Final Mitigated Negative Declaration and Initial Study

South Campus Student Housing

California State University, Sacramento

October 2018

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SCH # 2018082052

Lead Agency
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California State University, Sacramento
Facilities Planning and Construction Services
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Sacramento, CA 95819-6002

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MITIGATED NEGATIVE DECLARATION

South Campus Student Housing
California State University Sacramento

Lead Agency:	The Board of Trustees of the California State University; California State University, Sacramento
Mailing Address:	California State University, Sacramento Facilities Planning and Construction Services 6000 J Street Sacramento, CA 95819-6002
Project Location:	Adjacent to CSU Sacramento campus, east of State University Drive and south of College Town Drive, Sacramento, Sacramento County

This Mitigated Negative Declaration is composed of this form along with the Environmental Initial Study that includes the following:

a. Initial Study Form with attached technical appendices and the California State University, Sacramento Master Plan, 2015.

Description of Project:
The Project is the construction and operation of student housing facilities for upper-division university students on a 12.5-acre site adjacent to the California State University, Sacramento (CSUS) campus. The current project area currently houses a recreational park area known as the Dan McAuliffe Memorial Baseball Complex, which as part of the land acquisition agreement, would be relocated to City of Sacramento owned land at the Army Department approximately 5-miles away in the neighborhood of East Park.

The new student housing facilities would provide up to 1,100 beds in a mix of 4-bedroom, 2-bedroom, and studio apartment units. The facilities would include support spaces such as lounges, multipurpose rooms, administrative spaces, and retail space for food service for the residents as the site is located next to a campus area underserved by food service. Courtyards and/or other landscaped outdoor areas would provide green spaces for recreation, study, and play in the interior of the site. The apartments would be housed in six 4-story, approximately 49-foot buildings, with surface parking provided along the southern edge of the site, separating the buildings from US-50 to the south of the site and the eastern edge adjacent to existing office parking.

1. Finding

The Trustees of the CSU (the Trustees) have determined that the proposed project would result in long-term beneficial environmental effects by expanding campus-close residence for CSUS students consistent with the CSUS MP. Additional housing proximate to the campus would reduce commuter vehicular trips and in turn reduce the region's overall vehicle miles traveled (VMT) and vehicle hours traveled (VHT) resulting in lower levels of air pollutants and greenhouse gas emissions. The Trustees have further determined that the project would not result in significant impacts through implementation of the following mitigation measures:

2. Required Mitigation Measures

Refer to the attached Initial Study for the rationale for requiring the following measures:

A. Biological Resources:

BIO-1: To the extent feasible, demolition activities, including tree removal shall avoid the nesting season (between March 1 and August 1). If demolition and removal activities must occur during the nesting season, the project area shall be surveyed by a qualified biologist to verify the presence or absence of nesting birds or raptors. If the survey indicates the potential presence of nesting birds or raptors, the results shall be coordinated with the California Department of Fish and Wildlife (CDFW) and suitable avoidance measures shall be developed and implemented. Demolition shall observe the CDFW avoidance guidelines, which require buffer zones around active raptor nests and nests of other birds, as specified by the CDFW. Buffer zones shall remain until young have fledged. If it appears that demolition activities may cause nest abandonment, demolition activities must cease until the young are able to fly well enough to avoid demolition areas.

B. Cultural Resources:

CUL-1: The Project applicant shall retain a Project Archaeologist (meeting or exceeding the Secretary of the Interior's standards) to prepare an Archaeological Monitoring Plan prior to ground disturbing activities that describes the procedures for the appropriate identification and treatment of archaeological resources if any are discovered during grading or construction activities. The Monitoring Plan shall include provisions to halt work in the immediate area in the event of a discovery to allow for resource evaluation. The plan shall also identify the need for monitoring by both a cultural resources specialist and Native American monitors and provide detailed guidance outlining when and for what activities monitors must be present. The Project Archaeologist shall also prepare a report of findings after construction is completed.

CUL-2: The Project Archaeologist shall develop a Worker's Environmental Awareness Program (WEAP) to train the construction crew on the legal requirements for the treatment of cultural resources as well as procedures to follow in the event of a cultural resources discovery. This training program shall be given to the crew before ground disturbing work commences and shall include handouts to be given to new workers.

CUL-3: The Project applicant shall retain a qualified cultural resources monitor prior to the commencement of ground disturbing activities to monitor such activities as prescribed by the Archaeological Monitoring Plan. The monitor shall be granted stop-work authority in the event an unanticipated discovery is made. The monitor shall

immediately evaluate the discovery to determine whether additional treatment is warranted. Construction activities may not resume in the area immediate to the discovery until authorized by the monitor.

C. Paleontological Resources

PAL-1: A Project Paleontologist (meeting the Society of Vertebrate Paleontology [SVP] standards) shall prepare a Paleontological Resources Monitoring and Mitigation Plan prior to the commencement of ground disturbing activities. This plan shall address specifics of monitoring and mitigation and comply with the recommendations of the Society of Vertebrate Paleontology (2010). The Project Paleontologist shall also prepare a report of the findings of the monitoring plan after construction is completed.

PAL-2: The Project Paleontologist shall develop a Worker's Environmental Awareness Program (WEAP) to train the construction crew on the legal requirements for preserving fossil resources as well as procedures to follow in the event of a fossil discovery. This training program shall be given to the crew before ground disturbing work commences and shall include handouts to be given to new workers.

PAL 3: All ground disturbances in the project area that occur in previously undisturbed sediment mapped as the Modesto Formation or Riverbank Formation shall require monitoring. Monitoring should be conducted by a Paleontological Monitor meeting the standards of the SVP (2010) and under the supervision of the Project Paleontologist. The Project Paleontologist may periodically inspect construction activities during ground disturbing work to adjust the level of monitoring in response to subsurface conditions. Full-time monitoring can be reduced to part-time inspections or ceased entirely if determined adequate by the Project Paleontologist. Paleontological monitoring shall include inspection of the exposed sedimentary units during active excavations within sensitive geologic sediments. The monitor shall have authority to temporarily divert activity away from exposed fossils to evaluate the significance of the find, and should the fossils be determined significant, professionally and efficiently recover the fossil specimens and collect associated data. Paleontological Monitors shall record pertinent geologic data and collect appropriate sediment samples from any fossil localities.

PAL-4: In the event of a fossil discovery, whether by the Paleontological Monitor or a member of the construction crew, all work shall cease in a 15-m (50-foot) radius of the find while the Project Paleontologist assesses the significance of the fossil and documents its discovery. Should the fossil be determined significant, it shall be salvaged following the procedures and guidelines of the SVP (2010). Recovered fossils shall be prepared to the point of curation, identified by qualified experts, listed in a database to facilitate analysis, and deposited in a designated paleontological curation facility. The most likely repository is the Sierra College. A repository shall be identified and a curatorial arrangement shall be signed prior to collection of the fossils.

D. Tribal Cultural Resources

TRC-1: The following measures shall occur to mitigate for potential inadvertent discoveries:

- The Project applicant's Project Archaeologist shall develop a Standard Operating Procedure in conjunction with the Archaeological Monitoring Plan (see CUL-1) prior

to ground disturbing activities that will describe points of contact, a timeline and a schedule for the project. The Monitoring Plan shall be provided to Native American monitors and shall include provisions to halt work in the immediate area in the event of a discovery to allow for resource evaluation. The plan shall also identify the need for monitoring during ground disturbing activities by both a cultural resources specialist and Native American monitors and provide detailed guidance outlining when and for what activities monitors must be present.

TRC-2: The following measures shall occur during monitoring to minimize the potential for destruction or damage to subsurface, previously undiscovered archaeological and/or tribal cultural resources and to identify any such resources at the earliest possible time during project-related earthmoving activities, the project applicant and its contractor(s) shall:

- Native American monitors from culturally affiliated Native American Tribes will be invited to monitor vegetation grubbing, stripping, grading, or other ground-disturbing activities in the project area to determine the presence of any cultural resources. Native American representatives from culturally affiliated Native American tribes act as a representative of their Tribal government and shall be consulted before any cultural studies or ground-disturbing activities begin.
- Native American representatives and Native American monitors have the authority to identify sites or objects of significance to Native Americans and to request that work be stopped, diverted, or slowed if such sites or objects are identified within the direct impact areal however, only a Native American representative can recommend appropriate treatment of such sites or objects.

TRC-3: The following measures shall be implemented to ensure the appropriate treatment of all unanticipated discoveries:

- Cultural objects that are contributing elements to Tribal Cultural Resources of significance to the United Auburn Indian Community have been identified within the project area. Impacts to such objects shall be mitigated by implementing culturally appropriate treatment of such objects when they are recovered as part of cultural resource surveys or identification efforts. Culturally appropriate treatment includes (but is not limited to) minimizing handling of cultural objects and leaving such objects in place within the landscape, rather than curating such objects at museums. If such objects have already been removed from the project area, then culturally appropriate treatment includes the return of such objects to the project area, in a location where they will not be subject to future impacts. Per the inadvertent discoveries mitigation measure, the CEQA lead agency representative shall notify the United Auburn Indian Community whenever additional cultural objects are found, and coordinate culturally appropriate treatment per United Auburn Indian Community's recommendation
- Should articulated or disarticulated human remains be discovered by Native American representatives or monitors from interested Native American Tribes, qualified cultural resources specialists or other project personnel during construction activities, work will cease in the immediate vicinity of the find (based on the apparent distribution of cultural resources), whether a Native American Monitor from an interested Native American Tribe is present or not. A qualified cultural resources specialist and Native American representatives and monitors from culturally affiliated Native American Tribes shall assess the significance of the find and make

recommendations for further evaluation and treatment as necessary. These recommendations shall be documented in the project record. For any recommendations made by interested Native American Tribes which are not implemented, a justification for why the recommendations were not followed shall be provided in the project record.

- Should adverse impacts to tribal cultural resources, unique archaeology, or other cultural resources occur, consultation with the United Auburn Indian Community regarding mitigation contained in the Public Resources Code sections 21084.3(a) and (b) and CEQA Guidelines section 15370 shall occur, to coordinate for potential compensation for the impact by replacing or providing substitute resources or environments.

E. Hydrology and Water Quality

To avoid impacts to drainage systems and water quality during construction, the following mitigation measure is recommended:

WQ-1: Prepare a storm water pollution prevention plan (SWPPP) prior to construction activities, as required by the State Water Resources Control Board (SWRCB) General Permit for Construction Activities. Implementation of the plan starts with the commencement of demolition-related activities and continues through the completion of the project. Upon completion of the project, the sponsor must submit a Notice of Termination to the SWRCB to indicate that demolition is completed. At minimum, this plan would include the following requirements:

- In the unlikely event that demolition does occur during a wet period, runoff from the project area shall be regulated through a storm water management/erosion control plan that should include provision for silt traps/basins, grading of surface flows to silt traps, and covering of loose material or stockpiles to divert runoff. Sediment basin/traps shall be located and operated to minimize the amount of offsite sediment transport. Any trapped sediment shall be removed from the basin or trap and placed at a suitable location onsite, away from concentrated flows, or removed to an approved disposal site.

- Best Management Practices selected and implemented for the project shall be in place and operational prior to the onset of major earthwork on the site. The construction phase facilities shall be maintained regularly and cleared of accumulated sediment as necessary.

- Hazardous materials such as fuels and solvents used on the construction sites shall be stored in covered containers and protected from rainfall, runoff, accidental spill, and vandalism. A stockpile of spill cleanup materials shall be readily available at all construction sites. Employees shall be trained in spill prevention and cleanup, and individuals shall be designated as responsible for prevention and cleanup activities.

- Refueling and maintenances of vehicles shall be conducted outside of the creek floodplain wherever practicable. All refueling or maintenance activities shall include secondary containment.

In addition, in accordance with the General Permit, the SWPPP shall detail a post construction stormwater maintenance schedule and best management practices, including:

- Source Control Measures (waste management area design, vehicle wash area design, other measures as applicable);
- Treatment Control Measures (biorentention planters, vegetated swales, infiltration measures); and

F. Low Impact Development Measures (bioretention planters, infiltration measures, pervious pavement). Noise

Construction of the student housing facilities would result in short-term noise impacts. The project would implement construction noise mitigation measures identified in the CSUS MP EIR to reduce noise impacts to a less than significant level:

NOI-1: The following actions shall be implemented by the project applicant's contractor during construction to minimize the potential for noise impacts:

- Limit construction hours to between 6:00 am and 8:00pm during the week and 8:00am and 7:00 pm during the weekends;
- Muffled heavy construction equipment shall be used;
- Minimize the hours of operation of heavy-duty equipment;
- Limit the idling time of construction equipment at the construction site to no more than five minutes; and
- Install temporary sound barriers.

G. Traffic

TRA-1: Prior to occupancy, CSUS shall be required to implement the following improvements:

- Restripe the two left-turn lanes on State University Drive and one shared through-right turn lane at the southbound approach of State University Drive.
- Add a pedestrian crosswalk at the east leg of the intersection to allow students/pedestrians to cross from the southeastern corner (where the student housing is proposed) north to College Town Drive (where the campus is located).
- Install a westbound right-turn overlap phase to the signal on State University Drive, providing a green arrow to westbound right-turn traffic when the College Town Drive southbound left-turn traffic has a green light to allow for concurrent traffic flow between the two traffic movements and increase overall efficiency of the intersection.

Supporting Documentation: The documentation supporting this determination is discussed in the attached Initial Study prepared for the project.

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Victor Takahashi, Director
Facilities Planning and Construction Services