Chapter 1
Summary

1.1 Introduction

The ***Campus Physical Master Plan Update*** is a long-range plan intended to guide growth and development of the campus for the next 10-15 years. The following are excerpts from the Physical Master Plan Update:

Goal of the 2008 Physical Master Plan Update:
The Physical Master Plan Update shall uphold the objective of the University in providing a distinct and attractive physical environment that supports the delivery of quality higher education. To assist the University in reaching its targeted capacity enrollment of 12,000 FTE, the Physical Master Plan Update Steering Committee established standards for development of the 10-15 year plan that will:

- continue to facilitate high quality teaching, learning and working activities at the University;
- enhance the student life experience;
- adapt to the changing world;
- preserve the aesthetic qualities of the campus; sustain the University's commitment to responsible financial and environmental practices; and allow the University to interact positively with the community.

Key Components of the Physical Master Plan Update:

- Serve as a 10-15-year guide for development.
- Maintain current student capacity at 12,000 FTE.
- Multi-story student housing facilities will preserve green space, and on-campus housing capacity will remain fixed at 25% of enrollment (3,000 beds).
- Multi-level parking structures will preserve green space while accommodating 6,000 vehicles.
- Preserve and honor campus green space and a park-like setting.
- Minimize traffic congestion by concentrating future construction around the campus core and in southeast corner of campus.
- Perimeter Road will remain as shown in the 1968 Master Plan.
- Remove parking lot (south of Warrior Arena and within the perimeter road) to provide green space for Physical Education programs and student activities.
- Develop "Yosemite" property on south side of Geer Road for student housing.
- Future acquisition of land at the northwest corner of campus is anticipated.

Table 1.1
Summary of Changed Conditions Under the CSU Stanislaus Physical Campus Master Plan Update

	1968 Master Plan	Existing On-Site	Updated Master Plan
FTE[1]	12,000	7,042	12,000
Total Campus GSF[2]	2,257,083	1,267,674	2,700,999
Non-Instructional GSF[3]	893,785	419,739	985,675
Instructional GSF	1,363,298	705,279	1,200,315
Instructional GSF/FTE	113.6	100.2	100.0
Residential GSF[4]	631,500	192,717	799,550
Residential Capacity	3,000	656	3,000
Parking Stalls	6,000	2,667	6,000
Parking Stalls/FTE	0.50	0.38	0.50
Outdoor Physical Ed.[6]	32.6 acres	32 acres	32 acres
Arena Acreage		9.2 acres	9.2 acres
Arena Capacity		7,500 seats	7,500 seats
Amphitheater Capacity	2,000 seats	10,000 seats	10,000 seats

1 Full-time equivalent student

2 GSF – Gross square feet

3 Non-instructional GSF includes residential, arena, bookstore, and student union

4 Residential GSF based on 300 GSF per resident student. President's house has been eliminated in GSF calculations

5 Outdoor physical education based on SUAM Guidelines

Table 1.1 shows the square footages and uses allocated under the 1968 Master Plan, the existing square footages and uses, and the space and uses proposed in the updated Master Plan.

1.2 Background and Scope

This EIR evaluates the potential individual and cumulative environmental effects associated with implementation of facility construction programs contained in the ***Physical Master Plan Update***. Direct/primary effects of the project, as well as any foreseeable potential indirect or secondary impacts that occur through ***Physical Master Plan Update*** build-out, are evaluated within this document.

This document also serves as the framework for evaluating future development projects and planning efforts, and/or identifying where additional environmental analysis may be required. As an EIR, it provides recommendations in the form of mitigation measures, to minimize potentially significant effects, and describes the consequences of unavoidable environmental impacts. Alternative project options have been evaluated to provide a comparative analysis of the potential environmental effects. This provides decision makers with general comparative information regarding alternative courses of action.

The scope of this EIR was determined through the public "Notice of Preparation" (NOP) process (CEQA Guidelines Section 15082). Comments on the NOP received from

responsible, trustee and interested agencies, resulted in focusing the EIR discussion and analysis within the identified areas of potential impact described in the CEQA Guidelines.

The environmental issues, and the specific environmental concerns addressed under each issue heading, to be addressed in this document include:

1. **Aesthetics:** This environmental issue focuses on the impacts of a project on scenic vistas and the overall appearance of the project in the community context. Issues of light and glare, community view-sheds, architectural compatibility with existing development or a specific site or setting are all part of the issue of "Aesthetics" as addressed within the framework of CEQA. The project site does not obstruct an important "vista". There are no designated "scenic highways" within the project area. The area around the project site is relatively flat. The campus has evolved in a manner that provides a unique character and quality that enhances the academic mission of the University. The careful integration of large trees, open areas, buildings, ponds and walkways of the campus has become well known throughout the State University system. Additional aesthetic consideration is the placement of campus lighting.

2. **Agriculture***:* This environmental issue focuses on the impacts of a project on farmland and agricultural productivity. Environmental concerns focus on the loss of agricultural cropland as inventoried by the Farmland Mapping and Monitoring Program of the California Resources Agency as well as agricultural zoning and Williamson Act Contract lands. An additional area of concern is the potential changes resulting from a project that could lead to future conversion of agricultural lands to non-agricultural uses.

According to the Farmland Mapping and Monitoring Farmland maps, the project area is classified as "Developed". The project is consistent with existing zoning. The campus and immediate surrounding area is not under Williamson Act Contract. The project will not have any adverse effect on adjacent farmland practices.

3. **Air Quality:** This environmental issue focuses on the impacts of a project on air quality. Issues over project consistency with applicable air quality plans, policies and regulations, increases of any pollutant for which the area has been designated as a "non-attainment" area. Additional concerns are over the exposure of sensitive receptors, such as people, to high levels of air pollution or odors. The Campus Plan is not expected to conflict with the implementation strategy of the San Joaquin Valley Regional Air Quality Management Plan. As a campus that serves a large, mostly rural, area of the central San Joaquin Valley, commuter traffic will remain a concern with respect to cumulative impacts on the Valley's air quality.

4. **Biological Resources:** This environmental issue focuses on the impacts of a project with respect to biological resources such as sensitive plant or animal species or their habitat, or riparian habitat or its potential interference with the normal movements of wildlife species in the vicinity of a project. Additional concerns focus on consistency of a project with adopted plans, policies and regulations regarding wildlife, habitat

conservation planning, local wildlife preservation plans and policies or wetlands. All development is proposed to be located on areas that have been modified from their original natural habitat by many years of agricultural urban, campus and development activity. Conversely, the park like setting of the campus may have created a unique island of potential habitat in the present-day urban environment surrounding the campus.

5. **Cultural Resources:** This environmental issue focuses on the impacts of a project on cultural resources including, but not limited to, the adverse change to a significant historical or archaeological resource. Other areas of concern include the potential for a project to adversely impact a unique paleontological resource or geologic feature or disturb any human remains. The study area has been extensively modified and is not located in an area that typically exhibits a high degree of archaeological resource potential or sensitivity. As the campus has aged and mature, certain features may have taken on a character or quality that deserve special consideration when future development is contemplated.

6. **Geology & Soils***:* This environmental issue focuses on the impacts of natural geologic or soil conditions on a project. Specific concerns include earthquakes and seismic related hazards, or unstable soils. The project area is not located within an area depicted on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist. A geologic study contained in the Stanislaus County General Plan concluded that the project area is located in an area that exhibits a relatively low exposure to seismic risk

7. **Hazards and Hazardous Material:** This environmental issue focuses on the impacts of a project with respect to hazards. The creation of new hazardous conditions or activities that will result in people or property being exposed to existing hazards is the primary area of focus under this environmental issue. Hazards include, but are not limited to, hazardous materials, hazards associated with aircraft and airports or wild-land fires. An additional concern is the consistency of a project with emergency response plans or emergency evacuation plans. The project site does not contain any listed “Hazardous Sites” and the storage and handling of materials that might be considered “hazardous” is limited to those materials that are common in households, businesses and industries in the region and strictly regulated in accordance with State and Federal regulations.

8. **Water Quality and Resources:** This environmental issue focuses on the impacts of a project on surface and groundwater, including compliance with water quality standards and regulation, depletion of groundwater supplies, pollution or degradation of water quality. Additional concerns include water related hazards such as flooding, mudflows and similar hazards. This area of environmental concern also addresses potential project impacts on area drainage including storm water runoff.

Turlock and the San Joaquin Valley are underlain by the San Joaquin groundwater basin. This basin includes two water-bearing zones, separated by the Corcoran clay member of the Tulare formation. The quality of groundwater in the lower water-bearing zone is generally considered good. Turlock's water wells are periodically tested and information

forwarded to the California Department of Health Services. No major groundwater overdraft problems have been identified in the Turlock area. The campus must manage its storm water on site as the campus is not served by a regional storm water system. A series of ponds have been designed and developed on the campus to accommodate storm water.

9. **Land Use and Planning:** This environmental issue focuses on the impacts of a project on adopted land use, habitat conservation or natural community conservation plans. The specific focus of this area of environmental concern is potential project conflicts with established plans and policies or the potential for the project to physically divide a community area. The City of Turlock General Plan designates the CSU Stanislaus Campus as a Public Site and City policy supports development of the campus in a manner consistent with the Physical Master Plan Update.

10. **Mineral Resources:** This environmental issue focuses on the impacts of a project on known mineral resources of commercial or otherwise documented economic value. The project site is not located on a Mineral Resource Zone identified by the California Department of Conservation-Division of Mines and Geology Mineral Land Classification Surveys. The site does not contain, nor is it located near any sand and gravel resource site of local importance

11. **Noise:** This environmental issue focuses on the impacts of a project with respect to noise or ground-borne vibration. The creation of new noise or ground-borne vibration conditions or activities that will result in people or property being exposed to existing noise or vibrations is the primary area of focus under this environmental issue. Noise will be generated as a result of construction. These potential impacts are normal and University General Construction Contract provisions, policies and standards are in place to reduce these impacts to a level that is normally considered “less than significant”. Additional campus noise impacts result from traffic and circulation patterns in and around the campus, outdoor event areas and general campus activities.

12. **Population & Housing:** This environmental issue focuses on the impacts of a project on population and housing including population growth or displacement of human population and housing. When the Physical Master Plan was first approved, the area surrounding the campus was mostly used for agriculture and there was limited off-campus housing available to students. The plan includes modifications to the number of on-site housing opportunities that will be provided in the future.

13. **Public Services:** This environmental issue focuses on the impacts of a project on public service facility needs and the potential environmental impacts of developing and/or expanding these facilities. Facility needs can be defined by the need to maintain acceptable levels of service such as response times, or such other community service standard as may apply. The CSU Stanislaus Campus is a well established University with its own campus police force and associated student services. While the plan does not change the planned student population for the campus, the location and distribution of campus resources could have an impact on future service delivery on the campus.

14. **Recreation:** This environmental issue focuses on the impacts of a project on public recreation service and facility needs and the potential environmental impacts of developing and/or expanding recreation facilities. Facility needs can be defined by the need to maintain acceptable levels of community recreation service in the area and region.

15. **Transportation and Traffic:** This environmental issue focuses on the impacts of a project on transportation systems including roads and highways, public transportation systems, pedestrian circulation and access, parking, and emergency access. Impacts can be in the form of new hazardous circulation or traffic conditions, conflict with existing plans and policies, or creation of an unacceptable traffic level on a transportation system or facility. Traffic and circulation patterns on and around the campus have been studied over the years as growth and development has occurred in areas surrounding the Campus. The changes proposed in the Master Plan update will result in some changes to existing transportation and circulation systems. Changes will be examined with respect to the planned distribution of campus parking areas, development of new on-site housing units and proposed development of parking structures with respect to future parking demand and any modification to existing campus circulation.

16. **Utilities and Service Systems:** This environmental issue focuses on the impacts of a project on public utility systems or facilities such as water, wastewater, storm water drainage or other utility or service systems. The CSU Stanislaus Campus is served with sewer and water service by the City of Turlock. The campus storm-water drainage system discharges into the Turlock Irrigation District drainage canal system. The system of on-site ponds meter storm water discharge into this system and serve as storm water detention and sediment settling facilities.

As a result of the NOP process and evaluations of the project site, it was determined that there were no impacts to **Agricultural Resources** or **Mineral Resources** resulting from the implementation of the CSU Stanislaus Physical Master Plan Update.

1.3 Summary of Environmental Impacts

Table 1.2 contains a summary of the potential adverse physical impacts that can be expected to result from the implementation of the Physical Master Plan Update.

Table 1.2
A Summary of the Potential Adverse Physical Impacts That Can Be Expected To Result From The Implementation of the Physical Master Plan Update.

Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Aesthetics Potential adverse physical impacts to Aesthetics, as a result of implementation of the CSU Stanislaus Physical Master Plan Update are limited to the impacts resulting from the construction of new multi-story buildings near the periphery of the Campus site and the installation of new lighting facilities on the northeast corner of the Campus for sports facilities.	Adoption of the CSU Stanislaus Physical Master Plan Update will not have any immediate impact on the aesthetic environment other than to affirm existing policy regarding the future site development Master Plan strategy for providing educational facilities adequate to support the Campus capacity of 12,000 FTE as implemented through the adopted FY 09-10 through 13-14 CSU Stanislaus CIP-COP. In this regard, there are no physical short term effects of the project. Construction and maintenance lighting may be employed over short spans of time but this type of lighting will not have any off-campus impacts nor distract from the overall aesthetics of the campus as they would only be employed for specific construction related tasks and are part of the on-going campus development and maintenance strategy.	The long term effects of the implemented CSU Stanislaus Physical Master Plan Update is that some open space that presently exists within the campus area will be converted to facilities resulting in the creation of new light and glare sources. New field and stadium lighting will be developed in the north-east portion of the campus that will be visible from sites located beyond the campus boundaries. Development of new buildings, including parking structures, along the perimeter of the campus will reduce the "park-like" views along certain roadways, such as Monte Vista Avenue/University Way (University Way), but retention of many of the older large trees, in these areas will soften this impact to a significant degree. Overall, with the application of proposed mitigation to new lighting sources, these impacts are not considered "significant" within the meaning of CEQA.	The cumulative effects of the project are that the existing campus development will be expanded within the University's Master Plan area as the CSU Stanislaus Physical Master Plan Update is implemented. The campus will contribute to existing light and glare sources in the general area of the campus. However, the campus is in a generally urbanized area within the community of Turlock and this contribution to light and glare, as mitigated, is not considered to have a significant impact on the cumulative light environment.

Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Agricultural Resources No Impact	. N/A	N/A	N/A
Air Quality Development activities associated with implementation of CSU Stanislaus Physical Master Plan Update are expected to result in an increased campus population. Consequently, additional vehicle trip generation and resultant mobile source emissions of air pollutants, and a higher level of energy consumption on the campus will occur.	Adoption of the CSU Stanislaus Physical Master Plan Update will not have any immediate or short-term impact on air quality on the Campus or the region. The Plan, however, will re-affirm policy standards by which the Master Plan will guide future decision making, with respect to air quality, for providing educational facilities adequate to support the Campus capacity of 12,000 FTE as implemented through the adopted CSU Stanislaus CIP-COP.	Long term impact of growth and development are expected to result in increased traffic and the possible development of new sources of air pollution. This increase in emissions will contribute to the regional air quality problems. Given the nature of the problem, and the fact that regional solutions are required to make any impact, the District has devised a mitigation program that is linked to a District-wide strategy to reduce this regional problem. The Campus will participate in a District mitigation program in accordance with state law.	Development impacts resulting from this growth, both on the Campus and the region, will result in increased transportation and traffic congestion region-wide. This impact will contribute to the regional air quality problems. Emissions from other sources will also contribute to the regional air pollution. As noted above, the participation in the Air District's mitigation program will reduce these impacts to a level deemed to be less than significant.
Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Biological Resources The "urbanization" process creates both threats and opportunities for wildlife. Species that adapt to the human environment flourish in an urban setting. Others, which tend to rely a natural setting for food and shelter, will be diminished in population. The	Adoption of the CSU Stanislaus Physical Master Plan Update will not have any immediate impact on the biological environment other than to affirm existing policy regarding the future site development Master Plan strategy for providing educational facilities adequate to support the Campus capacity of 12,000 FTE as implemented through the adopted CSU Stanislaus CIP-COP. These actions and activities will not have any adverse impacts on the biological resources of	Expansion of Campus facilities on open areas of the campus will result in the loss of some landscape resources. Long-term development trends will increase some wildlife species that are compatible with urban development and reduce the populations of other less adaptive species. Given the nature of the site and the surrounding developed areas, it is not likely that new development on the campus will have any serious impacts on the existing biological communities or Campus	Further urbanization in the region resulting in the conversion of farmland to urban uses will, in turn, change the nature of wildlife habitat in the area. These changes may have little impact on overall wildlife populations in the region given the extensive area surrounding the City of Turlock that is maintained as farmland but will make the preservation of existing park-like settings, such as the CSU Stanislaus Campus more valuable to regional wildlife.

Campus, due to its park like setting provides habitat for a variety of "urban dwelling" wildlife.	the area but will lead to improved facility design of development with respect to potential impacts on Campus biological resources.	biological resources. There are potential impacts resulting from the disturbance or removal of large trees that are suitable nesting sites for raptors and other large bird species. Development and construction activities undertaken, in accordance with the goals, policies and standards of the CSU Stanislaus Physical Master Plan Update could result in diminishing the value of critical habitat of sensitive and or protected species.	
Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Cultural Resources To the extent that updating the Physical Master Plan may result in future development within the campus perimeter, an increase in construction activity will result. This activity will most likely involve excavation that could disturb cultural resource site presently unknown or impact historic buildings or structures.	Adoption of the CSU Stanislaus Physical Master Plan Update will not have any immediate impact on cultural resources and environment other than to affirm existing policy regarding the future site development Master Plan strategy for providing educational facilities adequate to support the Campus capacity of 12,000 FTE as implemented through the adopted CSU Stanislaus CIP-COP. These actions and activities will not have any adverse impacts on the cultural resources of the area	As student population growth occurs on the Campus, new construction will be proposed that will result to modification to the Campus site. These new improvements and buildings will be reviewed and approved based upon compliance with the cultural resource requirements of State and Federal law. As there are no known cultural resource sites existing on the campus, no impacts of cultural resources on the Campus is expect over its long-term build-out.	There are no known cultural resources existing on the Campus site and no impacts are foreseen.

Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Geology & Soils The CSU Stanislaus Campus is not identified on an Alquist-Priolo Earthquake Fault Zoning Map, the Campus, however, lies within the Melones Fault system zone of influence. The earthquake history of the region indicates few damaging earthquakes and the historical record points to the Campus area as being earthquake insignificant; however, a large earthquake in the region should be considered possible. Construction activities associated with projects pursued in implementation phases of the Master Plan will result in the over-covering of soils with hardscape, buildings and other generally impervious surfaces. Resultant increases in storm-water runoff may	Adoption of the CSU Stanislaus Physical Master Plan Update will not have any immediate impact on soils, geological structures and features other than to affirm existing policy regarding the future campus development. The Physical Master Plan strategy for providing educational facilities adequate to support the Campus capacity of 12,000 FTE is implemented through the adopted CSU Stanislaus CIP-COP. These actions and activities will not have any adverse impacts on the geological or soil resources of the area. The adoption of the Physical Master Plan Update will not have any adverse impacts on soils and geology of the area but will lead to improved regulation of construction with respect to potential construction proposed on unstable soils or underlying geologic structure.	Growth in student population, and development of new Campus facilities to accommodate this growth, will result in some modifications of the natural setting which presently is used for open-space. Water erosion will be managed through the development of surface water drainage systems that channel storm water into pipelines and other erosion proof structures and the storm-water retention pond system will limit the transport of sediments off-site. There are no serious geologic problems in the region and long term impacts from unstable geology are of little concern and can be easily addressed through the proper application of State Building Code standards.	There are no identifiable cumulative impacts to geology and soils resulting from implementation of the CSU Stanislaus Physical Master Plan Update.

generate significant storm drainage-related concerns.			
Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Hazards & Hazardous Materials Uses and activities conducted on the CSU Stanislaus campus could result in the creation of hazardous conditions for students, faculty and employees of the University.	Adoption of the CSU Stanislaus Physical Master Plan Update will result in the preparation of construction plans, bid documents, finance proposals and requests, none of which will have a physical impact on the campus environment. The Physical Master Plan strategy for providing educational facilities adequate to support the Campus capacity of 12,000 FTE is implemented through the adopted CSU Stanislaus CIP-COP. This and other actions and activities will not have any adverse impacts on hazards or use and handling of hazardous materials on Campus.	With an increase in student population, the evolution of technology that utilizes hazardous substances, this concern of the storage and handling of hazardous materials on the CSU Campus can be expected to grow over time. With the University's mission to work with the latest technology and educate students as to the application and management of this technology, the use, storage and handling of hazardous materials can be expected to increase. It is also expected that as our institutional experience grows with respect to the use of technology that involves hazardous materials, the University will play a critical role in educating professionals in the medical and technology fields the appropriate techniques for safely managing these materials.	With an increase of growth and the expanded role of technology in our society, there will be an increased reliance of substances that can be considered hazardous. Along with this increase use, storage and handling of hazardous substances is an increased need for emergency personnel (police and fire) to become informed as to the proper treatment and handling techniques for emergency response purposes. This situation applies to the Campus and the society in general. The education and training of these emergency personnel is typically within the scope of the educational mission of the University System.
Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Hydrology & Water Quality Parking areas, roadways, landscape areas and other human activities will result in the deposit of certain pollutants that can be washed into the regional surface water system	Adoption of the CSU Stanislaus Physical Master Plan Update will not have any immediate impact on hydrology and water quality other than to affirm existing policy regarding the future site development Master Plan strategy for providing educational facilities adequate to support the Campus capacity of 12,000 FTE as implemented through the adopted CSU	Growth and development of the CSU Stanislaus campus, within the urban area of the City of Turlock, will not result in modifications to the surface water quality. Landscaping and earth modifications may result in some increased erosion and sedimentation but this will be captured by the Campus storm-water retention basins and not impact stream-beds or result in the	Growth in the Central Valley, Stanislaus County, the City of Turlock and the Campus will have a long-term cumulative impact of regional water resources. The complex water management regulatory system will limit development to reflect the natural constraints of the region (and State's) water resources and maintain water quality standards. Regulatory standards are in place or being developed to address the causes of Global

and contaminate surface water supplies. Facility expansion and development, proposed within the Physical Master Plan, could result in the location of structures within flood areas and will most likely result in the creation of impervious surfaces that will increase the flow of flood waters during times of intense storm activity. Campus water uses will increase demands on groundwater resources.	Stanislaus CIP-COP.	deposition of chemical nutrients into stream waters. Increased storm water runoff can be contained within existing surface water drainage facilities. Long-term campus development will increase demands on groundwater resources and possibly surface water resources if the City of Turlock and the Tuolumne Irrigation District develop a surface water treatment and distribution system as planned.	Climate Change and planning is under way to accommodate the expected changes in the region's water cycle that is expected to result from Climate Change. All of these changes are the result of growth and the over-use of carbon based fuels without adequate environmental controls. These regulatory and control systems are being developed and put in place and are expected to minimize the adverse cumulative impacts on air quality, water resources and quality and the general quality of life of people and wildlife.
Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Land Use & Planning Implementation of the CSU Stanislaus Physical Master Plan Update continues the facility location policies established in previous Master Plans with some additional attention to the clustering of similar types of educational and service facilities with respect to future building expansion. None of the contemplated changes,	Adoption of the CSU Stanislaus Physical Master Plan Update will not have any immediate impact on the aesthetic environment other than to affirm existing policy regarding the future site development Master Plan strategy for providing educational facilities adequate to support the Campus capacity of 12,000 FTE as implemented through the adopted CSU Stanislaus CIP-COP. These actions and activities will not have any adverse impacts on the existing land use of the Campus and the area. The existence of adopted plans and policies will guide short-term decision making, however, in	Adoption of the CSU Stanislaus Physical Master Plan Update will provide for the long-term facility growth needs of the Campus to guide decision making with respect to the placement of new facilities and structures and create a blue print for future Campus construction needs relative to student population growth over the next 10-15-years. Adoption of the CSU Stanislaus Physical Master Plan Update will provide for the long-term growth needs of the University.	Growth in the Central Valley, Stanislaus County, the City of Turlock and the Campus will have a long-term cumulative impact of land use. Land use has implications with respect to transportation and travel, air quality, utilities and infrastructure, and the overall quality of life in a community and a region.

however, will physically divide an established community or neighborhood on campus or impact the surrounding community. There are no habitat conservation or natural community conservation plans presently adopted and applied to lands located within the CSU Stanislaus campus or in the surrounding area.	light of future long term uses**.**		
Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Mineral Resources No Impact	. N/A	N/A	N/A
Noise As implementation of the CSU Stanislaus Physical Master Plan Update occurs, additional sources of noise may be generated from additional motor vehicle traffic on the local streets and highway network. New construction of noise sensitive uses near historic sources of noise, such as streets and highways, will create new potential conflicts and incompatibilities with some types of land	Adoption of the CSU Stanislaus Physical Master Plan update will not have any immediate impact on the noise environment other than to affirm existing policy regarding the Master Plan strategy for providing educational facilities adequate to support the Campus capacity of 12,000 FTE as implemented through the adopted CSU Stanislaus CIP-COP. Short-term impacts will occur as a result of construction activities related to the building of new facilities proposed in the Physical Master Plan Update. Other sources of noise impacts result from the day-to-day activities carried out on the existing campus such a special events, concerts and sports events but are not resulting from adoption of the Physical	Long term impact of growth and development are expected to result in increased ambient noise levels in the City of Turlock overall and within the vicinity of the CSU Stanislaus campus. Noise impacts will result from increased traffic in addition from construction activities related to the building of additional campus facilities.	Increases in noise levels into areas surrounding the CSU Stanislaus campus, combined with new light sources, increased traffic and the related population impacts of growth and development of the City of Turlock will change the character of the environment in the vicinity of the campus. These cumulative impacts, however, are not likely to result in a significant adverse physical impact on the environment provided that such “cumulative” changes occur in a manner that is consistent with the Physical Master Plan, City of Turlock General Plan along with the growth and development rules, regulations and standards of both the Campus and the City. Noise levels resulting from traffic on roadways surrounding the campus are

uses. Construction activities will result in the creation of short-term increases in the ambient noise level of the campus and may have some off-campus impacts.	Master Plan.		forecasted to increase to levels that could be viewed as "significant". This impact will occur regardless of the addition of campus traffic. Overall regional and city-wide growth is the cause of this traffic noise increase however, campus traffic generation will "cumulatively" contribute to this impact.
Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Population & Housing Adoption and implementation of the Physical Master Plan Update will accommodate the planned growth set forth in the 1968 Master Plan because it expands current educational and service opportunities as well as provides additional student housing.	Adoption of the CSU Stanislaus Physical Master Plan update will not have any immediate impact on population and housing other than to affirm existing policy regarding the Master Plan strategy for providing educational facilities adequate to support the Campus capacity of 12,000 FTE as implemented through the adopted CSU Stanislaus CIP-COP.	Implementation of the Physical Master Plan Update will provide for the long-term growth needs of the University and will provide for increased educational opportunities and housing for students. The number of full-time equivalent students will be doubled under the proposed Physical Master Plan Update. However, housing will be tripled.	Population growth and the need to house this growing population will have impacts on other environmental factors such as traffic, public services, recreation, public utilities, etc. This Campus related growth, however, has been anticipated since the 1968 Master Plan first established the 12,000 FTE student population standard. These other elements of the overall environmental system in the region can accommodate this Campus population growth within the regional infrastructure, transportation and related plans that have been developed.

Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Public Services Campus growth will have some impact on the surrounding community and the City of Turlock's community service system. Most of the impacts, however, will impact the on-campus service systems and programs. Off-campus impacts will result from students occupying off-campus housing developments and patronizing off-campus retail and service establishments. On-campus service expansion facility needs are programmed into the Master Plan Update. On-campus services are budgeted on an annual basis as part of the State University System's budget process. Off-campus service	Adoption of the CSU Stanislaus Physical Master Plan Update will result in the modification of the CIP-COP, preparation of construction plans, bid documents, finance proposals and requests, none of which will have a physical impact on the campus environment. These actions and activities will not have any adverse impacts on the public services in the area.	The impacts of Campus growth in student population and employment for the next twenty years have not changed since adoption of the 1968 Master Plan that established the planned FTE student population at 12,000. With the addition of less than 6,000 more FTE students over the next twenty years, the long term impacts associated with the implementation of the Physical Master Plan Update is expected to result in gradual growth in public services and the need to develop public service facilities by local governmental service providers. The overall Campus operation's impact on public services is not seen as being significant. **Public Services** The long-term impact on law enforcement from the implementation of the Physical Master Plan Update would be felt primarily by the University Police Department. It can be assumed that on-campus reporting, arrests and student discipline referrals will increase commensurately with increased student body population and additional on-campus residents. Other services, including general government, fire protection, libraries, etc., will experience some increase in	Growth in the Central Valley, Stanislaus County, the City of Turlock and the Campus will have a long-term cumulative impact to local governmental service providers. Growth in regional population will result in a corresponding need for expansion of infrastructure and other public facilities. As a result of planning and policy implementation, these cumulative impacts are not likely to result in a significant adverse physical impact on the environment.

impacts, resulting from housing and the patronizing of local (City) business establishments is addressed through the normal City development mitigation and revenue (tax) programs as any other governmental service facility or system.		service demands that are not otherwise met by on-campus service providers. While there will be some increase in off-campus public service demand related to employees and students of the Campus, these impact will be directly related to off-campus housing and commercial activity that would typically contribute to the City's development impact mitigation program and is otherwise supported by the various tax revenues contributed by all City residents and service consumers, including residents and employees of CSU Stanislaus and service consumers from the Campus. **Schools** This district, and the other districts that provide educational opportunities to students from Turlock and the surrounding area, will be required to expand to meet the demand of increased population growth. The Physical Master Plan Update maintains the 1968 Campus student population of 12,000 FTE students at build-out of the proposed campus facilities. However, the increased student population will not have a significant impact on the ability of the providers of K-12 education in the city to adequately serve their students. Students enrolled at the University are primarily younger people who are unmarried and do not have children who would utilize K-12 school facilities. The	

		number of students attending the University with families would be minimal in relation to the total campus student population. They would have a less than significant impact on the operations of the K-12 school districts serving the city and surrounding area. Faculty and other Campus employees typically live off-campus in housing normally available on the open market. New housing is required, by law, to participate in school impact mitigation programs and contribute property tax and other revenues for support of their school systems like employees of any other business or institution in the region.	
Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Recreation Increased population growth can reduce the quality of life in a community if the growth in recreation facilities does not increase at the same rate as population.	Adoption of the CSU Stanislaus Physical Master Plan Update will result in the modification of the campus CIP-COP, preparation of construction plans, bid documents, finance proposals and requests, none of which will have a physical impact on the campus environment. These actions and activities will not have any adverse impacts on the recreation resources on campus or in the area.	Growth and development of the CSU Stanislaus Campus, within the urban area of the City of Turlock, will not result in an increase on the need for recreation resources including land, facilities and recreation program support.	Growth in recreation facilities, along with other segments of the public service sector on the Campus, within the City of Turlock and the overall region, will result in the need for other related governmental support services such as administrative offices, increased public protection services and maintenance services. Some of these increased service needs may result in a need for additional facilities. The planning, development and construction of any new facilities will be subject to specific environmental evaluation and significant impact will be reduced to a level deemed less than significant as a matter of public policy and law. As a result, the impact of developing new public facilities for

			expanded services is not likely to result in a significant adverse physical impact on the environment.
Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Transportation & Traffic Transportation related environmental impacts associated with the updated CSU Stanislaus Physical Master Plan Update based on information developed in preceding sections. Appendix "G" of the CEQA Guidelines address these topical issues: • Traffic Load, Capacity and Level of Service • Adequate Parking • Effects on Alternative Transportation • Transportation Safety • Emergency Access • Air Traffic Patterns To the extent that updating the Physical Master Plan may result in future development within the campus and	Adoption of the CSU Stanislaus Physical Master Plan Update will result in the update of the campus CIP-COP, preparation of construction plans, bid documents, finance proposals and requests, none of which will have a physical impact on the campus environment. These actions and activities will not have any adverse impacts on traffic and circulation of the campus or the area, but could lead to improved practices with respect to traffic management and operations on a short-term basis.	With the development of proposed parking structures and new on-campus housing opportunities, the overall Campus impact on the local circulation system is expected to decline over time. The long term impacts of growth and development of the CSU Stanislaus campus on transportation demand are less clear as a result of evolving educational and communications technologies, improvements in broadband internet services and other technologies that affect the delivery of educational services. Future transportation demand is going to be influenced by some blending of the traditional classroom attendance with these new technologies and the combination will define the University's long-term transportation demands.	Growth in the Central Valley, Stanislaus County, the City of Turlock and on the Campus will have a long-term cumulative impact on the Campus and the local (City of Turlock) regional transportation system. Growth in traffic volumes will have impacts on air quality, noise, and other areas of environmental quality and the overall quality of life in the area.

the City of Turlock, an increase in automobile traffic may result in the need to expand, extend and improve transportation facilities and services.			
Environmental Impact	***Short-Term Impacts***	***Long-Term Impacts***	***Cumulative Impacts***
Utilities & Service Systems To the extent that updating the Physical Master Plan Update will result in future development within the campus, an increase in the demand for utilities and utility facilities such as sewer, water and storm drainage facilities will result. The City's existing utility facilities may require enhancement to accommodate such increases.	As a result of adoption of the updated Facility Master Plan, the Campus CIP-COP will be updated, facility and improvement design plans can be prepared and financial programs developed to construct, maintain and operate these new and expanded facilities. None of these activities can be expected to have a "physical" impact on the environment. Adoption of the CSU Stanislaus Physical Master Plan Update will not have any immediate or short-term impact on utilities on the campus or within the City of Turlock.	Long term impact of growth and development are expected to result in a balance between increased need for utility facilities and programs and increases in facilities and services.	Growth in regional population and corresponding expansion of the utility infrastructure and facilities will require development of new or expanded roadways and other types of public service facilities. At present, the City and the County of Stanislaus have plans to develop necessary infrastructure to support planned growth and financial mitigation programs in place to support this growth. As a result, these impacts, however, are not likely to result in a significant adverse physical impact on the environment.

1.4 Significant Environmental Impacts

Section 15126.2 (a) ***The Significant Environmental Effects of the Proposed Project*** of the CEQA Guidelines state:

> *"An EIR shall identify and focus on the significant environmental effects of the proposed project. In assessing the impact of a proposed project on the environment, the lead agency should normally limit its examination to changes in the existing physical conditions in the affected area as they exist at the time the notice of preparation is published, or where no notice of preparation is published, at the time environmental analysis is commenced. Direct and indirect significant effects of the project on the environment shall be clearly identified and described, giving due consideration to both the short-term and long-term effects."*

The Guidelines go on to state that "the discussion should include relevant specifics of the area, the resources involved, physical changes, alterations to ecological systems, and changes induced in population distribution, population concentration, the human use of the land (including commercial and residential development), health and safety problems caused by the physical changes, and other aspects of the resource base such as water, historical resources, scenic quality, and public services. The EIR shall also analyze any significant environmental effects the project might cause by bringing development and people into the area affected. For example, an EIR on a subdivision astride an active fault line should identify as a significant effect the seismic hazard to future occupants of the subdivision. The subdivision would have the effect of attracting people to the location and exposing them to the hazards found there."

Table 1.3 contains a list of significant adverse physical impacts that can be expected to result from the implementation of the Physical Master Plan Update and an analysis of the potential mitigation measures that could be applied to reduce these impacts to a less than significant level. A complete discussion of these, and other environmental issues, is contained in Chapter 3 of this Environmental impact report.

Table 1.3
A List of Significant Adverse Physical Impacts That Could Be Expected To Result From The Implementation of the CSU Stanislaus Physical Master Plan Update.

Area of Potential Environmental Impact	***Mitigation Measures***	***Level of Significance After Mitigation***
Aesthetics Potential adverse physical impacts to Aesthetics, as a result of implementation of the CSU Stanislaus Physical Master Plan Update are limited to the impacts resulting from the construction of new multi-story buildings near the periphery of the Campus site and the installation of new lighting facilities on the northeast corner of the Campus for sports facilities.	The following mitigation measures are proposed to reduce potential Aesthetic impacts of increased light and glare to a level deemed less than significant. 1) New lighting to be located adjacent to or near (within 100-feet) of a residential area or vacant area designated for off-campus residential uses, shall be installed for use during evening events and shall be mounted in groups of 75 to 90 foot high standards to minimize effects on adjacent residential uses. 2) The best available fixtures will be used to avoid spillover. All lighting will be shielded and directed downwards to provide the necessary illumination and at the same time minimize visibility from nearby areas. All lighting will be turned off after the sport games or other events end. Mitigation measures specified in Section 3.10, Noise, which limit the duration of athletic events at the sport fields, will also work to avoid lighting during nighttime.	Implementation of these mitigation measures and adherence to the Master Plan's architectural guidelines will ensure that new buildings, other facilities, landscaping, and open space are appropriate to their context. The University will utilize shorter light standards for sports fields, located near residential areas, to minimize visibility of the lights from these nearby areas. With incorporation of these features and characteristics, impact will be less than significant.
Agricultural Resources	N/A	N/A

Area of Potential Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Air Quality Development activities associated with implementation of CSU Stanislaus Physical Master Plan Update are expected to result in an increased campus population. Consequently, additional vehicle trip generation and resultant mobile source emissions of air pollutants, and a higher level of energy consumption on the campus will occur.	Mitigation of increased impacts on air quality from CSU Stanislaus Campus growth and expansion is typically addressed through the design and development of new Campus facilities and implementation of the SJVUAPC District's Indirect Source Fee Program (Rule 9551). The Campus will comply with the requirements of the SJVUAPD with respect to new development in accordance with State law. The following mitigation measures are suggested from guidance available from the SJVUAPC District: **Mitigation Measure 3.1 Operational Emissions:** The Campus should prepare an Air Emissions Reduction Plan for each new building in excess of 20,000 gsf to be filed on the Project that includes, to the greatest extent feasible, the following pollution reduction measures: a. Landscape plans that include planting deciduous trees on the south and westerly facing sides of buildings and on paved areas. Trees should be selected to provide canopy coverage that shades 50 percent of the paved areas within 15 years. b. Measures that are in compliance with the SJVAPCD and implement the SJVAPCD's rules and regulations as applicable including, but not limited to, Rule 9510. c. Energy-conserving, energy efficient, and/or zero emissions features in the design and construction of all structures. The following energy efficient features shall be implemented, or an alternative measure that provides similar or greater energy efficiency and air quality benefits as practical: • Achieve energy efficiency beyond the requirements of Title 24 in the Building Code; • Install automated control systems for heating/air conditioning; • Install energy efficient heating and cooling systems; • Use of light colored roofing material to reflect heat or other "cool" roofing materials including high albedo materials, materials that provide air circulation, and attic ventilating roofing construction, to prevent summer heat from penetrating buildings;	It can be expected that the implementation of the CSU Stanislaus Physical Master Plan Update, which is proposed in response to a growing need for student facilities and educational services, will contribute to the regional air quality problem and the problem of climate change. Application of the proposed mitigation is deemed adequate to reduce Campus air quality/climate change impacts to a level deemed to be less than "significant" within the meaning of CEQA.

	• Increase wall and ceiling insulation; • Install energy efficient water heaters with low NO_X emissions; • Install only Energy-Star rated appliances when available; • Install energy efficient lighting including LED and compact fluorescents; • Orient buildings to maximize passive solar cooling, heating and lighting; • Install, or offer as upgrades to home purchasers, photovoltaic systems (solar energy absorption panels and associated equipment) and/or solar water heating systems; and • Use "Cool" paving materials. **Mitigation Measure 3.2-Construction Related Diesel Emissions:** Campus construction project contracts shall include the following requirements in all construction bids and documents including contracts (and implemented during construction activities) for the purpose of reducing diesel particulates and acrolein emissions during construction of the project: a. All pre-1994 model year and older diesel equipment shall be retrofitted with EPA-certified diesel oxidation catalyst filters; b. Contractors shall maintain records of all purchases of diesel oxidation catalyst filters or bio-diesel fuel until construction is complete; and c. The SJVAPCD shall have the right to inspect all construction and demolition equipment, as well as the contractor's records at any time during demolition and construction. **Mitigation Measure 3.3- Global Climate Change Emissions:** The Applicant shall include the following requirements and standards in the Project Master Development Plan: a. Design all residential units to include energy efficient appliances and home systems such as Energy Star appliances, energy efficient (i.e., Low E2) windows, tightly sealed ducts, fluorescent or energy efficient light bulbs with motion sensors where practicable, backyard outlets for electrical mower and other yard equipment operations, R-6 duct insulation, radiant roof barrier sheathing, 14 Seasonal Energy Efficiency Ratio (SEER) air conditioning and ventilation systems, air conditioning with Thermostatic Expansion Valve (TXV) metering devices which help regulate flow of liquid refrigerant, .95 Annual Fuel Utilization Efficiency (AFUE) furnaces, and gas dryer stubs. b. Where practicable, provide residential units with a near-zero-emission option,	

	which would include tank-less water heaters (.82 energy factor) and roof-integrated solar electric systems. c. Where practicable, buildings and outdoor structures should include green-building materials such as, for example, low-emission concrete, recycled aggregate, recycled reinforcing, or waffle pods to be used in foundations; recycled plastics to be used in community structures such as fencing or playground equipment; wood flooring materials treated with low emission varnishes and floor board substrates to be made from low emission particleboard; compact fluorescent light bulbs in all buildings; and use of recycled building materials such as recycled aluminum for window frames or post-consumer plastic for piping. d. Include information packets to new occupants of residential units and employees on ways to conserve energy and reduce individual GHG emissions such as, for example, cleaning and replacing filters on furnaces and air conditioners, periodic home energy audits, and vehicle maintenance. e. Parking structures should include 220-volt outlets or other stations to provide students, faculty and employees with the opportunity to charge electric or plug-in hybrid vehicles. f. During construction, mass-grading plans should be designed to minimize grading and the need for off-site fill material. Likewise, construction vehicles should not be left idling	
Area of Potential Environmental Impact	**Mitigation Measures**	**Level of Significance After Mitigation**
Biological Resources The "urbanization" process creates both threats and opportunities for wildlife. Species that adapt to the human environment flourish in an urban setting. Others, which tend to rely a natural setting for food and shelter, will be diminished in population. The Campus, due to its park	As part of the Campus construction planning and development, individual projects will need to comply with the following Mitigation measures where appropriate: • Due to past development of the site, the likelihood of occurrence of sensitive plants within the site is considered remote to none. • On-site trees could be used by nesting raptors and other protected birds. Any trees that need to be removed to facilitate future development should be felled outside of the general bird nesting season (February 1 through August 31) or a nesting bird survey should be conducted immediately prior to tree removal. If active nests are found, tree felling should be delayed until the young have fledged. • Swainson's hawk is the only species with potential to occur within or adjacent to the site on more than a transitory basis. Pre-construction	Implementation of these mitigation measures and adherence to the Master Plan's guidelines will ensure that new buildings, other facilities, landscaping, and open space are appropriate to their context. The University will utilize landscape standards enhance "sustainability" of new landscape materials and follow accepted principals for protecting nesting raptors during construction activities. With incorporation of these features and characteristics, impact will be less than significant.

like setting provides habitat for a variety of "urban dwelling" wildlife.	surveys for nesting Swainson's hawks should be conducted for construction activities between March 1 and September 15 pursuant to CDFG (1994). If active nests are found, a qualified biologist should determine the need (If any) for temporal restrictions on construction. The determination should be made pursuant to criteria set forth by CDFG (1994). The six Storm-Water ponds are potential waters of the U.S. or wetlands within the project site with potential to fall under the jurisdiction of the U.S. Army Corps of Engineers and/or CDFG. However, since these water features are created and maintained for aesthetic, ornamental and storm-water management purposes and possess little wildlife function or value we consider it highly unlikely that ACOE would assert jurisdiction over these six features. However, only ACOE possesses the authority to determine what is within their jurisdiction. Preliminary consultation with ACOE or formal wetland delineation may need to be conducted to make a jurisdictional determination in the event that there is any substantial change in the configuration, operation and management of these ponds.	
Area of Potential Environmental Impact	**Mitigation Measures**	**Level of Significance After Mitigation**
Cultural Resources To the extent that updating the Physical Master Plan may result in future development within the campus perimeter, an increase in construction activity will result. This activity will most likely involve excavation that could disturb cultural resource site presently unknown or impact historic buildings or structures.	No mitigation is proposed or required as there are no significant adverse impacts likely to result from the adoption and implementation of the CSU Stanislaus Physical Master Plan Update. Development that is proposed within the Campus site will be required to comply with Federal, and State cultural resource preservation standards.	Construction activities that are undertaken in a manner that are consistent with the applicable policies and standards and comply with all appropriate Federal and State cultural resource regulations and will not result in the creation of a significant adverse physical impact on Cultural Resources within the University campus.

Area of Potential Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Geology & Soils The CSU Stanislaus Campus is not identified on an Alquist-Priolo Earthquake Fault Zoning Map, the Campus, however, lies within the Melones Fault system zone of influence. The earthquake history of the region indicates few damaging earthquakes and the historical record points to the Campus area as being earthquake insignificant; however, a large earthquake in the region should be considered possible. Construction activities associated with projects pursued in implementation phases of the Master Plan will result in the over-covering of soils with hardscape, buildings and other generally impervious surfaces. Resultant increases in storm-water runoff may generate significant storm drainage-related concerns.	As part of the normal design and construction management process of the CSU system and the CSU Stanislaus Facilities Services Department, large individual improvement and construction projects are typically required to prepare foundation soils reports to evaluate the project site's soil stability. As a result of these studies, specific project level mitigation measures are required as part of the project's construction contract specifications. No mitigation is proposed or required as there are no significant adverse impacts likely to result from the adoption and implementation of the CSU Stanislaus Physical Master Plan Update.	Projects that are undertaken in a manner that is consistent with the policies and standards of the CSU Stanislaus Physical Master Plan Update and would normally comply with all appropriate building codes and therefore would not result in the creation of a significance adverse physical impact from unstable soils or earth conditions.

Area of Potential Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Hazards & Hazardous Materials Uses and activities conducted on the CSU Stanislaus campus could result in the creation of hazardous conditions for students, faculty and employees of the University.	No mitigation is proposed or required as there are no significant adverse impacts likely to result from the adoption and implementation of the CSU Stanislaus Physical Master Plan Update. Development that is proposed within the Campus will be required to comply with all applicable Federal and State standards with respect to hazards and hazardous materials.	Construction and operational activities that are undertaken in a manner that are consistent with the applicable Federal, State, and local regulations, policies and standards will not result in the creation of a significant adverse impact with respect to hazards and hazardous materials on the University campus or in the surrounding area.
Hydrology & Water Quality Parking areas, roadways, landscape areas and other human activities will result in the deposit of certain pollutants that can be washed into the regional surface water system and contaminate surface water supplies. Urban growth and development, provided for within the general plan, could result in the location of structures within flood areas and will most likely result in the creation of impervious surfaces that will increase the flow of flood waters during times of intense storm activity. Urban water uses will increase demands on	No mitigation is proposed or required as there are no significant adverse impacts likely to result from the adoption and implementation of the CSU Stanislaus Physical Master Plan Update. Development that is proposed within the Campus will be required to comply with Federal, and State standards with respect to water quality and quantity.	Construction and operational activities undertaken in a manner that are consistent with the applicable policies and standards and comply with all appropriate Federal and State water resource regulations and will not result in the creation of a significance adverse physical impact on Hydrological Resources within the University campus and the surrounding region.

groundwater resources, as opposed to surface water resources that are currently used to support agriculture.		
Area of Potential Environmental Impact	**Mitigation Measures**	**Level of Significance After Mitigation**
Land Use & Planning Implementation of the CSU Stanislaus Physical Master Plan Update continues the facility location policies established in previous Master Plans with some additional attention to the clustering of similar types of educational and service facilities with respect to future building expansion. None of the contemplated changes, however, will physically divide an established community or neighborhood on campus or impact the surrounding community. There are no habitat conservation or natural community conservation plans presently adopted and applied to lands located within the CSU Stanislaus campus or in the surrounding area.	There are no mitigation measures needed to address potential adverse impacts on Land Use that can reasonably be expected to result from the adoption and implementation of the CSU Stanislaus Physical Master Plan.	There are no potential adverse physical impacts on Land Use that can reasonably be expected to result from the adoption and implementation of the CSU Stanislaus Physical Master Plan Update.

Area of Potential Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Mineral Resources	N/A	N/A
Noise As implementation of the CSU Stanislaus Physical Master Plan Update occurs, additional sources of noise may be generated from additional motor vehicle traffic on the local streets and highway network. New construction of noise sensitive uses near historic sources of noise, such as streets and highways, will create new potential conflicts and incompatibilities with some types of land uses. Construction activities will result in the creation of short-term increases in the ambient noise level of the campus and may have some off-campus impacts.	Traffic noise impacts will be less than significant and no mitigation is required. To ensure that noise from athletic events and other special events on campus continues to be a less than significant impact, the following design and conduct measures will be implemented: 3.10.a. A facility operational plan, implemented by CSU Stanislaus administrative staff, shall contain standards for the use of campus facilities and the operation and maintenance of various public address systems so that they do not create a source of noise that becomes a nuisance to adjacent residential properties. 3.10.b. The University Scheduling Officer may require sponsors of non-university sponsored events, at various campus facilities, to contract for acoustic analysis to be performed during planned events to ensure that City of Turlock noise standards are being met. In every situation, the event sponsor shall reduce noise levels to meet City standards should it be determined that noise is exceeding standards established by the City of Turlock. 3.10.c. The PA system design and set-up will include the following: 1. The system will be configured and calibrated to generate maximum noise level of 65 db(A) at the nearest noise sensitive uses (residential structures). Once calibrated, the system will be "locked" to ensure that individual users cannot operate them at higher noise level 2. The Loudspeakers will be small and highly directional with a narrow spread. 3. The loudspeakers will have sufficient mass so that no substantial noise leaks through the cabinet. 4. The loudspeakers will be located above the spectators and oriented downwards. 5. The height of the loudspeakers above spectators will be minimized to permit a lower volume setting. 3.10.d. Implement Campus Construction Contract Standards *that* include the	With implementation of the identified design features and operational procedures, the impact from sport and activities at the Campus sports fields, the amphitheater and at public activities conducted at other locations around the Campus and traffic noise will continue to be less than significant.

	following provisions as appropriate to the specific construction project carried out on the CSU Stanislaus campus: 1. Comply with Policy 8.4-f and 8.4-g of the City of Turlock General Plan regarding equipment noise levels. 2. Limit construction hours and days to the applicable City of Turlock requirements. 3. Incorporate the quietest construction equipment and techniques feasible for the construction task. 4. Specify all noisy motorized equipment to include mufflers. 5. During mobilization of earth-moving equipment near residential areas, equipment operations should be performed during the peak traffic hours. 6. Locate lay down/staging areas and stationary equipment as far away from noise sensitive receivers as feasible. 7. Establish a noise complaint liaison for the project with available contact information posted.	
Area of Potential Environmental Impact	**Mitigation Measures**	**Level of Significance After Mitigation**
Population & Housing Adoption and implementation of the Physical Master Plan Update will accommodate the planned growth set forth in the 1968 Master Plan because it expands current educational and service opportunities as well as provides additional student housing	There are no mitigation measures needed to address potential adverse impacts on Population and Housing that can reasonably be expected to result from the adoption and implementation of the Physical Master Plan Update.	There are no potential adverse physical impacts on Population and Housing that can reasonably be expected to result from the adoption and implementation of the Physical Master Plan Update.
Public Services Campus growth will have some impact on the surrounding community and the City of Turlock's	No mitigation is proposed or required as there are no significant adverse impacts likely to result from the adoption and implementation of the CSU Stanislaus Physical Master Plan Update. Existing revenue programs in place to support the expansion of public services necessary to meet future growth impacts resulting from implementation of the CSU Stanislaus Physical Master Plan Update are sufficient to off-set the costs of such	No significant adverse physical impact on Public Services is expected to result from the Physical Master Plan Update's adoption and implementation.

community service system. Most of the impacts, however, will impact the on-campus service systems and programs. Off-campus impacts will result from students occupying off-campus housing developments and patronizing off-campus retail and service establishments. On-campus service expansion facility needs are programmed into the Master Plan Update. On-campus services are budgeted on an annual basis as part of the State University System's budget process. Off-campus service impacts, resulting from housing and the patronizing of local (City) business establishments is addressed through the normal City development mitigation and revenue (tax) programs as any other governmental service facility or system.	Campus student and employment growth. As a requirement of law, the Campus will work with the City of Turlock in its program to address Campus impacts on the surrounding community (see Section 1.7. of this PEIR).	

Area of Potential Environmental Impact	**Mitigation Measures**	**Level of Significance After Mitigation**
Recreation Increased population growth can reduce the quality of life in a community if the growth in recreation facilities does not increase at the same rate as population.	No mitigation is proposed or required as there are no significant adverse impacts likely to result from the adoption and implementation of the CSU Stanislaus Physical Master Plan Update. Development that is proposed within the Campus includes the provision of recreation resources on campus and off-campus impacts are expected to be addressed through the mitigation systems established on off-campus residential development which would generate impacts on the City's recreation resources.	Construction and operational activities that are undertaken in a manner that are consistent with the CSU Stanislaus Physical Master Plan Update, and comply with all applicable CEQA standards for environmental compliance, will not result in the creation of a significance adverse physical impact on Recreation Resources within the University campus and the surrounding region.
Transportation & Traffic Transportation related environmental impacts associated with the updated CSU Stanislaus Physical Master Plan Update based on information developed in preceding sections. Appendix "G" of the CEQA Guidelines address these topical issues: • Traffic Load, Capacity and Level of Service • Adequate Parking • Effects on Alternative Transportation • Transportation Safety • Emergency Access • Air Traffic Patterns	As a result of the CSU Stanislaus Physical Master Plan Update EIR Traffic Impact Analysis Report, it was determined that improvements to local streets will be necessary to reduce traffic impacts resulting from regional growth and expanded population on the CSU Stanislaus campus. If these improvements are made, no significant adverse impacts are likely to result from the adoption and implementation of the CSU Stanislaus Physical Master Plan Update. The Campus will work with the City of Turlock, the County of Stanislaus, STANCOG and the Caltrans in assuring that identified improvements are made in a timely manner. Campus impacts on traffic and circulation within the surrounding community must be addressed in the context of the California Supreme Court ruling in *City of Marina v. Board of Trustees of The California State University* (2006) 39 Cal.4th 341. (see Section 1.7. of this PEIR). On the basis of the Physical Master Plan Update Traffic Impact Analysis, the following mitigation measures were identified: **1. Taylor Road/ SB SR 99 Ramps & Taylor Road /NB SR 99 Ramps** • *Existing Status:* Install actuated-uncoordinated traffic signal • *Short Term No MP Growth Conditions:* Add southbound left turn	Road improvements that are undertaken in accordance with the identified improvements listed under the Mitigation section of this PEIR will reduce traffic and congestions impacts on area roadways to a level deemed to be "less than significant".

To the extent that updating the Physical Master Plan may result in future development within the campus and the City of Turlock, an increase in automobile traffic may result in the need to expand, extend and improve transportation facilities and services.	pocket at Taylor Road at SB SR 99 Ramps. Add eastbound receiving lane for new turn lane and carry receiving lane through Taylor Road / NB SR 99 as additional eastbound through lane (2) • *Short Term Plus 10-Year MP Growth Conditions:* None • *Year 2027 No MP Growth Conditions:* Reconstruct Taylor Road / SR 99 interchange. East-west capacity should be increased in accordance with City plans to widen Taylor Road to a four-lane expressway. • *Year 2027 Plus 20-Year MP Growth Conditions:* None **2. Taylor Road / Golden State Boulevard** • *Existing Status:* None • *Short Term No MP Growth Conditions:* None • *Short Term Plus 10-Year MP Growth Conditions:* None • *Year 2027 No MP Growth Conditions:* Add second EBT lane in accordance with City plans to widen Taylor Road to a four-lane expressway. Alternatively, if it is deemed more desirable to route projected traffic increases south to Christofferson Parkway via Golden State Boulevard, a second eastbound right turn pocket could supplant the proposed through lane with the goal of making Taylor Road a less appealing path. • *Year 2027 Plus 20-Year MP Growth Conditions:* None **3. Taylor Road /Walnut Avenue** • *Existing Status*: Install actuated –coordinated traffic signal. • *Short Term No MP Growth Conditions:* Add eastbound right turn pocket. • *Short Term Plus 10-Year MP Growth Conditions:* None • *Year 2027 No MP Growth Conditions:* Add westbound left turn pocket. • *Year 2027 Plus 20-Year MP Growth Conditions:* None **4. Taylor Road / Geer Road** • *Existing Status:* None • *Short Term No MP Growth Conditions:* Add southbound right turn pocket. • *Short Term Plus 10-Year MP Growth Conditions:* None	

	• *Year 2027 No MP Growth Conditions:* Add westbound right turn pocket. Add eastbound left and right turn pockets. Change traffic signal phasing from split to protected. • *Year 2027 Plus 20-Year MP Growth Conditions:* None. **5. Monte Vista Avenue/University Way / Countryside Drive** • *Existing Status:* None • *Short Term No MP Growth Conditions:* None • *Short Term Plus 10-Year MP Growth Conditions:* No improvements recommended during this condition. LOS operations are projected to become acceptable upon completion of the planned Tuolumne Road over-pass structure. • *Year 2027 No MP Growth Conditions:* None • *Year 2027 Plus 20-Year MP Growth Conditions:* None **6. Monte Vista Avenue/University Way / Four Seasons Drive** • *Existing Status:* None • *Short Term No MP Growth Conditions:* Install actuated-uncoordinated traffic signal. • *Short Term Plus 10-Year MP Growth Conditions:* None • *Year 2027 No MP Growth Conditions:* None • *Year 2027 Plus 20-Year MP Growth Conditions:* None **7. Monte Vista Avenue/University Way / Walnut Avenue** • *Existing Status:* None • *Short Term No MP Growth Conditions:* Add additional eastbound left turn pocket. • *Short Term Plus 10-Year MP Growth Conditions:* None • *Year 2027 No MP Growth Conditions:* None • *Year 2027 Plus 20-Year MP Growth Conditions:* Add northbound right turn pocket. This will require the elimination of some on-street parking in the vicinity. **8. Monte Vista Avenue/University Way / Crowell Road** • *Existing Status:* None • *Short Term No MP Growth Conditions:* None	

	• *Short Term Plus 10-Year MP Growth Conditions:* Add southbound right turn pocket. • *Year 2027 No MP Growth Conditions:* None • *Year 2027 Plus 20-Year MP Growth Conditions:* None **9. Monte Vista Avenue/University Way / Geer Road** • *Existing Status:* None • *Short Term No MP Growth Conditions:* None • *Short Term Plus 10-Year MP Growth Conditions:* None • *Year 2027 No MP Growth Conditions:* None • *Year 2027 Plus 20-Year MP Growth Conditions:* Add southbound right turn pocket. The CSU Stanislaus campus will participate in (negotiations/discussions) regarding these improvements in accordance with the California Supreme Court case *City of Marina v. Board of Trustees of The California State University* (2006) 39 Cal.4th 341.	
Area of Potential Environmental Impact	**Mitigation Measures**	**Level of Significance After Mitigation**
Public Utility & Service Systems To the extent that updating the Physical Master Plan Update will result in future development within the campus, an increase in the demand for utilities such as sewer, water and storm drainage facilities will result. The City's existing utility facilities may require enhancement to accommodate such increases.	No mitigation measures are proposed as there are no significant adverse impacts expected to result from the adoption and implementation of the CSU Stanislaus Physical Master Plan Update with respect to Utilities.	No significant adverse physical impact on public utility and services systems is expected to result from the CSU Stanislaus Physical Master Plan Update's adoption and implementation.

1.5 Project Alternatives to Reduce Significant Effects

Chapter 8 contains a discussion of the potential alternatives to the project that can reduce the potential "significant impacts" of project implementation. As discussed in this Chapter, there are five areas of potential "significant adverse" environmental impact; Aesthetics, (light and glare), Air Quality and Climate Change, Biological Resources, Noise and Transportation & Traffic. All of these potential impacts, result from the build-out of the existing CSU Stanislaus campus in accordance with the original 1966 Campus Master Plan.

The proposed CSU Stanislaus Physical Campus Master Plan Update contains many programs and policies that reduce most potential impacts to a level that can be deemed "less than significant" in accordance with CEQA.

All identified potential "significant" impacts can be mitigated to a level deemed to be "less than significant". The implementation of an alternative strategy would not further reduce these impact but rather could aggravate the existing impacts and create new impacts. As a result of this analysis, it was determined that the proposed project is the most practical solution to identified environmental problems and is deemed the "Preferred Project Alternative".

1.6 Areas of Controversy

There have been no areas of controversy identified as part of the CEQA review process. There are no conflicts among experts with respect to expected environmental consequences of the project nor are there any controversies with respect to potential mitigation or alternative strategies.

1.7 Mitigation Measures and the City of Marina Supreme Court Ruling

This Environmental Impact Report ("EIR") is prepared for this Project under the California Environmental Quality Act, Public Resources Code §§21000, *et seq*. ("CEQA"), and its implementing state guidelines, 14 Cal. Code Regs. §§15000, *et seq*. ("CEQA Guidelines"). An issue raised in previous lawsuits is whether CSU was responsible for the mitigation of significant traffic impacts to off-campus roadways that would be caused by the increased traffic attributable to the project along with other public infrastructure and service impacts. In July 2006, the California Supreme Court ruled against CSU on this point in *City of Marina v. Board of Trustees of The California State University* (2006) 39 Cal.4th 341.

Below is a summary of the Supreme Court's decision in the *City of Marina* case, followed by analysis of the application of *City of Marina* to the CSU Stanislaus Physical Master Plan Revision project.

Summary of City of Marina Supreme Court Case

In *City of Marina*, the California Supreme Court reviewed a decision by the CSU Board of Trustees to certify an EIR related to an expansion plan for its Monterey Bay campus. Although the EIR found that the project would result in significant impacts to off-site roads and fire services, the Board of Trustees determined not to contribute funds to mitigate these impacts because: (i) mitigation was legally infeasible; (ii) another agency was responsible for providing mitigation; and (iii) overriding considerations justified certification of the EIR. (*City of Marina, supra*, 39 Cal.4th at p. 355.) The Supreme Court rejected this analysis, and held that the Board of Trustees was responsible for mitigating off-site environmental impacts generated by the project.

In reaching this conclusion, the Supreme Court articulated the scope of the mitigation obligation it was imposing:

> *"CEQA also provides that '[a]ll State agencies . . . shall request in their budgets the funds necessary to protect the environment in relation to problems caused by their activities.' [Citation.] Thus, as we have also explained, if the Trustees cannot adequately mitigate or avoid off-campus environmental effects by performing acts on the campus, then to pay a third party to perform the necessary acts off campus may well represent a feasible alternative.*
>
> *To be clear, we do not hold that the duty of a public agency to mitigate or avoid significant environmental effects [citation], combined with the duty to ask the Legislature for money to do so [citation], will always give a public agency that is undertaking a project with environmental effects shared responsibility for mitigation measures another agency must implement. . . . Moreover, a State agency's power to mitigate its project's effects through voluntary mitigation payments is ultimately subject to legislative control; if the Legislature does not appropriate the money, the power does not exist." (Id. at p. 367.)*

Accordingly, the Supreme Court concluded that the Board of Trustees' mitigation obligation is coextensive with its "*statutory obligation*" to seek funds from the Legislature if the request for funds is denied, the obligation expires; if the request for funds is granted, the obligation remains active and mitigation payments to third parties must follow. (*Ibid*.)

In determining the amount of the mitigation obligation, the Supreme Court encouraged negotiations between the Board of Trustees and other public agencies. (*Id.* at p. 361.) The Court also recognized that nothing in CEQA permits the local agency unilaterally to determine the amount of any mitigation obligation the Trustees make as a way of satisfying its obligation under CEQA to mitigate the environmental effects of the project. In fact, if an agreement cannot be reached, the Trustees' determination prevails as long as the Trustees do not abuse their discretion in determining the amount. On this point, the Court stated:

> *"To the contrary, the Trustees as the lead agency under CEQA have the power and duty to assess the adequacy of mitigation measures, subject only to judicial review for abuse of discretion. (See Laurel Heights Improvement Assn. v. Regents of University of California, supra, 47 Cal.3d 376, 393.) Furthermore, nothing in …CEQA… obliges the Trustees to pay more than is necessary to mitigate CSUMB's effects. Certainly the Trustees need not pay to mitigate effects caused by other users of the base. To the contrary, CEQA requires that mitigation measures "be 'roughly proportional' to the impacts of the project. (CEQA Guidelines, 15126.4, subd. (a)(4)(B), citing Dolan v. City of Tigard (1994) 512 U.S. 374.)" (Id. at pp. 361-62.)*

Application of City of Marina Supreme Court Case to the CSU Stanislaus PEIR.

In response to the California Supreme Court's decision in *City of Marina*, SDSU/CSU decertified the 2005 Campus Master Plan Revision EIR and set aside the 2005 Campus Master Plan Revision project. With respect to the 2007 CSUMB Campus Master Plan Revision EIR, the *City of Marina* case established the following requisite principles:

- California State University is encouraged to negotiate with applicable public agencies in an attempt to reach agreement on voluntary payments to be made to the agencies to mitigate the identified significant effects of the project.

- California State University is not required to pay more than is necessary to mitigate the project's effects; CEQA requires that mitigation measures be "roughly proportional" to the impacts of the project.

- If an agreement cannot be reached regarding California State University "fair share" mitigation payment amount, California State University determination of fair share prevails as long as the Board of Trustees does not abuse its discretion in determining the amount.

- California State University is obligated to request funding from the Legislature for mitigation, including funds for its local agency fair-share mitigation costs.

However, the power of California State University to mitigate the project's effects through voluntary mitigation payments is ultimately subject to legislative control; if the Legislature does not appropriate the money, the power does not exist.

Thus, if the Legislature does not fund California State University's fair share, the Board of Trustees has the authority to adopt a statement of overriding considerations and proceed with the CSU Stanislaus Physical Master Plan Update.

The CSU Stanislaus Physical Master Plan Update EIR has been prepared with the *City of Marina* legal framework in place. Accordingly, when assessing impacts to traffic and circulation, public services, utilities and service systems and recreation, the EIR proposes a series of mitigation measures that requires California State University (CSU Stanislaus) to contribute its "fair share" of the costs required to improve existing infrastructure, as needed.

The terms of these mitigation measures are consistent with the "statutory obligation to ask the Legislature for the necessary funds" identified in *City of Marina*, *supra*, 39 Cal.4th at p. 375. Further, the EIR determined that impacts related to traffic and circulation would be significant and unavoidable in light of the potential for the Legislature to deny CSU's or Caltrans' funding requests, or to grant less funding than requested, or to delay receipt of the funds. This determination is consistent with the Supreme Court's acknowledgement that where "the Legislature does not appropriate the money, the power [to mitigate] does not exist." (*City of Marina,* 39 Cal.4th at p. 367.)

City of Marina Negotiations

In furtherance of the Supreme Court's decision in *City of Marina*, California State University (CSU Stanislaus) representatives will meet with representatives of the City of Turlock, the County of Stanislaus, the California Department of Transportation ("Caltrans"), and the Stanislaus County Association of Governments ("STANCOG") in an effort to reach a negotiated agreement as to the amount of California State University (CSU Stanislaus') fair-share contribution for roadway and infrastructure improvements within the respective jurisdictions of those agencies in which significant impacts were identified.