Notice of Preparation
Environmental Impact Report for the
California State University, Stanislaus – Stockton Center
Proposed Master Plan Update

Date:	March 5, 2024
To:	Public Agencies and Interested Parties
Project Title:	California State University, Stanislaus Stockton Center Proposed Master Plan
Lead Agency:	The Board of Trustees of the California State University 401 Golden Shore Long Beach, California 90802-4210 California State University, Stanislaus 1 University Circle Turlock, California 95382
Subject	Notice of Preparation of an Environmental Impact Report for the California State University, Stanislaus – Stockton Center Proposed Master Plan Update

The Board of Trustees of The California State University (Trustees) 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 (Title 14 of the California Code of Regulations [CCR] 15000 et seq.); pursuant to the California State University CEQA Procedures for Land Use Planning and Environmental Review (referenced in Policystat). Per California Education Code section 66606, the Board of Trustees is the governing body and owner of the California State University, Stanislaus (CSU Stanislaus) Stockton Center, and has the authority to certify the EIR, adopt the Master Plan map, and provide for schematic design approvals. CSU Stanislaus will act as point of contact for the CEQA process.

The Trustees have prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines sections 15082(a) and 15375. The project consists of the proposed update to the Stockton Center Master Plan Update (proposed Master Plan). Implementation of the proposed Master Plan would provide space and facility needs to support a planned increase in enrollment at Stockton Center of 2,000 full-time-equivalent students (FTES), through the renovation of two existing buildings (Acacia North and Acacia East) and the construction of six new buildings encompassing approximately 324,700 total gross square feet. Implementation would also require demolition of two buildings (Eucalyptus Hall and Elm Center) and a portion of Acacia Court.

The proposed Master Plan includes new and renovated building space for academics, administration, library, student recreation, shared uses, and parking. The proposed Master Plan identifies a phased expansion, with Phase 1 accommodating 1,000 FTES and Phase 2 accommodating the full 2,000 FTES. The proposed Master Plan also identifies new campus open spaces that would complement the existing landscape of University Park. The proposed Master Plan includes architectural guidelines and site and landscape guidelines.

Responsible and Trustee Agencies: The Trustees request that responsible and trustee agencies provide comments on the scope and content of the environmental information that is germane to the agency's statutory responsibilities in connection with the project, in accordance with CEQA Guidelines Sections 15082(b) and 15103. Responsible agencies may need to use the EIR to consider permits or other approvals within their jurisdiction.

Organizations and Interested Parties: The Trustees request comments and concerns regarding the scope and evaluation of potential environmental issues associated with the project.

Project Location: The existing CSU Stanislaus Stockton Center is located in the City of Stockton within San Joaquin County, California. The Stockton Center is located in University Park, which is a 102-acre former hospital site located in downtown Stockton. The center is owned by the CSU and managed through a joint powers agreement (JPA) among the City of Stockton, the CSU Trustees, and the site's developer, Grupe Huber Company, under a long-term lease from the CSU. The center includes many older buildings dating to 1900 some of which have undergone renovation by Grupe Huber to accommodate new health, educational, and non-profit organizations. The Stockton Center is bound by East Harding Way to the north, railroad tracks and light industrial development to the east, Park Street to the south, and North California Street to the west. See Figure 1 for the project location. Stanislaus State currently occupies Acacia Court at the center, which houses enrollment services, classroom and laboratory space, offices, student lounge and study space, and student services, and is undertaking construction of a new building at the center that was previously approved under separate environmental review.

Project Description:

The proposed Master Plan outlines the space and facility needs for the center's academic, student life, administration, residential, athletics, recreation, and support functions. It includes the additional space and facility needs to support 2,000 FTES. The current Master Plan, adopted in 2007, plans for 1,000 FTES. Current (2022) enrollment is 483 FTES. Faculty and staff would grow from the current total of 50 (22 faculty and 28 staff) to a planned 222 (98 faculty and 124 staff). Figure 2 shows the existing adopted Master Plan Map. Figure 3 shows an illustration of the proposed Master Plan. Table 1 summarizes the existing occupied space, pending or approved but not yet constructed projects, and the proposed development projects associated with the proposed Master Plan.

The proposed Master Plan covers the following components: renovation and new construction; development phasing; landscape and open space; mobility, circulation, and parking; and utilities and infrastructure. The plan also includes proposed goals and strategies to address sustainability and climate resilience. These components are further described below.

Renovation and New Construction**:** The proposed Master Plan includes the renovation of existing buildings and the construction of new facilities. As noted in the plan, the following buildings located at University Park

are candidates for renovation: the two Acacia Court façade structures, Acacia North and Acacia East, located on Magnolia Street and North Grant Street and the Oak building located on North Grant Street. The proposed Master Plan includes construction of six new buildings. Table 1 shows the buildings proposed for renovation and new construction, and the associated gross square footage.

Phasing: Buildout of the proposed Master Plan would occur in two phases. The first phase, with an interim growth projection of 1,000 FTES, includes completion of the Academic Replacement Building, construction of Building 1, and renovation of Acacia North and East. Buildings 2 through 4 would be completed in Phase 2. Note that the renovation of Magnolia Mansion and the construction of the Academic Replacement Building are underway, per the current Master Plan. As shown in Table 1, the net increase in gross square footage would be 203,300 (which includes the 55,200-GSF Academic Replacement Building currently under construction).

Table 1. Draft Master Plan Update Development Program at Full Build-Out (2,000 FTES)

Building Name	Existing GSF	Development Program	Proposed GSF
Magnolia Mansion	7,800	Under Renovation	7,800
Academic Replacement Building	0	Under Construction	55,200
Building 1 East	0	New	29,500
Building 1 West	0	New	38,500
Acacia North	23,000	Renovation	23,000
Acacia East	12,900	Renovation	12,900
Building 2	0	New	66,000
Building 3	0	New	41,000
Building 4 East	0	New	23,000
Building 4 West	0	New	27,800
Eucalyptus Hall	15,600	Demolition	0
Acacia Court	52,000	Demolition	0
Elm Center	10,100	Demolition	0
Total GSF	**121,400**		**324,700**

Source: Stockton Campus Master Plan Draft, June 2023
Notes: FTES = full time equivalent student
GSF = gross square feet

Potential Environmental Effects: The EIR is proposed to evaluate the potential significance of the following environmental effects.

Aesthetics. The proposed project would alter the visual setting of the site through renovation, demolition, and construction of new structures, as well as new open space and landscaping. The project may also introduce new sources of lighting and glare. The EIR will analyze the significance of change to the visual environment.

Air Quality. The EIR will estimate emissions and associated changes in air quality that would occur as a result of implementation of the project. Pollutants of concern will include criteria pollutants and toxic air contaminants. Emissions associated with project construction and operation, including mobile sources, will be estimated using the California Emissions Estimator Model (CalEEMod). The results will be compared to significance thresholds recommended by the San Joaquin Valley Air Pollution Control District. The EIR will also evaluate whether project activities could lead to potential exposure of sensitive receptors to substantial concentrations of air pollutant emissions during construction.

Biological Resources. While the project is located within an urban setting, the EIR will assess potential impacts to biological resources within the project area, including special-status species, sensitive habitats, and jurisdictional waters.

Cultural Resources and Tribal Cultural Resources. The project site includes buildings that are part of the Stockton Developmental Center California Historical Landmark District, which is listed on the California Register of Historic Resources. The 15 buildings comprising the District were also determined eligible for listing on the National Register of Historic Places. The EIR will consider the potential impacts to the district as a result of project implementation. The EIR will also evaluate the potential of the project to impact archaeological and tribal cultural resources.

Energy. The EIR will consider the potential for wasteful or unnecessary energy usage, opportunities for conservation and renewable energy.

Greenhouse Gas Emissions. The EIR will evaluate GHG emissions resulting from the project, including construction, operations, energy usage, and transportation. The EIR will consider the sustainability goals included in the proposed Master Plan and project consistency with CSU sustainability policies.

Hazards and Hazardous Materials. The project would not require the substantial use or storage of hazardous materials. Demolition and renovation of existing structures may result potential impacts related to asbestos-containing materials, lead-based paint, and potentially contaminated soil. The EIR will evaluate past and current uses of the subject property for indications of the manufacture, generation, use, storage and/or disposal of hazardous substances, and evaluation of potential soil and/or groundwater contamination resulting from current and historical land use activities, including those of nearby properties.

Hydrology and Water Quality. The EIR will assess potential project effects on the rate, volume, and quality of stormwater runoff.

Land Use and Planning. Although local land use plans and regulations, such as the City of Stockton General Plan and Zoning Code, do not apply to CSU Stanislaus as a sovereign state agency, relevant policies and codes will be reviewed to determine if the project would result in land use conflicts that could result in significant environmental impacts.

Noise and Vibration. The EIR will evaluate noise impacts to noise-sensitive land uses within or adjacent to center, resulting from temporary (construction, demolition) and long-term activities associated with the project (parking, HVAC, assembly uses, and other on-site operations). On- and off-site traffic noise impacts associated with project-generated traffic along the adjoining roads will also be evaluated using Federal Highway Administration noise models.

Public Services and Recreation. The increase in center population may result in increased demand for public services, such as fire and law enforcement. The EIR will assess the potential for substantial physical impacts associated with the provision of new or physically altered governmental facilities required to meet increased demand.

Transportation. Potential impacts of the project on the transportation system, including roadways, transit service, pedestrian facilities, and bicycle facilities will be evaluated in the EIR. The analysis will be prepared generally following the guidelines of the California State University (Transportation Impact Study Manual, 2019). The potential significance of traffic impacts will be assessed using vehicle miles traveled (VMT).

Utilities and Service Systems. The increase in center population may result in increased demand for public utilities, including water supply, wastewater treatment, solid waste, electrical, and natural gas utility services. The EIR will discuss impacts to the existing utility systems, and the potential for substantial physical impacts associated with the construction or expansion of utilities infrastructure to serve the project.

Public Review Period: The Trustees have issued this NOP for public review and comment pursuant to CEQA Guidelines Sections 15082(a) and 15375. The Trustees have established a 30-day public review and scoping period from **March 5, 2024, through April 3, 2024,** in accordance with the CEQA Guidelines (14 CCR 15082). During this period, the NOP will be available for review online at the following website:

https://www.csustan.edu/cpfm/capital-planning-design-sustainability/stockton-campus-master-plan

Scoping Comments: Currently, the Trustees are soliciting written comments on the scope and content of the EIR. Comments may be submitted by mail or email, or by attending the Public Scoping Meeting (see details below) and submitting a written comment. All comments should indicate a contact person for your agency or organization, if applicable. All comments should be sent to the following address or via email, to arrive no later than 5:00 p.m. on **April 3, 2024**:

Kristi Marian
Sr. Director of Campus Planning, Design and Sustainability
California State University, Stanislaus
One University Circle, CY 600
Turlock, California 95382
kmarian@csustan.edu

Public Scoping Meeting: The University will hold a Scoping Meeting to give the public an opportunity to learn about the project, and to provide written comments on the scope of the EIR. All members of the public and interested persons are welcome to attend and provide written comments. There will be both a virtual meeting (held via Zoom) and an in-person meeting at Stockton Center. The details of these meetings are as follows:

Date: **March 13, 2024**
Virtual Meeting 4:00 PM.
Zoom: https://csustan.zoom.us/j/86734821038
Meeting ID: 815 9488 5840
Passcode: 405254

In-Person Meeting 6:00 PM
Acacia Court Room 1062
Stanislaus State Stockton Center
612 E. Magnolia St.
Stockton, CA 95202

FURTHER INFORMATION: For environmental review information or questions about the project, please contact kmarian@csustan.edu.

02/29/2024

Kristi Marian
Senior Director of Planning, Design & Sustainability
California State University, Stanislaus

Date

SOURCE: ESRI Imagery 2024; Open Street Map 2019

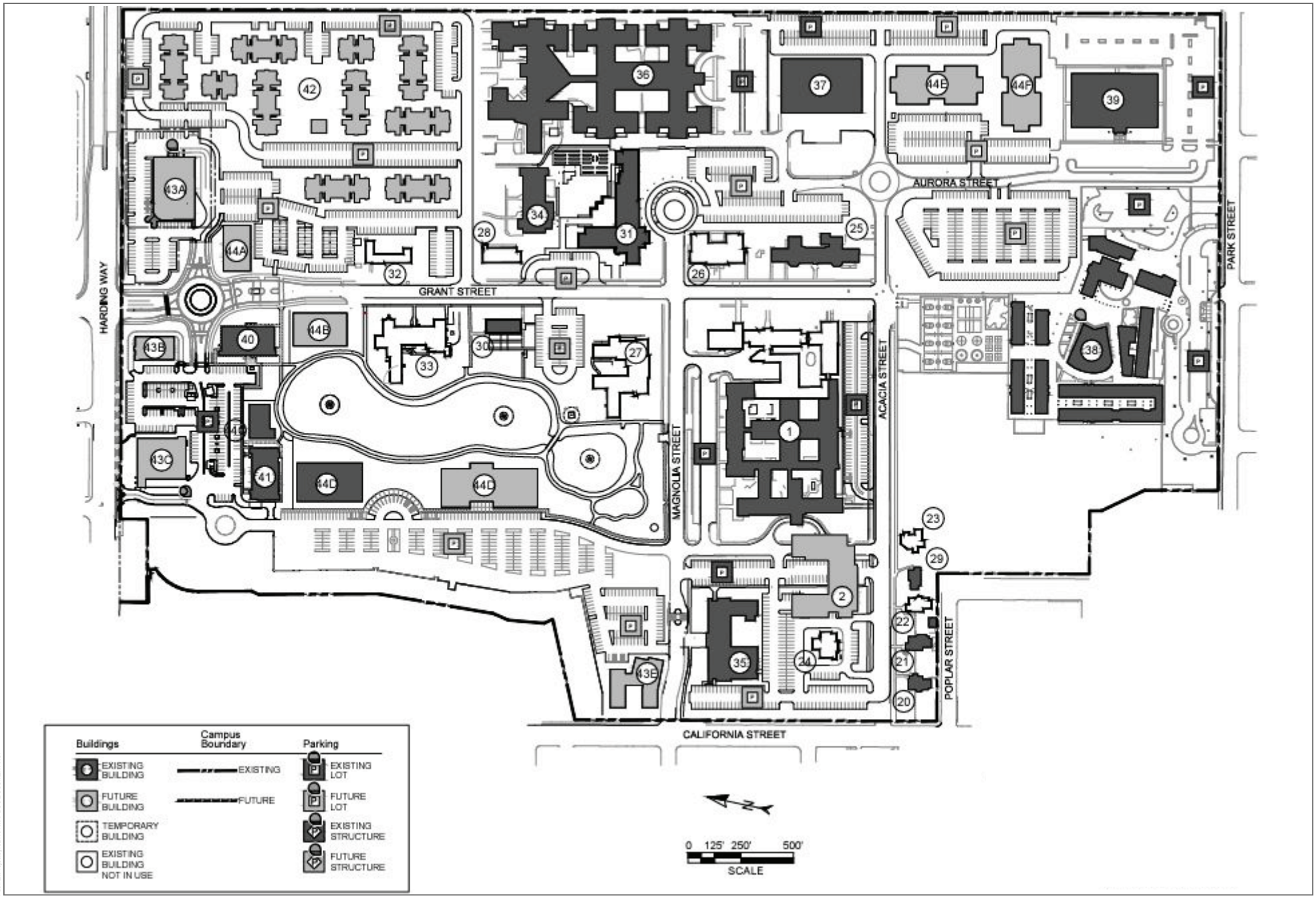
DUDEK

0 500 1,000 Feet

FIGURE 1

Project Location

Stanislaus State University, Stockton Center Project



SOURCE: CSU Stanislaus 9/2007

FIGURE 2

Existing Stockton Center

Stanislaus State University, Stockton Center Project

DUDEK

SOURCE: CSU Stanislaus 12/2023

DUDEK

FIGURE 3

Proposed Master Plan

Stanislaus State University, Stockton Center Project