

PROJECT INFORMATION

California State University Northridge

Devonshire Downs Faculty Staff Housing, Phase One

Devonshire Downs is a planned residential community that is being developed by the North Campus Development Corporation, on behalf of California State University Northridge, in order to provide favorably priced housing options that will assist the University's recruitment and retention of quality faculty and staff. An on-campus faculty and staff neighborhood will help to foster a sense of community within the University and will strengthen connections between the University and the surrounding community.

PROJECT SUMMARY

CSU Northridge is planning to implement a portion of the 2005 Campus Master Plan Update by developing Phase I of the Devonshire Downs faculty/staff housing community. The project will be constructed on approximately 15 acres in the southern portion of the North Campus, where surface parking lots F10 and G10 currently exist. Schematic design for the community is currently underway, with construction scheduled to begin in summer 2008 and first occupancy scheduled for fall 2009.

A total of 250 units -150 for-sale townhomes and 100 rental apartments- was originally proposed for this site in the 2005 Master Plan Update. The University now plans to construct only 159 for sale townhomes in phase one. The homes will be 2 stories and constructed in blocks of three to five attached units. Each unit will have a two-car garage. Phase one will also include development of a large open space for the community, and extensive landscape upgrades around the phase one perimeter along Zelzah, Lassen and Lindley. The retail space near the corner of Lassen and Zelzah described in the Master Plan will not be constructed.

A preliminary site plan of the proposed project is attached; the phase one area is surrounded by a dashed line.

ENVIRONMENTAL DOCUMENTATION

At the time the EIR for the Master Plan Update was prepared, the University had developed sufficient detail concerning several Master Plan projects to permit project-level evaluation of potential environmental impacts in the Draft EIR, including Faculty/Staff Housing Phase I. Because of the long-term nature of the 2005 Master Plan, the precise nature, size, and location of all the facilities proposed in the Master Plan Update could not be accurately projected at that time. The EIR indicated that additional environmental review of Master Plan projects would be undertaken as needed during subsequent Master Plan implementation.

After completing a preliminary review, it has been determined that an Addendum to the Master Plan EIR should be prepared to assess the potential environmental impacts of the Faculty/Staff Housing Phase I project project. An Addendum is appropriate when no substantial changes are proposed in the project which would require major revisions of the previous EIR and no new information of

substantial importance which was not known at the time the previous EIR was prepared, such as new significant impacts or infeasible mitigation measures, have been identified.

CSU Northridge is currently preparing an Addendum to the 2005 Master Plan Update Environmental Impact Report (EIR) in compliance with the California Environmental Quality Act (CEQA). Although circulation of an Addendum to an EIR for public review is not required under CEQA, the University wishes to keep interested community members informed regarding the physical development of the campus. This handout summarizes the findings of the Addendum for purposes of discussion with the campus and neighboring communities. The addendum will be posted on the CSUN Facility Planning, Design and Construction website (www-admn.csun.edu/facplan).

WHAT DOES THE ADDENDUM ADDRESS?

The Addendum evaluates potential impacts of the proposed Faculty/Staff Housing Phase One project on all the environmental resources evaluated in the Draft EIR.

The 2005 Master Plan, and its components, were determined to have less than significant impacts on the following issues, which are not discussed in the Addendum: Agricultural Resources; Biological Resources; Cultural Resources; Geotechnical/Soils; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Public Services (Libraries, Parks, Schools) and Public Utilities (Solid Waste Disposal).

WHAT ARE THE FINDINGS OF THE ADDENDUM?

The Addendum determined that implementation of the Faculty/Staff Housing Phase 1 project would not result in any new or substantially more severe impacts than those identified in the 2005 Master Plan Update EIR. Mitigation measures identified in the EIR and adopted for the 2005 Master Plan Update project are applicable to the proposed Faculty/Staff Housing Phase I project, where appropriate.

WHERE CAN I OBTAIN MORE INFORMATION?

For specific project information:

The North Campus Development Corporation's website, www.csun.edu/northcampus, contains detailed information including the community plan, purchase priorities, and answers to frequently asked questions.

For information regarding the Campus Master Plan or ongoing campus construction projects:

www.csun.edu/envision2035
www-admn.csun.edu/facplan

If you have specific comments or questions, please contact:

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