



# CSUF Master Plan Draft Environmental Impact Report (EIR)

## DRAFT EIR PRESENTATION

PREPARED BY:  
RINCON CONSULTANTS INC.





# Purpose of the Draft EIR Presentation

- Provide an overview of the Campus Master Plan
- Provide information on the identified environmental impacts, required mitigation measures, and alternatives to the project that were evaluated
- Inform the community about opportunities for input

Looking Northwest in The Piazza towards the Juniper and Pine Residence Halls

# Public Review/Comment Schedule

- Beginning Date – May 6, 2020
- 45-days (per 15085(a) and 15087(a)(1) of the CEQA Guidelines)
- End Date – June 19, 2020

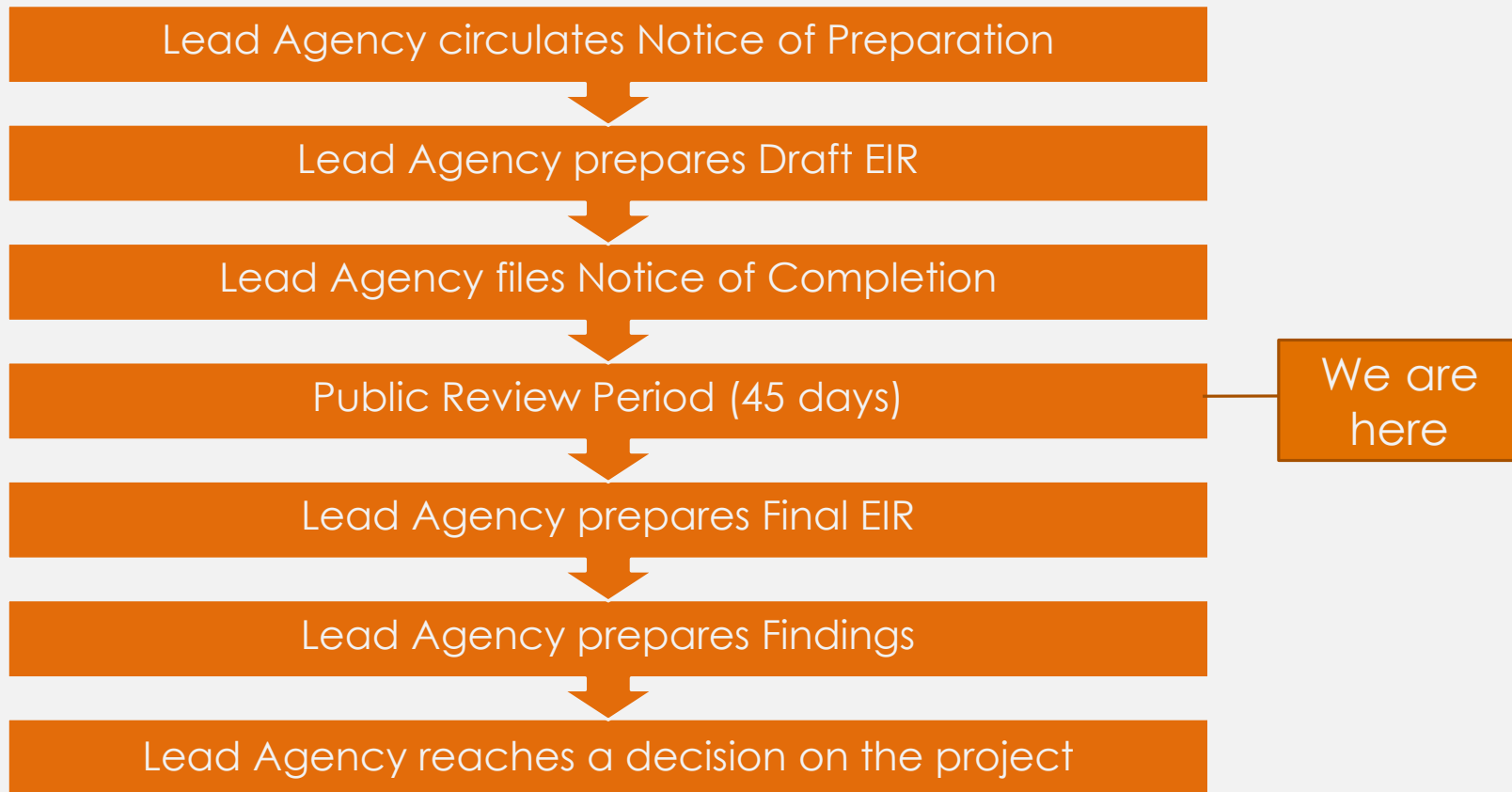
**\*Due to current circumstances associated with COVID-19, the CSUF campus and local public facilities are not accessible, and a public meeting cannot be held. This presentation is available in lieu of a public meeting, and will available during the duration of the Draft EIR public review period.\***

# Purposes of CEQA

- Disclose the potentially significant environmental effects of the proposed project
- Identify ways to avoid or reduce adverse environmental effects
- Consider feasible alternatives to proposed actions
- Foster interagency coordination in the review of projects
- Enhance public participation in the planning process

*CEQA = California Environmental Quality Act*

# CEQA – EIR Process





# Purpose of the Campus Master Plan

To guide physical campus development through the year 2039 to support anticipated enrollment growth and changes in pedagogy, academic and support programs, energy supplies and use, utility infrastructure, and transportation.

# Campus Master Plan Goals

The Campus Master Plan focuses on CSUF's core commitment to student success while guiding the physical growth on campus needed to accommodate an expanding and thriving campus population. CSUF's commitment to its students is underlined in the Campus Master Plan through the inclusion of the following overarching goals:

- Serve the future of society by providing a robust and relevant education.
- Improve graduation rates.
- Support problem-based learning.
- Promote research as learning and basic research as vital components of this knowledge-based community.
- Promote cross discipline collaboration.
- Increase quality student/professional interaction.
- Build community connection and support

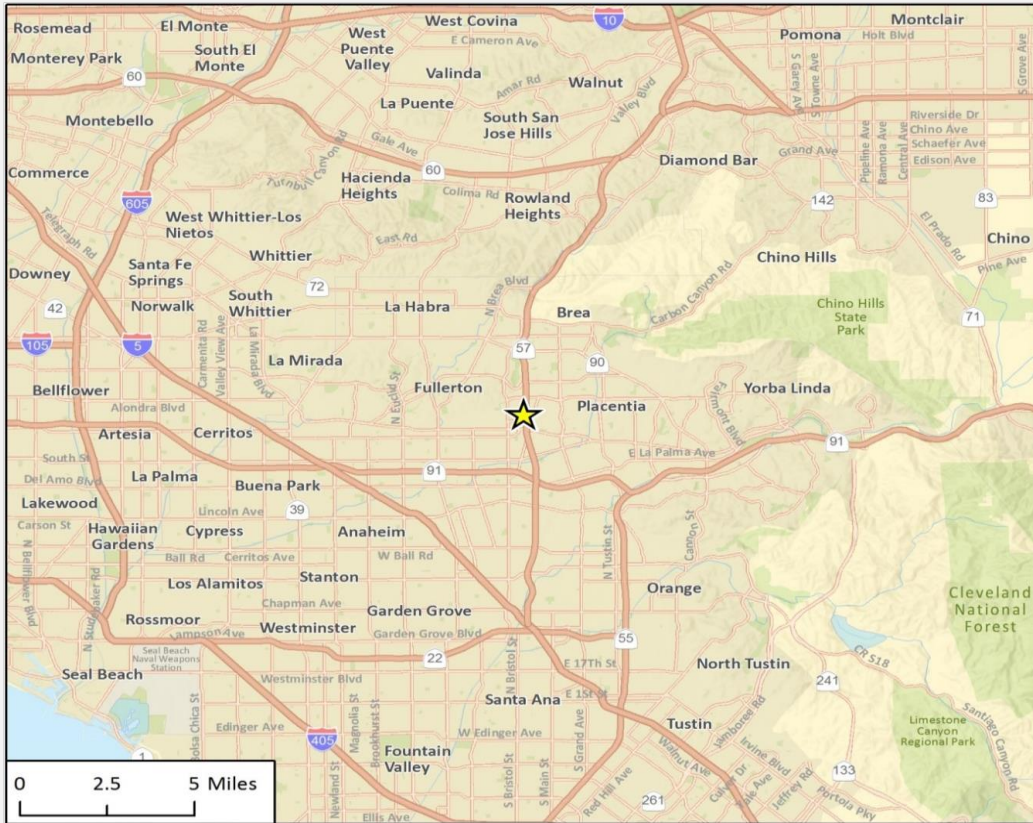
# Campus Master Plan Objectives

- The following objectives of the Campus Master Plan have been established in support of its underlying purpose:
- Improve the connectivity and cohesion of physical spaces on campus and with improved linkages to Downtown Fullerton and public transit.
- Enable the campus to function as a 24-hour hub for student life through increased building density with amenities and access to goods and services in the campus core, the addition of student beds, informal and after-hours work spaces for students, and improved nighttime security.
- Restore the Green Loop that circumnavigates the campus to better function as an organizing feature for academic facilities and open space.
- Increase the density of academic facilities in the campus core to support program growth and change and enable cross-disciplinary collaboration in a space-efficient manner.
- Develop an Innovation Hub that allows students to experiment with processes and prototypes for the future, to serve all sectors of society.



# Campus Master Plan Objectives (Cont.)

- As the campus resumes primary responsibility for management of the Arboretum, balance preservation of its natural and historic resources, protection of its function as a place of solitude and reflection for campus and community members, and enhancement of its use for academic purposes.
- Provide an additional 2,400 student beds and a range of residential options and associated amenities on campus, to support improved rates of retention and graduation for freshman and other students.
- Provide 350 units of faculty housing.
- Improve alternative, multimodal access to campus and reduce reliance on personal vehicle use and parking demand.
- Replace and improve storm management infrastructure to reduce the incidence of flooding.
- Incorporate resilience into the Campus Master Plan through emergency management planning and established locations for emergency operation centers and material storage.
- Establish an event center on campus for daily use by the entire campus community.



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★ Project Site

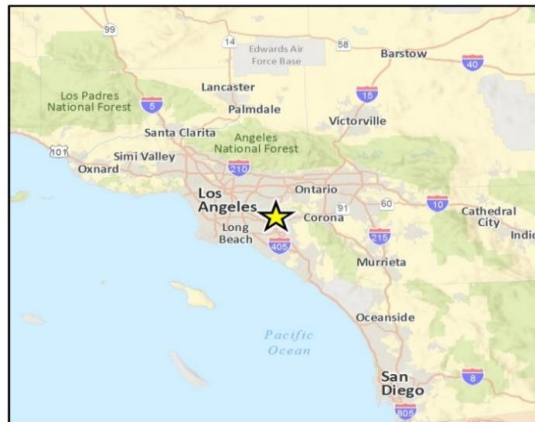
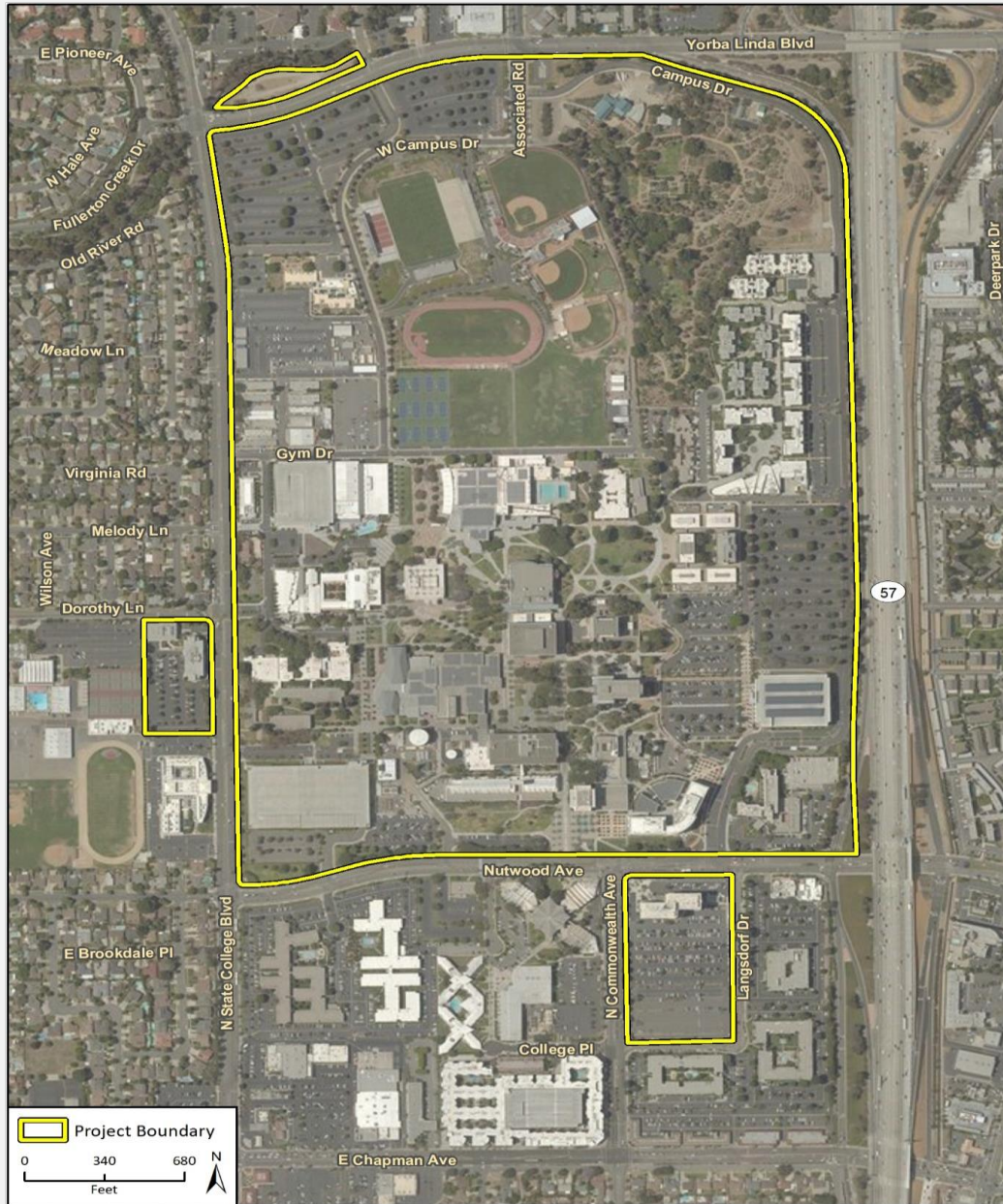


Fig. 1 Regional Location

# Campus Regional Location



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Fig. 2 Project Location

# Campus Master Plan Boundary



# Existing Building Conditions

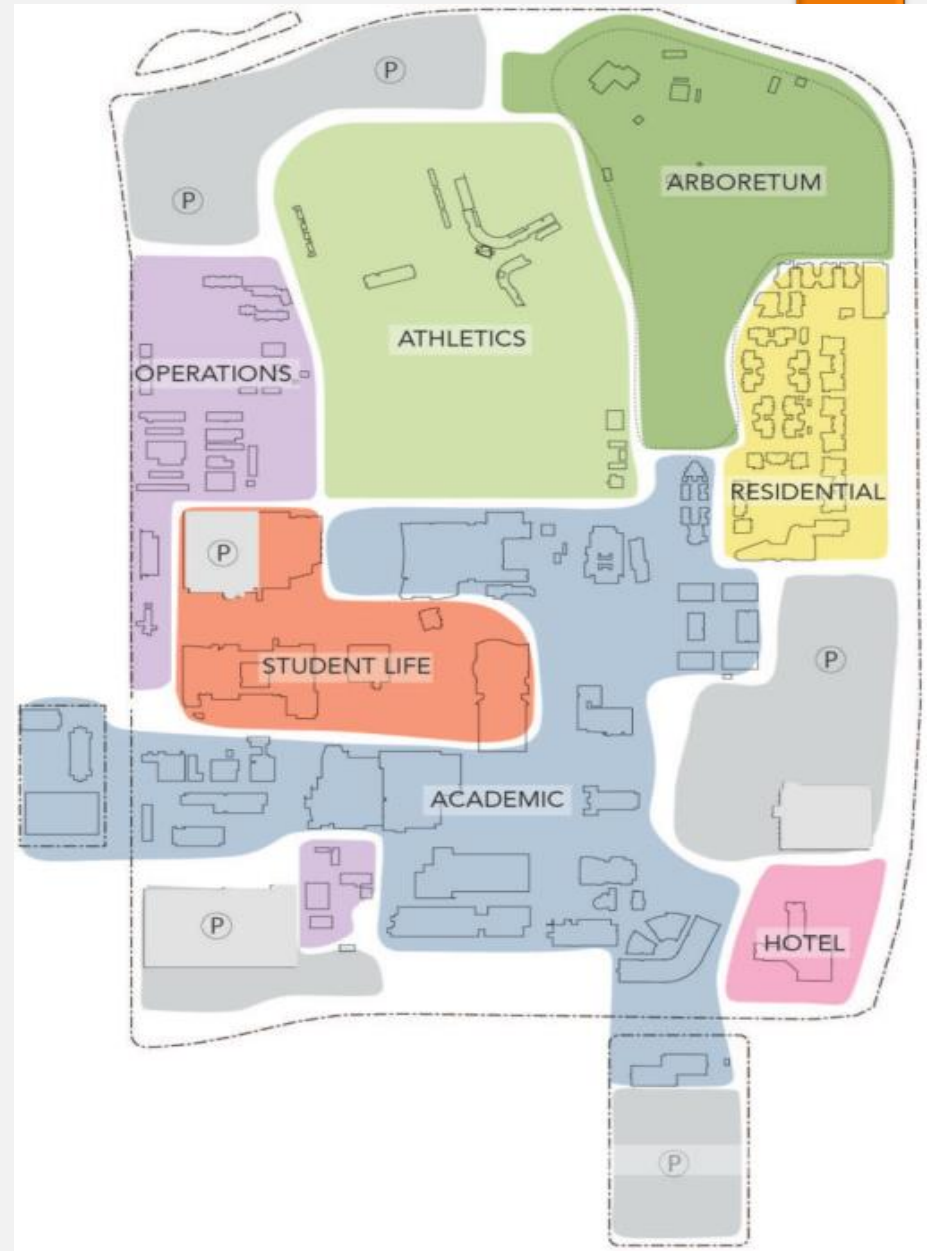
Building Condition	FCNI Score	
Excellent	< 0.10	Green
Good	< 0.20	Blue
Fair	< 0.30	Yellow
Below Average	< 0.50	Purple
Poor	< 0.60	Orange
CFRI (Complete Facility Replacement Indicated)	≤ 0.60	Red

- Many of the current facilities on campus are inadequate, and the condition and state of infrastructure amongst many of the facilities are overdue for renovations and improvements.
- The campus has undergone Facility Condition Assessments to determine the current state of facilities on campus.
- Facility Condition Assessments is a method to analyze the condition of facilities based on factors such as age, design, and construction materials.
- Each facility on the campus has received a Facility Condition Needs Index (FCNI) score to help compare and prioritize facility updates based on existing need. The higher the percentage, the higher the rate of deterioration for a facility.



# Campus Conditions

- The current layout of the campus can be conceptualized as two halves, with northern and southern halves separated by Gymnasium Drive which bisects campus from west to east.
- The northern portion of the campus consists mainly of the Fullerton Arboretum, athletic facilities, student housing, and buildings housing student support services such as the Corporation Yard for facilities management/maintenance and the Child Development center.
- The southern portion of campus consists mainly of academic buildings, campus recreation facilities, and parking.

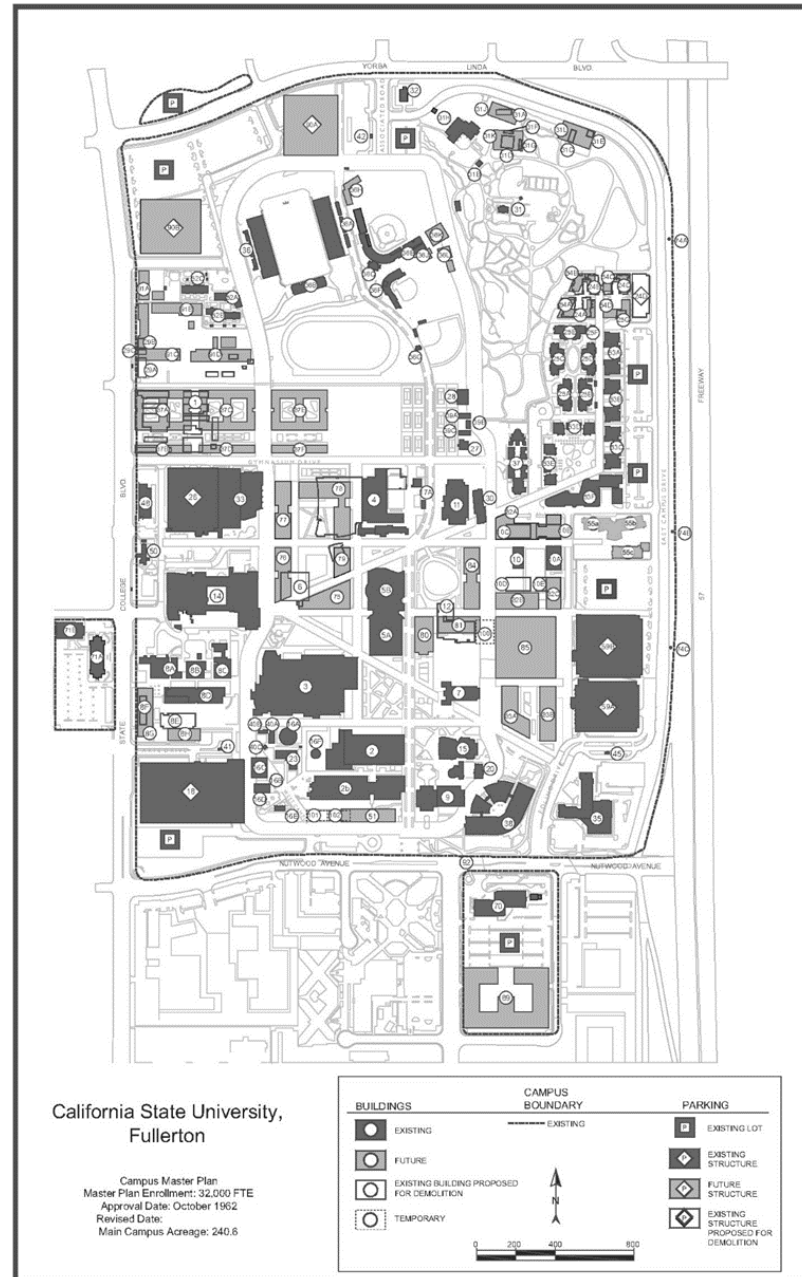


# Existing Campus Access and Parking





# Campus Master Plan - Campus Map



# Campus Map Legend

## California State University, Fullerton

### Master Plan Enrollment: 32,000 FTE

Master Plan approved by the Board of Trustees: October 1962

Master Plan Revision approved by the Board of Trustees: January 1966, January 1967, May 1970, September 1970, January 1972, March 1974, September 1976, January 1983, July 1983, November 1985, September 1986, May 1987, July 1987, May 1993, November 2003

1a-s. Facilities Management & Corporation Yard	48. University Police
2. Miles D. McCarthy Hall	50. Golleher Alumni House
2b. Dan Black Hall	51. <i>Science Laboratory Replacement Facility</i>
3. Joseph A. W. Clayes III Performing Arts Center	52a-c. Children's Center, Phase 1
4. Kinesiology and Health Science Building	53a-f. Student Housing, Phase 3
5a-b. Paulina June and George Pollak Library	54a-d. <i>Student Housing, Phase 5</i>
6. Titan Bookstore	55a-c. <i>Student Housing, Phase 4</i>
7. Humanities and Social Sciences Building	59a. Eastside Parking Structure 1
8a-f. Visual Arts Center	59b. Eastside Parking Structure 2
8g-h. <i>Visual Arts Center Replacement</i>	70. College Park
9. Langsdorf Hall	71a-b. Titan Hall
10 a-e. Engineering and Computer Science	74a. CCO Freeway Sign Monument
11. Student Health and Counseling Center - West	74b. CCO Freeway Sign Monument
12. Education Classroom Building	74c. CSUF Freeway Sign Monument
14. Titan Student Union	75. <i>Academic Building A</i>
15. University Hall	76. <i>Academic Building B</i>
16a-f. Central Plant Complex	77. <i>Academic Building C</i>
17a. Modular Data Center - Building A	78. <i>Academic Building D</i>
18. Nutwood Parking Structure	79. <i>Academic Building E</i>
20. Carl's Jr. Restaurant	80. <i>Innovation Center</i>
23. Plant Growth Facilities	81. <i>Academic Building F</i>
24a-d. Jewel Plummer Cobb Residence Halls	82a-c. <i>Engineering Complex A</i>
25a-g. Student Housing, Phase 2	83a-b. <i>Engineering Complex B</i>
26. State College Parking Structure	84. <i>Academic Building G</i>
27. Titan House	85. <i>Event Center</i>
28. Landscape Operations Facility	87a-f. <i>Student Housing, Phase 6</i>
29a-c. Parking and Transportation/EH/IS	89. <i>Faculty Housing</i>
30. Student Health and Counseling Center - East	90a. <i>North Parking Structure 1</i>
31a-h. Arboretum/Heritage House/Visitors Center	90b. <i>North Parking Structure 2</i>
31j-l. <i>Arboretum Facilities Upgrades</i>	91a-d. <i>Corporation Yard</i>
32. Orange Co. Sanitation District Pumping Station	92. <i>Nutwood Avenue Bridge</i>
33. Student Recreation Center	100. <i>Modular Building A</i>
35. Marriott Hotel	101. <i>Modular Building B</i>
36a-g. Sports Complex	102. <i>Modular Building C</i>
36h-l. <i>Sports Complex Additions</i>	
37. Charles L. and Rachel E. Ruby Gerontology Center	
38. Steven G. Mihaylo College of Business and Economics	
39a-c. Military Science Leadership Excellence Center	
40a-c. Chemical Storage	
41. Visitor Information Center West	
42. Visitor Information Center North	
45. Visitor Information Center East	

### LEGEND

Existing Facility / Proposed Facility

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

# Campus Districts

## Residential and Student Life District:

- Concentrates on student housing and creating a space for students to call home on campus.
- One of the buildings in this area will be entirely dedicated to student amenities

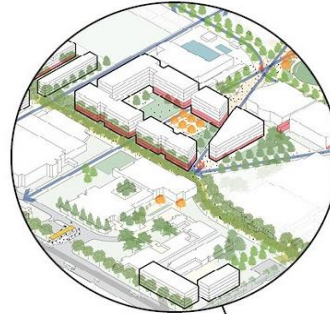
## Event and Innovation District:

- concentrates on the new uses of the Event Center and Innovation Hub.
- The goal of this area is to become the counterpart of the student center in order to draw students from other parts of campus.
- Academic uses are surrounded by other destinations, with the Arboretum just to the north and athletic facilities in the New Event Center.

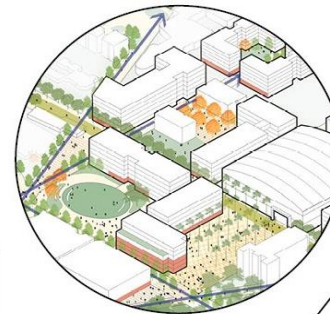
## Mobility Hub and Entrance District:

- concentrates on establishing a campus identity and increasing activation by creating more active entrance points to campus.
- The campus aims to capitalize on that activation and create places that both establish the identity of campus and also function as enjoyable places to linger and learn.

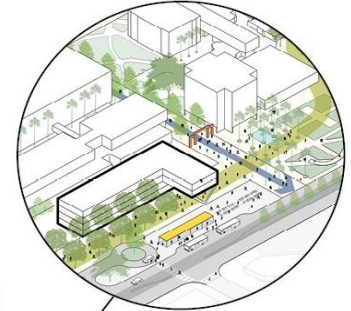
## Residential and Student Life



## Events and Innovation



## Mobility Hub and Main Entrance





# Residential and Student Life Facilities

- One primary goal for CSUF is create an active campus by establishing more housing amenities.
- Additional housing on campus would help retention and graduation rates by removing commuting barriers, allowing for more flexibility for staff/faculty, and extending hours for more learning and collaboration.
- The Campus Master Plan proposes an additional 3,000 student beds and an additional 350 faculty/staff beds. (600 are part of a separate project not included in the Campus Master Plan and are not analyzed in this EIR.)
- Approximately 803,880 gross square feet of residential housing and approximately 539,000 gross square feet of faculty/staff housing would be added.



# Design Characteristics

- The architecture and aesthetic of on-campus buildings help formulate CSUF's identity and creates an overall cohesive and enjoyable environment.
- New buildings should employ architectural articulation to create visual interest, incorporate surface effects in ways that are consistent with existing adjacent structures, and consider changes in material, color, or other architectural features to visually articulate or activate a building elevation.



Proposed Pedestrian Bridge

# Proposed Open Space

## Four types of open space:

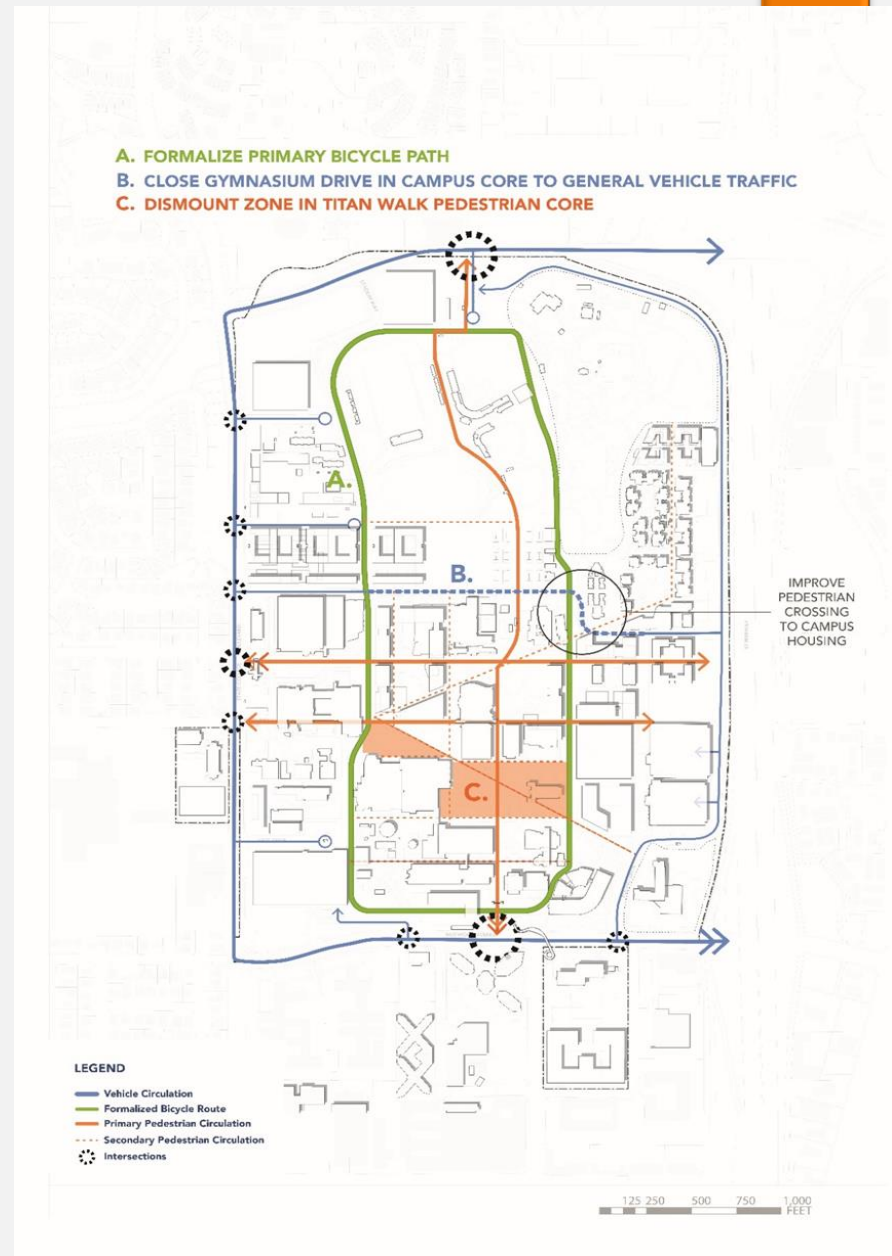
- Contemplative outdoor space:
  - Arboretum on north side of campus
  - West side of campus near proposed residential housing
- Learning courtyard:
  - Three proposed on campus
  - Focus in center of campus near academic facilities
- Event space and innovation hub:
  - One proposed near current Humanities-Social Sciences building.
- Quads:
  - Two proposed: One designated quad space, and additional quad space on the Titan Lawn.





# Proposed Site Access and Circulation

- Current circulation within the campus would remain in its current state, with the exception of expanding bicycle access on existing campus pathways.
- Yorba Linda Boulevard, N. State College Boulevard and Nutwood Avenue would remain the primary arterials and access points around campus.
- No new access points off these arterials would be constructed within the updated Campus Master Plan.



# Environmental Impacts

## Issues identified and analyzed further in the EIR:

- Aesthetics
- Agricultural and Forestry Resources
- Air Quality
- Biology
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

# Environmental Impacts

## Effects Found Not to Be Significant or Less Than Significant Impacts:

- Aesthetics
- Biology
- Energy
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire



# Environmental Impacts

## Less Than Significant Impact with Mitigation Incorporated:

- Geology and Soils
- Noise
- Tribal Cultural Resources

# Environmental Impacts

## Significant, Unavoidable Impacts:

### ➤ Air Quality

- The Campus Master Plan would exceed South Coast Air Quality Management District (SCAQMD) air quality thresholds during operation regardless of mitigation

### ➤ Cultural Resources

- The Campus Master Plan would result in the demolition of some historic resources regardless of mitigation

### ➤ Greenhouse Gas Emissions

- The Campus Master Plan would exceed project-specific GHG threshold during construction and operation regardless of mitigation

# Mitigation Measures

## **Air Quality:**

- AQ-1. Green Cleaning Production Education Program.

## **Cultural Resources:**

- CUL-1. Complete Historic Resources Evaluation and Project-Specific Surveys Prior to Design Phase to Identify Historical Resources.
- CUL-2. Conduct Secretary's Standards Project Review and Analyze Impacts to Historical Resources.
- CUL-3. PRC-Required SHPO Consultation.

- CUL-4. HABS-Like Documentation.
- CUL-5. Unanticipated Discovery of Cultural and Tribal Cultural Resources.
- CUL-6. Discovery of Unknown Human Remains.

## **Geology and Soils**

- GEO-1. Perform site specific geotechnical investigations.
- GEO-2. Retain a Qualified Paleontologist.
- GEO-3. Paleontological Worker Environmental Awareness Program (WEAP).

- GEO-4 Paleontological Monitoring.
- GEO-5. Fossil Discovery, Preparation, and Curation.
- GEO-6. Final Paleontological Mitigation Report.

## **Greenhouse Gas Emissions:**

- GHG-1. Green Cleaning Production Education Program.

## **Noise**

- N-1. Pile Driver Noise and Vibration Reduction Measures.
- N-2. HVAC Noise Reduction Measures.



# Environmental Impacts

## **Cumulative Impacts:**

- Considers impacts of other development in combination with the Campus Master Plan

## **Alternatives:**

- Alternatives should address potentially significant impacts of the Proposed Project
  - No Project Alternative (mandatory)
  - Reduced Academic Space Alternative
  - Increased Student Housing Alternative

# Geographic Scope of Cumulative Impacts

Resource Topic	Geographic Area
Aesthetics	Local (plan area and surrounding public viewpoints)
Air Quality	Regional (South Coast Air Quality Management District) Local (immediate vicinity – pollutant emissions that are highly localized)
Archaeological, Historical, and Tribal Cultural Resources	Local (plan area and surrounding communities)
Energy	Regional (SCE energy grid)
Greenhouse Gas Emissions	Global
Hydrology and Water Quality	Regional (watershed and groundwater basin) and Local (immediate project vicinity)
Noise	Local (immediate project vicinity)
Population and Housing	Regional and Local (CSUF, City of Fullerton, and surrounding communities within County)
Public Services	Local (CSUF, City of Fullerton)
Recreation	Local (CSUF, City of Fullerton)
Transportation	Regional and Local (CSUF, City of Fullerton, and surrounding communities within County)
Utilities and Service Systems	Local (utility service areas)

# Alternatives Selected for Detailed Analysis

- **No Project Alternative:** Campus development would occur in conformance with the adopted 2003 Master Plan.
- **Reduced Enrollment and Academic Space Alternative:** The same components would be constructed as under the Campus Master Plan, except that there would be a 25 percent reduction in square footage of academic space constructed.
- **Increased Student Housing Alternative:** The same components would be constructed as under the Campus Master Plan except that the number of new student beds would increase from 3,000 to 6,000, in new student residential buildings. The additional 3,600 beds would be provided in three new housing clusters in the same area of campus, on the east side, as existing and other new student housing proposed under the Campus Master Plan, in buildings similar in height to those (i.e., no more than 75 feet tall).





## Projected EIR Schedule

- Notice of Availability for Draft EIR Published
  - May 6, 2020
- Public Review of Draft EIR Ends
  - June 19, 2020
- Response to Comments/Final EIR
  - June-July 2020
- Final EIR/Project Hearings
  - July 2020

Looking North towards the Holly and Juniper Residence Halls

# We Welcome Your Comments On...

- **Content of the EIR analysis**
- **Proposed Mitigation Measures to avoid or reduce environmental effects**

## **Draft EIR Available at:**

- Link to website: <https://masterplan.fullerton.edu/documents/>

\*Due to current circumstances associated with COVID-19, the CSUF campus and local public libraries are not accessible to the public for review of hard copies of the Draft EIR. Therefore, a limited number of flash drives containing the Draft EIR and hardcopies of Volume I of the Draft EIR will be made available for mailing to interested members of the public who may be unable to access the Draft EIR online.\*



The background of the entire slide is a photograph of a pond. In the foreground, there are tall, green reeds or grasses growing out of the water. The water is calm, reflecting the sky and the surrounding trees. In the background, there is a line of trees, including palm trees, under a clear blue sky.

## Send Comments To:

### *Via US Mail to:*

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

### *Via email to:*

[ezordilla@Fullerton.edu](mailto:ezordilla@Fullerton.edu)

**\*All comments should be submitted by  
5PM June 19, 2020\***



A photograph of the Pollak Library at dusk. The building is a large, curved structure with a glass facade, illuminated from within, showing multiple floors of interior spaces. The sky is a mix of blue and orange, with some clouds. In the foreground, there is a green lawn and a few small trees. A semi-transparent dark grey box is overlaid on the right side of the image, containing white text.

Thank you for your  
participation!

CALIFORNIA STATE  
UNIVERSITY, FULLERTON  
CAMPUS MASTER PLAN  
DRAFT EIR

Looking Southwest at Pollak Library