

**California State University, Fresno**  
**NOTICE OF PREPARATION**

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**Date:** January 7, 2008

**To:** All Interested Agencies, Parties, Organizations, and Persons

**From:** Caryl Jacobs, Administrative Project Coordinator  
Office of the Vice President for Administration  
Thomas Administration Building, Room 121 California State University, Fresno  
5241 North Maple Avenue, M/S TA52, Fresno, CA 93740-8027

Phone: 559-278-5618, Fax: 559-278-2928, Email: [cjacobs@csufresno.edu](mailto:cjacobs@csufresno.edu)

**Subject:** **Notice of Preparation (NOP) and Scoping Meeting for the California State University, Fresno (University) Campus Master Plan Environmental Impact Report (EIR) Pursuant to the Requirements of the California Environmental Quality Act (CEQA)**

**Project Title:** **California State University, Fresno Campus Master Plan (the Project)—EIR**

- The California State University Board of Trustees will be the Lead Agency and will prepare an environmental impact report for the project listed above. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.
- You may have also have received this notice because you expressed an interest in the proposed project or project area, or because you have been identified by the University as potentially having an interest in the project.
- The project description, location, objectives and potential environmental effects are contained in the attached materials. During preliminary review of the Project under Section 15060 of the *CEQA Guidelines*, the Board of Trustees determined that an EIR will be required for the Project. Therefore, an initial study has not been conducted.
- Full versions of the Campus Master Plan are available online at <http://www.csufresno.edu/masterplan> and at the Madden Library, Reference Desk, 5200 North Barton, Fresno, CA 93740.
- **Scoping Meeting**  
A public scoping meeting to discuss issues to be addressed by the EIR will be held on January 30, 2008, 1:30-3:00 pm at Smittcamp Alumni House located at 2625 East Matoian Way, Fresno, CA.
- Due to time limits mandated by State law, your response must be sent at the earliest possible date, but **no later than 30 days after receipt of this notice**, which is anticipated to be February 6, 2008.

Please send your NOP responses to Caryl Jacobs, at the address shown above. Include the name, phone number, and address of the contact person in your agency.



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**Caryl Jacobs**, Administrative Project Coordinator

**Location:**

California State University, Fresno (the University)'s 388-acre main campus and its 1,011-acre University Farm are located in northeast Fresno, California, at the foot of the Sierra Nevada mountain range. Refer to the vicinity maps provided as Exhibits 1, 2 and 3.

**Project Description:**

The Board of Trustees intends to prepare a combination Program/Project EIR for the Campus Master Plan Revision. The *program* EIR would analyze the environmental impacts associated with potential campus growth to 26,396 FTES, as well as impacts associated with the full building program and other improvements required to serve the new population through a 10-year and 20-year planning horizon. The EIR would also fully evaluate specific projects slated for implementation where sufficient detail is available to allow analysis at a site-specific, *project* level. The project and program level analyses are described in further detail below:

**Project Level Analysis**

There are several near-term projects that have sufficient details to allow a more specific approach to the analysis. The near-term projects to be analyzed at a *project* level in the EIR are as follows:

**Utilities & Infrastructure Upgrades:**

**Phase I:**

This project addresses the HVAC, EMS, electrical, domestic water, sanitary sewer and underground natural gas issues for the campus. It includes the installation of two additional 800 ton chillers, and expanded water tower and an additional 1.7 million gallon thermal storage tank. It also includes an additional 12 kV feeder.

**Phase II:**

This project addresses the fire and intrusion alarm systems campus wide, extends the storm water drainage, and includes a major renovation to the existing Corporation Yard including administration buildings for Facilities Management, Agricultural Operations and the Police Department and accompanying shops and storage facilities. Programming for the new administrative and shop facilities is still being developed.

**Parking Structure:**

It will be necessary to consolidate parking into the first of several parking garages on the campus in order to provide parking for the classroom and office building and vacate the site for construction of Campus Pointe. The plan suggests a parking garage on the southern half of Lot J with the new building located to the west of the Business School. Also a new parking structure will subsequently be built on Lot K, dependent on financing.

**Satellite Student Union Expansion:**

The Satellite Student Union will be remodeled and expanded to accommodate events, student services and food services. The expanded Satellite Student Union will also provide additional study space for the eastern half of the campus, with the possibility of daily food service in addition to serving special events. It may also house cultural centers and institutions.

**Agricultural Research Center:**

New buildings for the International Center for Water Technology and the Institute for Food and Nutrition Innovation will form the nucleus of an agricultural research center on Chestnut Avenue and Barstow. These, together with the Viticulture and Enology Institute, will provide a public face for the College of Agriculture that represents its forward-looking teaching and research. Over the mid- to long-term, the Center for Agricultural Excellence will be consolidated between Woodrow and Chestnut. One of the options for realizing the Center for Agricultural Excellence is relocation of the Equestrian Center (an Agricultural Enterprise program) and Rodeo to a site north of Bullard and east of Cedar Avenue.

**The Athletics Improvements:**

Athletics improvements to be included in the EIR analysis will be a new soccer/lacrosse field and a new tennis building.

**Equine Center:**

A new competition venue and horse-care center will be built north of Bullard Avenue with a competition surface for equestrian and rodeo events and spectator seating together with student athlete, coach and spectator facilities.

**Relocation of University High School:**

Criteria for a permanent site for the University High School were developed, and led to selection of a site immediately south of Joyal and west of the Smittcamp Alumni House. The site is large enough for the proposed school buildings, is near the music buildings, will minimize conflicts with University traffic at peak hours while allowing convenient and safe pick-up and drop-off of students, is in a visually appropriate setting on land controlled by the University and its affiliates, and is remote from land where agricultural chemicals may be used. Displaced parking will have to be relocated nearby.

**Tertiary Wastewater Treatment Plant:**

The University is proposing to construct a tertiary sewage treatment plant on campus as an option to utilizing the City of Fresno's wastewater treatment system to handle increased waste volumes anticipated from the implementation of the Master Plan including the recently approved Campus Pointe project. Ultimately, the plant could replace most of the wastewater treatment now accomplished by the City of Fresno's treatment plant. The City's existing sewer lines serving the campus have capacity limitations that may require major upgrades to accommodate additional wastewater flows. On-campus treatment provides an option that may be more cost-effective than using the City's system and provides other benefits in terms of water conservation. The tertiary treatment plant design is expected to have minimal onsite impacts and will provide water that can be used for landscape irrigation and for the campus farm. Modern tertiary plants are scalable to the volume of sewage requiring treatment. The particular model being considered is referred to as a dewatering system in that it removes most of the water from the sewage stream and sends the remaining solids and sufficient wastewater to carry the solids in the existing sewer lines to the City of Fresno treatment plant for processing.

**Program Level Analysis:** In addition to *project* level analysis for the near-term projects mentioned in the previous section, the following Ten-year and Twenty-Year Campus Master Plan components will be assessed in the EIR at a *program* level:

**Ten-Year Plan**

Every college, division and department will need improvements in facilities and equipment over the next ten years, as additional degree programs and research proliferate and enrollment increases to 25,000 as projected in the 1995 Master Plan revision. This approved maximum FTE

may be reached in less than ten years, so the proposed master plan revision is based upon increasing projected student FTE's beyond the current limit. Many of the needs arising from increased enrollment and changing programs can be met by renovation and expansion of existing facilities. A limited number of new buildings can be anticipated in the next ten years, and existing space vacated by occupants of new buildings can in some cases meet the needs of others. The master plan identifies a number of buildings that are functionally obsolete and should be demolished. However, no demolition can occur until alternative accommodations can be found for the occupants—including additional space necessary to keep pace with growing enrollment. The new facilities will be constructed within the existing campus core area. Areas currently devoted to the campus farm will continue solely for agricultural purposes.

The following new facilities have been recommended to be built in within the next ten years (in alphabetical order):

- Agricultural Research (Viticulture and Enology, International Center for Water Technology (ICWT), Institute for Food and Nutrition Innovation (IFNI)
- Athletic facilities include Student Athlete Center, Tennis Center and External Affairs and Administration Building
- Classroom and Faculty Offices Building
- New main campus entry near the Henry Madden Library and parking garage
- Parking garage on Lot J or suitable site
- Parking enhancements (e.g. photovoltaic arrays)
- Quadrangle building replacements
- Research Institutes and Specialized academic program centers
- Satellite Student Union expansion or renovation
- Turf lab and playing field on Lot Q
- Various landscape, circulation, lighting and way-finding improvements
- University Farm Laboratory Enhancements

Analysis accomplished in support of the EIR will use information (total head count, proposed new construction gross square footage and parking projections) listed in Tables 1 and 2 below for estimating potential impacts. These numbers are projections only. Actual site plans may be revised to relocate buildings and redistribute uses to meet the needs of the University as long as the overall intensity of use is less than or equal to that analyzed in the EIR.

Table 1: Proposed Ten-year Build-out Summary (2016)

Total Head Count	21,200 to 27,652
Total Full Time Equivalent Students	18,830 to 24,496
Existing Gross Building Area	3,216,151 GSF
Proposed New Construction	1,326,382 GSF
<b>10 Year Build-Out Total</b>	4,542,533 GSF
Existing Parking (all types)	9,341 Spaces
Add Parking (approximately)	1,500 Structured
<b>Parking Total</b>	<b>10,841 Spaces</b>
Source: Campus Master Plan 2007	

**Twenty-Year Plan**

Implementation of the ten-year plan depends on the availability of funding and other variables. Those projects not completed within that time frame will be carried into the next decade to join anticipated long-term needs as well as facilities for programs that have not yet been devised. New facilities that can be anticipated ten to twenty years into the future include:

- Allied research facilities
- Additional structured parking
- Center for Agricultural Excellence
- Classrooms, labs and faculty offices
- Replacement retrofit student housing
- Performing arts center
- Science buildings

Table 2: Proposed 20 Year Build-out Summary (2026)

Total Head Count	27,652 to 29,797
Total Full Time Equivalent Students	24,496 to 26,396
Existing Gross Building Area	4,607,439 GSF
Proposed New Construction	799,579 GSF
<b>20 Year Build-Out Total</b>	<b>5,407,018 GSF</b>
Existing Parking (all types)	10,841 Spaces
Add Parking (approximately)	1,440 Structured
<b>Parking Total</b>	<b>12,281 Spaces</b>
<b>Campus Street Parking Yield</b>	<b>700 Spaces</b>
Source: Campus Master Plan 2007	

**Project Objectives:**

The University Campus Master Plan is periodically updated to accommodate growth expected for the University and to reflect changes needed to more effectively achieve the University’s goals and objectives. The first Master Plan was prepared in 1963 anticipating an eventual FTE enrollment of 20,000 students. The last major Campus Master Plan Revision was completed in 1995 with a master plan enrollment of 25,000 FTE. The current comprehensive Campus Master Plan Revision process began in November 2005 and has gone through an extensive outreach program with over 80 meetings culminating with the current version that will be the subject of this EIR.

In the half century that the University has occupied this campus, it has grown from a small, agriculturally-based school to a major university. Growth has been episodic, and dislocations have occurred between parts of the campus and through the expedient relocation of departments to spaces scattered among several buildings. An objective of the campus master plan is to reconfigure the Schools, Colleges, and administrative and residential components of the University so that they function optimally and create an effective community. A complementary objective is to reconfigure and improve the open space and landscape of the campus in ways that will make them more habitable and more cohesive visually imparting a recognizable identity to the campus appropriate in its quality to the institution that the University aspires to become.

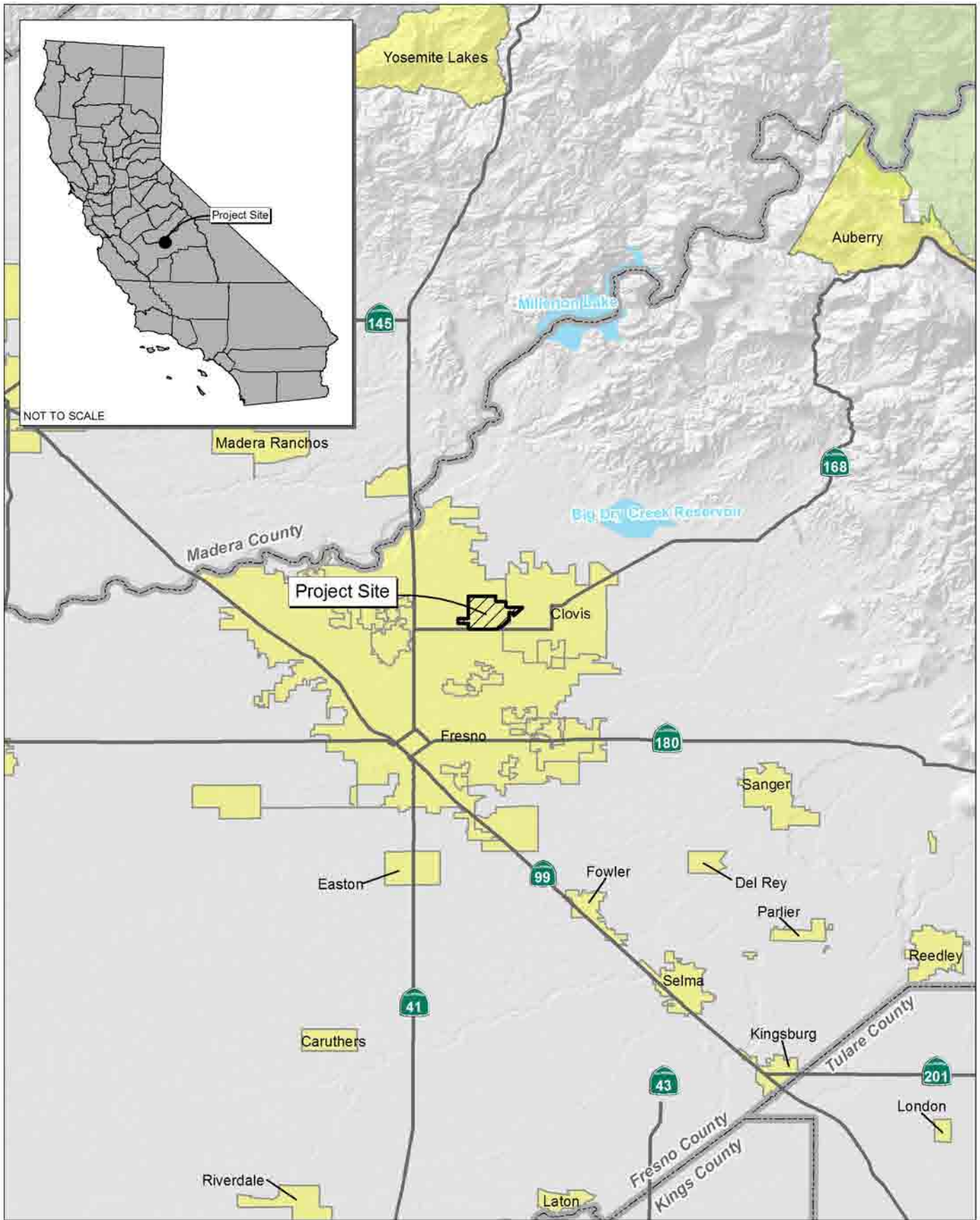
A final objective is to become a regional leader in environmentally responsible operations; developing sustainable facilities and advancing research in clean air, water, and energy initiatives. As part of this objective, buildings will be oriented and designed to conserve energy and will be built from sustainable materials, and the University will employ sustainable practices such as daylight harvesting and natural ventilation.

The following specific goals for the University were identified by the University:

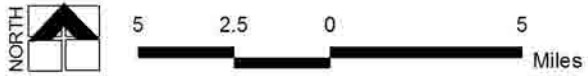
- Make optimal use of campus facilities and resources in accommodating growth in enrollment and in university programs.
- Improve pedestrian circulation across the campus.
- Develop an image and appearance for the campus that is respectful of its agricultural heritage, yet responsive to its changing activities and architecture.
- Accommodate diversity with strategic initiatives and aspirations.

Additional goals include:

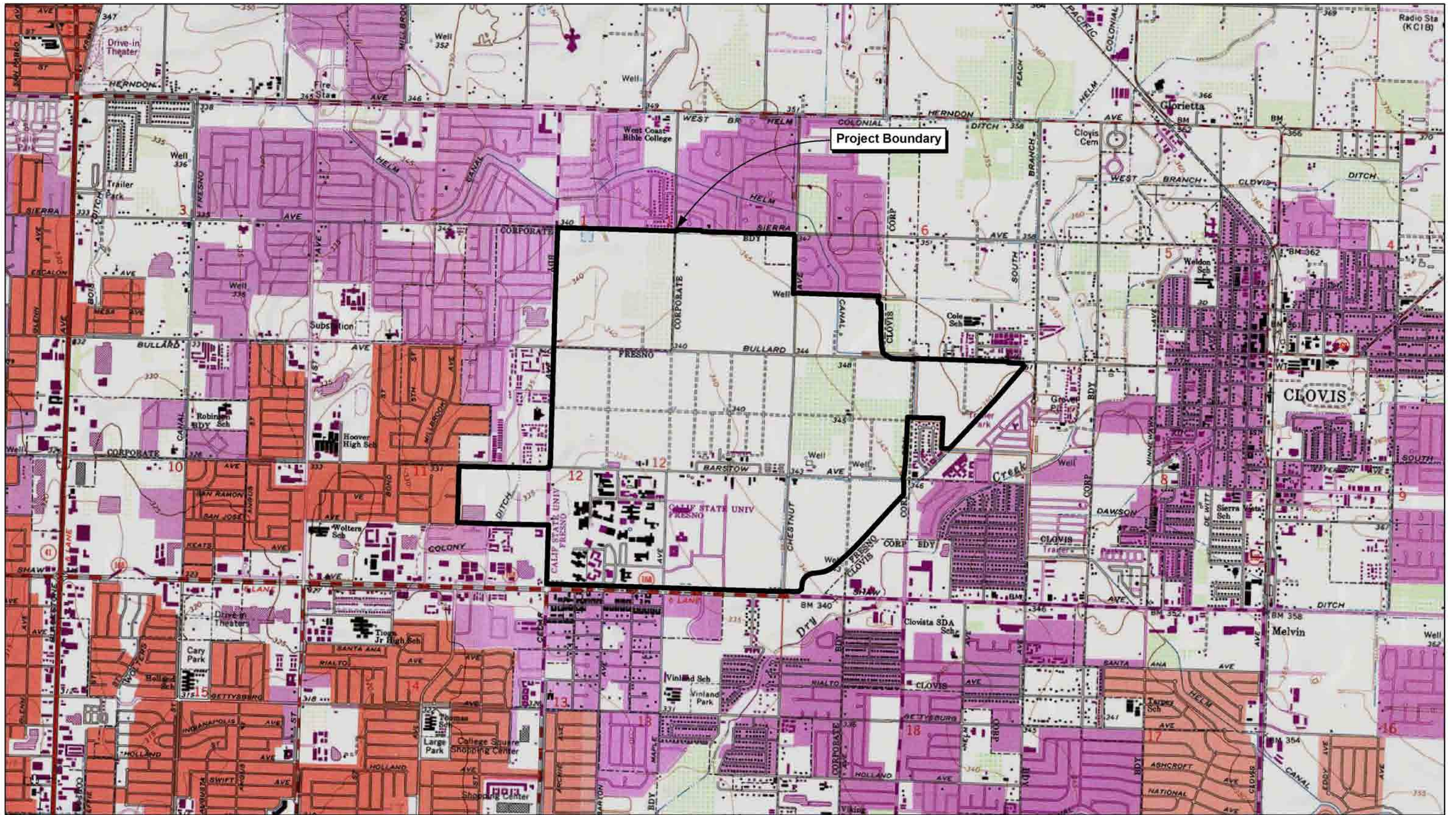
- Bring overall order to the campus, making it easier for people to find their way around (orienting building entrances, changing landscape design, upgrading signage and lighting).
- Improve the cohesion of open spaces and make these open spaces habitable and comfortable year-round.
- Analyze existing and proposed major utility routes.
- Prepare a landscape master plan that will include consistency, accommodate growth, create comfortable outdoor spaces and will incorporate energy conservation and sustainable practices.
- Progressively improve Athletics facilities addressing buildings, equipment and parking needs
- Create design guidelines with a common set of parameters.



Source: Census 2000 Data, The CaSIL, MBA GIS 2007.



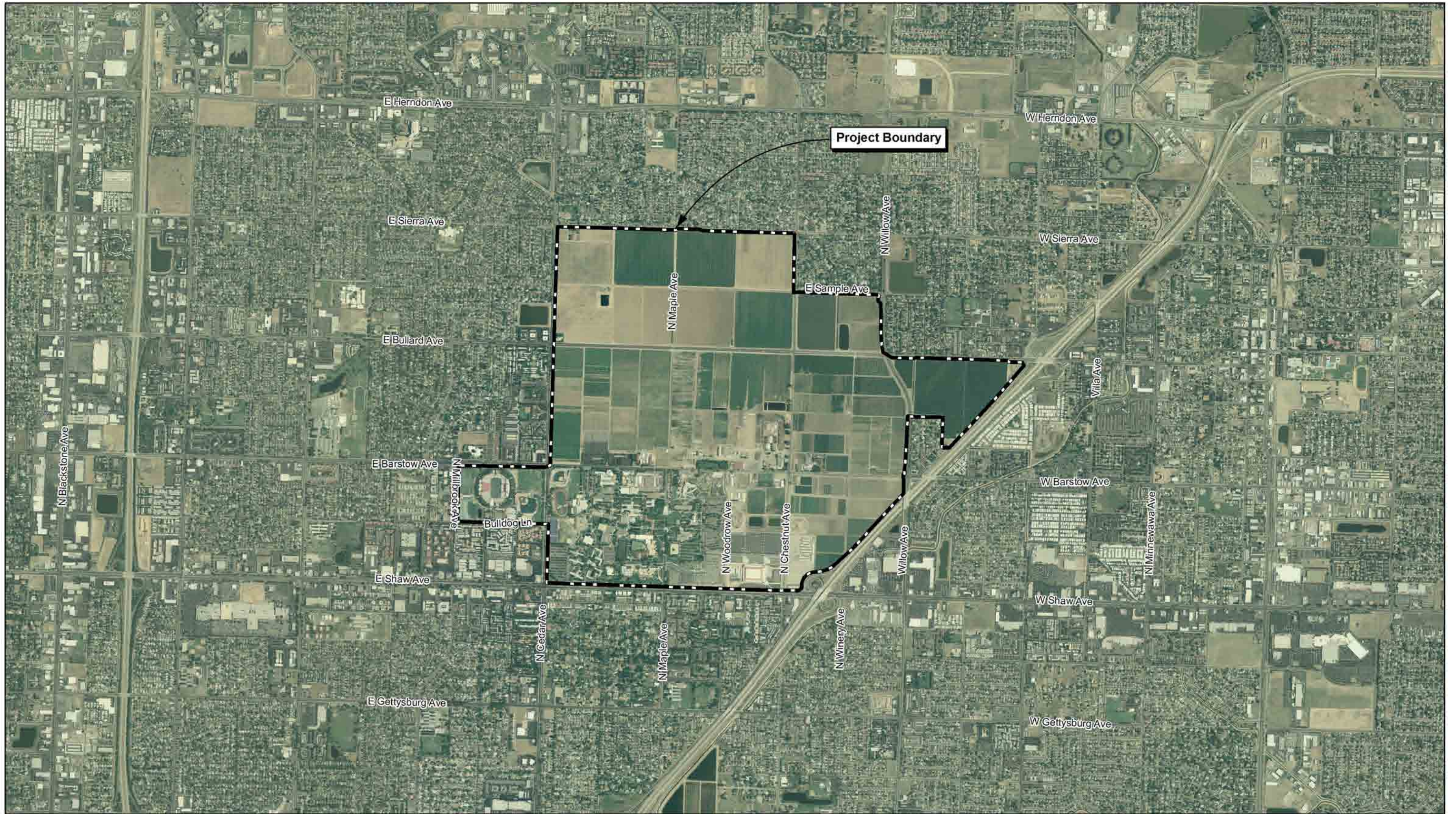
# Exhibit 1 Regional Location Map



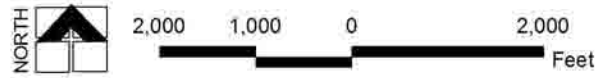
Source: TOPOI USGS Fresno North (1981), and Clovis (1981) 7.5' DRG, City of Fresno GIS, and MBA GIS (2007).

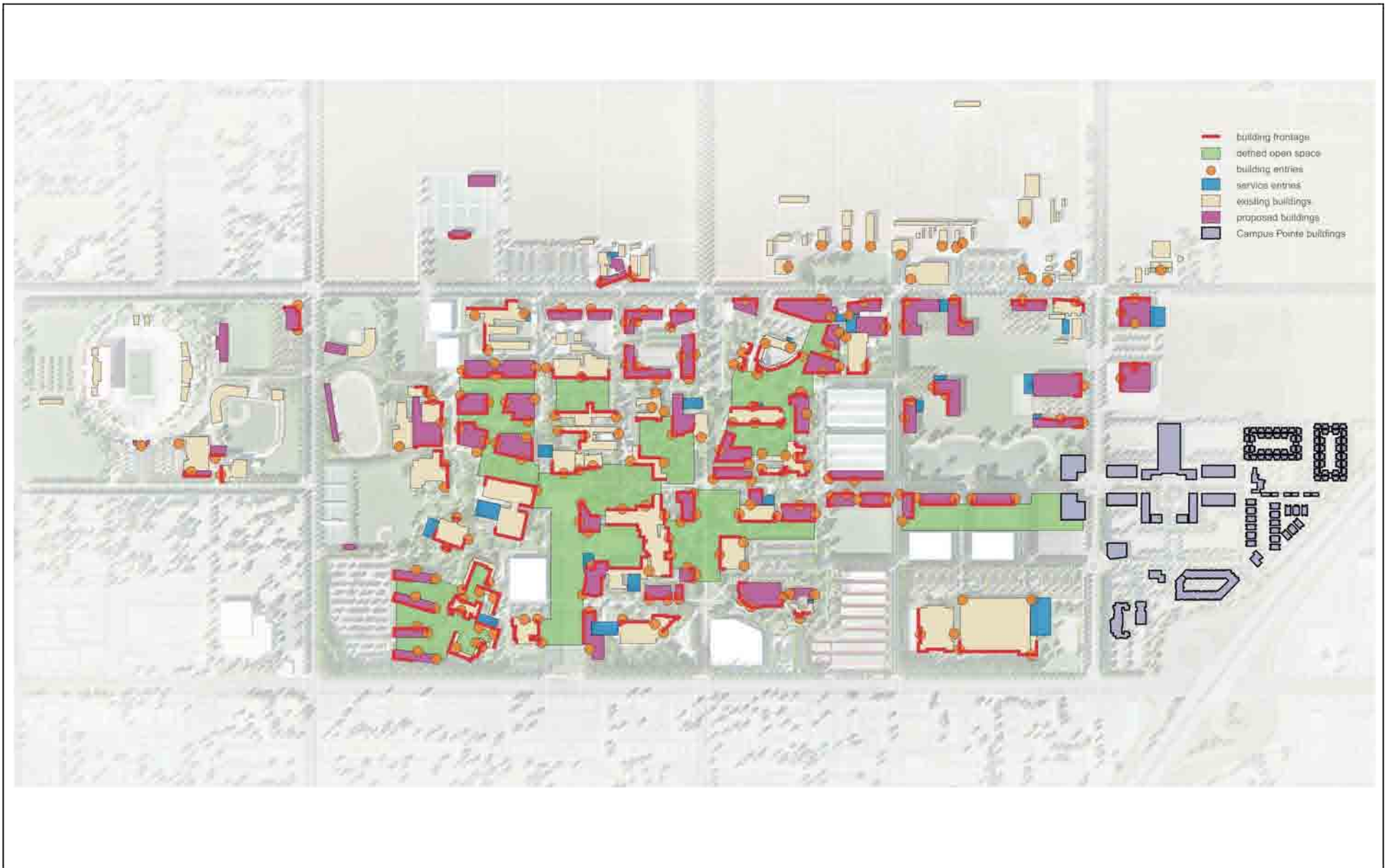






Source: USDA National Agriculture Imaging Program, Fresno County (2005), City of Fresno GIS, and MBA GIS (2007).





Source: Zimmer Gunsul Frasca Architects LLP, 2007.



## Exhibit 4 Proposed 20 Year Campus Form

**Additional Project Details:**

Project buildout (campus remodeling and new construction) is expected to take place over approximately the next 18 years. Primary access to the site will be provided by State Highway 168 and existing surface streets serving the project location. Surface street entrances are located off Shaw Avenue from the south, Bullard Avenue from the north, a western public access entrance from Cedar Avenue and eastern entrance from Chestnut Avenue.

The project site is located within portions of following sections, townships, and ranges:

- Section 1, Township 13S, Range 20E
- Section 6, Township 13S, Range 21E
- Section 7, Township 13S, Range 21E
- Section 11, Township 13S, Range 20E
- Section 12, Township 13S, Range 20E

The University is not planning to expand beyond currently owned parcels—the additions and remodeling will occur within existing campus boundaries. The project site contains 1,332 acres of University land. The following assessor parcel numbers (APN) are included in the project:

410-040-16	410-050-27	420-030-11	418-040-02
410-040-15	410-040-07	420-020-12	420-020-18
410-040-17	420-020-21	420-020-21	420-020-20
410-040-05	420-020-13	418-040-03	420-020-19

**Utilities:** Potable water will be provided by the University’s private well system, wastewater treatment service will be through the City’s Wastewater Treatment and Sanitary Sewer Department and a new campus-operated tertiary wastewater treatment plant to accommodate growth and potentially replace some capacity currently provided by the City, and solid waste will continue to be handled by the University waste collection systems. Electricity and natural gas service are provided by Pacific Gas & Electric, as well as from University supplemental power from photovoltaic energy. All utilities and issues regarding capacity will be addressed in the EIR.

**Land Use:** The project site is currently designated as Public Facilities, California State University, Fresno by the City of Fresno. No change in land use is being proposed.

**Required Actions:** The proposed project will require the following actions by the University:

1. Certify the Final Environmental Impact Report
2. Approve the Campus Master Plan Revision

**Other Public Agency Actions:**

1. Regional Water Quality Control Board (RWQCB) - National Pollution Discharge Elimination System (NPDES) and Report of Waste Discharge for Wastewater treatment plant.
2. San Joaquin Valley Unified Air Pollution Control District (SJVUAPCD) - Dust Control Plan for construction sites with more than 5 acres of disturbed area. Installation of new equipment that emits pollutant emissions above certain amounts may require an Authority to Construct and Permit to Operate. Examples include sources such as gasoline dispensing equipment, and diesel emergency generators.

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## **ENVIRONMENTAL ISSUES TO BE EVALUATED IN THE EIR**

The environmental review of projects, such as the “the University Campus Master Plan”, is normally a three step process governed by the California Environmental Quality Act (CEQA). The first step is for the Lead Agency, in this case the California State University Board of Trustees (the Board), to determine whether a project is exempt from CEQA review. The Board has determined that this project is not exempt. The typical second step is the preparation of an Initial Study to determine if the project has the potential to cause one or more significant environmental impacts, the usual third step is to determine that an environmental impact report must be prepared. CEQA Guidelines § 15063 provide that if a lead agency determines that an EIR will clearly be required for a project, an Initial Study is not required. In this case, the Board has determined that an EIR will need to be prepared based on the scale and potential complexity of the proposed project, therefore an initial study was not prepared. However, the EIR will fully evaluate the potential impacts of the proposed development and will be comprehensive in nature, evaluating all subject issues from the CEQA Standard Initial Study Checklist, as follows:

- Aesthetics
- Air Quality
- Agricultural Resources
- Biological Resources
- Cultural Resources
- Geology and Soils
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation and Traffic
- Utilities and Service Systems

The EIR will address the short- and long- term effects of the project on the environment. It will also evaluate the potential for the project to cause direct and indirect growth- inducing impacts, as well as cumulative impacts. Alternatives to the proposed project will be evaluated that may reduce impacts that are determined to be significant in the EIR. Mitigation will be proposed for those impacts that are determined to be significant. A mitigation monitoring program will also be developed as required by § 15150 of CEQA Guidelines.

The environmental determination of this Notice of Preparation is subject to a 30-day public review period per Public Resources § 21080.4 and CEQA Guidelines § 15082. Public agencies, interested organizations, and individuals have the opportunity to comment on the proposed project and identify those environmental issues which have the potential to be generated by the project and should be addressed further by the Board.

Written comments should be sent to:

Caryl Jacobs, Administrative Project Coordinator  
Office of the Vice President for Administration  
Thomas Administration Building, Room 121 California State University, Fresno  
5241 North Maple Avenue, M/S TA52, Fresno, CA 93740-8027

A public scoping meeting to discuss issues to be addressed by the EIR will be held on January 30, 2008, 1:30-3:00pm at Smittcamp Alumni House located at 2625 East Matoian Way, Fresno, CA.

**Comments must be received by February 6, 2008.**