Initial Study

Student Housing East

California State University, Sacramento

August 2018

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Lead Agency
The Board of Trustees of the California State University;
California State University, Sacramento

Consultant to Lead Agency
WSP USA

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List of Acronyms

APE	Area of Potential Effect
API	Area of Potential Interest
BMP	Best Management Practice
CHRIS	California Historical Resources Information System
CSUS	California State University, Sacramento
CDFW	California Department of Fish and Wildlife
FEIR	Final Environmental Impact Report
MP	2015 CSUS Master Plan
SMAQMD	Sacramento Metropolitan Air Quality Management District
SWRCB	State Water Resources Control Board
SWPPP	Storm water Pollution Prevention Plan
VHT	Vehicle Hours Travelled
VMT	Vehicle Miles Travelled
WEAP	Worker Environmental Awareness Program

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Initial Study

1. **Project Title:** Student Housing East

2. **Lead Agency Name and Address:**
   The Board of Trustees of the California State University;
   California State University, Sacramento
   6000 J Street
   Sacramento, CA 95819-6002

3. **Contact Person and Phone Number:**
   Victor Takahashi, Director
   Facilities Planning and Construction Services
   (916) 278-7612

4. **Project Location:** Adjacent to CSU Sacramento campus, east of State University Drive and south of College Town Drive, Sacramento, Sacramento County

5. **Project Sponsor's Name and Address:**
   University Enterprises, Inc., 6000 J Street, Sacramento, CA 95819-6063

6. **General Plan Designation:** Open Space and Public/Quasi Public

7. **Zoning:** R-1 single-family residential and C-2/R-3 general commercial/multi-family residential

8. **Project Description:** 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 CSU Sacramento 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 proposed site plan is shown in Figure 3. The apartments would be housed in six 4-story, 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.

   Design and construction of the project would incorporate guidelines provided within the California State University, Sacramento 2015 Master Plan (MP) for landscape,

sustainability and design despite the project location technically falling outside of the MP's physical area of concern. The MP is attached as Appendix A.

9. **Surrounding Land Uses and Setting:** The project site is bound by State University Drive to the west, College Town Drive to the north, and US-50 to the south. The proposed project area is currently developed as a recreational baseball complex containing two full-size baseball fields, each with permanent bleacher rows and sheltered dugouts, a parking lot containing rows of automotive slot parking and an auxiliary building. The surrounding uses include the university campus to the west, including Napa Hall and Modoc Hall; commercial office uses to the east, and the City's E.A. Fairbairn Water Treatment plant to the north. Figures 1 and 2 illustrate the site location and surrounding uses

10. **CSU and Other Public Agencies whose approval and/or input will be sought:**

CSU Board of Trustees

- Approval of Student Housing East schematic plans
- Approval of public-private partnership(s) to design, build, finance, operate, and manage the student housing east apartment community

City of Sacramento

- Approval of any work within the City rights-of-way
- Approval of increase in quantity and/or new water connections

Sacramento Area Sewer District

- Approval of new sewer connections

Central Valley Regional Water Quality Control Board

- Issuance of Construction Storm Water General Permit

Office of the State Architect

- Plan checks for ADA compliance

State Fire Marshall

- Facility fire safety review and approval

Native American Heritage Commission

Others, as may be necessary

Figure 1: Project Location and Surrounding Uses

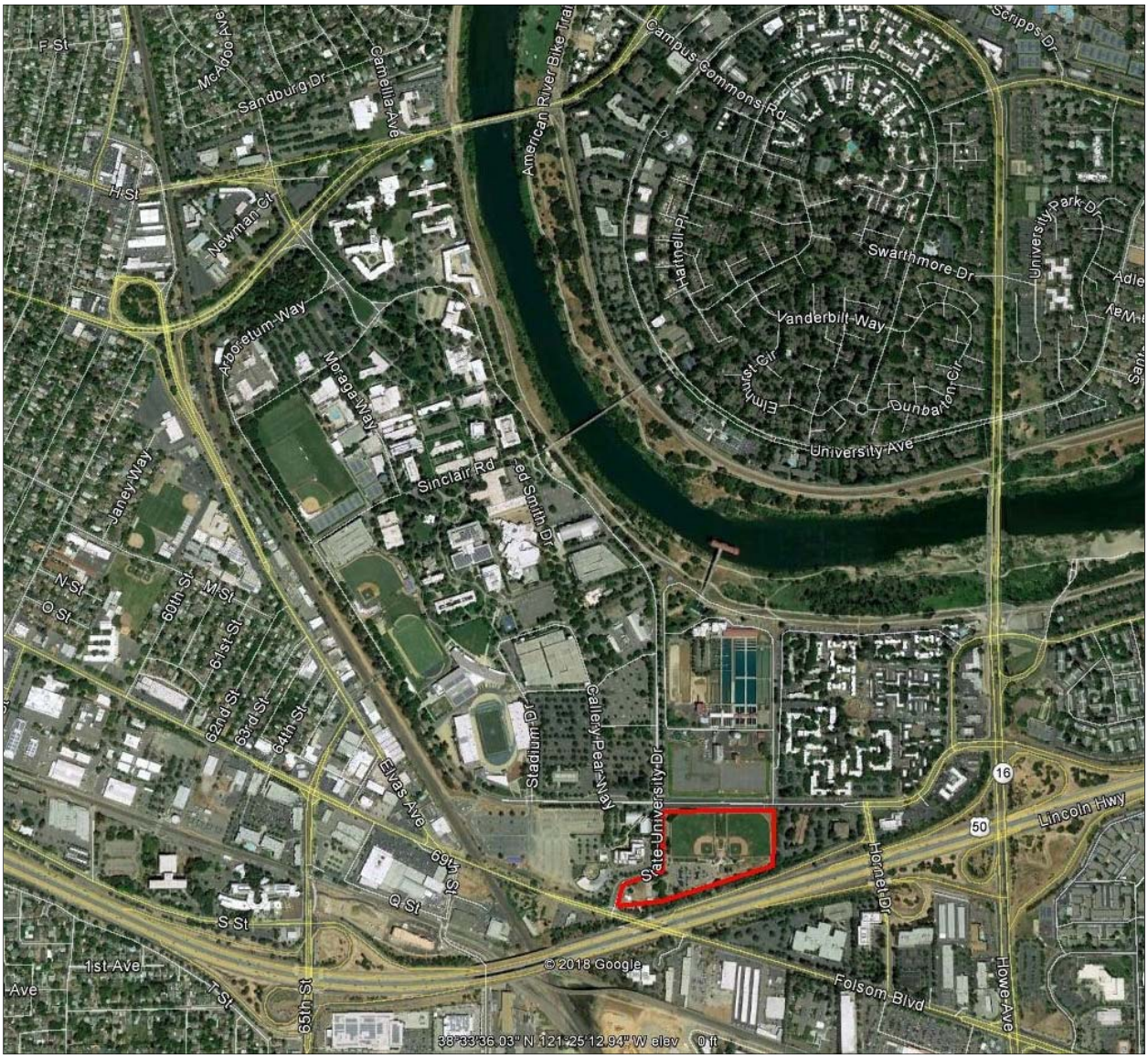


Figure 2: Project Location and Boundary

Figure 3: Proposed Site Plan

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is "Less Than Significant Impact with Mitigation Incorporated" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture and Forestry Resources	☐ Air Quality
☒ Biological Resources	☒ Cultural and Tribal Resources	☐ Greenhouse Gas Emissions
☐ Geology /Soils	☐ Hazards & Hazardous Materials	☒ Hydrology / Water Quality
☐ Land Use / Planning	☐ Mineral Resources	☒ Noise
☐ Population / Housing	☐ Public Services	☐ Recreation
☒ Transportation/Traffic	☐ Utilities / Service Systems	☒ Mandatory Findings of Significance

Determination

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature Date

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	☐	☐	☐	☒
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	☒
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☒	☐

a through d. The project site does not provide scenic vistas and is not located near a State scenic highway. The development of the project site with a new student housing community would result in a long term beneficial impact of creating a vibrant and visually attractive urban environment that would both complement and enhance the adjoining campus' distinct visual identity and the visual quality of the surrounding area. The long-term aesthetic impact is anticipated to be beneficial. The proposed housing would be consistent with the goals outlined in the MP to enhance visual and aesthetic character and qualities of the campus plans for the student housing facilities and outside areas call for focused lighting design (see the California State University, Sacramento (CSUS) Campus Master Plan, 2015). The project is not expected to create new or greater light impacts than the current ballfields and associated lighting.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement technology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources section 4256) or timberland zoned Timberland Production (as defined by Government Code section 51104(g)?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a through e. The project site is designated as Urban and Built-up Land by the California Department of Conservation and does not contain farmland or forest land. Therefore, the project would not conflict with any zoning for agricultural or forest use or a Williamson Act contract or land designated as forest land. No impact would occur.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☒	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	☒	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☒	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☒

a. The air quality analysis is based on emissions modeling conducted using CALEEMOD Version 2016.3.2 and included as Appendix B-I to this Initial Study.

- The provision of student housing on the project site would not conflict with, nor obstruct the implementation of the Sacramento Metropolitan Air Quality District (SMAQMD) air quality management plans. The Project would provide housing for upper-division university students and would not significantly increase the regional population, housing, and employment growth and would not affect the university's established 25,000 full time enrollment level. The

provision of additional student housing proximate to campus would also replace longer vehicular commute trips to and from the campus.

- The SMAQMD has adopted Community Air Monitoring and Community Emissions Reduction Programs as part of Assembly Bill 617 and has identified the project area as being within a one-half mile buffer of a community most impacted by air pollution (Sacramento Metropolitan Air Quality Management District (SMAQMD). Final Recommendations Report. July 2018.); however, the District has not identified any requirements for projects constructed or operating within that one-half mile buffer. Therefore, this project would not be in conflict with the applicable air quality plan.

b. Construction of the student housing facilities has the potential to generate short-term air pollutant emissions (refer to Table 1).

The following assumptions were used to calculate potential project construction and operational impacts to air quality:

- Total construction period – 2 years (including all phases: demolition, site preparation, grading, building construction, paving, and architectural coating.
- Total dwelling units = 287
- Total square footage = 281,175 sq.
- Construction area = 11 acres
- Total Population assumed = 1,100
- No woodstoves and no fireplaces
- CalEEMod default emission factors for consumer products
- CalEEMod default emission factors for landscape equipment
- Vehicular trips based on daily trip generation rate of 1.42 trips per day per bed (California State University Los Angeles. Student Housing Traffic Study. December 2016.)

Table 1. Project Construction Emissions

	Oxides of Nitrogen (NOx) pounds/day	Respirable Particulate Matter (PM_{10}) pounds/day	Ultrafine Particulate Matter ($PM_{2.5}$) pounds/day
Daily Maximum	55	21	12
SMAQMD Threshold	85	80	82
Exceeds Threshold?	No	No	No

Construction emissions would be short-term, and the emissions of the criteria pollutants would be under the SMAQMD thresholds, resulting in a less than significant impact.

Operation of the student housing facilities has the potential to generate emissions from vehicular trips, area sources, energy and water consumption and solid waste disposal (refer to Table 2).

Table 2. Project Operational Emissions

	Reactive Organic Gases (ROG) pounds/day	Oxides of Nitrogen (NOx) pounds/day
Area	7.7	0.3
Energy	0.1	0.7
Mobile	3.4	11.9
Waste	-	-
Water	-	-
Total	11.2	12.9
Vehicle Emissions Reduction*	-6.4**	-7.0**
Net Total	4.8	5.9
SMAQMD Threshold	65	65
Exceeds Threshold?	No	No

Note:
* Vehicle emissions reductions account for reductions in VMT from students living in greater proximity to campus. The assumptions used are included in Appendix B - VII: Traffic Analysis.
** Based on factors from "Table 3:http://www.arb.ca.gov/planning/tsaq/eval/evaltables.pdf" multiplied by VMT saved.
+ Based on factors from "http://www.epa.gov/otaq/consumer/420f08028.pdf" multiplied by VMT saved.

Operations of the facilities would not generate emissions in conflict with municipal air quality plans, resulting in a less than significant impact.

c. As discussed in answer (a.) above, the project would not result in a cumulatively considerable net increase of any criteria pollutant as it would fall into compliance with the SMAQMD Plan. The project itself would likely have a beneficial impact on current emissions with a reduction in student commute trips to the campus. The project is an infill project, with the potential to replace longer vehicular commute trips with shorter local trips, reducing overall vehicle miles traveled (VMT) and vehicle hours traveled (VHT) in the region. The Final Environmental Impact Report (FEIR) produced for the CSUS MP determined that adding on-campus housing facilities would result in in a reduction of at least 25,000 VMTs per day (California State University, Sacramento. FEIR Campus Master Plan. April 2015.). Therefore, the project would not result in a cumulative air quality impact.

d. Operation of the student housing facilities would not initiate pollutants to impact sensitive receptors, and therefore, would not expose sensitive receptors to pollutants. The project would be located within a one-half mile buffer of a community most impacted by air pollution (SMAQMD Final Recommendations Report, July 31, 2018); however, that buffer does not apply as an air quality health concern that would impact the residents of the project once in operations. As the facilities would neither initiate pollutant exposure nor be significantly impacted by exposures, the project would result in no impact.

e. Neither construction nor operation of the student housing facilities would be associated with the generation of objectionable odors that could affect a substantial number of people. No adverse impact would result.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. **BIOLOGICAL RESOURCES** -- Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☒	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a through f. The project site is located in a developed urban area and is surrounded by urban development, including the E.A. Fairbairn Water Treatment Facility immediately to the north and a state highway immediately to the south The CSUS campus is adjacent to the project area to the west and a number of multi-family residential complexes and retail and restaurant establishments are located to the east. The project area has most recently supported two baseball diamonds and associated buildings and features. A number of mature trees are extant within the project area in close proximity to a fresh water source (the American River), features which would make the area attractive to nesting and migrating birds.

The results of a search of species observed in the project area conducted using the California Natural Diversity Database (CNDDB) within a one-half mile buffer distance are detailed in Table 3 below.

Table 3: Species observed in the Project area vicinity

Species Name	**Common Name**
Coccyzus americanus occidentalis	Western yellow-billed cuckoo
Melospiza melodia	Song sparrow ("Modesto" population)
Onchoyhnchus mykiss irideus	Steelhead – Central Valley DPS
Taxidea taxus	American badger
Branchinecta lynchi	Vernal pool fairy shrimp
Athene cunicularia	Burrowing owl
Desmocerus californicus dimorphus	Valley elderberry longhorn beetle
Progne subis	Purple martin
Sagittaria sanfordii	Sanford's arrowhead
Sagittaria sanfordii	Sanford's arrowhead

There is a low likelihood for the occurrence of Burrowing owl and American badger within the project area given the current use; Valley elderberry longhorn beetle would not likely expand beyond the riparian forest along the river, and fish species such as Steelhead would not be impacted by the project. However, a number of mature trees are extant within the project area in close proximity to a fresh water source (the American River), both features which would make the area attractive to nesting and migrating birds. Special Status Species with the potential to occur in the project area include Western Yellow-billed cuckoo, Purple martin and song sparrow (Modesto population), whose nesting season typically runs from April through August.

The following mitigation measure would be implemented to address potential impacts to nesting and breeding birds and raptors in the vicinity of the proposed project.

- **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.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL AND TRIBAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:	☐	☐	☒	☐
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

a. The California Historical Resources Information System (CHRIS) records search identified ten (10) previously recorded cultural resources within a 0.5-mile radius of the Area of Potential Interest (API). These historic resources represent a range of properties, including linear features (railroad alignments and flood control levees), public utilities structures (electrical substation and transmission tower) and residential/commercial

structures. Given the relatively limited anticipated Area of Potential Effects (APE) for the proposed Student Housing East, the project would not adversely affect any of these previous identified properties. Impacts to historical resources would be less than significant. (See Appendix B-III for the Cultural Resources Technical memo summarizing the results of cultural resources investigations).

b. A 2010 archaeological survey included a limited portion of the CSUS Campus, directly north of Folsom Avenue. The survey identified two potential historic period archaeological sites, both of which were determined to be exempt from evaluation. A review of historic maps and aerial photographs depict the API as primarily used for agriculture with some residential activity. Although there is limited early historic development within the API, there remains a moderate possibility that historic archaeological deposits associated with the mid-20th century residential use of the southern portion of the API. Although archival research did not identify any specific location of cultural sensitivity, the API is considered to have general sensitivity for historic archaeological resources.

Given the environmental setting, in general proximity to a major fresh-water water source, the American River floodplain (approximately 0.46 miles to the north), the API would be considered to a have a moderate potential for Native American archaeological resources. However, that potential has been diminished by previous disturbance of the site for agricultural use and subsequently development as a park. Although completed Native American consultation did not identify any specific location of cultural sensitivity, the API was considered to have general sensitivity for pre-historic archaeological resources. Therefore, impacts to archaeological resources would be potentially significant. The following mitigation measures would be implemented to address potential impacts to cultural resources in the proposed project area.

- 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.

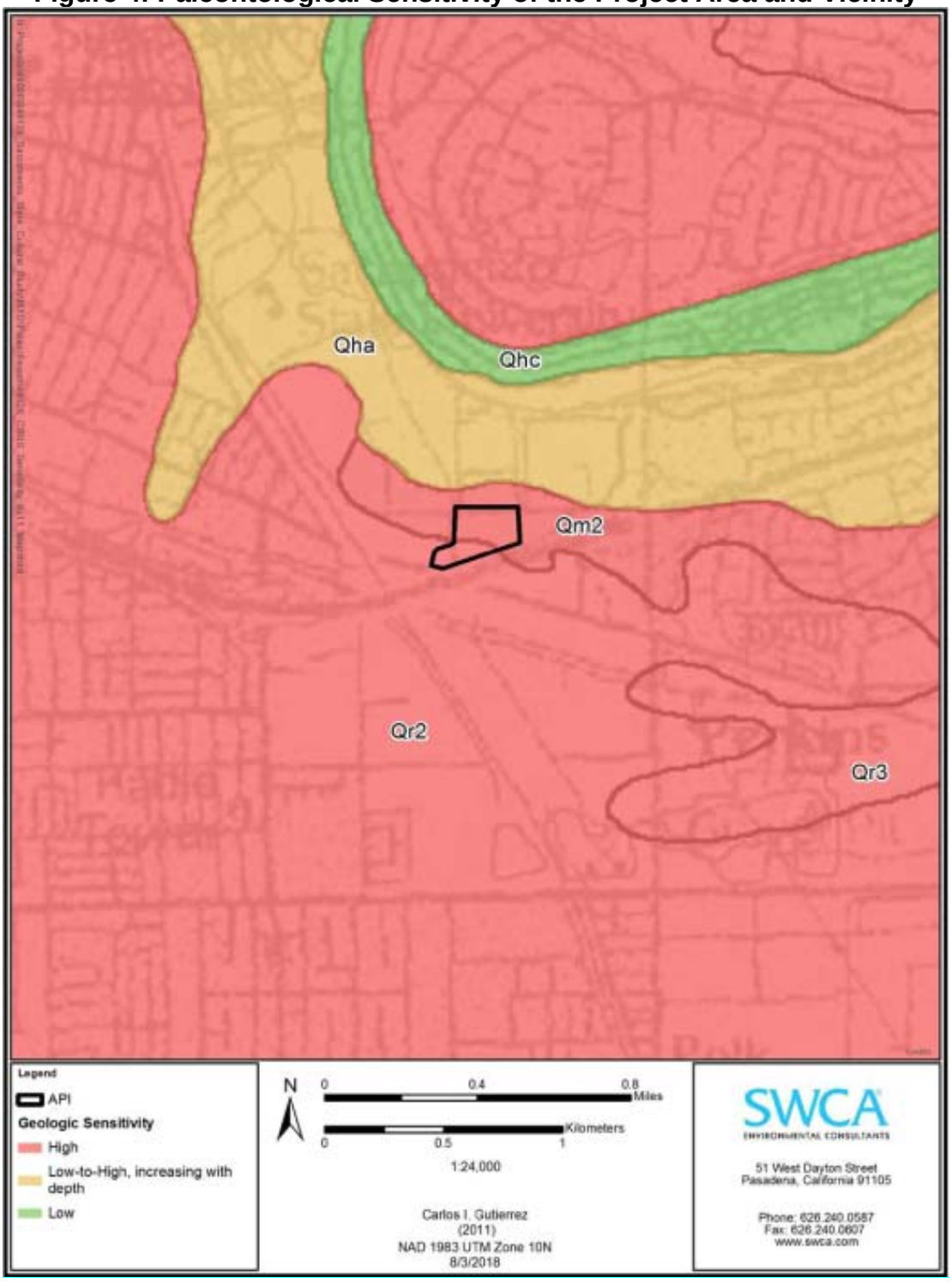
- CUL-2: The Project Archaeologist shall develop a Worker's Environmental Awareness Program (WEAP) to train the construction crew on the legal requirements for the treatment of cultural resources as well as procedures to follow in the event of a cultural resources discovery. This training program shall 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 construction 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. All cultural resources are assumed to be eligible for listing on the California Register of Historic Resources unless otherwise determined by the monitor. Construction activities may not resume in the area immediate to the discovery until authorized by the monitor.

c. No specific paleontological resources have been identified within the project footprint; however, the project area encompasses the Modesto and Riverbank Formations, both known to have high paleontological sensitivity (see Figure 4).

Figure 4: Paleontological Sensitivity of the Project Area and Vicinity



Therefore, impacts to paleontological resources would be potentially significant. The following mitigation measures would be implemented to address potential impacts to Paleontological Resources in the proposed project area:

- **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 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.

See Appendix B-III for the Paleontological Resources Technical Report summarizing the results of the paleontological resources studies.

d. Historic archival research for the current and previous project in the vicinity have uncovered no evidence of either Native American or European burial or unmarked human remains. If human remains are discovered, State of California Health and Safety Code Section 7050.5 stipulates that no further disturbance shall occur until the County Coroner has made a determination of origin and disposition pursuant to PRC Section 5097.98. The Sacramento County Coroner must be notified of the find immediately. If the human remains are determined to be prehistoric, the Coroner would notify the Native American Heritage Commission, which would determine and notify a Most Likely Descendent. The Most Likely Descendent would complete the inspection of the site within 48 hours of notification and may recommend scientific removal and nondestructive analysis of human remains and items associated with Native American burials. With code compliance, impacts to human remains would be less than significant.

e. On March 19, 2018, a search of the Sacred Lands Files from the Native American Heritage Commission (NAHC) was initiated for the project. A response letter via email from the NAHC on March 30, 2018, stating that sacred sites were identified in the project area provided. Specific locational information was not provided, and the NAHC recommended contacting the Ione Band of Miwok Indians and the United Auburn Indian Community directly for information. The NAHC also provided a list of ten Native American groups and individuals. On April 10, 2018, letters were sent these groups.

Follow-up phone calls were made on April 19, 2018, to the ten contacts provided by the NAHC. Results of all completed Native American contacts are summarized in Appendix B-IV.

- Mr. Despain of the Buena Vista Rancheria of Me-Wuk Indians, stated that he had no specific knowledge of Native American cultural resources within the API and that the Buena Vista Rancheria of Me-Wuk Indians has no direct concerns about the project.
- During the follow-up phone call to Chairperson Crystal Martinez-Alire of the Ione Band of Miwok Indians, SWCA was informed by the receptionist that she was no longer chairperson. Based on information provided during this call, follow-up emails were sent to both Chairperson Setschwaell and Randy Yonemura, no response was received.
- A letter from the Gene Whitehouse of the United Auburn Indian Community (dated April 24, 2018) was received. They requested 1) copies of any archaeological reports or environmental documents produced for the project and 2) a meeting to discuss the project further and 3) recommended that tribal monitor be present during construction.

A project area visit was arranged to accommodate a request made by the United Auburn Indian Community. On August 8, 2018, Melodi McAdams (representing the United Auburn Indian Community) met with Donovan Hillman, CSUS Campus Architect and accompanied by Alyssa Newcomb, Registered Professional Archaeologist, to consider the potential of tribal resources within the project area.

Per the advice of Melodi McAdams and the United Auburn Indian Community, with concern to impacts to tribal cultural resources being potentially significant the following mitigation measures would be implemented to address potential impacts to Tribal Resources in the proposed project area:

- 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 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:
    - Paid 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 compensation for the impact by replacing or providing substitute resources or environments.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii) Strong seismic ground shaking?	☐	☐	☒	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☒	☐
iv) Landslides?	☐	☐	☐	☒
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☒	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☒	☐

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☒	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒

a through d. The project area is located in a region known to be seismically active; however, no specific seismic, landslide or liquification hazards are identified in the immediate proximity per California Department of Conservation Regulatory Maps (see Appendix B – V: Geology and Soils). All design and construction of the new facilities would be in compliance with the California State University seismic safety rules and regulations, ensuring more stringent design than what is required by the California Building Code. The student housing would be designed and use engineering techniques specific to the site's soil conditions. The site is located on relatively flat terrain away from hillsides; thereby it is not at risk for landslides. No significant impact would occur.

e. The site would be served by sewer systems, and no septic tanks or alternative wastewater disposal systems are needed for the project. No impact would result.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

a. The Project proposes construction of student housing facilities composed of apartment-style housing and would include amenities such as lounges, multipurpose rooms, administrative spaces, and retail space for food services to serve 1,100 students on a 12.5-acre site. A greenhouse gas emissions analysis was conducted for the proposed project to evaluate emissions from both construction and operation of the facilities using the California Emissions Estimator Model (CalEEMod, Version 2016.3.2) based on SMAQMD guidelines. The project would generate greenhouse gas emissions (GHGs) during both construction and operation.

The following assumptions were used to calculate potential project construction and operations-related GHG emissions:

The following assumptions were used to calculate potential project construction and operations-related GHG emissions:

- Total construction period = 2 years (including all phases: demolition, site preparation, grading, building construction, paving, and architectural coating.)
- Total dwelling units = 287
- Total square footage = 281,175 sq.
- Construction area = 11 acres
- No woodstoves and no fireplaces.
- CalEEMod default emission factors for consumer products.
- CalEEMod default emission factors for landscape equipment.
- Vehicular trips based on daily trip generation rate of 1.42 trips per bed per day (California State University Los Angeles. Student Housing Traffic Study. December 2016.)

Project-generated GHG emissions are shown below in Tables 4 and 5 (see Appendix B - I: Air Quality & Greenhouse Gases for modeling results).

Table 4: Project Construction Emissions

	GHG (CO2e) Metric tons/year
Maximum	578
SMAQMD Threshold	1,100
Exceeds Threshold?	**No**

The GHG operations analysis was conducted using the following four emission source types:

- Mobile: Emissions generated by motor vehicle trips to and from the project site.
- Area: Emissions generated by, among other things, landscape and maintenance equipment, natural gas fireplaces, and the use of consumer products.
- Energy: Emissions generated as a result of activities in building for which natural gas is used (e.g., natural gas for heat or cooking).
- Waste and Water: Emissions associated with the energy used for disposing waste and transporting water.

Table 5: Project New Operational GHG Emissions

	GHG (CO2) Metric tons/year
Area	5
Energy	479
Mobile	1,620
Waste	66
Water	48
Total	**2,217**
Vehicle Emissions Reduction	-2,149
Net Total	**68**
SMAQMD Threshold	1,100
Exceeds Threshold?	**No**

Note:
* Based on factors from "Table 3: http://www.arb.ca.gov/planning/tsaq/eval/evaltables.pdf" multiplied by VMT saved.
+ Based on factors from "http://www.epa.gov/otaq/consumer/420f08028.pdf" multiplied by VMT saved.

Design of the student housing facilities would comply with requirements set forth under the 2019 update to Title 24 of the California Building Code, which regulates energy efficiency standards. It was also assumed that the facilities would be equipped with energy efficient appliances meeting Energy Star certification. It was also assumed the facilities

would be equipped with low-flow water fixtures and irrigation systems designed to maximize efficiency and reduce outdoor water use.

Neither construction nor operation related GHGs exceed SMAQMD thresholds. In addition, the project's combined GHG emissions would also be offset by the assumed reduction of vehicular trips associated with students residing adjacent to campus as opposed to commuting to campus. Impacts would be less than significant.

b. The Master Plan adopted by CSUS in 2015 identifies a reduction in Greenhouse Gas Emissions (GHGs) as a priority. In development of that plan, analysis showed a potential for significant greenhouse gas reduction if the university identifies methods of reducing the single-occupancy vehicle commutes. The provision of additional student housing on, or in proximity to campus, would have the beneficial effect of meeting that goal. In addition, development of the project meets goals defined by the City of Sacramento's Climate Action Plan (2015) by connecting student residences to the campus (Goal LU 2.5: City Connected and Accessible) as well as by reducing automobile commuter trips (Goal M 1.4.2: Automobile Commute Trip Reduction). The project is in compliance with both Campus-specific and City-wide measures for GHG reduction. Impacts would be less than significant.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	☒

g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	☐	☒

a through c. The student housing facilities on-site use and storage of hazardous materials would be limited to small amounts of everyday household cleaners and common chemicals used for landscaping and maintenance. No adverse impact would result.

d. The EnviroStor database showed no recorded sites, facilities or known hazardous materials associated with the project area. A Phase I Environmental Site Assessment prepared for the project did not identify environmental hazards or other potential environmental concerns (PECs) within the site or the adjacent area. No adverse impact would result.

e and f. The site is not located within two miles of a public use airport or private airport. No adverse impact would result.

g. The development of the student housing facilities would include the provision of all necessary emergency access in compliance with existing regulations and the University's Multi-Hazard Emergency Plan. Therefore, the project would not impair implementation nor physically interfere with any adopted emergency response or evacuation plans. No adverse impact would result.

h. There are no wildland fire hazard areas within the area where the site is located. No adverse impact would result.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	☐	☐	☐	☒
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☒
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☒	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☒	☐

e) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?	☐	☒	☐	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	☒
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☒
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☒	☐
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

b. Water use associated with the provision of student housing would not involve ground water pumping. No significant impact would occur.

a, c, d, e and f. The student housing facilities would replace some of the existing pervious surfaces within the site with new buildings and surface parking. Consistent with intentions laid out in the CSUS MP specific to new campus developments and storm water management, project design would account for all necessary drainage facilities to accommodate storm water flows to avoid flooding on and off-site. Furthermore, the project would implement storm water and water quality management practices as established through the MP in order to minimize water quality impacts. In order 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.

g through i. The project site is not located within a mapped 100-year flood hazard area of the American River. However, since the site, same as the campus and the city, is protected from flooding by existing levees along the river, the student housing facilities would be designed and constructed in compliance with current FEMA standards. With the compliance with FEMA standards, impacts would be less than significant.

j. The site, same as the campus and the city, is located behind the existing levees along the American River, which is not subject to tsunamis or a seiche. The site is not subject to mudflows as it is relatively flat and not located adjacent to hillsides. No adverse impact would result.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☒

a. The site is located adjacent to the University campus and would not physically divide an established community, but instead links an area adjacent to the campus into the community atmosphere and campus life. In addition, the adjacency of the project area to the campus is in line with the CSUS MP's framework on strengthening pedestrian linkages. The provision of student housing corresponds to the zoning designation for residential uses of the site and is compatible with the nearby housing communities on campus. Therefore, no significant land use impact would result.

b. The current state of student housing and the needed for expanded housing facilities is a consistent visioning theme throughout the CSUS MP, 2015. The project is consistent with the CSUS MP vision for expansion of student residence facilities while remaining compliant with some of the goals laid out in the City of Sacramento's General Plan (through 2035), which prioritizes automobile commute trip reduction (Policy M 1.4.3) and educational goals that locate student residence with school sites (Policy ERC 1.1.2) and support for the expansion and upgrade of existing higher education facilities (Policy ERC 1.1.5). No impact would result.

c. No habitat conservation plan or natural community conservation plan applies to the site, and therefore, the project would not conflict with such plans. No impact would result.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a and b. Historic mineral reports within the region identify no significant mineral resources within the project area (see Appendix B – V: Geology and Soils). No impact would result.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b) Exposure of persons to or generation of excessive ground borne vibration or ground borne noise levels?	☐	☐	☐	☒
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☒	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a., c., and d. Construction of the student housing facilities would result in short-term noise. However, construction noise mitigation measures were identified in the CSUS MP EIR to reduce the noise impacts. These include:

- Limiting construction hours to between 6:00 am and 8:00pm during the week and 8:00am to 7:00 pm during the weekends.
- Muffled heavy construction equipment would be used.
- The hours of operation of heavy-duty equipment would be minimized.
- The idling time of construction equipment at the construction site would be limited to no more than five minutes.
- Installation of temporary sound barriers.

With the mitigation measures, the construction noise impacts would be less than significant.

The development of the project would reduce single-occupancy commutes, which is identified as a method to reduce noise pollution in the CSUS MP (2015). There are no noise-sensitive uses in project vicinity. Noise associated with day-to-day operations of the project would be similar to that associated with other student communities on campus, and would not result in a significant impact. As the student residents of the project would be living adjacent to the campus where they would be attending classes, they would generate very few peak hour vehicular trips. Impacts would be less than significant.

b. Construction methods are not expected to employ pile driving, reducing the likelihood for vibrational effects. In addition, standard Best Management Practices (BMPs) including limiting construction hours and equipment muffling to reduce noise impacts. The student housing facilities uses and functions do not involve generating excessive vibration or ground borne noise. In addition, the design of the dormitory complex would utilize standardized screening against operational noise sources such as heating, ventilation and air conditioning systems. No adverse impact would result.

e and f. The site is not located within an airport land use plan, within two miles of an airport or public use airport, or within the vicinity of a private airstrip. No impact would result.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a. The project provides additional student housing for the University students and would not induce substantial population growth or housing demand. The project's provision of additional student housing would have a beneficial impact of accommodating up to 1,100 upper level students in new residence halls next to the campus, who otherwise might be seeking housing in the city and commute to campus. Nearby areas are fully urbanized and served by existing infrastructure, and the provision of the project's housing facilities and improvements within the site has no potential to induce substantial growth in the surrounding areas or the region. No adverse impact would result.

b and c. The project does not involve the removal of housing or displacement of people. No impact would result.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	☐	☐	☒	☐
Police protection?	☐	☐	☒	☐
Schools?	☐	☐	☐	☒
Parks?	☐	☐	☐	☒
Other public facilities?	☐	☐	☐	☒

a. The new student housing community at the site would incrementally increase demand for fire and police protection services; however, not at a ratio to necessitate additional services or facilities. The incorporation of required safety features and continued campus safety training would encompass the new facility during operations to minimize risks. No significant impact would result.

The project provides needed student housing for the University students that has no potential to generate additional demand for schools. The project site is adjacent to the campus and the resident students enrolled at the University would use the campus' libraries, study spaces, open spaces, and other student support facilities. Furthermore, the project would include on-site amenities such as lounges, multipurpose rooms, administrative spaces, and retail space for food service as the site is located next to the campus' area that is underserved by food service. Courtyards and/or other landscaped outdoor areas would provide green spaces recreation, study, and play in the interior of the site. Even though the project would result in the elimination of the recreational baseball

field that currently occupies the site, the resident students would have access to the recreational facilities on campus. In addition, the City would also replace these recreational baseball fields with new field on a different City-owned property, which would not result in net increase or decrease of overall recreational facility. The construction of these facilities would be subject to subsequent CEQA review. Thus, the project would not generate a need for construction of new public facilities in the surrounding community. No adverse impact would result.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a and b. The provision of student housing would not induce new population growth that would require the construction of new parks or recreational facilities that might have an adverse physical effect on the environment. The project site is adjacent to the campus and the resident students enrolled at the University would use the campus' recreation facilities, playfields, open spaces, and other student support facilities. Furthermore, the project would include on-site courtyards and/or other landscaped outdoor areas providing green spaces for recreation, study, and play in the interior of the site. Therefore, no adverse impact would result.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	☐	☒	☐	☐
b) Conflict with applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☒	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location which results in substantial safety risks?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☐	☐	☐	☒

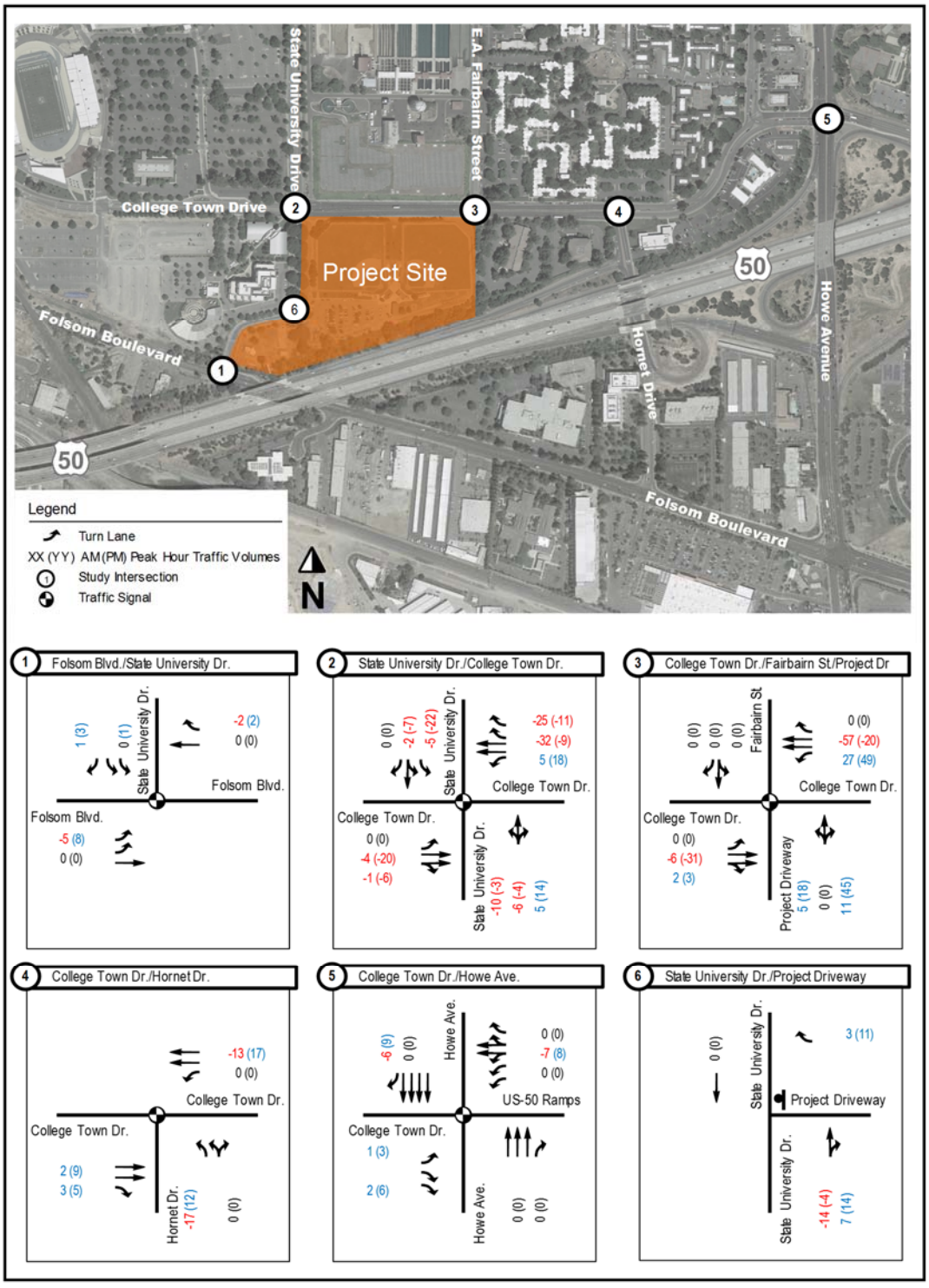
f) Conflict with adopted policies plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the safety of such facilities?	☐	☐	☐	☒

a and b. The project provides for additional student housing adjacent to the campus, which would reduce commuter vehicular trips to campus. The project would not result in conflict with either City of Sacramento or CSUS transportation plans. The project would increase AM and PM peak hour delays at one intersection that is projected to operate at LOS F under the "without project" conditions. Mitigation measures are identified to reduce AM and PM peak hour delays to the level below the "without project" conditions. The level of service results for the intersection are shown in **Error! Reference source not found.**Table 6 below. Figure 5 below illustrates the net effect of the project on peak-hour traffic.

Table 6: Opening Year 2020 Plus Project Intersection LOS with Mitigation

Study ID	Intersection Name	Control Type	No Project				With Project				Recommended Mitigation	With Project and Mitigation			
			AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour			AM Peak Hour		PM Peak Hour	
			Delay	LOS (HCM)	Delay	LOS (HCM)	Delay	LOS (HCM)	Delay	LOS (HCM)		Delay	LOS (HCM)	Delay	LOS (HCM)
2	State University Dr./College Town Dr.	Signal	90.3	F	81.8	F	101.9	F	93.2	F	- Restripe the southbound approach to two left-turn lanes and one shared through-right lane. - Add westbound right turn overlap phasing - Add crosswalk on east leg of intersection	71.3	E	59.2	E

Figure 5: Net Effect of Project on Peak-Hour Traffic



The Project was found to have a significant impact due to the increased vehicle delay caused by the large volume of pedestrians crossing at the intersection of State University Drive and College Town Drive. To mitigate for impacts to traffic and transportation, the following mitigation measure is proposed to reduce project impacts to a level less than significant:

- 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.

The recommended mitigation measure would provide additional crossing options for the pedestrians crossing College Town Drive and reduce traffic delay to a level that is below the pre-project conditions. The recommended mitigation measures would reduce peak hour LOS levels from LOS F to LOS E, and reduce average intersection delays to 71.3 seconds and 59.2 seconds per vehicle during the AM and PM peak hours, respectively, reducing the project impacts to a less-than-significant level.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	☒
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	☒	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☒	☐
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☒	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☒	☐

g) Comply with federal, State, and local statutes and regulations related to solid waste?	☐	☐	☐	☒

a. The student housing would generate wastewater similar to existing flows from the campus' student residence halls. The quality of the wastewater flows associated with these typical urban educational uses meet all applicable requirements. No adverse impact would result.

b., d., and e. The City of Sacramento's general plan provides for region-wide improvements to the City's existing water capacity and planned sewer capacity. Through these ongoing facility improvements, the City expects to meet plans for continued growth and demand. The new student housing facilities are expected to serve the current campus full time enrollment population and are not expected to initiate a significant increase to the population of the water utility service area district or per-capita reliance on existing water and wastewater facilities (Sacramento Urban Water Management Plan, 2015). Therefore, the construction of the project would not require the construction of new facilities, resulting in a less than significant impact.

c. The project site was developed with baseball fields and small support facilities. The student housing facilities would replace some of the existing pervious surfaces within the site with new buildings and surface parking. The project would include all necessary drainage improvements accommodating storm water flows. No significant impact would result.

f. Waste produced by the CSUS campus is deposited in the County's Kiefer Landfill. The landfill is currently 250-acres in size and permitted to expand to 660-acres, which is expected to accommodate regional waste disposal needs for many years to come. Impacts would be less than significant.

g. The CSUS campus employs a rigorous recycling program that exceeds federal, State and local mandates for solid waste disposal. The campus waste removal program is administered in compliance with landfill deposits at the County's Kiefer Landfill. Impacts would be less than significant

The student housing facilities would use water, and generate wastewater and solid waste. However, the project is a relatively small development and the university's implementation of the MP Sustainability Guidelines would provide guidelines to reduce water use, waste water generation, and waste generation. The University also has a robust recycling program that includes the recycling of green waste, cardboard, paper and other recyclable materials. With the continuous implementation of these measures, no significant impact would result.

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a. The provision of student housing would result in infill development within a developed urban area that would not significantly impact biological resources, fish, or wildlife habitats. Mitigation is provided for potential impacts to nesting bird species. No important examples of California history or prehistory are present on the site; therefore, no adverse impact would result.

b. The area-wide growth, and the growth and development within the City of Sacramento - including in the areas surrounding the project site, may result in air quality, traffic, and other impacts. However, the project is an infill project and would replace longer vehicular commute trips with shorter local trips, reducing overall vehicle VMT and VHT in the region. The reduction in VMT and VHT would have a positive effect on traffic, noise, and air emissions reduction. The other impacts related to increased local housing would be relatively limited. With the mitigation measures identified, the project's contribution to the cumulative impacts would be less than significant.

c. The project provides needed student housing for the CSU Sacramento students. The provision of this student housing has no potential to result in substantial adverse effects on people.

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Preparers of the Initial Study

Lead Agency

The Board of Trustees of the California State University
401 Golden Shore
Long Beach, CA 90802

California State University, Sacramento
6000 J Street
Sacramento, CA 95819-6002

Contact Person: Victor Takahashi, Director
California State University, Sacramento
Facilities Planning and Construction Services
Phone: (916) 278-7612
Fax: (916) 278-5229
Email: takahashiv@csus.edu

Consultant to the Lead Agency

WSP USA
444 S. Flower Street, Suite 800
Los Angeles, CA 90071

Contact Person: Luke Yang, Project Manager

Phone: (213) 896-5651
Email: Luke.Yang@wsp.com