

# **Initial Study**

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## **2016 Master Plan**

California State University San Bernardino,  
Palm Desert Campus



January 2017

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Palm Desert Campus

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### **Lead Agency**

The Board of Trustees of the California State University;  
California State University, San Bernardino

### **Consultant to Lead Agency**

WSP | Parsons Brinckerhoff

# Initial Study

1. **Project Title:** California State University San Bernardino, Palm Desert Campus 2016 Master Plan
2. **Lead Agency Name and Address:** The Board of Trustees of the California State University;  
California State University, San Bernardino  
5500 University Parkway  
San Bernardino, CA 92407-2393
3. **Contact Person and Phone Number:** Hamid Azhand, Director  
Facilities Planning, Design and Construction  
(909) 537-5136
4. **Project Location:** California State University San Bernardino Palm Desert Campus, Palm Desert, Riverside County
5. **Project Sponsor's Name and Address:** Same as Lead Agency
6. **Campus Master Plan Designation:** Various academic and support facilities designations
7. **Project Description:** The project is the adoption and implementation of the California State University San Bernardino, Palm Desert Campus (PDC) 2016 Master Plan. The current Master Plan provided for campus facilities accommodating up to 2,500 full-time equivalent (FTE) students. The 2016 Master Plan provides a framework for implementation of the University's goals and programs, by identifying needed facilities and improvements to accommodate a gradual growth in student enrollment projected to reach 8,000 FTEs by 2035.

**University Objectives:** The main objective of the Master Plan is to guide the development of the PDC campus over the next 20 years to accommodate gradual student enrollment growth, while reinforcing the University's strengths and supporting the University's mandate to provide high-quality education to a larger student body.

Specific objectives of the 2016 CSUSB Palm Desert Campus Master Plan will facilitate the University's ability to:

- Support students, faculty and staff with appropriate teaching, research, and administrative facilities
- Serve as a regional center for intellectual, cultural, and life-long learning
- Reinforce University's active learning focus by providing opportunities for interactions and collaborations among students, faculty, staff, and the greater community
- Provide for a range of ways for students and the community to access the campus and its facilities including access to public transportation and distance learning
- Conserve natural resources while creating and fostering an environmentally, socially

and economically sustainable physical and operational campus

The 2016 PDC Master Plan addresses a number of developmental issues specifically related to the greater Coachella Valley service population, the PDC campus location within the City of Palm Desert area, and the local desert environmental characteristics:

- Support the integration and retention of local, regional, and international students by creating campus-controlled student residential communities and associated learning communities on the campus
- Create a nexus of primary student-supporting facilities including a university-class library and a full-service student union
- Support the creation of a range of student learning/ research/incubator type spaces on the PDC campus through public-private and public-public partnerships
- Reinforce intrinsic features of the PDC campus including views to the Indio Hills, the positive architectural expression of the campus within/and viewed from the community and the existing and planned physical connections with surrounding neighborhoods and facilities
- Create a series of campus outdoor spaces framed by buildings and protected from extremes of sun and wind that facilitate student interaction, student learning, and passive recreation
- Provide appropriate facilities for informal and organized recreation and intercollegiate athletics
- Through a comprehensive approach to sustainability in the Sonoran Desert environment, maintain the University's stewardship of campus landscape and natural resources

**Project Characteristics:** To achieve this, the Master Plan incorporates a series of central features that will gradually transform the campus over the next 20 years. These features were formulated and designed in response to Master Plan objectives and specific needs identified throughout a comprehensive Master Plan development process guided by a Master Plan Steering Committee representing faculty, administration, students and staff, and by input from the campus community and stakeholders through an extensive series of Town Hall meetings.

With these central features, the Master Plan:

- Provides necessary building space and support uses to accommodate 8,000 FTE students
- Provides near term locations for needed facilities: (Clock Tower, Library/Media Center and Academic Building for a new Hospitality and other programs).
- Preserves the built portions of the original campus roadway converting it into pedestrian only spaces within the new academic core.
- Creates a new central pedestrian plaza as the heart of the PDC connected to "Palm Canyon Walk" as the primary east-west pedestrian 'spine' for new academic buildings.
- Encourages shared multi-disciplinary academic buildings to accommodate future

- advances in specific programs growth and new education/teaching approaches
- Provides locations for student housing that are integral to the academic core to encourage creating a 24/7 campus environment.
- Provides new strategically located parking lots positioned to facilitate easy transition from parking into the campus (planned to accommodate parking structures in the long term).
- Enhances the main campus entry at Berger Circle Drive West with new signage, landscaping, and campus housing to enhance the campus' entry identity.
- Provides sustainability initiatives to protect and conserve University and community resources.

Figure 1 illustrates the Master Plan within the campus framework.

The 2016 Palm Desert Campus Master Plan builds upon the existing campus and incorporates portions of the circular roadway system to facilitate a transition to the new organizational pattern for the approximately 90-acre campus area planned for development pursuant to the Master Plan. The remaining campus area will remain as an unlandscaped open space. Figure 2 illustrates this organizational pattern that provides a basic structure for that future development, and consists of a series of functional and geographical land use precincts linked by a clearly defined and enhanced pedestrian network. The major precincts are summarized below.

A new Central Plaza Zone is planned to be located adjacent to the existing campus and will serve as a transition zone as the future campus growth direction is shifted both to the east and to the southwest towards the intersection of Cook Street and Frank Sinatra Drive. This New Central Plaza will incorporate a portion of the existing circular drive and become pedestrian in character with enhanced paving, landscape, and shade structures. The roadway would be outfitted with removable bollards to allow for service and/or emergency access. To integrate student housing into the campus core a new Housing Zone has been located just north of the Central Plaza.

From the Central Plaza to the east is the proposed Academic and Promenade Zone focused on "Palm Canyon Walk" which terminates with a new Athletics and Physical Education Zone. At the southwest corner of this zone, a special area has been set aside for a Veteran's Memorial. Parking areas are provided to the north and south offering convenient access to all these functions.

A new Gateway and Special Programs Zone is planned to link the central plaza to the intersection of Cook Street and Frank Sinatra Drive and creates an opportunity for a signature building to brand the campus at this prominent crossroads within the City of Palm Desert.

A new North Campus/Facilities Maintenance Zone and future parking has been placed north of Berger Circle Drive together with additional area for student housing.

This land use structure effectively concentrates the use of land within each zone while addressing functional adjacencies to other related uses, land suitability, and accessibility (pedestrian, vehicle, and bicycle) factors.

To address projected future student enrollment of 8,000 FTE and corresponding space requirements, the 2016 Master Plan calls for the ultimate development of 8 to 10 new academic buildings to be placed within the core area along a new pedestrian promenade in order to create a more dense, walkable campus. In addition to academic buildings, complete campuses require a number of other functions to support students, faculty, staff, and the community. The 2016 Master Plan provides for the following core facilities needed to create a fully functioning campus that also fully supports and attracts students. All major new campus facilities, including long-term parking structures, are illustrated in Figure 3.

- Library/Media Center
- Student Union/Dining Commons
- Physical Education/Student Recreation and Wellness Center
- Student Housing
- Athletic, Sport, and Recreation facilities
- Facilities Maintenance and Physical Plant

Overall, the comprehensive 2016 Master Plan provides for the development of new academic, library, and campus life facilities; revised vehicle and pedestrian access, circulation and parking; enhanced open space and landscape; new student housing; athletic and recreation facilities; and establishes a sustainability framework for the campus facilities and functions to create a resilient, sustainable campus.

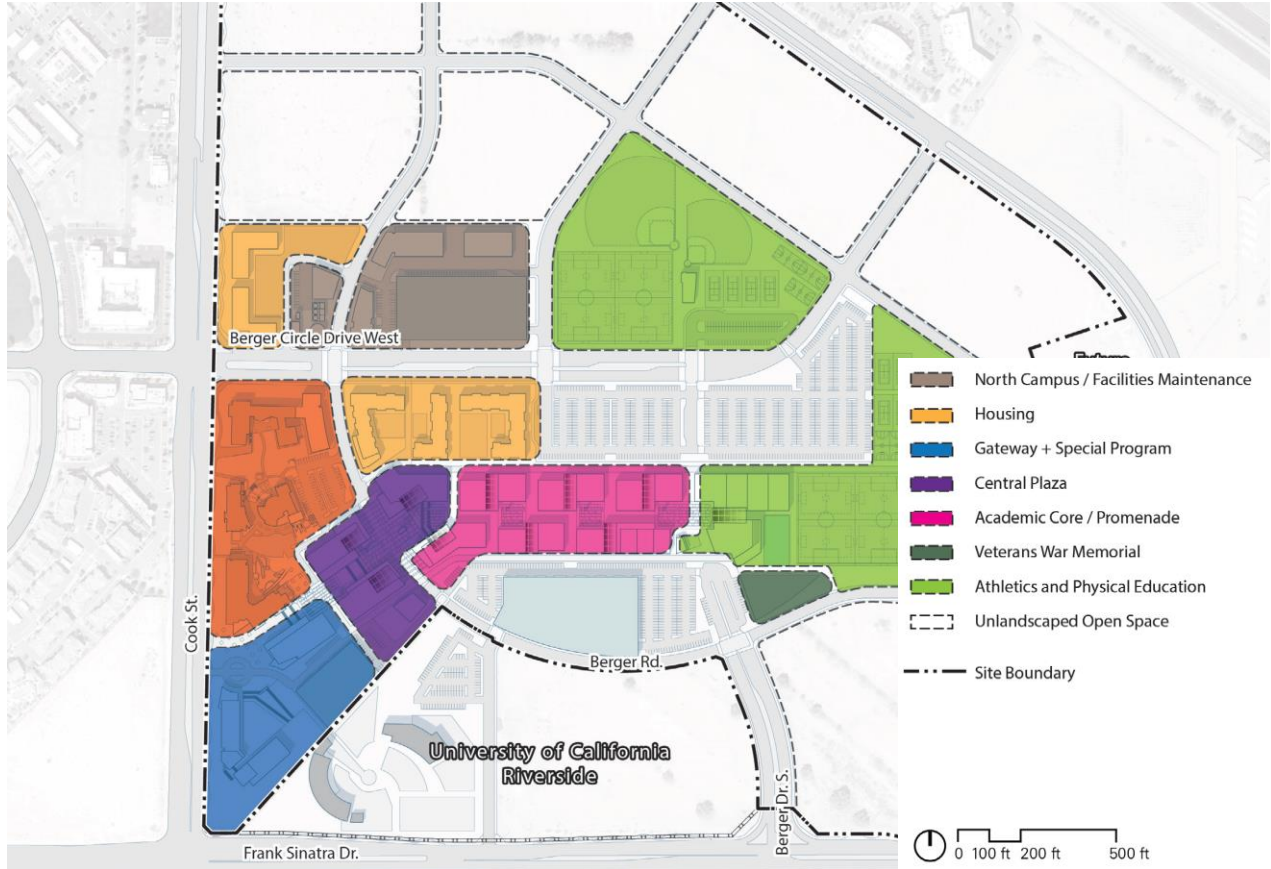
The Master Plan also capitalizes on the most vivid, character-defining attributes of the campus - its desert setting looking across the Coachella Valley to the Indian Hills in the northeast, and establishes an incremental approach to long-term campus development that integrates the existing campus with new facilities extending towards the east - ultimately transforming the campus into an environment for learning that fits harmoniously with its desert surroundings.

Illustrative 2016 Master Plan Campus Framework  
Figure 1



Source: California State University, San Bernardino. Draft Palm Desert Campus Master Plan (2016).

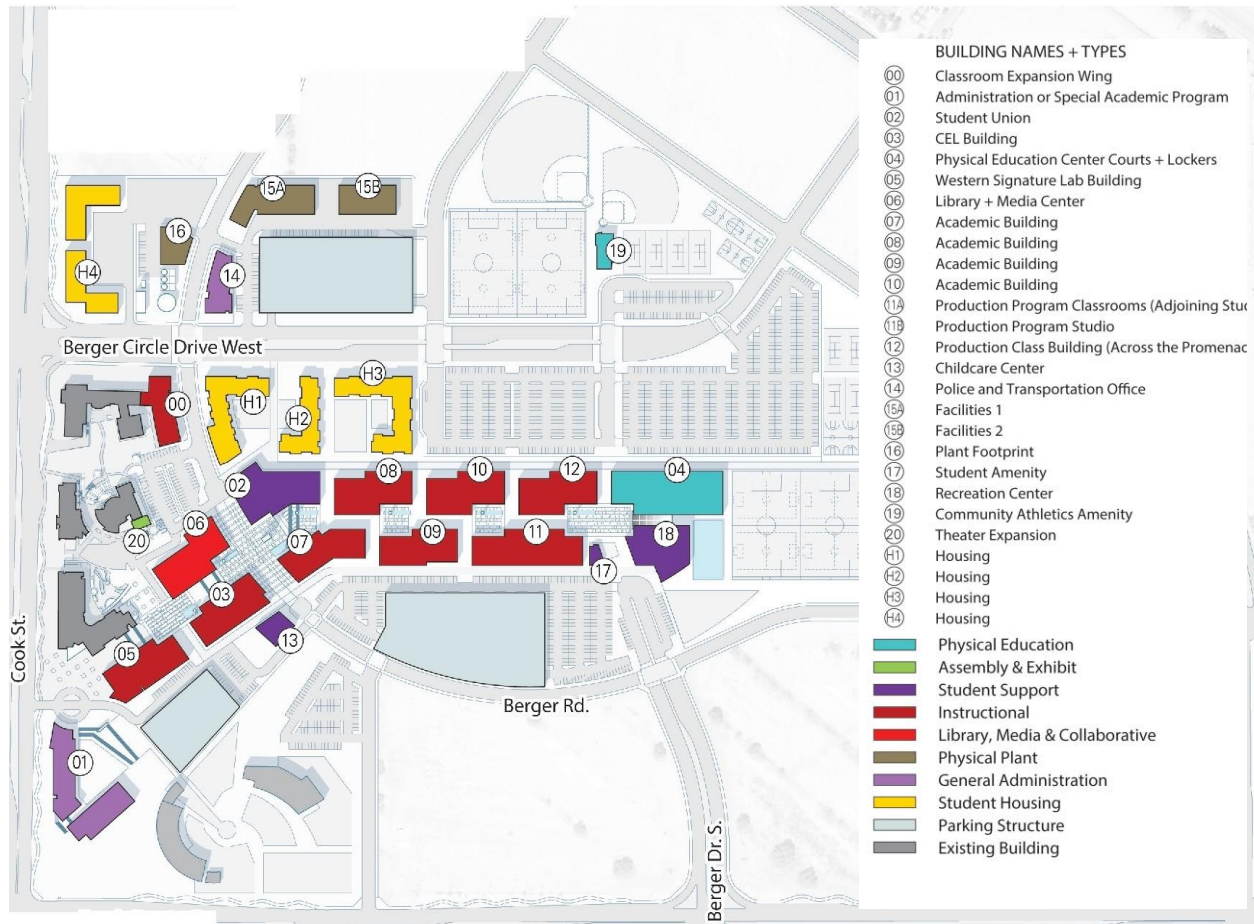
Master Plan Campus Land Use Structure  
Figure 2



Source: California State University, San Bernardino. Draft Palm Desert Campus Master Plan (2016).



Master Plan New Facilities  
Figure 3



Source: California State University, San Bernardino. Draft Palm Desert Campus Master Plan (2016).

**8. Surrounding Land Uses and Setting:** The CSU San Bernardino Palm Desert 169-acre campus is both part of and a major contributor to a rapidly developing portion of the City of Palm Desert. The campus has rapid accessibility to the I-10 freeway at Cook Street, is bordered by a mix of land uses, with predominantly residential development in the south and southeast and commercial uses in the north and northwest. To the northeast, a strip of light industrial land fronting on Gerald Ford Drive separates the campus from the I-10 freeway. The area’s residential developments are typically anchored by golf courses. The commercial areas to the north, northwest, and west serve local neighborhoods, the campus, the UCR Graduate Center which adjoins the campus to the south, and travelers along the I-10 freeway. To the northeast, immediately north of the I-10 freeway is the regionally important Classic Club golf course.

**9. CSU and Other Public Agencies whose approval will be sought:**

- CSU Board of Trustees  
Approval and adoption of the 2016 PDC Master Plan  
Approval of schematic plans for future facilities and improvements
- City of Palm Desert  
Approval of any improvements within the City rights-of-way
- Coachella Valley Water District (CVWD)  
Approval of new connections and/or increase in quantity of water delivery to campus
- Division of State Architect  
Approval of accessibility for future facilities
- State Fire Marshall  
Fire safety review and approval of future facilities and improvements
- Others, as may be necessary

## Environmental Factors Potentially Affected

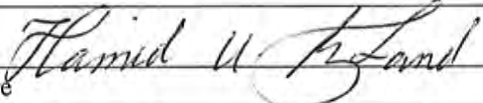
The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- |                                                            |                                                                 |                                                                        |
|------------------------------------------------------------|-----------------------------------------------------------------|------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Aesthetics             | <input type="checkbox"/> Agriculture and Forestry Resources     | <input checked="" type="checkbox"/> Air Quality                        |
| <input checked="" type="checkbox"/> Biological Resources   | <input checked="" type="checkbox"/> Cultural Resources          | <input checked="" type="checkbox"/> Greenhouse Gas Emissions           |
| <input type="checkbox"/> Geology /Soils                    | <input type="checkbox"/> Hazards & Hazardous Materials          | <input checked="" type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning               | <input type="checkbox"/> Mineral Resources                      | <input checked="" type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing              | <input checked="" type="checkbox"/> Public Services             | <input type="checkbox"/> Recreation                                    |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> 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 <u>1/18/17</u>
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<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>I. AESTHETICS</b> -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>a through d.</b> The Campus Master Plan reinforces intrinsic features of the PDC campus including its desert setting, views to the Indio Hills to the northeast, and the architectural expression of the campus within/and viewed from the community and the existing and planned physical connections with surrounding neighborhoods and facilities. However, as new development pursuant to the 2016 Master Plan will extend the urban visual character and design of the campus into currently undeveloped portion of the campus area, these issues will be further addressed in the EIR.</p>				
<p><b>II. AGRICULTURE AND FOREST RESOURCES:</b> 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:</p>				

<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a through e.</b> The Palm Desert campus does not contain farmland or forest land. No property under Williamson Act contract or land designated as forest land exists on the campus. Future development pursuant to the Master Plan will not involve any changes to the existing environment that could result in conversion of farmland or forest land to other uses. No adverse impact will result and these issues will not be addressed in the EIR.				
<b>III. AIR QUALITY</b> -- 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a.</b> The implementation of the Master Plan will not conflict with nor obstruct the implementation of the South Coast Air Quality Management Plan. The Master Plan will not create additional regional growth but accommodates the projected growth in student enrollment caused by the regional population, housing, and employment growth within the greater Coachella Valley region. The Air Quality Management Plan is based on these regional growth projects and the implementation of the Master Plan at the campus will not affect these regional projections. In addition, the Master Plan includes additional student housing that will have a beneficial effect of reducing vehicular commute trips to and from the campus, as well as energy conservation initiatives, and thus reducing vehicular and stationary emissions.</p>				
<p><b>b through d.</b> Accommodating the projected growth in student enrollment on the campus pursuant to the Master Plan, even with the provision of additional student housing on campus, has the potential to generate additional vehicular trips that produce exhaust emissions, and short-term emissions associated with development of new facilities and improvements. These issues will be addressed in the EIR.</p>				
<p><b>e.</b> The campus development and operations are not associated with the generation of objectionable odors that could affect a substantial number of people. No adverse impact will result.</p>				
<b>IV. BIOLOGICAL RESOURCES -- Would the project:</b>				
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 Wildlife or U.S. Fish and Wildlife Service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a through f.</b> The Master Plan's provides for a long-term development of a currently vacant portion of the campus with academic, housing, administrative, student support, and other facilities within a greater Sonoran Desert environment. While the Master Plan aims to maintain the University's stewardship of campus landscape and natural resources through a comprehensive approach to sustainability in its desert environment, these issues will be further addressed in the EIR.				
<b>V. CULTURAL RESOURCES</b> -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) 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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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 or in a local register of historical resources as defined in Public Resources Code section 5020.1. In applying criteria set forth in subdivision (c) of Public Resources Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a through d.</b> There are no historic resources within the campus as the campus' four existing facilities were constructed after the year 2000 and therefore, the Master Plan will not affect such resources. While there are no currently known archaeological, tribal, or paleontological resources located within the campus, there may be a potential for uncovering such resources over the long-term of campus development. Therefore, while no significant impact is anticipated, these issues will be further addressed in the EIR.</p>				



Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS</b> -- 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.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>a. through d.</b> The Palm Desert campus is not located within a delineated seismic hazard zone. However, since it is located in the seismically active southern California region, with the San Andreas Fault located approximately 4.8 miles to the northeast of the campus, all design and construction of new campus facilities and improvements will be in strict compliance with the California State University seismic safety requirements. These requirements include the most current seismic safety requirements of the California Building Code (CBC), the supplemental CSU requirements that are often stricter than the CBC, as well as seismic coefficients for facilities for design and construction specific to each campus, including the Palm Desert campus. As required, all facilities will be designed and use engineering techniques for the specific soil conditions on campus, and the site of each new facility. Each planned facility undergoes an independent peer review process to ensure that all CSU seismic safety requirements are incorporated into design and construction. The campus is located on relatively flat terrain away from hillsides; thereby it is not at risk for landslides. With mandatory compliance with existing regulations and requirements all campus new facilities and improvements will provide the required level of seismic safety and these issues will not be addressed further in the EIR.</p>				
<p><b>e.</b> The campus is served by sewer systems and no septic tanks or alternative wastewater disposal systems are needed. No impact will result.</p>				
<p><b>VII. GREENHOUSE GAS EMISSIONS --</b> Would the project:</p>				
<p>a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>b) Conflict with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a and b.</b> Accommodating the projected growth in student enrollment on the campus pursuant to the Master Plan has the potential to generate additional vehicular trips that produce exhaust emissions and short-term emissions associated with development of new facilities and improvements, which include greenhouse gases. These issues will be addressed in the EIR. The implementation of the Master Plan will not conflict nor obstruct the implementation of the South Coast Air Quality Management Plan which aims at reducing overall emissions, including greenhouse gas (GHG) emissions. The Master Plan will not create additional regional growth but accommodate the projected growth in student enrollment caused by the Coachella Valley regional population, housing and employment growth. The Air Quality Management Plan is based on these regional growth projects and the implementation of the Master Plan at campus will not affect these regional projections. In addition, the Master Plan reinforces the current location of the transit center at the main campus entry to further enhance the use of transit that reduces commute trips.</p>				
<p><b>VIII. HAZARDS AND HAZARDOUS MATERIALS --</b> Would the project:</p>				
<p>a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>a through c.</b> For most of the new facilities on-site use and storage of hazardous materials will be limited to small amounts of everyday household cleaners and common chemicals used for landscaping and maintenance. Materials used for laboratory academic research and instructions will be handled and disposed of in accordance with established University safety procedures. The University will monitor the use of such materials in research and science instructions to ensure safe and lawful handling, movement, storage, and disposal. Impact will be less than significant and these issues will not be addressed further in the EIR.</p>				

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p><b>d.</b> The campus is not included on the Department of Toxic Substances Control Hazardous Waste and Substance List (Cortese List) or any other list of hazardous materials sites. No impact will result.</p>				
<p><b>e and f.</b> The campus is not located within two miles of a public use airport or private airport. No adverse impact will result.</p>				
<p><b>g.</b> All new facilities developed pursuant to the Master Plan will include the provision of all necessary emergency access in compliance with existing regulations. Therefore, the project will not impair implementation nor physically interfere with any adopted emergency response or evacuation plans. No adverse impact will result.</p>				
<p><b>h.</b> The campus is located in an urban area and is not subject to wildfire hazards. In addition, as with the existing campus facilities, all new facilities, and landscaping as well, will be designed to reduce the risk of fire with proper choice of building materials and landscaping, provision of interior sprinklering systems, and appropriate fire hydrants and water flows. As with all University facilities, the new facilities developed pursuant to the Master Plan are subject to review and approval by State Fire Marshall, ensuring that fire protection equipment and facilities within the campus are adequate. With compliance with these regulations and design procedures impact will be less than significant, and this issue will not be addressed further in the EIR.</p>				
<p><b>IX. HYDROLOGY AND WATER QUALITY</b> -- Would the project:</p>				
<p>a) Violate any water quality standards or waste discharge requirements?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>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)?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p>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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>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?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>a, c through f.</b> The Master Plan provides for development of new facilities and improvements within an undeveloped area of the campus, and therefore could result in changes to the existing drainage patterns within the campus and in increase in surface runoff. While all new facilities will include the necessary drainage improvements, including appropriate stormwater retention measures, the drainage utilities issue will be further addressed in the EIR.</p>				
<p><b>b.</b> Water use on campus pursuant to the Master Plan is not expected to result in substantially increased water ground water pumping such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level. Nonetheless, since the increased student enrollment on campus will result in additional water use, this issue will be addressed in the EIR.</p>				
<p><b>g and h.</b> The campus is not located within a flood hazard area and therefore, potential impact from flooding is considered less than significant.</p>				
<p><b>j.</b> The campus is located inland and is not subject to tsunamis, nor is it subject to a seiche as it is not located near a large body of water. The campus area is not subject to mudflows as it is relatively flat and not located adjacent to hillsides. No significant impact will result.</p>				

<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>X. LAND USE AND PLANNING</b> -- Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a through c.</b> The Master Plan provides for new facilities and improvements within the interior of the campus and will not physically divide an established community. No other land use plans apply to the campus and no adverse impact will result.				
<b>XI. MINERAL RESOURCES</b> -- 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a and b.</b> No mineral resources are known to exist within the San Palm Desert campus. No adverse impact will result.				
<b>XII. NOISE</b> -- 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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>a through d.</b> Implementation of the Master Plan will result in noise associated with campus-related vehicular traffic, construction of new facilities and improvements, and with day-to-day campus activities. These issues will be addressed in the EIR.				
<b>b.</b> The long-term facilities and improvements provided pursuant to the Master Plan will continue the University uses and functions that do not involve generating excessive vibration or groundborne noise. No adverse impact will result and this issue will not be addressed in the EIR.				
<b>e and f.</b> The campus 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 will result.				
<b>XIII. POPULATION AND HOUSING --</b> 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)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a.</b> The implementation of the Master Plan will provide additional on-campus student housing, and will not displace any housing or people. The Master Plan is designed to accommodate the projected gradual increase in student enrollment resulting from growth and development within the greater Coachella Valley and by itself, will not induce substantial population growth or housing demand within the greater region. Nearby residential areas are fully urbanized and served by existing infrastructure, and the provision of University facilities and improvements within the campus has no potential to induce substantial growth in the surrounding areas or the region. No significant impact will result and this issue will not be addressed in the EIR.</p>				
<p><b>b and c.</b> The project does not involve the removal of housing or displacement of people. No impact will result.</p>				
<p><b>XIV. PUBLIC SERVICES</b></p>				
<p>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:</p>				
<p>Fire protection?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Police protection?</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Schools?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Parks?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>Other public facilities?</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a.</b> The Master Plan provides for needed facilities and improvements to accommodate the projected student enrollment growth over the next 20 years, which will generate additional demand for fire and police protection services. Potential impact on these services will be evaluated in the EIR.</p> <p>The Master Plan provides needed facilities and improvements to accommodate the projected University's student enrollment and has no potential to generate a substantial demand for schools. The Master Plan also provides for new and enhanced sports and recreation facilities, and landscape improvements within the campus, as well as for adequate student and faculty support services, including student housing, parking, recreation and sports, and other facilities. Thus, the Master Plan will not generate a need for construction of new public facilities in the surrounding community. No adverse impact will result and these issues will not be addressed in the EIR.</p>				



<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>XV. RECREATION</b>				
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a and b.</b> Implementation of the Master Plan will not induce substantial new population growth that will require the construction of new parks or recreational facilities that might have an adverse physical effect on the environment. The Master Plan provides for new sports and recreation facilities for the University students within the campus, including two soccer fields and a track/soccer field with bleachers near the PE Center, and two soccer fields, regulation size baseball and softball fields and tennis courts north of Berger Circle Drive. No adverse impact will result and these issues will not be addressed in the EIR.</p>				
<b>XVI. TRANSPORTATION/TRAFFIC --</b>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a and b.</b> The Master Plan provides for additional student housing on campus and continued use of public transit which will reduce commuter vehicular trips to campus. However, since the gradual increase in student enrollment accommodated by the Master Plan will result in vehicular trips in vicinity of the campus, a traffic study will be prepared as part of the EIR to address these issues.</p>				
<p><b>c through f.</b> The provision of campus facilities and improvements will not affect air traffic patterns. The new facilities and improvements pursuant to the Master Plan will include the provision of all required emergency access in compliance with existing regulations. No design features or uses that could result in increased hazards are part of the Master Plan. The Master Plan includes a bicycle and pedestrian circulation plan for the campus, including increased bicycle access to the campus designed to encourage non-vehicular transportation. No adverse impact will result and these issues will not be addressed further in the EIR.</p>				
<p><b>XVII. UTILITIES AND SERVICE SYSTEMS</b> -- Would the project:</p>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p><b>a.</b> The new facilities and uses developed pursuant to the Master Plan will generate wastewater of similar quality to that generated by the campus' existing facilities. The quality of the wastewater associated with these typical urban educational uses meet all applicable requirements. No adverse impact will result and this issue will not be addressed in the EIR.</p>				
<p><b>b.</b> Implementation of the Master Plan will result in development within the campus' vacant land area which will require new stormwater drainage infrastructure. Therefore, this issue will be evaluated in the EIR.</p>				
<p><b>c through e.</b> The new facilities and improvements developed pursuant to the Master Plan accommodating the projected growth in student enrollment on campus will use water, and generate wastewater. These issues will be addressed in the EIR.</p>				
<p><b>f and g.</b> The University implements a comprehensive recycling program to minimize the amount of solid waste disposed at the landfills. The recycling program and other waste-reduction measures will continue to be implemented in additional uses and facilities developed pursuant to the Master Plan. Nonetheless, since the development pursuant to the Master Plan will generate solid waste, these issues will be further addressed in the EIR.</p>				
<p><b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE</b></p>				
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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>Issues:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant Impact with Mitigation Incorporated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><b>a.</b> The Master Plan aims to maintain the University's stewardship of campus landscape and natural resources through a comprehensive approach to sustainability in the Sonoran Desert environment. Nonetheless, since the future campus development will result in development of currently vacant land within the campus area, it potentially may affect some biological resources. While no important examples of California history or prehistory are currently known to be present within the campus, there may be a potential for uncovering such resources over the long-term of campus development. Therefore, these issues will be evaluated in the EIR. .</p>				
<p><b>b.</b> The area-wide growth, and the growth and development within the City of Palm Desert may result in significant air quality, traffic, and other impacts. While the effects of the Master Plan itself will be relatively limited, when combined together with the effects of the area-wide growth and development the cumulative impact may be significant. This issue will be addressed in the EIR.</p>				
<p><b>c.</b> The Master Plan will result in the provision of needed facilities and improvements at the CSUSB Palm Desert campus. These facilities and improvements are necessary to continue the University functions and the provision of higher education opportunities to the residents of the Coachella Valley and the state as reflected by the projected student enrollment, with no potential to result in substantial adverse effects on people.</p>				

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