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Steve J. Bestolarides
San Joaquin County Clerk

By Deputy: samanthatl



Lead Agency:

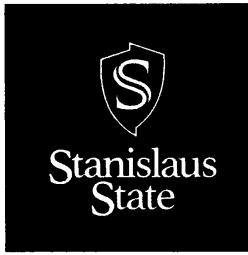
THE BOARD OF TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY

401 GOLDEN SHORE

LONG BEACH CA 90802-4210

DOCUMENT TITLE

<p>Notice of Availability - Draft Environmental Impact Report CALIFORNIA STATE UNIVERSITY, STANISLAUS STOCKTON CENTER MASTER PLAN</p>



Notice of Availability of the California State University, Stanislaus Stockton Center Master Plan Draft Environmental Impact Report

DATE: July 8, 2025

PROJECT TITLE: California State University, Stanislaus Stockton Center Master Plan

LEAD AGENCY: The Board of Trustees of the California State University
401 Golden Shore
Long Beach, California 90802-4210

CAMPUS: California State University, Stanislaus
One University Circle
Turlock, California 95382

The Board of Trustees of the California State University (Trustees) is the lead agency for the preparation of an environmental impact report (EIR) in accordance with the California Environmental Quality Act (CEQA) (California Public Resources Code, Section 21000 et seq.), and the CEQA Guidelines (14 CCR 15000 et seq.). The Trustees have prepared this Notice of Availability of the California State University, Stanislaus Stockton Center Master Plan ("proposed project" or "proposed Master Plan") Draft EIR in accordance with CEQA Guidelines Sections 15087. The Draft EIR addresses the environmental effects of the Project.

Project Location: Stockton Center is located within University Park, which is a 102-acre former State Hospital property located in the City of Stockton. University Park is bound by East Harding Way to the north, railroad tracks and light industrial development to the east, Park Street to the south, and North California Street to the west. The project site analyzed in this EIR encompasses approximately 15.2 acres of land in the southern portion of University Park that comprises Stockton Center. This includes the area currently occupied by the CSU (containing Acacia Court, Magnolia Mansion, and the site of the under-construction Academic Replacement Building) as well as proposed expansion areas (containing Eucalyptus Hall, Elm Center, and a portion of the existing running track).

Project Description: The proposed Master Plan would provide facilities and infrastructure to support a planned enrollment of 2,000 FTES at Stockton Center. The proposed Master Plan includes new and renovated building space for classrooms, teaching labs, office and support, study space, recreation and wellness, dining, student centered space, and other support space. The two historic Acacia Court façade structures (Acacia North and Acacia East) located on Magnolia Street and North Grant would be renovated. The newer, non-historic additions to Acacia Court would be demolished. Eucalyptus Hall and Elm Center would also be demolished as they would not support the spaces needed for modern instruction. In total, approximately 77,700 gross square footage (GSF) of existing building space would be demolished. Six new buildings would be constructed for a total of approximately 225,800 GSF of new building space. Overall, the proposed Master Plan would result in a net increase in building space of approximately 148,100 GSF. With existing and approved development and proposed construction, there would be a total of approximately 324,700 GSF of building space at Stockton Center. Additionally, the proposed Master Plan includes improvements for landscape and open space; mobility, circulation, and parking; and utilities, infrastructure, and sustainability

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California State University, Stanislaus Stockton Center Master Plan Draft EIR

features. The proposed project includes project development features (PDFs) which incorporate design, sustainability, and construction practices to minimize environmental effects.

Buildout of the proposed Master Plan would occur in two phases through the year 2046, which is the planning horizon for the proposed Master Plan. These phases are intended to assist in facilities planning and are not associated with defined dates. The first phase includes construction of Buildings 003 and 004, and renovation of Acacia North and East. This first phase would accommodate 1,000 FTES (the buildout associated with the existing Master Plan). Buildings 005 through 008 would be completed in Phase 2, the completion of which would accommodate the projected student enrollment of 2,000 FTES.

Potential Environmental Effects: The Draft EIR identifies “potentially significant impacts” for the following environmental issues: biological resources, historic resources, cultural resources, paleontological resources, greenhouse gas (GHG) emissions, and transportation. Implementation of feasible mitigation measures would avoid or substantially reduce all environmental impacts associated with biological resources and cultural resources. Environmental impacts associated with a substantial adverse change in the significance of a historical resource; GHG emissions; and vehicle miles traveled (VMT) would remain significant and unavoidable.

Public Review and Comment: The 45-day public review period for the Draft EIR is from **July 9, 2025 to August 22, 2025**, in accordance with the CEQA Guidelines (14 CCR 15105). During this period, the Draft EIR will be available for review online at the following link:

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

A printed copy of the Draft EIR may also be reviewed at the foll locations during regular business hours:

- Stockton Center Library, Acacia Hall, 612 E. Magnolia Street, Stockton, CA 95202
- CSU Stanislaus University Library, 1 University Circle, Turlock, CA 95382

Written comments may be submitted by mail or email. All comments should indicate a contact person for your agency or organization, if applicable. Comments should be sent to the U.S. mail or email address below, to arrive no later than 5:00 p.m. on **August 22, 2025**:

Kristi Marian
Sr. Director of Campus Planning, Design and Sustainability
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Turlock, California 95382
kmarian@csustan.edu

Public Information Meeting: The CSU Board of Trustees will hold a virtual Public Information Meeting to give the public an opportunity to learn more about the proposed Master Plan and Draft EIR. All members of the University community and general public are welcome to attend and provide written comments on the Draft EIR.

Date: July 29, 2025

Time: 4:00 p.m. – 5:30 p.m.

Virtual Zoom Meeting Link : <https://csustan.zoom.us/j/82661101059>