

# The Trustees of the California State University

401 Golden Shore – Long Beach, California 90802-4210

(562) 951-4120

## CEQA – NOTICE OF DETERMINATION

This Notice is being filed in compliance with Section 21108 of the Public Resources Code.

---

**Project Title**

Nine Ten Place Faculty and Staff Housing Project (previously “University Avenue Housing Project”)

---

**State Clearinghouse Number**

2022050001

---

**Lead Agency Contact Person**

Tania Nunez, Project Manager, California State University, Sacramento, Planning, Design, & Construction  
(916) 278-3404

---

**Project Location**

910 University Avenue in Sacramento, CA (Assessor’s Parcel Number 295-0040-047-0000)

The 1.06-acre vacant site is approximately 0.25 mile east of the Sacramento State main campus and accessible to/from the campus via the Guy West Bridge.

---

**Project Description**

Sacramento State will construct a 30-unit apartment building of approximately 30,000 gross square feet using Type 5 construction per the International Building Code, which includes development using a variety of materials (e.g., wood, concrete, steel). The building will be a maximum of three-stories tall and will include 16 one-bedroom/one-bathroom units of approximately 650 square feet and 14 two-bedroom/two-bathroom units of approximately 850 square feet. The units will include central air conditioning, washers and dryers, and dishwashers. The apartment building will include a manager’s office, storage space, mail/package delivery room, trash/recycling enclosures, main distribution frame/telecom room, and other miscellaneous support spaces.

Access will be provided via University Avenue, along the western border of the project site. Approximately 45 parking spaces will be provided in onsite surface lots. A trash collection area for waste services and fire lanes for emergency vehicle access will be established within the parking area. Additional site features include exterior lighting, landscaping, and exterior building signage. The two trees located on the project site will be preserved.

Sacramento State aims to exceed the requirements of both the California Green Building Code (CBC) and California Energy Code. Project sustainability features include high-efficiency irrigation for the landscaping, water-efficient plumbing, energy-efficient and CBC-compliant lighting and appliances, and durable exterior building materials.

This is to advise that the Trustees of the California State University as the lead agency approved the above-described project on August 2, 2022 and have made the following determinations regarding the above-described project:

1. An Initial Study/Mitigated Negative Declaration for the California State University, Sacramento Nine Ten Place Faculty and Staff Housing Project was prepared in accordance with the requirements of the California Environmental Quality Act and finalized in July 2022. The project is consistent with the project described and analyzed in the Initial Study/Mitigated Negative Declaration.
2. Applicable mitigation measures shall be implemented, monitored, and reported in accordance with the requirements of the California Environmental Quality Act (Public Resources Code, Section 21081.6).
3. The California State University, Sacramento Nine Ten Place Faculty and Staff Housing project will benefit the California State University.
4. The 2021-2022 Capital Outlay Program is amended.
5. The schematic plans for the California State University, Sacramento Nine Ten Place Faculty and Staff Housing project are approved.

The Mitigated Negative Declaration and record of project approval is available to the General Public and can be viewed online at <https://www.csus.edu/administration-business-affairs/facilities-management/news-archive.html>. In addition, a flash drive containing the IS/MND or a hard copy of the IS/MND can be provided to persons who are unable to access the online version. Please contact Ms. Tania Nunez at (916) 278-3404 to request this accommodation.



---

**Signature**

Victor Takahashi, Director  
Facilities Planning and Construction Services  
California State University, Sacramento

---

**Date**

08/02/2022