a student center; recreation and athletic facilities; a performing arts center; a hotel and conference center; a continuing education center; academic, research, and industry buildings (academic mixed-use); support services; and parking. The campus would include open space areas for active and passive recreation and provide opportunities for workforce development. Buildout of Sacramento State – Placer Center is anticipated in four phases over 35 years.

A CSU capacity assessment identified a market demand of 5,200 students for the Sacramento region by 2035. Enrollment projections are projected to exceed planned capacity by 21 percent in the Sacramento region, including Placer County. Sacramento State - Placer Center is intended to alleviate this pressure on Sacramento State's main campus and meet the needs of the Placer County population, which is one of the fastest-growing regions in California, and one of three areas of California where enrollment demand is expected to exceed capacity in the coming years. The Master Plan is designed to meet the identified space needs with appropriate facilities in four phases of development, eventually realizing an off-campus center that serves approximately 20,000 undergraduate students (headcount) or 12,000 full-time equivalent (FTE) students, including approximately 5,000 Sierra College FTE students and approximately 7,000 Sacramento State FTE students.

Sacramento State – Placer Center is intended to expand access to higher education in the region through an innovative partnership with Sierra College, while serving as an anchor institution for the larger community and future development in the Sunset Area of Placer County. The off-campus center would also be rooted in partnerships with the County and outside industry. The Master Plan is intended to guide development and operation of a campus that is sustainable and resilient; that provides a successful student experience; and that establishes a new model of education, innovation, and community engagement. While Sacramento State - Placer Center would start off as an off-campus center tied to Sacramento State, the potential exists for it to turn into an independent CSU campus in the long term.

Anticipated Significant Environmental Effects: Based on the environmental analyses completed, implementation of the Sacramento State – Placer Center Master Plan would result in less than significant environmental effects; significant environmental effects that would be mitigated to a less than significant level; and the following significant and unavoidable impacts:

- ▶ Aesthetics – Impact 3.1-2: Create a new source of substantial light or glare that adversely affects nighttime views (project and cumulative)
- ▶ Air Quality – Impact 3.3-3: Result in long-term operational emissions of criteria air pollutants and ozone precursors (project and cumulative)
- ▶ Air Quality – Impact 3.3.6: Create objectionable odors that adversely affect a substantial number of people (project and cumulative)



- ▶ Noise - Impact 3.12-1: Exposure of existing sensitive receptors to short-term construction noise (project and cumulative)
- ▶ Noise – Impact 3.12-3: Generate substantial increase in long-term traffic noise levels (project and cumulative)
- ▶ Transportation – Impact 3.15-1: Generate VMT that exceeds the applicable project thresholds for household, university employment, or student VMT (project and cumulative)
- ▶ Utilities – Impact to water supply conveyance and Water Treatment Capacity (cumulative)

Document Availability: The Draft EIR is available for review:

- ▶ Online at <https://www.csus.edu/administration-business-affairs/facilities-management/news-archive.html>
- ▶ Public Libraries: Roseville Library (225 Taylor Street); Rocklin Library (4890 Granite Drive); and Lincoln Library (485 Twelve Bridges Drive).
- ▶ Sierra College: Rocklin Campus Library (5100 Rocklin Road).
- ▶ Sacramento State: Office of Planning, Design, and Construction 6000 J Street Sacramento.

Public Review and Comment Period: A 45-day public review period for the Draft EIR begins on September 15, 2023 and ends on **October 30, 2023 at 5:00 p.m.** Please send your written comments via letter or email, with appropriate contact information, to:

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

Public Meeting: Sacramento State 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.***

- ▶ October 5, 2023 from 4:00 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://csus.zoom.us/meeting/register/tZ0oce-hrT8uEte3XmBmV-dyM0Pue3RM0IFx>
- ▶ After registering, you will receive the link to log into the webinar on October 5, 2023.