

Notice of Intent to Adopt A Mitigated Negative Declaration

California State University Northridge

Pursuant to the State of California Public Resources Code Section 21092, this is to advise you that California State University Northridge (CSUN) has prepared an Initial Study of environmental impacts for the following project:

Project Title: CSUN On-Campus Hotel Project

Project Description: The project involves the replacement of an existing restaurant with an on-campus hotel and new restaurant facility on the CSUN campus through a public private partnership. The proposed project would include the demolition of the existing Orange Grove Bistro restaurant which is 44 years old and beyond its useful life. A new up to six-story hotel building, (approximately 70 feet in height), would be built, consisting of up to approximately 150 rooms. It would also likely include typical hotel amenities such as a conference room, a fitness center, and a pool. The restaurant would be a separate, up to approximately 13,000-square-foot (sf) building of up to approximately 30 feet in height. The combined footprint of the hotel and restaurant buildings would be approximately 35,000 sf, which would cover approximately 30 percent of the 2.75-acre project site. The project would include a surface parking lot at the northern area of the site with a capacity of approximately 135 vehicles and would also utilize 82 spaces within the Monterey Hall parking lot for hotel guests, restaurant patrons, and conference attendees. The hotel and restaurant are anticipated to be designed in a classic modern approach and follow a neutral color scheme for compatibility with the surrounding existing landscape and newer campus buildings. No date for construction is proposed at this point, but construction is expected to occur between 2018 and 2020 and would take approximately two years. Soil required for grading is anticipated to be balanced on-site. Noise and dust control measures would be included during construction in order to reduce impacts to neighboring residences.

Project Location: California State University, Northridge (CSUN) campus, located at 18111 Nordhoff Street in the City of Los Angeles (APN 2764-014-906).

Environmental Determination: Based on the findings of the Initial Study, CSUN has determined that, with mitigation, this project would not result in significant environmental impacts. Mitigation measures for biological resources, cultural resources, hazards and hazardous materials, noise, and tribal cultural resources will be required to reduce impacts to less than significant. Accordingly, CSUN intends to adopt a Mitigated Negative Declaration, pursuant to Section 21080(c) of the Public Resources Code.

The project site is not included on the list of hazardous materials facilities, hazardous waste properties, or hazardous waste disposal sites enumerated under Section 65962.5 of the California Government Code (Cortese List).

Public Review/Public Comment Period: Copies of the proposed Mitigated Negative Declaration and Initial Study are available for public review at: Delmar T. Oviatt Library, 18111 Nordhoff Street, Northridge, California, 91330; Northridge Public Library, 9051 Darby Avenue, Northridge, California, 91325; and online at <https://www.csun.edu/facilities/facilities-planning-services>.

A 30-day public review period for the Mitigated Negative Declaration begins on April, 26, 2018 and ends May 25, 2018. If you would like to comment, please send written comments to:

Mary Clare Smithson, P.E., Capital Programs Manager
CSUN Facilities Planning, Design & Construction
18111 Nordhoff Street
Northridge, California 91330
(818) 677-2561

Public Hearing: The California State University (CSU) Board of Trustees meeting is scheduled to consider the Mitigated Negative Declaration and proposed project on **July 24 and 25, 2018**. To confirm the date, time, and location of the meeting, please check the CSU Board of Trustees website at <https://www2.calstate.edu/csu-system/board-of-trustees> or contact the California State University Office of the Chancellor at 401 Golden Shore, California, Long Beach 98002, (562) 951-4000.