

April 21, 2022

## NOTICE OF PREPARATION

**To:** Responsible Agencies, Trustee Agencies, Stakeholders and Interested Parties

**From:** California State University, Long Beach  
Office of Design + Construction Services  
1331 Palo Verde Avenue, Long Beach, CA 90815

**Project:** California State University, Long Beach Master Plan Update

**Subject:** **Notice of Preparation (NOP) of an Environmental Impact Report (EIR)**

California State University, Long Beach (CSULB) will prepare a Draft Environmental Impact Report (EIR) for the proposed California State University, Long Beach Master Plan Update (Master Plan Update, proposed project). CSULB has prepared this Notice of Preparation (NOP) in accordance with Sections 15082(a) and 15375 of the California Environmental Quality Act (CEQA) Guidelines to notify responsible and trustee agencies, stakeholders, and other interested parties that CSULB plans to prepare a Draft EIR and to request input regarding the content of the environmental analysis and information to be included in the Draft EIR. The California State University (CSU) is the lead agency responsible for compliance with CEQA for the proposed project, and the CSU Board of Trustees is the approving body for the proposed project.

*For residential recipients of this notice:* You are being provided with this notice because of your property's proximity to the California State University, Long Beach campus.

**Background.** Each of the 23 campuses within the CSU system is required by the CSU Board of Trustees to prepare and periodically update a physical Master Plan. The Master Plan is intended to guide the physical campus development necessary to support the needs of current students, faculty, and staff as well as projected student enrollment and student, faculty, and staff campus population growth, which serve as the basis for determining long-term academic, administrative, student support, student housing, and athletic and recreational program space needs, in accordance with approved educational policies and objectives.<sup>1</sup>

The current Master Plan for the CSULB campus was approved in 2008 and was intended to guide campus development through the horizon year 2020. The 2008 Master Plan provided a framework for land use, development, open space, and circulation to accommodate projected enrollment of 31,000 full-time-equivalent students (FTES) on the campus by 2020.<sup>2</sup> A number of 2008 Master Plan projects have been implemented as originally proposed or with modifications addressed in addenda to the 2008 Master Plan EIR.

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<sup>1</sup> California State University, State University Administrative Manual (SUAM), Section II, Physical Master Plan and Off-Campus Centers: Section 9007, Development of Physical Master Plan, 2020, available at: <https://calstate.policystat.com/policy/8837634/latest#autoaid-dqx6z>, accessed April 1, 2022.

<sup>2</sup> Full-time equivalent student (FTES) is the unit of measurement used to convert class load to student enrollment. At CSULB, one undergraduate FTES is equal to 15 units. Thus, one undergraduate FTES is equal to one undergraduate student enrolled in 15 units or three undergraduate students each enrolled in 5 units. A related unit of measurement is "headcount." In the case of one student taking 15 units, the headcount is 1; in the case of three students collectively taking 15 units, the headcount is 3.

The 2019-2020 academic year (AY) is the most recent year of pre-pandemic, in-person campus operations. CSULB enrolled approximately 31,000 FTES in AY 2019-2020, with approximately 27,000 FTES on-campus and the remainder receiving instruction remotely and pursuing educational experience off-campus. CSULB has recently established a goal of increasing online programs and services in order to serve a greater proportion of its future enrollment.

**Project Description.** The goal of the present Master Plan Update is to support and advance CSULB’s mission, strategic vision, and values by continuing to guide long-term physical development of the campus to accommodate a projected increase in student enrollment and the corresponding campus population (which includes students, faculty, and staff) through the Master Plan Update horizon year 2035. CSULB’s projected enrollment at the horizon year 2035 is approximately 36,000 FTES, with approximately 31,000 FTES expected to be on campus. This represents a projected increase of approximately 5,000 FTES, including 4,000 FTES on-campus, compared to AY 2019-2020. The Master Plan Update is intended to accommodate this projected student enrollment and the corresponding campus population.

CSULB’s enrollment projections for purposes of this Master Plan Update assume annual compounded growth of one percent throughout the life of the Master Plan, as directed by CSU’s Office of the Chancellor, which consults with the State legislature to anticipate systemwide enrollment growth and associated funding. However, the future student enrollment and campus population growth projections in the Master Plan Update do not limit CSULB’s future student enrollment or campus population. Rather, the projections represent assumptions about future growth through the horizon year 2035 that serve as the basis for determining long-term space and infrastructure needs on the campus, and on that basis, the Master Plan Update defines a maximum development envelope and identifies necessary infrastructure upgrades for purposes of long-term planning and environmental analysis.

The Master Plan Update addresses CSULB’s current and future needs, focusing less on physical growth and more on optimizing the existing physical assets of the campus. The Master Plan Update also identifies priority projects to be implemented in the near term. The primary strategies for implementing this Master Plan Update include renovation of existing buildings (renovation), demolition and replacement of existing buildings in the same physical location (replacement), construction of new buildings (new construction), and leaving buildings in their existing location and configuration (building to remain). The Master Plan Update also identifies goals and strategies to improve open space, mobility and parking, and sustainability and resiliency.

**Project Location.** The main campus, located at 1250 Bellflower Boulevard, encompasses 322 acres and is generally bounded by East Atherton Street on the north, East 7th Street on the south, Palo Verde Avenue on the east, and Bellflower Boulevard on the west. The Master Plan Update also encompasses Beachside Village, which is a CSU-owned student residential complex located at 4835 Pacific Coast Highway, approximately 0.6 miles west of the main CSULB campus.

**Project Alternatives.** The EIR will recommend mitigation measures for any significant adverse environmental impacts resulting from the proposed actions evaluated in the EIR. The EIR will also define and analyze a reasonable range of alternatives to the proposed improvements that may be capable of avoiding or reducing significant impacts.

**Probable Environmental Effects.** An analysis of potential environmental effects is provided in the Initial Study prepared for the proposed project. Potential impacts associated with the proposed project that will be addressed in the Draft EIR include, but may not be limited to, the following:

- Aesthetics
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology/Soils
- Greenhouse Gas Emissions
- Hydrology/Water Quality
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems

**Reviewing Locations.** This Notice of Preparation and the Initial Study may be accessed online at: [www.csulb.edu/beach-building-services/california-environmental-quality-act-ceqa-compliance](http://www.csulb.edu/beach-building-services/california-environmental-quality-act-ceqa-compliance).

In addition, a limited number of hard copies of the Notice of Preparation and Initial Study can be provided to persons who are unable to access the online version. Please contact Melissa Soto at (562) 985-5127 or [melissa.soto@csulb.edu](mailto:melissa.soto@csulb.edu) to request this accommodation.

**Virtual Open House.** A virtual open house will be available throughout the 30-day public comment period. The virtual open house includes an overview of the project, an overview of the CEQA process, and a timeline for environment review for the proposed project. Comments can also be submitted through the virtual open house, and project documents including this notice and the Initial Study can be accessed in the virtual open house. Please access the virtual open house at: [www.csulb-cmp-eir.com](http://www.csulb-cmp-eir.com).

**Public Review Period/Comment Period.** This Notice of Preparation and Initial Study will be circulated for a 30-day public review and comment period, commencing on April 21, 2022, and concluding on May 20, 2022. This Notice of Preparation will be filed with the State Clearinghouse, filed with and posted by the Los Angeles County Clerk's office for a period of not less than 30 days, and published in the Long Beach Press-Telegram.

All written comments on the scope of the Draft EIR must be submitted by 11:59pm on May 20, 2022, and may be submitted in any of the following manners:

**1. The Virtual Open House**

Access the virtual open house at: [www.csulb-cmp-eir.com](http://www.csulb-cmp-eir.com). Provide your scoping comments by clicking the Speech bubble for "Registration and Scoping Comments" at the table.

**2. In-Person**

Provide your scoping comments in writing at the in-person scoping meeting held on May 4, 2022, from 5:30pm-7:30pm. The meeting will be held at The Pointe, located in the Walter Pyramid at CSULB (near Lot G11 at the southeast corner of E. Atherton Street and Merriam Way).

**3. Email: [Melissa.Soto@csulb.edu](mailto:Melissa.Soto@csulb.edu)**

Please include "Master Plan Update EIR Comments" in the subject line.

**4. Mail**

Melissa Soto, Program Planner  
California State University, Long Beach  
Office of Design + Construction Services  
1331 Palo Verde Avenue  
Long Beach, California 90815

**5. Digital QR Code**

Provide your scoping comments online by scanning the QR code below with your mobile device. To scan the code, open the camera app on your mobile phone and move your camera so that the QR code is clearly visible in the frame. Click on the QR code's URL, [surveymonkey.com](https://www.surveymonkey.com), when it pops up. Follow the instructions in the survey to provide your scoping comments online.



**Scoping Meetings.** Two public scoping meetings will be held to obtain input on the scope of the contents of the EIR, as well as to present information on the proposed project components. The meetings will consist of one in-person meeting and one virtual meeting to be hosted on an online platform. The meeting date and location information is as follows:

**Virtual (Online) Meeting:**

Date: Thursday, April 28, 2022

Time: 6:00pm-7:00pm

Location: Zoom Conference <https://us06web.zoom.us/j/84052010155>

Meeting ID: 840 5201 0155

Or join by phone at +1 (720) 707-2699 / Meeting ID: 840 5201 0155

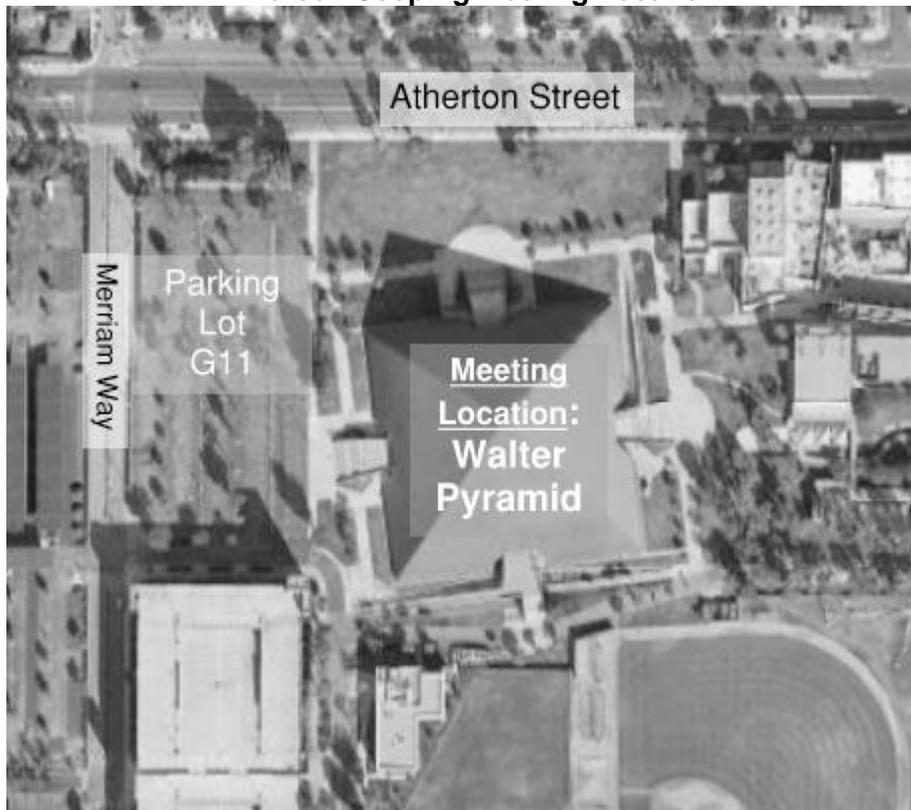
**In-Person Meeting:**

Date: Wednesday, May 4, 2022

Time: 5:30pm-7:30pm

Location: The Pointe, located in the Walter Pyramid at CSULB. Free parking will be provided at Parking Lot G11 adjacent to the Walter Pyramid, located at 1792 Merriam Way. Please park in the spots reserved for the Scoping Meeting and follow the signs to The Pointe.

**In-Person Scoping Meeting Location**



Attendees are invited to call (562) 985-5127 at least 72 hours in advance of the meeting for more information, to arrange ADA accommodations and/or to request language translation support.