AGENDA

JOINT COMMITTEE ON FINANCE AND CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **12:45 p.m. Wednesday, January 31, 2024**
Glenn S. Dumke Auditorium

Committee on Finance	**Committee on Campus Planning, Buildings and Grounds**
Julia I. Lopez, Chair	
Jack McGrory, Vice Chair	Jack McGrory, Chair
Larry L. Adamson	Diana Aguilar-Cruz, Vice Chair
Douglas Faigin	Larry L. Adamson
Mark Ghilarducci	Raji Kaur Brar
Leslie Gilbert-Lurie	Mark Ghilarducci
Anna Ortiz-Morfit	Leslie Gilbert-Lurie
Jose Antonio Vargas	Anna Ortiz-Morfit
Darlene Yee-Melichar	Darlene Yee-Melichar

Consent
1. Approval of Minutes of the Meeting of November 8, 2023, *Action*

Discussion
2. California State University, Sacramento Placer Center Master Plan, Environmental Impact Report and Partnership Approval, *Action*

MINUTES OF THE MEETING OF THE JOINT COMMITTEE ON FINANCE AND CAMPUS PLANNING, BUILDINGS AND GROUNDS

Trustees of the California State University
Office of the Chancellor
Glenn S. Dumke Auditorium
401 Golden Shore
Long Beach, California

November 8, 2023

Committee on Finance

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Committee on Campus Planning Building and Grounds

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Wenda Fong, Chair of the Board
Mildred García, Chancellor

Trustee Jack McGrory called the meeting to order.

Public Comment

Public comment took place at the beginning of the meeting's open session, prior to all committees. No public comments were made pertaining to the joint committee agenda items.

Approval of the Consent Agenda

The minutes of the January 2023 joint meeting of the Committees on Finance and Campus Planning, Buildings and Grounds were approved as submitted.

Approval of a Public-Private Partnership Residential and Retail Project at San Diego State University—Mission Valley

This presentation requested approval of the following actions for the Mission Valley Residential and Retail Project, a public-private partnership development at San Diego State University:

- Amendment of the 2023-2024 Capital Outlay Program
- Approval of the Schematic Design for the Project
- Approval of the key terms of the ground lease agreement with the Project developer

Following the presentation, the project team was congratulated for the compelling presentation and their outstanding work on this project.

It was asked if there would be an opportunity to offer the new housing to students, faculty, and staff at affordable rates. It was explained that while the housing will be available to faculty, it will be offered at market rate because the revenue will be needed to pay back the bonds that support this project.

It was asked if the university can subsidize housing costs for faculty and students; it was explained that the university does offer housing support to faculty and when this project is completed, it will generate positive revenue to provide additional housing support.

The committee recommended approval of the proposed resolution (RFIN/CPBG 11-23-02).

Approval of a Public-Private Partnership Affordable Housing Project at San Diego State University—Mission Valley

This presentation requested approval of the following actions for the Mission Valley Affordable Housing Project, a public-private partnership development at San Diego State University:

- Amendment of the 2023-2024 Capital Outlay Program
- Approval of the Schematic Design for the Project
- Approval of the key terms of the ground lease agreement with the Project developer

Following the presentation there were no questions or comments.

The committee recommended approval of the proposed resolution (RFIN/CPBG 11-23-03).

Trustee McGrory adjourned the joint meeting of the Committees on Finance and Campus Planning, Buildings and Grounds.

**JOINT COMMITTEES ON FINANCE AND
CAMPUS PLANNING, BUILDINGS AND GROUNDS**

California State University, Sacramento Placer Center Master Plan, Environmental Impact Report and Partnership Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

J. Luke Wood
President
Sacramento State

Paul Gannoe
Assistant Vice Chancellor
Capital Planning, Design, and Construction

Robert Eaton
Assistant Vice Chancellor
Financing, Treasury, and Risk Management

Summary

This agenda item requests the following actions by the California State University Board of Trustees for the proposed Sacramento State – Placer Center Master Plan and public-public partnership development at Placer Center:

- Certification of the Final Environmental Impact Report (FEIR) dated January 2024
- Adoption of the Findings of Fact and Statement of Overriding Considerations dated January 2024
- Adoption of the Mitigation Monitoring and Reporting Program dated January 2024
- Approval of the Placer Center Master Plan (Master Plan), including the enrollment projection to 12,000 FTES[1] (Attachment A)

[1] Campus master plan enrollment projections are based on academic year full-time equivalent student (FTES) enrollment, excluding students enrolled in off-site classes and on-line instruction.

- Concept approval of a public-public partnership for the development of the Placer County Forensic Sciences Laboratory at Placer Center
- Approval to allow the Master Plan to serve as concept approval for projects described in the Master Plan that are to be developed through public-private or public-public partnerships.

The proposed Master Plan will develop Placer Center, a new Sacramento State off-campus center to support the on-site enrollment of 12,000 FTES on a 301-acre parcel in unincorporated Placer County, located approximately 25 miles north of the Sacramento State main campus, one mile west of the State Route 65 and Sunset Boulevard interchange. Placer Center will be a future anchor institution that serves Placer County and beyond, expanding access to a four-year degree for the region. The 301-acre Placer Center site is designed to be a comprehensive off-campus center that is sustainable, visionary, and implementable. With higher education partners at Sierra College, a community college serving Placer and Nevada Counties and the partnerships with Placer County and outside industry, Placer Center exemplifies a new model of education, innovation, and community engagement for higher education.

Under the California Environmental Quality Act (CEQA), the Board of Trustees serves as the Lead Agency, which has the authority to certify the CEQA document and approve the center's Master Plan. The Board of Trustees must certify that the FEIR is adequate and complete in compliance with CEQA in order to approve the proposed Master Plan. The FEIR, including responses to comments on the Draft Environmental Impact Report (DEIR), and the Findings of Fact and Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, are available for public review at: https://www.csus.edu/administration-business-affairs/facilities-management/news-archive.html.

Potential Contested Issues

Based on the public comments received during the master planning process, there are no significant issues anticipated with the FEIR that require new analysis or recirculation, or with the proposed Master Plan or Placer County Forensic Sciences Laboratory.

Background

The concept of an off-campus center in Placer County was approved by the California State University Board of Trustees in November 2006. Placer County is projected to experience substantial population and economic growth over the next decade and it is envisioned that an off-campus center for Sacramento State could effectively meet the needs of local businesses by educating the area's workforce and increasing the number of skilled professionals in high-demand areas such as education, health, social services, government, and finance.

Placer Ranch, Inc., under the leadership of Mr. Eli Broad, a business leader, philanthropist, and CSU Board of Trustee Emeritus (1978 to 1982), approached Sacramento State regarding the potential gift of approximately 301 acres. The Board of Trustees approved the acceptance of the 301-acre real property in March 2020 and Placer Ranch, Inc. donated the land to the California State University in 2021.

The 301-acre property, which is currently undeveloped and planned to be used for higher education, is a proposed centerpiece within the 2,213-acre envisioned Placer Ranch Specific Plan (PRSP), now called Placer One. Placer One is planned for mixed-use development that includes residential communities, commercial and retail centers, research and development space, light industrial functions, parks and trails, as well as public schools. Placer One is part of the larger 8,497-acre Placer County Sunset Area Plan (SAP). Construction of the first phase of Placer One began in late 2022 directly to the south of the Placer Center site, which includes the installation of backbone utilities and perimeter roadways that will support Placer Center.

Sacramento State Placer Center Master Plan

The Placer Center Master Plan envisions an off-campus center providing four-year higher education in Placer County to meet the region's workforce demands for skilled professionals and provide adjacent communities with cultural amenities and opportunities. The Placer Center will support up to 12,000 FTES on-site enrollment. The Master Plan guides physical development that aligns with Placer County's vision to introduce a major university to support its growing population and promote job growth and technology advancement for the region.

The Placer Center Master Plan provides the framework for integrating partnerships with public and private entities. Placer Center will serve as an innovation hub for concurrent enrollment with Sierra College, interdisciplinary studies, and experiential research opportunities. The collaboration between Sacramento State and Sierra College will foster a seamless transition from one institution to another at one location, Placer Center. Partnerships with Placer County and other public agencies are intended to offer enhanced academic, research and career opportunities to students and faculty.

The Master Plan highlights the existing landscapes and unique natural features of the site, including intermittent streams, seasonal swales, and vernal pools. To preserve these natural features and create a vibrant campus core, the layout of Placer Center is intentionally designed to be compact, with mixed-use buildings situated at the campus core. An integrated public realm network enhances connectivity and accessibility across the campus, with a series of pathways, plazas, green spaces, and a paseo all linking the future development of Placer Center to the larger Placer One community.

Master Plan Goals

Sacramento State established the following five major goals to guide the Placer Center Master Plan development:

Support Academic and Student Success: Placer Center will support academic and student success and create a seamless experience for students between Sierra College and Sacramento State. The academic vision of Placer Center aligns with the emerging workforce needs of the region by developing interdisciplinary and cross-institutional academic programs. Innovative learning environments such as active learning spaces, living laboratories, test beds, and maker spaces promote exploration, experimentation, and applied learning across all disciplines.

Realize Diversity, Inclusion and Access: The demographics of Sacramento State, Sierra College, and the greater region are becoming increasingly diverse. Placer Center celebrates all individuals from different backgrounds and aims to be a welcoming and inclusive place where students, faculty, and staff thrive, and the community is honored and cultivated. To promote a sense of belonging and inclusion, the Master Plan development focuses on some key elements which include narrative, accessibility, heterogeneity, identity expression, and basic needs. Across all spaces and landscapes at Placer Center, universal design principles have been fundamental to the planning and design framework, providing equitable access for all individuals.

Anchor Placer Center in Partnership: Placer Center responds to the growth and changing needs of the region, serving as a hub to promote partnerships, innovation, economic growth, and community connections.

The collaboration between Sacramento State and Sierra College will foster a seamless transition from one institution to another at one location, Placer Center. Sierra College is located approximately 10 miles from the site of Placer Center. Sacramento State and Sierra College are collaboratively developing dual enrollment programs and student support programs that will benefit students from both universities. Sacramento State will expand academic programs through interdisciplinary clusters such as Wellness, Entertainment, Urban Planning, Forensic Sciences, Education, Resource Management, Innovation, and Entrepreneurship at Placer Center.

As an anchor institution that helps to develop and catalyze the regional workforce, Placer Center is positioned to attract allied industries, fostering a culture of entrepreneurship and innovation. With an area dedicated to industry partnerships, Placer Center will provide a diverse mix of partnership spaces including prototyping spaces, traditional classrooms and labs, company spaces, maker spaces, lounge spaces, and event spaces, all shared by start-ups, research labs, incubators, and accelerators. In addition to industry partnerships, several key buildings at Placer Center require

partnerships with other public and private entities, reinforcing the relationship between the institution and the surrounding community.

Promote Community Building and Placemaking: Comprehensive campus life spaces at Placer Center connect communities at multiple scales, enriching the campus experience for students, staff, and faculty. These spaces include food venues, social and collaboration spaces, recreation and wellness spaces, and childcare spaces. The paseo, the central spine for campus activity, serves as a connector of campus life spaces, as well as one of the primary placemaking features on campus. An active campus heart further enhances community building at Placer Center, with active ground floor functions and open spaces readily available for the campus community. Placer Center will also provide student and faculty housing, situated adjacent to the campus core to reinforce an integrated living-learning environment.

Be a Model for Resiliency and Sustainability: The master plan identifies comprehensive sustainability strategies organized around water, energy, waste, wellness, and resilience to develop a sustainable campus and support the campus community and the long-term success of Placer Center. Placer Center is envisioned to be net positive in both energy and water use.

Master Plan Design Principles

The master plan is guided by nine overarching design principles. These principles are intended to assist in implementing the master plan goals and to guide the overall campus planning and design effort. The principles are flexible to enable decision-makers to respond to changing priorities and future opportunities.

- Accommodate programmatic needs
- Prioritize pedestrian-oriented, human-scaled development
- Celebrate and leverage ecological systems as assets
- Promote heterogeneity in the public realm and built environment
- Create a complete campus at all phases
- Engage with surrounding areas/community
- Provide a flexible framework for expansion
- Embrace climate-first development
- Promote universal design and accessibility

Major Elements of the Master Plan

Academic and Administration: Propose to build approximately a total of 1.7 million gross square feet of academic and administration buildings, including Sierra College Transfer Center. Proposed academic and administration buildings realize the master plan goal of supporting academic and student success through the allocation of classrooms, teaching and open labs, office spaces, and administrative spaces. The academic framework emphasizes the development of interdisciplinary,

mixed-use academic buildings that provide a variety of learning spaces and opportunities for collaboration. New and innovative academic programs and research that reinforce emerging industry clusters take place in academic buildings, which are mainly located in the campus core and northern periphery.

Campus Life: Propose to build approximately 634,000 gross square feet of new space including Student Center, Dining Center, Recreation and Wellness Center, and Childcare Center. The Recreation and Wellness Center serves as the primary campus recreation facility, with modern amenities that meet the needs of students, faculty, staff, and the surrounding community. Sports and recreation fields provide large open spaces for community members to participate in club sports and recreational leagues.

Community Anchor: Propose to build approximately 893,000 gross square feet of community anchor buildings to provide a variety of amenities for the surrounding community, including a joint Library, Placer Country Forensic Sciences Laboratory, Placer County Fire Station and Training Center, Performing Arts Center, Hotel, Conference Center, and Continuing Education.

The joint Library at Placer Center is envisioned as a potential public-public partnership that provides an array of academic and community-facing services from student study and collaboration spaces to multipurpose spaces for community programming.

Placer County Forensic Sciences Laboratory will be a partnership between Placer Center and Placer County to support Criminal Justice, Criminalistics, and other related undergraduate and graduate programs.

Placer County Fire Station and Training Center will provide academic-industry collaboration opportunities for joint programming through fire drills, training, and exercises.

The Conference Center will serve as a catalytic hub for regional activity and convening, which promotes academic and research initiatives on campus while inviting renowned industry guest speakers and professionals to Placer County.

The Performing Arts Center will provide state-of-the-art academic experiences for students, staff, and faculty at Placer Center. The Performing Arts Center establishes dedicated spaces for teaching, rehearsal, and performance spaces necessary for a modern performing arts program and serves as a cultural hub of the region, bridging the connection between the campus and local communities.

On-Campus Housing: Propose to build a total of 1,200 beds, a mix of traditional, mini-suite, and apartment-style student housing facilities along the western and southern edges of the campus core

to support more synergy between student life and academics. In addition, twenty faculty housing units are planned to the west of the student housing facilities.

Parking: Propose to build approximately 2,485 surface parking spaces and 4,152 parking spaces in four parking structures anticipated at full project build out to accommodate the parking demand. Parking is primarily oriented at the northwestern corner of the site to coordinate with a future county highway that will provide improved connectivity to major vehicular routes in the area.

Utility Infrastructure and Essential Service: Propose to build approximately 176,000 gross square feet of utilities and service spaces, which include the central plant, facilities operations, shipping and receiving, corporation yard, and campus police and parking & transportation facility. Essential utilities and service functions will allow Placer Center to operate efficiently at its full capacity, emphasizing resilience and sustainability as core operational requirements. The central plant and battery storage units support the sustainability goals of achieving net positive water, a net positive, electric campus, and an overall reduction and optimized management of resources and waste.

Open Space: The open space framework identifies undeveloped areas and landscapes at Placer Center that guide campus movement and wayfinding, provide spaces for respite, host outdoor academic and campus life programs, and present opportunities for ecological preservation and stormwater management. Landscapes at Placer Center include the campus grove, plazas, courtyards, polyculture garden, sports fields, test beds, and the campus park, all of which are interconnected and provide connections to the larger Placer One development. The open space network at Placer Center is key to creating a sense of place for the built environment that is sensitive and complimentary to the existing natural resources.

Mobility: The mobility framework creates a pedestrian-oriented, accessible, and interconnected network of routes to, from, and within Placer Center. The Master Plan aims to consolidate the transportation network in a comprehensive, coordinated, and well-managed system that increases transit use and promotes pedestrian and bicycle circulation on campus. Vehicular interaction is intended to be limited to distinct areas at the periphery of the campus core to enhance safety and support interaction between different types of spaces. Connectivity to the larger Placer One development is also key, particularly at the loop trail and across the east edge to the Town Center.

Sustainability and Resiliency: Placer Center is committed to a comprehensive sustainable approach that aligns with both CSU and Sacramento State goals around energy, water, wellness, waste and resiliency. Numerous strategies are recommended in the Master Plan, which includes all-electric buildings and campus vehicles, solar infrastructure, battery storage, heat and thermal recovery technologies, integrated stormwater treatment, retention and detention measures, native and drought tolerant landscaping, ventilation and filtration systems, and implementation of key design approaches to limit environmental impacts.

Design Guidelines: The Master Plan provides guidelines for site furnishing/materials and guidelines for landscape, which include plant selection and location, planting strategies, planting guidelines by landscape typology, plant selection considerations, and a list of recommended plants. Architectural guidelines address the universal design, building form, building facades, exterior spaces, building infrastructure, temporary structures and sheds, material palette, building typologies and application. The signage and wayfinding program for Placer Center serves to acknowledge the substantial impact signs have on the campus landscape and the ability of visitors to navigate Placer Center successfully.

Master Plan Development

Placer Center will be developed in four phases over more than 25 years, totaling nearly five million gross square feet of development, serving 12,000 FTES.

Phase I Development: The first phase of the development is designed to accommodate 1,500 FTES or 2,500 students from year 1 to year 7, assuming 1,000 FTES associated with Sierra College and 500 FTES from Sacramento State. The first phase will include the Sierra College Transfer Center, initial Sacramento State academic building, a joint library, a student support building, a central plant, a fire station, Placer County Forensic Sciences Laboratory, and associated surface parking for a total of 390,000 gross square feet and 1126 parking spaces.

Phase I Development

Building Number	Building Name
1	Initial Academic Building
2	Library
3	Support Building
4	Sierra College Transfer Center
5	Central Plant
6	Fire Station
7	Forensic Lab

Phase II Development: The second phase will grow the center to accommodate 5,000 FTES or about 8,333 students. This phase will add 720,000 GSF, 2,208 parking spaces, 250 student beds, and 5 faculty units from planning horizon year 7 to year 15. Major projects include a student center, academic mixed-use buildings, recreation and wellness center, stadium, administration building, faculty and student housing, childcare center, and parking and transportation campus police building. Housing will frame the campus core to create an immersive experience.

Phase II Development

Building Number	Building Name
8	Student Center
9	Academic Building
10	Academic Building
11	Recreation & Wellness Center
12	Stadium Bleachers
13	Administration Building
14	Dining Center
15	Faculty Housing
16	Student Housing
17	Student Housing
18	Parking & Transportation and Campus Police
19	Childcare Center

Phase III Development: The third phase of development is designed to accommodate 12,000 FTES or 20,000 students and add 2,318,000 gross square feet, 3,267 parking spaces, 950 student beds, and 15 faculty units from year 15 to year 25. New development will be added to Placer Center, including a student center, academic buildings, expansion to the library, recreation and wellness center, support building, sports fields, on-campus faculty and student housing, conference center, performing arts center, continuing education building, hotel, and parking garages.

Phase III Development

Building Number	Building Name
20	Student Center
21	Academic Building
22	Academic Building
23	Academic Building
24	Academic Building
25	Library Expansion
26	Recreation & Wellness Center
27	Administration Building
28	Support Building Expansion

Building Number	Building Name
29	Student Housing
30	Student Housing
31	Student Housing
32	Student Housing
33	Student Housing
34	Student Housing
35	Faculty Housing
36	Faculty Housing
37	Faculty Housing
38	Conference Center
39	Performing Arts Center
40	Continuing Ed Building
41	Hotel
42	Parking Garage (Hotel)
43	Parking Garage (Conf Center)

Phase IV Development: The fourth phase is envisioned as a long term development of Placer Center beyond Phase III, which would develop the northeast corner of the Placer Center site to engage local industry partners and strengthen the connection between Placer Center and the surrounding neighborhoods, particularly the Campus Park district, which is anticipated to support light manufacturing and research and development. The total 1,500,000 gross square feet Phase IV development includes mixed-use innovation and academic buildings and 2,446 parking spaces.

Phase IV Development

Building Number	Building Name
44	Academic Mixed Use
45	Academic Mixed Use
46	Academic Mixed Use
47	Innovation Mixed Use
48	Innovation Mixed Use
49	Innovation Mixed Use
50	Innovation Mixed Use
51	Innovation Mixed Use
52	Parking Garage (Athletics)
53	Parking Garage (Innovation Mixed Use)

Educational Benefits

Placer Center will provide four-year higher education for the rapidly growing population in Placer County, promote job growth, and support workforce development in the region. Collaboration between Sacramento State, Sierra College, Placer County, and private industry will create a unique model for education, innovation, and community engagement. Placer Center will provide opportunities for collaboration between university academic departments and public/private entities and will create internships and employment opportunities for students as well as applied research opportunities for students and faculty.

Placer Center will allow students to begin their higher education journey with Sierra College and complete their four-year degree at Sacramento State without having to change campuses. This seamless transfer from one institution to the next will increase the number of students achieving their educational goals while living, working, and attending classes in Placer County. Academic programs in specialized areas will be expanded and added, with a focus on interdisciplinary study areas. With the Associate Vice President for Placer Center on board, Sacramento State has been able to collaborate with Sierra College and industry partners to advance the academic clusters to be supported not only through undergraduate programs, but also certificate, masters, and doctoral offerings. The sustainability program has been expanded to include Environmental Health and Circular Economies wherein coursework around waste management would also include entrepreneurship, engineering, environmental science and justice, forestry and fire prevention, manufacturing, recycling, etc. A cluster focused on Wellness is anticipated to encompass public health and safety in addition to nursing, gerontology, health education, criminal justice, phlebotomy, and technology.

Fiscal Impact

To provide the infrastructure and development of the site as proposed in the Sacramento State Placer Center Master Plan, an estimated $2.2 billion of funding through public and private partnerships, fundraising and other mechanisms will be necessary. Funding mechanisms for the first phase of development, estimated at approximately $290 million, are being discussed with Placer County and Sierra College and will involve public-public partnership agreements.

Placer County Forensic Sciences Laboratory

Project Description
As part of Placer County's Criminal Justice Master Plan, the 30,000 gross square feet Placer County Forensic Sciences Laboratory (Forensic Lab) will provide Placer County with a forensic laboratory to analyze samples and conduct forensic DNA testing under the contract with the California Department of Justice. The Forensic Lab will be a public-public partnership between

Placer Center and Placer County that will support Criminal Justice, Criminalistics, and other related undergraduate or graduate programs. This collaborative effort between Placer County and Placer Center would allow better processing of forensic investigation needs and offer both research and internship opportunities to students. Other areas of academic interest include research and studies of data recovery, photographic image reconstruction/analysis, and other forensic computer science activities. It is expected that a portion of the building will be allocated for Placer Center as instructional space, like the Hertzberg-Davis Forensic Science Center at CSU Los Angeles.

Facility Planning, Construction, and Operation

The planning, design, and construction of the facilities will comply with CSU planning and construction guidelines. The estimated project budget is between $40 million to $50 million. Placer County will fund the design and construction of this project.

Sacramento State is currently working with Placer County in developing a non-binding Common Interest Agreement summarizing the mutual understanding of key terms related to development and operation of the facility and prescribing that the parties will continue to work in good faith in further evaluating and negotiating these terms. The parties intend to ultimately enter into binding agreements that, among other items, set terms for shared use of the facility, levels of development and operational responsibility, financial and programmatic contributions and risk sharing, and mechanisms for future changes or adjustments.

Educational Benefits

Sacramento State's College of Criminal Justice is one of the largest colleges in North America and provides a minor in Forensic Investigation. The partnership between Placer County and Sacramento State will allow for academic and research synergies. The University will gain modern instructional and research space. Similar partnerships have been done at CSU Los Angeles and Fresno State.

Forensic Lab will promote close collaboration between the Placer County and Sacramento State academic departments of Chemistry, Biological Sciences, Psychology, Anthropology, Nursing, and Criminal Justice. The Forensic Lab will create internship and employment opportunities for students as well as applied research opportunities for faculty.

Approval of the Final Development Plan

Per Board of Trustees policy, as the project moves forward, all related master plan revisions, amendments of the capital outlay program, proposed schematic plans, financial plans, proposed key business points of the finalized development plan, and the required environmental documents will be presented at future meetings for final approval by the board prior to execution of any commitments for development and use of the project.

California Environmental Quality Act (CEQA) Action

The Final Environmental Impact Report (FEIR) has been prepared pursuant to the CEQA (Public Resources Code [PRC] Section 21000 *et seq*.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15000 *et seq*.) to evaluate the physical environmental effects of the Placer Center Master Plan Revision. The FEIR is presented to the Board of Trustees for review and certification. The Board of Trustees is the lead agency under CEQA and has the responsibility for approving and carrying out the Placer Center Master Plan, and for ensuring that the requirements of CEQA have been met. After the FEIR is prepared and the public review process is complete, the Board of Trustees is responsible for reviewing and certifying that the FEIR adequately evaluates the impacts of the project.

The Draft EIR (DEIR) was distributed for public comment for a 45-day period concluding on October 30, 2023. The FEIR, including the DEIR, all public comments received on the DEIR, responses to those comments, and revisions and clarifications to the DEIR, is available online at: https://www.csus.edu/administration-business-affairs/facilities-management/news-archive.html.

The FEIR analyzed and disclosed the potential significant environmental effects of Placer Center, in accordance with the CEQA Statute and Guidelines. The FEIR is presented for the Board of Trustee review and certification. This FEIR meets the requirements of a program EIR as defined by Section 15168 of the State CEQA Guidelines.

The Final EIR includes an evaluation of the following environmental issue areas, as well as other CEQA-mandated issues (e.g., cumulative impacts, growth-inducing impacts, significant unavoidable impacts, alternatives):

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

The remaining issue areas identified in Appendix G of the CEQA Guidelines were evaluated as part of the scoping process, and it was determined that potentially significant impacts would not occur as a result of project implementation, as discussed in Section 1.2 of the Final EIR. Under the

CEQA Statute and Guidelines, a lead agency may limit an EIR's discussion of environmental effects when such effects are not considered potentially significant (PRC Section 21002.1[e]; State CEQA Guidelines Sections 15128, 15143). The determination of which impacts would be potentially significant and therefore evaluated in detail in this EIR was made for this project based on review of applicable planning documents, fieldwork, feedback from public and agency consultation, comments received on the Notice of Preparation (NOP) (see Appendix A of the FEIR), research, and analysis of relevant project data.

The FEIR Table ES-2, "Summary of Impacts and Mitigation Measures," lists the environmental impacts, the level of significance before mitigation, proposed mitigation measures, and level of significance after mitigation. After the implementation of mitigation measures, the FEIR found that the impacts associated with the Placer Center Master Plan would be reduced to a less than significant level. However, as noted, the FEIR concluded that the project would result in significant and unavoidable impacts related to Aesthetics, Air Quality, Noise, Transportation, and Utilities and Service Systems because there are no feasible mitigation measures or the measures would not reduce the impacts to a less-than-significant level.

The FEIR includes the comments received on the DEIR and responses to the substantive comments on the adequacy of the DEIR.

Summary of Issues Identified Through Public Review of the DEIR

On September 15, 2023, Sacramento State publicly released the DEIR for the proposed Placer Center Master Plan for review and comment. The DEIR was circulated for a period of 45 days, during which time interested agencies and members of the public were encouraged to provide comments on the analysis set forth in the DEIR. The public comment period closed on October 30, 2023. Twelve comment letters were received, including three letters from state agencies (Caltrans, State Water Resources Control Board, and Central Valley Regional Water Quality Control Board), seven letters from local agencies (Sacramento County, Placer County Water Agency, Western Placer Waste Management Authority, Placer County Flood Control and Water Conservation District, Placer County, City of Roseville, and Placer Conservation Authority), one letter of support from a local business (Buzz Oates), and one letter from a local organization (Placer County Tomorrow).

The issues raised in the comment letters are summarized below. Sacramento State's formal responses to all comments, along with revisions to the DEIR, have been prepared and included in the FEIR. Sacramento State has prepared responses to all comments received on the DEIR, including the late comment letters received after the close of the official DEIR comment period, and the responses have been included in the FEIR, as is required per CEQA.

Project Description

Placer County advised that the increased square footage of development proposed on the Placer Center Site might require updates to technical studies completed to support the Sunset Area Plan/Placer Ranch Specific Plan (SAP/PRSP). The backbone infrastructure is of particular concern to Placer County, and they request that the CSU and Placer One coordinate to ensure adequacy and appropriate sizing and alignments of utility infrastructure.

The City of Roseville requests that traffic impact fees be more clearly defined and quantified in the EIR.

Transportation

Placer County expressed concern that the Placer Center land uses are not completely consistent with transportation analysis completed for the SAP/PRSP and requested updated trip generation assumptions, Transportation Impact Study, and Local Transportation Assessment. Placer County commented on the Placer Center access points and on-site vehicular connectivity, which do not align with the approved SAP/PRSP, the potential for related CEQA impacts, and general review of consistency with the SAP/PRSP policies.

Caltrans requested a Transportation Impact Study to identify project-related traffic impacts on the State Highway System. Caltrans requested that the study include microsimulation analysis, VMT impact analysis, and length of queue analysis at exits from State Route 65 and the interchange of State Route 65 and Interstate 80.

Caltrans requests a VMT mitigation plan to identify strategies for each proposed phase of the project that will reduce the VMT impact to a less than significant level.

Odors and Solid Waste

Placer County requests that the University consider EIR Mitigation Measure 4.10-2 of the SAP/PRSP for inclusion in the Placer Center EIR to improve land use compatibility with the Western Regional Sanitary Landfill. The impact would remain significant and unavoidable but includes relevant approaches to mitigate impact.

The Western Placer Waste Management Authority (WPWMA) requests that the Project analyze the effects pursuant to CEQA, not the effects or potential effects of neighboring uses, including current and future WPWMA facilities on the Project. WPWMA also seeks to confirm that the Project will bear the cost of any mitigation measures beyond those identified in WPWMA's EIR and recommends that the University consider entering into a Memorandum of Understanding with WPWMA regarding odor mitigation.

WPWMA requests that clarification be provided regarding intent to use regional landfills beyond the WPWMA facility, and the way in which odor notification history is conveyed in the document.

The City of Roseville requests additional information on the Placer Center Master Plan related to solid waste handling in relation to WPWMA.

Stormwater, Wastewater, and Recycled Water

Placer County requests that hydrology calculations reflect the detention requirements in the SAP/PRSP. In addition, the Placer County Flood Control and Water Conservation District requests that detention stormwater calculations are coordinated with the methodology outlined within the Placer County Stormwater Management Manual.

Placer County requests that the University coordinate its Placer Center Master Plan with the PRSP Revised and Updated Storm Drainage Master Plan, if and when it is approved.

The City of Roseville requests clarification in the Executive Summary that peak stormwater flows require mitigation.

The City of Roseville requests that the University report the wastewater generation rate in terms of Average Dry Weather Flow and Peak Wet Weather Flow with reference to any elements that were not part of the SAP/PRSP sewer studies

The Placer County Water Agency (PCWA) advised that there is not a current plan in place for PCWA to be the purveyor of recycled water. PCWA also requested clarifications related to fire flow, water system supply to the site, and ownership of the on-site system.

Placer County requests that the University enter into separate agreements with the City of Roseville to coordinate use of the Pleasant Grove Retention Basin.

The Central Valley Regional Water Quality Board advised that all wastewater discharges must comply with the Antidegradation Policy and the Antidegradation Implementation Policy.

Noise and Vibration

The City of Roseville requests that the project comply with City noise and vibration ordinances for construction activities.

Police Protection

Placer County requests the University enter into a Memorandum of Understanding with the Placer County Sherriff's office to provide police coverage of the site until the University is able to supply its own police services to Placer Center.

Permits and Approvals

The Placer County Water Agency (PCWA) requests that PCWA be included under Local Agencies in Table 2-14 for execution of a Facilities Agreement.

The Central Valley Regional Water Quality Board advised that the University is required to obtain coverage under General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), including development of a Storm Water Pollution, Prevention Plan (SWPPP). Phase 1 and II Municipal Separate Storm Sewer System (MS4), Clean Water Act Section 404, Clean Water Act Section 40, Waste Discharge

Requirement, Dewatering, Limited Threat, and National Pollutant Discharge Elimination System permits will also need to be evaluated for applicability.

The State Water Resources Control Board requests that they be included in Table 2-14 for permits and approvals, including the domestic water supply permit amendment from the Division of Drinking Water.

Placer County Conservation Program

The Placer Conservation Authority (PCA) provided clarification related to how the PCCP characterizes habitat of the project site and implementation of avoidance, minimization, and mitigation measures.

Mr. Garabedian with Placer County Tomorrow raised concerns regarding development in Placer County, development of the Placer Center Master Plan, and the PCCP; however, the comments were general and did not address the adequacy of analyses in the Placer Center EIR.

Language, References, and General Coordination

Placer County requests coordination with Placer One in several areas of the DEIR to confirm consistency with the approved SAP/PRSP provisions or make updates to such infrastructure to support the University. The significant areas of coordination relate to transportation/access points, stormwater, and sewer infrastructure systems.

Placer County Flood Control and Water Conservation District requests that the EIR make several references related to FEMA Zone A, DWR Awareness, and relevant agencies.

Placer County requests some language updates around the sewer system, fire station designation, and other references to align with the SAP/PRSP, Memorandum of Understanding, or other documents.

The letter from Buzz Oates provided support for the Placer Center Master Plan.

Summary of Project Alternatives

The following provides brief descriptions of the alternatives evaluated in this Draft EIR.:

- Alternative 1: No Project–No Development Alternative assumes no development would occur and the project site would remain in its current condition as undeveloped grassland.
- Alternative 2: No Project–Planned Land Use Alternative assumes a University on the project site consistent with the Placer Ranch Specific Plan land use designation with 30,000 students.
- Alternative 3: No Project–Alternative Land Use Development Consistent with Surrounding Placer One assumed the project site reverts to Placer One, developed consistent with the Placer One land uses rather than a University.
- Alternative 4: Regional University Offsite Alternative assumes Placer Center would occur on an alternative site, namely the Placer County Regional University Specific Plan Site.
- Alternative 5: Increased Development Density-Reduced Footprint Alternative assumes reduced footprints, and increased heights and density.
- Alternative 6: Increased On-Campus Housing Alternative assumes on campus housing would be increased.

Among the alternatives considered, the No Project–No Development Alternative (Alternative 1) would avoid the adverse impacts resulting from construction and operation of the project and is, therefore, considered the environmentally superior alternative. Per the State CEQA Guidelines (CCR Section 15126.6 [e][2]), because the environmentally superior alternative was identified as the No Project Alternative, another environmentally superior alternative must be identified. Based on the environmental analysis contained in the Final EIR, the Increased Development Density – Reduced Footprint Alternative (Alternative 5) and the Increased On-Campus Housing Alternative (Alternative 6) would both reduce the overall environmental impacts compared to the proposed project. This distinction makes Alternative 6 the environmentally superior alternative.

Recommendation

The following resolution is presented for approval:

RESOLVED, by the Board of Trustees of the California State University, that:

1. The Board of Trustees finds that the Placer Center Master Plan FEIR has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

2. The FEIR addresses the Placer Center Master Plan and all discretionary actions related to the project as identified in the Master Plan FEIR.

3. Prior to the certification of the Master Plan FEIR, the Board of Trustees reviewed and considered the above FEIR and found it to reflect the independent judgment of the Board of Trustees. The Board of Trustees hereby certifies the FEIR as complete and adequate and finds that it addresses all potentially significant environmental impacts of the project and fully complies with the requirements of CEQA. For purposes of CEQA and the State CEQA Guidelines, the administrative record includes the following:
    a. The DEIR for the Placer Center Master Plan;
    b. The FEIR, including comments received on the DEIR, responses to comments, and revisions to the DEIR in response to comments received;
    c. The proceedings before the Board of Trustees relating to the Placer Center Camus Master Plan, including testimony and documentary evidence introduced at such proceedings; and
    d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.

4. This resolution is adopted pursuant to the requirements of CEQA, which require the Board of Trustees to make findings prior to approval of the project (Cal. Pub. Res. Code § 21081; Guidelines § 15091).

5. The Board of Trustees hereby adopts the CEQA Findings of Fact and the Mitigation and Monitoring Program, which identifies the environmental impacts of the proposed Master Plan Revision and required mitigation measures, hereby incorporated by reference. The required mitigation measures shall be monitored and reported in accordance with the Mitigation and Monitoring Reporting Program, which meets the requirements of CEQA (Cal. Pub. Res. Code § 21081.6; Guidelines § 15097).

6. The Board of Trustees hereby adopts the Statement of Overriding Considerations stating that project benefits to The California State University outweigh the significant and unavoidable Aesthetics, Air Quality, Noise, Transportation, and Utilities and Service System impacts.

7. The project will benefit The California State University.

8. The Placer Center Master Plan dated January 2024 is approved.

9. The Chancellor or her designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the Placer Center Master Plan FEIR.

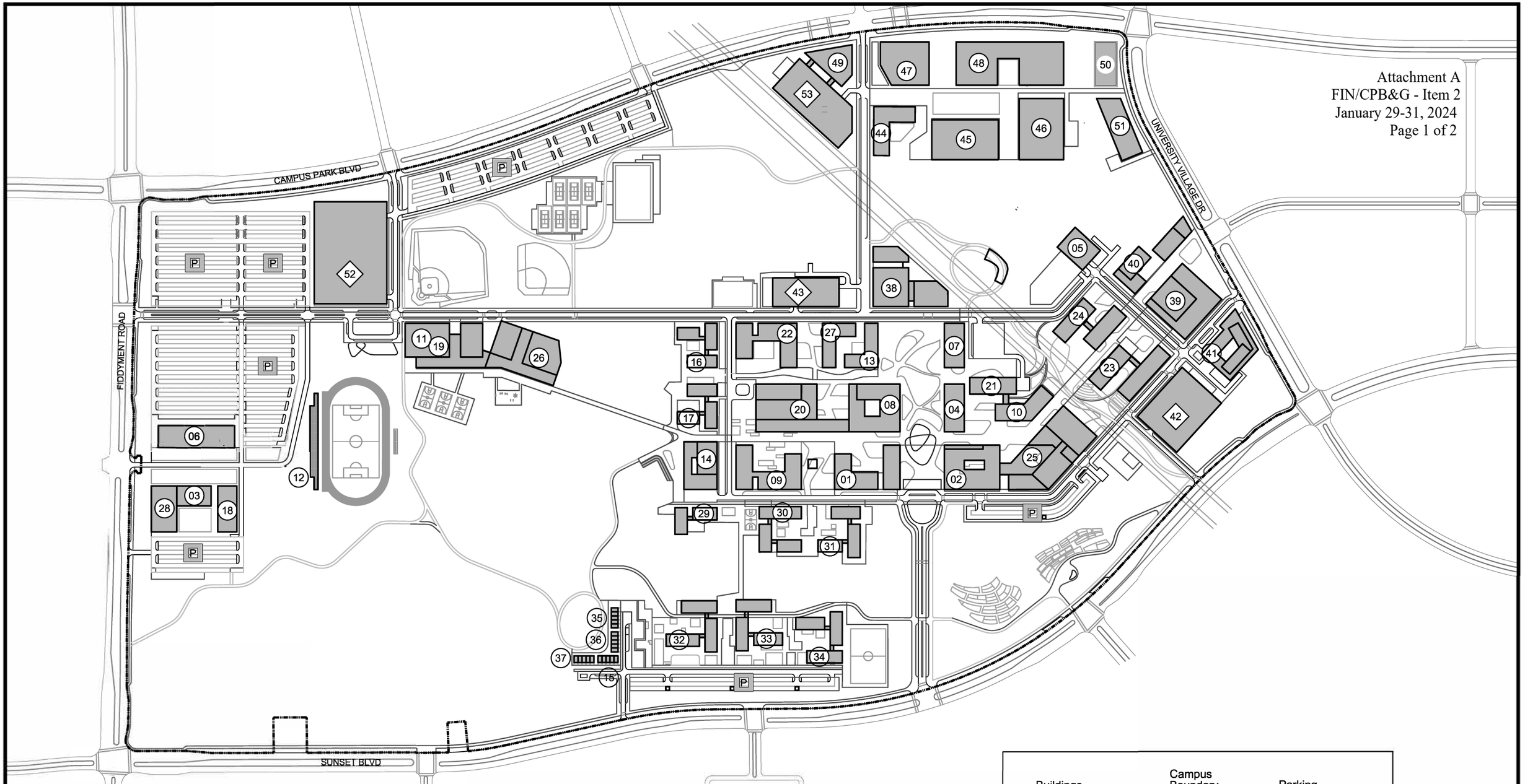
10. The concept of the public-public partnership for the Placer County Forensic Sciences Laboratory at the Placer Center is approved.

11. The Chancellor and the university are authorized to enter into due diligence access and option agreements that provide Placer County with a limited-term option, along with the responsibility for the development of final plans and schematic drawings during the option period for the Placer County Forensic Sciences Laboratory.

12. The Master Plan shall serve as concept approval for projects described in the Master Plan that are to be developed through public-private or public-public partnerships.

13. The Chancellor and the university are authorized to enter into negotiations for agreements as necessary to develop final plans for public-private or public-public partnerships as explained in Agenda Item 2 of the January 29-31, 2024 meeting of the Joint Committees on Finance and Campus Planning, Buildings, and Grounds.

14. In the future, the Board of Trustees will consider the following additional action items relating to the final development of the Placer Center:
    a) Approval of development and financial plans negotiated by the university and any private or public partner, including Placer County, with the advice of the Chancellor;
    b) Approval of amendments to the Non-State Capital Outlay Program for any building to be constructed by the university, a private partner, or a public partner;
    c) Approval of the schematic designs.



California State University, Sacramento, Placer Center

Campus Master Plan
Master Plan Enrollment: 12,000 FTE
Proposed Date: January 2024
Campus Acreage: 301

N

0 100' 200' 400'

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE

California State University, Sacramento - Placer Center

Master Plan Enrollment: 12,000 FTE

1. *Initial Academic Building*
2. *Library*
3. *Support Building*
4. *Sierra College Transfer Center*
5. *Central Plant*
6. *Fire Station*
7. *Forensic Lab*
8. *Student Center*
9. *Academic Building*
10. *Academic Building*
11. *Recreation & Wellness Center*
12. *Stadium Bleachers*
13. *Administration Building*
14. *Dining Center*
15. *Faculty Housing*
16. *Student Housing*
17. *Student Housing*
18. *P&T and Campus Police*
19. *Childcare Center*
20. *Student Center*
21. *Academic Building*
22. *Academic Building*
23. *Academic Building*
24. *Academic Building*
25. *Library Expansion*
26. *Recreation & Wellness Center*
27. *Administration Building*
28. *Support Building Expansion*
29. *Student Housing*
30. *Student Housing*
31. *Student Housing*
32. *Student Housing*
33. *Student Housing*
34. *Student Housing*
35. *Faculty Housing*
36. *Faculty Housing*
37. *Faculty Housing*
38. *Conference Center*
39. *Performing Arts Center*
40. *Continuing Ed Building*
41. *Hotel*
42. *Parking Garage (Hotel)*
43. *Parking Garage (Conf Center)*
44. *Academic Mixed Use*
45. *Academic Mixed Use*
46. *Academic Mixed Use*
47. *Innovation Mixed Use*
48. *Innovation Mixed Use*
49. *Innovation Mixed Use*
50. *Innovation Mixed Use*
51. *Innovation Mixed Use*
52. *Parking Garage (Athletics)*
53. *Parking Garage (Innovation Mixed Use)*

LEGEND:
Existing Facility / *Proposed Facility*

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