

**NOTICE OF PREPARATION  
ENVIRONMENTAL IMPACT REPORT FOR THE  
CALIFORNIA STATE UNIVERSITY, FULLERTON  
CAMPUS MASTER PLAN UPDATE**

**Date:** August 30, 2019

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

**Project Title:** California State University, Fullerton Campus Master Plan Update

**Lead Agency:** Board of Trustees of the California State University

**Project Location:** California State University, Fullerton (Exhibit 1)

**County:** Orange

The Board of Trustees (BOT) of the California State University will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the project described below.

**Agencies:** The BOT requests your agency's views on the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the master plan update, in accordance with CEQA Guidelines Sections 15082(b) and 15103. Your agency may need to use the EIR to consider permits or other approvals.

**Organizations and Interested Parties:** The BOT requests your comments and concerns regarding the scope and evaluation of potential environmental issues associated with the proposed California State University, Fullerton (CSUF) Educational and Facilities Master Plan (Campus Master Plan Update).

**Project Location:** The project site is the campus of California State University, Fullerton, which is located at 800 North State College Boulevard in the City of Fullerton, Orange County, primarily bounded by Nutwood Avenue to the south, State College Boulevard to the west, Yorba Linda Boulevard to the north, and State Route 57 (SR 57), the Orange Freeway, to the east.

Two small portions of the project site lie outside of these boundaries. A block of the project site, College Park, lies on the southern side of Nutwood Avenue, bounded by Langsdorf Drive to the east, College Place to the south, and North Commonwealth Avenue to the west.

An additional portion of the project site is located on the west side of State College Boulevard, south of Dorothy Lane, and north and east of La Vista High School. The project site is located in north Orange County, about 1,000 feet west of the Placentia city limit, 2.0 miles northeast of downtown Fullerton, 3.25 miles northeast of downtown Anaheim, and 22 miles southeast of downtown Los Angeles. The project site encompasses approximately 241 acres.

**Proposed Project:** The proposed project is an update of the CSUF Campus Master Plan. Preceded by a planning process that began in 2017, the Campus Master Plan Update is an integrated, comprehensive guide for the future physical development of the 241-acre CSUF campus (project site) through the year 2039 planning horizon.

The Campus Master Plan will support and advance the University's educational mission through the provision of recommendations for future land uses, enhancement and replacement of existing facilities, infrastructure improvements, and improved intra-campus pedestrian connectivity. Key proposed Campus Master Plan components include net new on-campus housing for up to 3,000 students, a 6,000-seat event center, recreational facility and student union upgrades, new facilities and programs to enhance the University's Fullerton Arboretum, reconfigured and potentially increased parking capacity, new transit mobility hubs, and College Park pedestrian bridge access across Nutwood Avenue. The Campus Master Plan will accommodate up to 32,000 full-time equivalent students (FTES) through the year 2040, an increase from the previously approved enrollment level of 25,000 as of the 2016/2017 academic year. The net new addition of approximately 3,517,202 gross square feet (gsf) of additional on-campus facilities is proposed as part of the Campus Master Plan.

Ultimately, the project is intended to create an environment that fosters a complete, vibrant campus life, with increased amenities for student learning and informal engagement, expanded student housing and campus student life, greater accommodation of diverse modes of transit, and appropriate sustainability features and practices. Project implementation is anticipated in phases as funding and design are finalized.

**Potential Environmental Effects:** Based on the preliminary scope of the Campus Master Plan Update, the BOT has determined that an EIR will be required to evaluate potential impacts on the environment, present feasible mitigation, and analyze potential alternatives.

**Public Review Period:** The BOT has issued this Notice of Preparation (NOP) for public review and comment pursuant to CEQA Guidelines Sections 15082(a) and 15375. The BOT has established a 30-day public review and scoping period from **August 30, 2019, to October 3, 2019**, in accordance with Section 15082 of the CEQA Guidelines (14 CCR 15082).

During this period, the NOP will be available for review at the project's webpage:

<https://masterplan.fullerton.edu>

**Responses and Comments:** At this time, the BOT is soliciting comments on the NOP for this project. Comments may be submitted by mail, fax, 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 or responses should be sent to the following address, to arrive no later than 5:00 p.m. on October 3, 2019:

Emil Zordilla  
Director of Planning and Design – Campus Architect  
Capital Programs & Facilities Management  
California State University, Fullerton  
800 N. State College Boulevard  
Fullerton, California 92831  
[ezordilla@fullerton.edu](mailto:ezordilla@fullerton.edu)  
FAX: (657) 278-1094

**Public Scoping Meeting:** The BOT will hold a scoping meeting to give the public an opportunity to receive more information on the proposed Campus Master Plan Update, and to provide comments and suggestions on the scope of the EIR. All members of the public and interested persons are welcome to attend and provide comments. The details of this meeting are as follows:

**Date:** September 19, 2019

**Time:** 5:00 PM – 8:00 PM

**Place:** CSUF Pollak Library North 130 (PLN-130)  
800 N. State College Boulevard  
Fullerton, California 92831

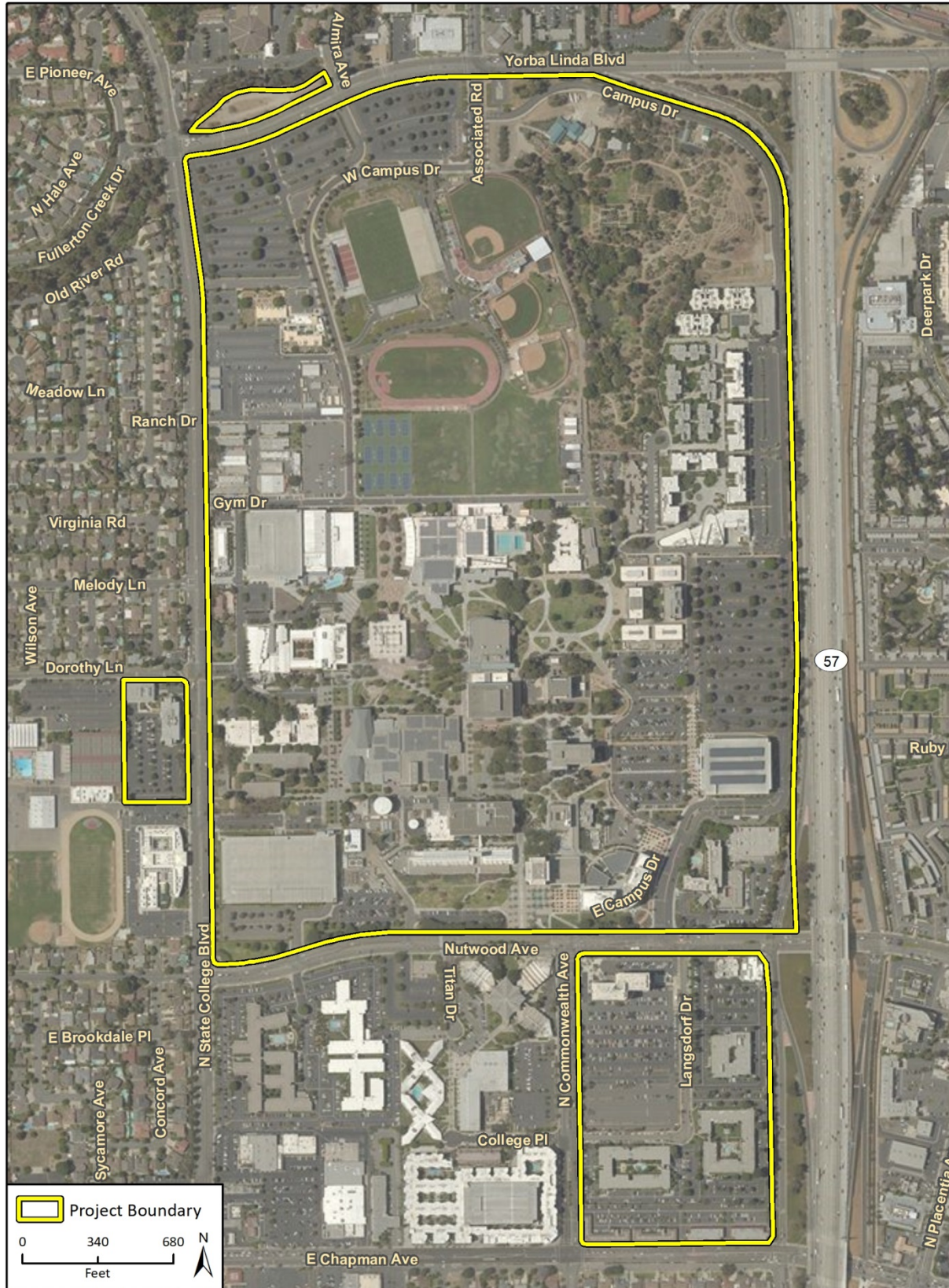
Visitor parking is available in the Nutwood Parking Structure and Eastside Parking Structure.

For a map of the campus, including the locations of the Pollak Library, Nutwood Parking Structure and Eastside Parking Structure, visit [www.fullerton.edu/campusmap/](http://www.fullerton.edu/campusmap/).

**Further Information:** For environmental review information or questions about the project, please call Emil Zordilla at 657-278-3735, or email [campusmasterplan@fullerton.edu](mailto:campusmasterplan@fullerton.edu).

Exhibit 1

PROJECT LOCATION



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Fig. 2 Project Location