

# **Findings of Fact and Statement of Overriding Considerations**

Pursuant to Sections 21081 and 21081.6 of the Public Resources Code and  
Sections 15091 and 15093 of the CEQA Guidelines

## **2016 Campus Master Plan**

### **California State University, San Bernardino**



**Final Environmental Impact Report**  
State Clearinghouse Number # 2016101025

July 2017

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# Findings of Fact

## 1.0 INTRODUCTION

### 1.1 Purpose

This statement of Findings of Fact addresses the environmental effects associated with the California State University, San Bernardino (CSU San Bernardino) 2016 Campus Master Plan (Master Plan) project located on the CSU San Bernardino campus in San Bernardino, California. These Findings are made pursuant to the California Environmental Quality Act (CEQA) under Sections 21081 and 21081.6 of the Public Resources Code and Sections 15091 of the CEQA Guidelines, Title 14, Cal. Code Regs. 15000, et. seq. The potentially significant impacts were identified in both the Draft Environmental Impact Report (EIR) and the Final EIR, as well as additional facts found in the complete record of proceedings.

Public Resources Code 21081 and Section 15091 of the CEQA Guidelines require that the lead agency prepare written findings for identified significant impacts, accompanied by a brief explanation for the rationale for each finding. The Board of Trustees of the California State University (CSU Board of Trustees) is the lead agency responsible for preparation of the EIR in compliance with CEQA and the CEQA Guidelines. Section 15091 of the CEQA Guidelines states, in part, that:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects, accompanied by a brief explanation of the rationale for each finding. The possible findings are:
  - (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effect as identified in the Final EIR.
  - (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.
  - (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the Final EIR.

In accordance with Public Resource Code 21081 and Section 15093 of the CEQA Guidelines, whenever significant impacts cannot be mitigated to a level below significance, the lead agency is required to balance, as applicable, the benefits of the proposed project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse effects may be considered "acceptable." In that case, the decision-making agency may prepare and adopt a Statement of Overriding Considerations, pursuant to the CEQA Guidelines.

Section 15093 of the CEQA Guidelines states that:

- a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal,

social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."

- b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the Final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the Final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091. As required by CEQA, the Board of Trustees, in adopting these findings, also adopts a Mitigation Monitoring and Reporting Program for the project. The Board of Trustees finds that the Mitigation Monitoring and Reporting Program, which is incorporated by reference and made a part of these findings, meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of measures intended to mitigate potentially significant effects of the project.

The Final EIR for the project identified potentially significant effects that could result from project implementation. However, the CSU Board of Trustees finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts that are not reduced to less than significant levels are identified and overridden due to specific project benefits in a Statement of Overriding Considerations.

In accordance with CEQA and the CEQA Guidelines, the Board of Trustees adopts these findings as part of its certification of the Final EIR for the project. Pursuant to Section 21082.1(c)(3) of the Public Resources Code, the Board of Trustees also finds that the Final EIR reflects the Board's independent judgment as the lead agency for the project.

## **1.2. Organization and Format of Findings**

Section 1.0 contains a summary description of the project and background facts relative to the environmental review process. Section 2.0 discusses the CEQA finding of independent judgment. Section 3.0 identifies the impacts of the project that were studied in the EIR. Section 3.1 of these Findings identifies the significant impacts of the project that cannot be mitigated to a less than significant level, even though all feasible mitigation measures have been identified and incorporated into the project.

Section 3.2 identifies the potentially significant effects of the project that would be mitigated to a less than significant level with implementation of the identified mitigation measures. Section 3.3 identifies the project's potential environmental effects that were determined not to be significant and, therefore, do not require mitigation measures. Section 4.0 discusses the feasibility of project alternatives. Section 5.0 discusses findings with respect to mitigation of significant adverse impacts, and adoption of the Mitigation Monitoring Program (MMP).

### 1.3 Summary of Project Description

The project is the adoption and implementation of the CSU San Bernardino 2016 Campus Master Plan. The 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 25,000 FTEs by the year 2035 planning horizon. The Master Plan project provides for new academic and administrative support facilities, new student housing facilities, athletic and recreation enhancements, and increased parking within the California State University, San Bernardino campus. The Master Plan makes use of existing surface parking lots for new building sites and proposes other building sites that are currently occupied by facilities that already have or will reach the end of their useful lives within the Master Plan's planning horizon. The student housing facilities will provide 3,320 new student beds, as well as associated dining commons and landscaped courtyards.

The replacement and provision of remodeled facilities is a large component of the Master Plan. Many of the existing academic, student housing, and other facilities that have reached the end of their functional life will be remodeled or replaced. Pursuant to the Master Plan, approximately 2.9 million gross square feet is needed in new facilities and improvements. The Master Plan also provides for major open space, landscape, and design enhancements. To accommodate the projected future campus student enrollment, the Master Plan provides for campus development with approximately 2.9 million gross square feet of needed new facilities and improvements over the next 20 years. These planned facilities include:

***Academic Facilities:*** Approximately 1.2 million square feet of new classrooms, laboratories, library, collaborative, and other instructional space for the University's academic programs. The new facilities include a new engineering academic facility, a performing arts center, physical education, an administrative/student services center, a new science facility, and new offices. In addition, some facilities that have reached the end of their useful life will be remodeled or renovated, including John M. Pfau Library, Sierra and Capistrano Halls, Chaparral Hall, Sierra Hall, Serrano Village, and the administration building. To create a vibrant campus environment for the University's students, the Campus Master Plan also provides for expanding the existing facilities to include a new performing arts center, theater, and new academic spaces such as an interdisciplinary lecture classroom, a dance studio and a theater arts teaching lab.

***Student Life and Support Facilities:*** Providing student housing on campus directly supports academic excellence and a vibrant campus environment. To do so, the Master Plan provides for new housing facilities providing 3,320 additional student beds on campus. Two new student housing precincts are created, one in the south campus area, around the existing campus housing, and a housing village in the north central portion of the campus. Each will have its own dining commons and will be planned around a series of landscaped courtyards for student gathering and recreation. A third component of housing will be located in the Gateway Precinct, on both sides of the main campus entry, framing this gateway into the campus.

***Administrative and Support Facilities:*** Approximately 200,000 square feet of administrative facilities and campus support facilities. The Master Plan also provides for modifications and augmentations of the campus utilities systems to serve the new facilities, including an expansion of the campus' physical plant.

***Physical Education and Athletic Facilities:*** The Master Plan provides for new baseball, basketball, softball, and soccer fields with bleachers; a multi-use stadium for track and field, soccer, and football with 6,000 seats, and expanded tennis courts. A new, approximately 63,000 square-foot physical education facility will be provided adjacent to the existing gymnasium.

**Entrepreneurial Facilities:** Approximately 200,000 square feet of research, technology, and other space, including a conference center with an 80-room hotel. These facilities will be developed in partnership with public and private organizations through enterprises that support the University's educational mission and generate potential revenue for the University's programs and functions.

**Parking:** Approximately 3,600 new parking spaces within new parking structures strategically located at the perimeter of the campus, predominantly in the areas currently developed with surface parking lots.

#### 1.4. Project Objectives

CEQA states that the statement of project objectives should be clearly written and define the underlying purpose of the project, in order to permit the development of a reasonable range of alternatives and aid the Lead Agency in making findings.

The main objective of the Master Plan is to guide the development of the campus over the next 20 years to accommodate gradual student enrollment growth, through infill development within the existing developed campus area, while enhancing the quality of campus life. To do so, the Master Plan creates a physical campus environment that facilitates the CSU San Bernardino's ability to achieve the following objectives:

- 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 the University's active learning focus by providing opportunities for interactions and collaborations among students, faculty, staff and the greater community
- Support the creation and maintenance of residential and non-residential learning communities on the campus, including the accommodation of smaller learning communities within a variety of campus spaces such as the Pfau Library, classroom/laboratory buildings, the Santos Manuel Student Union, and the Commons
- Support the creation of a range of student learning/research/incubator type spaces through public-private and public-public partnerships
- Where appropriate, offer student learning and community-oriented/outreach programs in University-controlled centers off the main CSU San Bernardino campus
- Reinforce positive intrinsic features of the CSU San Bernardino campus including views to the San Bernardino Mountains, the signature campus gateway/quad lawn, and physical connections with surrounding neighborhoods and facilities
- Make efficient use of developable campus land and preserve a balance between built-up areas and open space
- 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
- Serve as an accessible, safe and attractive campus for students, staff, faculty and the community
- Provide for a range of ways for students and the community to access the campus and its facilities including public transportation and distance learning
- Through a comprehensive approach to sustainability, maintain CSU San Bernardino's stewardship of campus landscape and natural resources
- Conserve natural resources while creating and fostering an environmentally, socially, and economically sustainable physical and operational campus
- Create and foster campus facilities that efficiently utilize university human, natural, and financial

- resources
- Provide for correctly sized and oriented Teaching Resource Center (TRC) to accommodate the range of faculty needs

## 1.5. Environmental Review Process

**Initial Study and Notice of Preparation:** In accordance with the requirements of CEQA and the CEQA Guidelines, to determine the number, scope and extent of environmental issues, the Notice of Preparation (NOP) of the Draft Environmental Impact Report was circulated for public review for a period of 30 days, beginning on October 10, 2016 and ending on November 8, 2016. The University also held a public meeting on October 26, 2016 to receive comments on the Initial Study. No comments were received at the meeting.

**Draft EIR:** In accordance with the requirements of CEQA and the CEQA Guidelines, a Draft EIR was prepared to address the potential significant environmental effects associated with the 2016 Campus Master Plan project identified during the NOP process. Based on the NOP and Initial Study scoping process, the EIR addressed the following potential potentially significant environmental issues:

- Aesthetics
- Biological Resources
- Cultural Resources, including Tribal Cultural Resources
- Traffic and Circulation
- Air Quality and Greenhouse Gases (GHG)
- Noise
- Fire and Police Protection Services
- Utilities and Service Systems
- Construction Effects
- Long-term and Cumulative Effects

The Draft EIR was released for public and agency review 45-day period, from March 28, 2017 to May 11, 2017. The University also held a public meeting on April 20, 2017 to provide the public an opportunity to comment on the adequacy of the information presented in the Draft EIR. No comments were received at the meeting. During the Draft EIR public review period, the University received five comment letters, including a letter from the State Clearinghouse acknowledging compliance with its review requirements for draft environmental documents.

**Final EIR:** Section 15088 of the CEQA Guidelines requires that the Lead Agency responsible for the preparation of an EIR evaluate comments on environmental issues and prepare a written response addressing each of the comments. The intent of the Final EIR is to provide a forum to address comments pertaining to the information and analysis contained within the Draft EIR, and to provide an opportunity for clarifications, corrections, or minor revisions to the Draft EIR as needed.

The Final EIR assembles in one document all of the environmental information and analysis prepared for the proposed project, including comments on the Draft EIR and responses by the University to those comments.

Pursuant to Section 15132 of the State CEQA Guidelines, the Final EIR consists of the following:

- (a) The revised Draft EIR, including all of its appendices.
- (b) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- (c) Summaries of all oral comments received on the Draft EIR and responses to those comments.
- (d) Copies of all letters received by the University during the Draft EIR public review period and responses to the comments
- (e) Any other information added by the Lead Agency.

## **2.0 CEQA FINDING OF INDEPENDENT JUDGMENT**

The Final EIR reflects the Board of Trustees' independent judgment. The Board of Trustees has exercised independent judgment in accordance with Public Resources Code 21082.1(c)(3) in retaining its own environmental consultant in the preparation of the EIR, as well as reviewing, analyzing and revising material prepared by the consultant.

Having received, reviewed, and considered the information in the Final EIR, as well as any and all other information in the record, the Board of Trustees of the California State University hereby makes findings pursuant to and in accordance with Sections 21081, 21081.5, and 21081.6 of the Public Resources Code.

## **3.0. FINDINGS OF FACT**

### **3.1 Environmental Effects of the Project which are Considered Unavoidable Significant Impacts**

This section identifies the significant unavoidable impacts that require a statement of overriding considerations to be issued by the Board of Trustees, pursuant to Section 15093 of the CEQA Guidelines, if the project is approved. Based on the analysis contained in the Final EIR, the following impacts have been determined to be significant and unavoidable:

- Project-specific and cumulative traffic impact on I-215 freeway
- Project-specific and cumulative air quality impact
- Cumulative traffic noise impact along University Parkway, from I-215 to Kendall Drive
- Short-term and intermittent construction-related (project-specific and cumulative) air quality impact and project-specific noise impact
- Cumulative impact related to lighting associated with the campus' new and improved facilities

#### **Summary of Project-Specific and Cumulative Traffic Impact on I-215 freeway**

An evaluation of the project-specific and cumulative impact on I-215 freeway associated with the project is found in Section 3.4, Traffic and Circulation, of the Final EIR.

Traffic associated with the Master Plan and future area-wide traffic growth will result in a significant impact at the following locations:

- University Parkway & I-215 Northbound Ramps
- I-215 Northbound Diverge Segment
- I-215 Northbound Merge Segment
- I-215 Southbound Merge Segment

## **Mitigation Measures**

### ***University Parkway & I-215 Northbound Ramps***

With the following mitigation measure, the operations at the intersection will improve to LOS B in the AM and PM peak hours.

- The removal of the pedestrian crossing at the westbound right-turn approach is recommended to allow a true, free movement. The interchange will need to be coordinated with closely spaced intersections such as at State Street, and therefore, the entire University Avenue corridor will need to be optimized. Implementation of this mitigation measure will result in LOS B – reducing the impact to a less than significant level.

However, this intersection is under Caltrans responsibility – whose mission is to provide a safe, sustainable, integrated and efficient transportation system, and Caltrans planned improvement to this interchange has not been finalized yet.

### ***I-215 Freeway***

Mitigating the identified significant impacts to the 3 freeway mainline segments will require a complete reconstruction of the I-215 freeway to add travel lanes and upgrade the deficient ramp locations. Since the freeways in the study area are interconnected systems, it will not be possible, nor effective, to provide isolated spot improvements of one segment of the freeway where deficient operations are observed.

HOV lanes are proposed in both directions along I-215 between I-210 and I-15 according to the SCAG Regional Transportation Plan (RTP) in the Financially-Constrained RTP Projects to be completed by 2030. These lanes are forecast to improve traffic conditions along the corridor but still result in deficient operations according to Caltrans methodology and impact thresholds.

## **Findings**

The Board of Trustees finds that the project-specific and cumulative impact on the intersection of University Parkway and I-215 Northbound Ramps and 3 segments of the I-215 freeway will remain significant and unavoidable. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other benefits, make infeasible the alternatives identified in the EIR and the identified project-specific and cumulative impact on the I-215 freeway is thereby acceptable because of specific overriding considerations (see Statement of Overriding Considerations).

## **Summary of Project-Specific and Cumulative Impact on Air Quality**

An evaluation of the project-specific impact on air quality associated with the project is found in Section 3.5, Air Quality and Greenhouse Gases (GHG), of the Final EIR. An evaluation of the cumulative impacts associated with the project is found in Section 4.0, Cumulative and Long-Term Effects, of the Final EIR.

The implementation of the Master Plan together with future growth within the surrounding areas and the region will result in additional vehicle trips and the resultant air pollutant emissions within the South Coast Air Basin. Operational emissions, primarily from vehicular trips associated with growth in student enrollment, will exceed the SCAQMD daily threshold amounts.

### **Mitigation Measures**

The Master Plan provides for continuing use of the campus for educational purposes to accommodate planned future area-wide growth in student population. The Master Plan will significantly increase student housing on campus, which will work to reduce student commuter trips on the existing roadway networks. The Master Plan is consistent with SCAG's growth projections and land use policies, including the policies of focusing growth and development within urban areas, encouraging infill development, and encouraging sustainable development that contributes to reducing adverse air quality and GHG impacts. The University implements, and will continue to implement pursuant to the Master Plan numerous programs and policies to improve air quality in the region, including providing housing for more than 3,000 students on campus that reduce commute trips and the associated air pollutant emissions, and minimizing energy use through project design, increased efficiencies equivalent to the LEED gold standard in new facilities, and use of renewable energy sources. Therefore, the Master Plan is both supportive of the regional air quality management plan (AQMP) goals and objectives and consistent with the AQMP. However, since the emissions of ROG and NO<sub>x</sub> could exceed the SCAQMD daily threshold amounts, and no direct feasible mitigation measures are available to reduce the project-specific and cumulative air quality impact below the SCAQMD daily threshold amounts, impact is considered to be significant.

### **Findings**

The Board of Trustees finds that while the project is supportive of and consistent with the regional AQMP, no direct feasible mitigation measures are available to reduce the project-specific and cumulative air quality impact below the SCAQMD daily threshold amounts and project-specific and cumulative impact on air quality will remain significant and unavoidable. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other benefits, make infeasible the alternatives identified in the EIR and the identified project-specific and cumulative air quality impact is thereby acceptable because of specific overriding considerations (see Statement of Overriding Considerations).

## **Summary of Cumulative Traffic Noise Impact along University Parkway, from I-215 to Kendall Drive**

An evaluation of the cumulative traffic noise impact associated with the project is found in Section 3.6, Noise, of the Final EIR.

The implementation of the Master Plan together with future growth within the surrounding areas and the region

will result in additional vehicle trips and overall increase in traffic noise levels. At buildout, the project's contribution to the noise level, together with the long-term regional growth, will result in a cumulative increase in noise levels ranging from 0.8 dBA to 4.7 dBA. The increase in noise levels will result in a significant cumulative noise impact at one study roadway segment - University Parkway between I-215 to Kendall Drive.

## **Mitigation Measures**

No direct feasible mitigation measures are available to reduce the cumulative noise impact along University Parkway from I-215 to Kendall Boulevard. Most of the residential areas already have 6- to 8-foot noise barriers in place to help reduce traffic noise, and additional sound barriers will not be feasible, due to the need for access to and from the roadways. Therefore, the cumulative noise impact is considered significant and unavoidable.

## **Findings**

The Board of Trustees finds that no direct feasible mitigation measures are available to reduce the cumulative traffic noise impact along University Parkway, from I-215 to Kendall Boulevard, and this impact will remain significant and unavoidable. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other benefits, make infeasible the alternatives identified in the EIR and the identified cumulative traffic noise impact along University Parkway, from I-215 to Kendall Boulevard is thereby acceptable because of specific overriding considerations (see Statement of Overriding Considerations).

## **Summary of Short-term and Intermittent Construction-related (Project-Specific and Cumulative) Air Quality Impact and Project-Specific Noise Impact**

An evaluation of the construction effects associated with the project is found in Section 3.9, Construction Effects, of the Final EIR.

### ***Short-term and intermittent construction-related project-specific and cumulative air quality***

The Master Plan involves phased construction of structures, grading, and other site preparation activities. All construction activities will proceed in compliance with the South Coast Air Quality Management District (SCAQMD) rules and regulations. The short-term peak day construction emissions associated with construction of future campus facilities and improvements will be above the SCAQMD threshold amounts for ROG. If construction of several major facilities and/or improvements should substantially overlap, the peak day construction emissions may also be above SCAQMD threshold amounts for other pollutants as well. Therefore, this impact is considered significant.

### ***Short-term and intermittent construction-related project specific noise***

Construction activities will result in a temporary increase in ambient noise levels in the vicinity of each individual construction site. These temporary noise levels will not be continuous but will vary as equipment is used for varying lengths of time throughout the construction period. While high levels of construction noise usually are limited to the immediate vicinity of construction activities, since construction of some new facilities and improvements could be audible at the nearby residence halls, academic facilities, or other campus sensitive uses, mitigation measures have been identified to reduce this impact.

## Mitigation Measures

The University will implement the following mitigation measures to reduce identified significant impacts by imposing conditions on the construction contractor.

### *Air Quality and GHG*

1. Exposed surfaces are watered as needed.
2. Soils stabilizers are applied to disturbed inactive areas as needed.
3. Ground cover is replaced quickly in inactive areas.
4. All stockpiles are covered with tarps or plastic sheeting.
5. All unpaved haul roads are watered daily and all access points used by haul trucks are kept clean during the site grading.
6. Speed on unpaved roads is reduced to below 15 miles per hour.
7. Trucks carrying contents subject to airborne dispersal are covered.
8. Grading and other high-dust activities cease during high wind conditions (wind speeds exceeding a sustained rate of 25 miles an hour).
9. Diesel particulate filters are installed on diesel equipment and trucks.
10. All construction equipment will be properly tuned.
11. To reduce emissions from idling, the contractor shall ensure that all equipment and vehicles not in use for more than 5 minutes are turned off, whenever feasible.
12. Low VOC-content paint, stucco, or other architectural coatings materials will be utilized to the extent possible.
13. Low VOC-content asphalt and concrete will be utilized to the extent possible.
14. The University will continue to comply with SCAQMD Rule 1403 (Asbestos Emissions from Renovation/ Demolition Activities) and other pertinent regulations when working on structures containing asbestos, lead, or other toxic materials.

The University will implement the following measures to protect students present at campus.

15. As appropriate, outdoor activities at the campus will be limited during high-dust and other heavy construction activities, including painting.
16. Throughout the construction period of individual facilities and improvements in close proximity to student residence halls, campus academic facilities, health and wellness facilities, and/or other sensitive uses on campus, ventilation systems in those facilities will be tested more frequently to provide for the maintenance schedule that ensures proper ventilation.

### *Noise*

1. Construction hours will be consistent with City of San Bernardino regulations, which limit construction activity to the hours between 7:00 am and 8:00 pm.
2. Muffled heavy construction equipment will be used.
3. Construction staging areas will be located as far as possible from student residence halls, campus academic facilities, health and wellness facilities, and other places where students gather.
4. The contractor will ensure that each piece of operating equipment is in good working condition and that noise suppression features, such as engine mufflers and enclosures, are working and fitted properly.
5. The contractor will locate noisy construction equipment as far as possible from nearby sensitive uses.

## Findings

The Board of Trustees finds that even with the incorporation of the identified mitigation measures short-term and intermittent, construction-related (project-specific and cumulative) air quality impact and project-specific noise impact will remain significant and unavoidable. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other benefits, make infeasible the alternatives identified in the EIR and the identified short-term, intermittent, construction-related project-specific and cumulative air quality impact, and project-specific noise impact are thereby acceptable because of specific overriding considerations (see Statement of Overriding Considerations).

### **Summary of Cumulative Impact related to Lighting associated with the campus' new and improved facilities**

An evaluation of the cumulative impacts associated with the project is found in Section 4.0, Cumulative and Long-Term Effects, of the Final EIR.

The Master Plan provides for enhancement of campus' athletics facilities, including lighting for baseball and softball fields, tennis and basketball courts, and a multi-use stadium within the Physical Education and Athletics precinct. The campus existing security lighting will continue to be upgraded as necessary throughout the life of the Master Plan, and new lighting will be installed at new facilities, plazas, and pedestrian corridors as necessary to ensure adequate safety. Low-glare, cut-off, and shielded lights will be used as appropriate. This will continue to ensure appropriate lighting levels to maximize safety while minimizing spillover into surrounding areas and the night sky. Future off campus development in the surrounding area located within the City and County will also comply with existing City or County requirements, including shielding and focusing lighting away from the surrounding uses, and other requirements and regulations (including height, setback, landscaping, and other measures) that ensure appropriate and compatible lighting and design within the existing urban environment. However, the campus' lighting, including lighting of the enhanced athletic facilities, together with lighting used in future development in the surrounding area will result in an overall increase in lighting levels. This increase could be considered to be cumulatively significant, even though the future area-wide lighting will be at levels commonly associated with urban areas.

### **Mitigation Measures**

No direct feasible mitigation measures are available to reduce the cumulative impact related to lighting associated with the campus' new and improved facilities.

## Findings

The Board of Trustees finds that even though the future area-wide lighting will be at levels commonly associated with urban areas, the cumulative impact related to lighting associated with campus' new and improved facilities will remain significant and unavoidable. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other benefits, make infeasible the alternatives identified in the EIR and the identified impact related to lighting associated with campus' new and improved facilities is thereby acceptable because of specific overriding considerations (see Statement of Overriding Considerations).

### 3.2 Environmental Effects Evaluated in the Final EIR Which Can Be Avoided or Substantially Lessened to Less Than Significant Levels with Implementation of the Identified Mitigation Measures

This section identifies significant adverse impacts of the project that require findings to be made pursuant to Section 21081 of the Public Resources Code and Section 15091 of the CEQA Guidelines. Based on information in the Final EIR, the Board of Trustees finds that, based upon substantial evidence in the record, adoption and implementation of the mitigation measures set forth below will reduce the identified significant impacts to less than significant levels. Based on the analysis contained in the Final EIR, the following impacts have been determined to be impacts that can be reduced to less than significant levels with implementation of the mitigation measures set forth below:

- Impact on biological resources related to future development nearby campus' habitat preservation areas
- Impact on historic resources related to John M. Pfau Library improvements
- Impact on archaeological resources, including potentially inadvertently discovered resources
- Impact on potentially inadvertently discovered Native American and/or tribal cultural resources
- Short-term and intermittent construction-related traffic and solid waste impacts
- Traffic impact on study intersections (project-specific and cumulative)

#### **Impact on Biological Resources related to future development nearby campus' habitat preservation areas**

An evaluation of the biological resources impacts associated with the project is found in Section 3.2, Biological Resources, of the Final EIR.

The Master Plan's new strategic infill approach to the long-term campus development utilizes the existing developed campus land while preserving campus open space, including the continuing preservation of the Badger Hill most northern campus area and the west sensitive natural area as Land Lab/Habitat Preservation. As no development within these habitat preservation areas that could potentially affect sensitive species or habitats is anticipated to occur pursuant to the Master Plan, and these areas will remain in their existing condition, no significant impact is anticipated. However, the Master Plan provides for future development with two facilities nearby these habitat preservation areas - the improved existing soccer field in the northern campus area remaining within its existing footprint and the new Discovery Innovation Park in the western campus area. To ensure that development of these future facilities does not affect the habitat preservation areas, precautionary mitigation measures have been identified.

#### **Mitigation Measures**

Prior to development or construction of the future soccer field improvements in the north campus area and the Discovery Park facilities in the west campus area, the following steps will be taken:

1. **Work Area Boundaries:** Prior to the start of construction a qualified biologist will mark the boundaries of environmentally sensitive exclusion zones and sensitive habitat features (e.g., chaparral areas adjacent to work areas) that are to be avoided before and during construction with highly visible flagging or fencing to prevent impacts to these areas. The qualified biologist will also inform

construction personnel of the applicable work boundaries, communicating that construction personnel conduct work activities outside of the defined avoidance area.

2. ***Nesting Bird Surveys and Avoidance:*** If construction is scheduled to commence during the non-nesting season (September 1 to January 31), no preconstruction surveys or additional measures with regard to nesting birds and other raptors are required. To avoid impacts to native nesting birds in the project area, a qualified wildlife biologist shall conduct preconstruction surveys of all potential nesting habitat within the project site for project activities that are initiated during the breeding season (February 1 to August 31). The survey for special-status raptors shall focus on potential nest sites (e.g., trees and shrubs) on-site and within a 500-foot buffer around the site. Surveys shall be conducted no more than 14 days prior to construction activities. Surveys need not be conducted for the entire project site at one time; they may be phased so that surveys occur shortly before a portion of the site is disturbed. The surveying biologist must be qualified to determine the status and stage of nesting by migratory birds and all locally breeding raptor species without causing intrusive disturbance. Active nests of native bird species will be avoided and monitored, and the qualified biologists will have authority to stop work should it be determined that a nest is being impacted by project activity.

If active nests of other native birds or common raptors are found, a suitable buffer (e.g., 200-300 feet for common raptors; 50 to 100 feet for passerines; depending on species) shall be established around active nests and no construction within the buffer allowed until a qualified biologist has determined that the nest is no longer active (i.e., the nestlings have fledged and are no longer reliant on the nest). Encroachment into the buffer may occur only at the discretion and/supervision of a qualified biologist.

## **Findings**

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential impact on biological resources related to future development nearby campus' habitat preservation areas to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant impact on biological resources related to future development nearby campus' habitat preservation areas as identified in the Final EIR.

### **Impact on Historic Resources related to John M. Pfau Library improvements**

An evaluation of the historic resources impacts associated with the project is found in Section 3.3, Cultural Resources, of the Final EIR.

The campus contains several facilities that were built prior to 1985 and will be 50 years of age by the 2035, the Master Plan's horizon year. The only historic building identified to be affected by the future campus development is the John M. Pfau Library. The Library appears eligible for listing on the California Register under Criterion 3.

## **Mitigation Measures**

As the Library is planned for a major 90,000 square-foot addition pursuant to the Master Plan, mitigation measures addressing the massing, size, placement, articulation, and materials of the addition have been identified to reduce this potentially significant impact.

1. **John M. Pfau Library:** The massing, size, placement, articulation, and materials of the Library's planned addition is critical to avoiding an impact to this historic building. Massing and attachment of the new addition to the Library building will include the following:
  - 1.1 The south (front) façade will remain free of new construction so that it maintains its prominence on the main quadrangle, particularly given the importance of the view of the building as one approaches the campus from University Parkway.
  - 1.2 The north (rear) façade, which mirrors that of the south façade, will also remain free of new construction so that it maintains its visibility from the northern parts of the campus.
  - 1.3 The addition will be equal to or lower than the original building in height and smaller in footprint in order to appear subordinate to the original building.
  - 1.4 The addition will be attached only to the rear (north) portion of the east façade, so that a connection between the main building and the addition can be made on each floor, but so that much of the bulk of the addition is pulled away from the east façade to leave a significant amount of the façade – at a minimum 50% of the façade - physically disengaged from the addition. The east façade is defined as the outermost east wall of the building, not including the corners that are stepped back.
  - 1.5 The colonnade on the east façade's ground floor should remain open and passable where it is not attached to the addition. At the connection of the addition to the original building, the ground floor should be enclosed mainly in glass, similar to the north façade of the connection between the original building and the existing west addition.
  - 1.6 The plaza to the west of the original building that is encompassed by the west wing addition (on the south side) should be maintained free of additional construction and should not be filled in. This space functions to allow much of the west façade of the original building to remain visible.
  - 1.7 Respect the symmetrical massing of the original building (when viewed from the south) by maintaining a balance between the new addition and the existing west addition in their features and massing. A mirror symmetry is not expected.

## Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential impact on historic resources related to John M. Pfau Library improvements to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant impact on historic resources related to John M. Pfau Library improvements as identified in the Final EIR.

## Impact on Archaeological Resources, including potentially inadvertently discovered resources

An evaluation of the archaeological resource impacts associated with the project is found in Section 3.3, Cultural Resources, of the Final EIR.

A records search identified one previously recorded cultural resource mapped within the project area. This resource is a historic road, Devil Canyon Toll Road/Sawpit Creek Road, which was recorded in 2007. Many of the new facilities and improvements will be constructed in areas with existing structures. Some facilities

and improvements are planned for portions of the campus that have historically been paved or developed only with landscaping, such as new facilities in the northwestern portion of the project area and improvements to the existing soccer field in the northeastern portion of the campus. In these locations, there is no native ground surface visible, but it is possible that unknown archaeological resources could be preserved beneath the surface. Therefore, mitigation measures have been identified to reduce the potential impact on such previously unknown archaeological resources, to determine whether remnants of this road are present within the project area, and if the remnants are present, to reduce a potential for an impact to this resource from future campus development.

## Mitigation Measures

2. The following avoidance and mitigation measures will be implemented to ensure that potential significant impact to the identified Devil Canyon Toll Road/Sawpit Creek Road site, or a previously unknown archaeological site, is avoided or minimized.

- 2.1 ***Survey of Undeveloped Areas Prior to Development.*** Prior to development or construction of new facilities in portions of the campus which have not previously been developed (particularly the northwestern and eastern portions of campus) archaeological pedestrian survey will be conducted to identify if potentially significant archaeological resources are present. Resources found to be not significant will not require mitigation. If a potentially significant site will be impacted by ground-disturbing activities, either the site should be avoided, or a Phase II investigation will be required to evaluate the site for eligibility for listing in the CRHR. After testing, it may be determined that data recovery will be needed.

- 2.2 ***Avoidance of Eligible or Potentially Eligible Archaeological Sites through Project Design.*** The preferred mitigation is avoidance of the site through project design. If direct impacts to an archaeological site, including, the Devil Canyon Toll Road/Sawpit Creek Road if it is determined that remnants of this road are present, by earth-moving activities cannot be avoided, a Phase II investigation will be necessary to determine significance in accordance with the following measure.

- 2.3 ***Phase II (Evaluation) and Phase III (Data Recovery) Cultural Resources Investigations.*** Ground-disturbing impacts to Devil Canyon Toll Road/Sawpit Creek Road should be avoided to the extent feasible. If avoidance of this resource, or other previously unknown eligible or potentially eligible resource, is not feasible, CSU San Bernardino will ensure that potentially impacted archaeological site is assessed for significance, as defined by PRC Section 21083.2 or State CEQA Guidelines Section 15064.5(a), through implementation of Phase II investigations. Resources found to be not significant will not require mitigation. Should Phase II testing of Devil Canyon Toll Road/Sawpit Creek Road, or a previously unknown archaeological site, exhaust the data potential of the site, impact will be reduced to a less than significant level.

Impacts to a site found to be significant under CRHR Criterion 4 will be mitigated through a Phase III data recovery program. For such a site, prior to any ground-disturbing activities, a detailed archaeological treatment plan will be prepared and implemented by a qualified archaeologist. Data recovery investigations will be conducted in accordance with the archaeological treatment plan to ensure collection of sufficient information to address archaeological and historical research questions, and results will be presented in a technical report (or reports) describing field methods, materials collected, and conclusions. Additional testing and/or data recovery phases may involve

additional excavation and/or more detailed recordation of resources or more comprehensive archival research. Any cultural material collected as part of an assessment or data recovery effort will be curated at a qualified facility. Field notes and other pertinent materials will be curated along with the archaeological collection. If a resource is found to be significant under CRHR Criterion 1, 2, or 3, alternative mitigation measures will be developed by the qualified archaeologist, in consultation with CSU San Bernardino.

- 2.4 ***Construction Monitoring for Archaeological Resources.*** Prior to construction, a qualified archaeological monitor will be retained to monitor ground-disturbing activities within portions of the campus that do not currently contain structures. These include areas that are currently paved, landscaped, or undeveloped. The duration and timing of the monitoring will be determined by the qualified archaeologist in consultation with CSU San Bernardino. The archaeological monitor will work under the supervision of the qualified archaeologist.
- 2.5 ***Inadvertent Discoveries.*** If previously unknown buried cultural deposits are encountered during any phase of project construction, all construction work within 60 feet of the deposit will cease and the qualified archaeologist will be consulted to assess the find. If the discovery is determined to be not significant, work will be permitted to continue in the area. If a discovery is determined to be significant, a mitigation plan will be prepared and carried out in accordance with state guidelines. If the resource cannot be avoided, a data recovery plan will be developed to ensure collection of sufficient information to address archaeological and historical research questions, with results presented in a technical report describing field methods, materials collected, and conclusions. Any cultural material collected as part of an assessment or data recovery effort will be curated at a qualified facility. Field notes and other pertinent materials will be curated along with the archaeological collection.
- 2.6 ***Qualified Archaeologist.*** A qualified archaeologist, defined as an archaeologist who meets the Secretary of the Interior's Standards for professional archaeology, will be retained to carry out all mitigation measures related to cultural resources.

## Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential impact on archaeological resources, including potentially inadvertently discovered resources, to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant impact on archaeological resources, including potentially inadvertently discovered resources as identified in the Final EIR.

## Impact on potentially inadvertently discovered Native American and/or Tribal Cultural Resources

An evaluation of the Native American and tribal cultural resources impacts associated with the project is found in Section 3.3, Cultural Resources, of the Final EIR.

A Native American Heritage Commission (NAHC) Sacred Lands Files search did not identify the presence of

Native American cultural resources within the project area. However, since the Native American contact program resulted in information that the project area could have a high sensitivity for tribal cultural resources, mitigation measures have been identified to ensure that future campus development pursuant to the Master Plan will not significantly affect the previously unknown Native American and /or tribal cultural resources.

## **Mitigation Measures**

3. If previously unknown Native American cultural resources or tribal cultural resources are encountered during any phase of construction of the future planned facilities and improvements, the following measures will be implemented:

- 3.1 All work in the immediate vicinity of the find (within a 60-foot buffer) will cease and (1) a qualified archaeologist meeting the Secretary of Interior (SOI) standards will assess the find, and (2) San Manuel Band of Mission Indians will be contacted and provided information about the find and invited to perform a site visit when the archeologist makes the assessment to provide Tribal input.
- 3.2 If significant Native American resource is discovered and avoidance cannot be ensured, an SOI-qualified archeologist will be retained to develop a cultural resources Treatment Plan, as well as a Discovery and Monitoring Plan, which will provided to the San Manuel Band of Mission Indians for review and comment.
- 3.3 All in-field investigations, assessments, and/or data recovery enacted pursuant to the final Treatment Plan will be monitored by the San Manuel Band of Mission Indians Tribal Participant(s).
- 3.4 The University will consult in good faith with San Manuel Band of Mission Indians on the dispositions and treatment of any artifacts or cultural resources encountered during any phase of construction of the future planned facilities and improvements.
- 3.5 If human remains or funerary objects are encountered during any activities associated with the project, work in the immediate vicinity (within a 100-foot buffer of the find) shall cease and the County Coroner shall be contacted pursuant to State Health and Safety Code §7050.5 and that code enforced for the duration of the project.

## **Findings**

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential impact on potentially inadvertently discovered Native American and tribal cultural resources to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant impact on potentially inadvertently discovered Native American and tribal cultural resources as identified in the Final EIR.

## **Short-term and intermittent Construction-related Traffic and Solid Waste Impacts**

An evaluation of the construction related impacts associated with the project is found in Section 3.9, Construction Effects, of the Final EIR.

**Traffic:** Construction activity will add trucks and construction equipment to streets in the area. Haul trucks and heavy equipment usually travel more slowly than other traffic on the street network and require more time to enter and exit traffic flows. When heavy equipment enters or exits a construction site, it may interrupt vehicular or pedestrian traffic. Construction activities on campus will involve the use of trucks, usually for short periods of time, to haul away demolition and construction debris and deliver construction materials. These trucks and equipment may cause localized congestion at some locations in the surrounding area, which is a potentially significant impact if not properly mitigated.

Due to the pedestrian character of the campus with students walking from one building to another throughout the day, construction activity for specific facilities could adversely affect pedestrian flows in some areas of the campus. Construction activities may also temporarily affect bus and bicycle circulation routes on campus.

**Solid Waste:** Demolition of existing facilities, construction of new facilities and associated infrastructure improvements will generate construction materials waste. Even though the construction of individual campus facilities and infrastructure improvements will be phased over the 20-year span of the Campus Master Plan - thus representing relatively small amount of construction at any given time which do not involve massive construction activities that could generate significant amounts of solid waste, mitigation measures have been identified to reduce this potential impact. Some of the existing academic, student housing, and other facilities on campus have reached the end of their functional life and therefore, replacement and provision of remodeled facilities are large components of the Campus Master Plan. Some of those obsolete facilities may contain some hazardous substances materials and therefore, demolition materials that contain such hazardous substances will be disposed of at certified disposal facilities in strict compliance with all existing applicable regulations. Mandatory compliance with the existing regulations will ensure that impact will be less than significant.

## **Mitigation Measures**

### ***Traffic***

1. A flag person will be employed as needed to direct traffic when heavy construction vehicles enter the campus
2. Construction trucks will avoid travel on residential areas to access campus and use the City of San Bernardino designated truck routes to travel to and from campus.
3. Construction-related truck traffic will be scheduled to avoid peak travel time on the I-215 freeway as feasible.
4. If major pedestrian or bicycle routes on campus are temporarily blocked by construction activities, alternate routes around construction areas will be provided, to the extent feasible. These alternate routes will be posted on campus for the duration of construction.
5. If any bus stop on campus is obstructed by construction activity, the University, in cooperation with the transit service providers, will temporarily relocate such transit facility on campus as appropriate.

### ***Solid Waste***

1. Demolition and construction inert materials, including vegetative matter, asphalt, concrete, and other recyclable materials will be recycled to the extent feasible.
2. Demolition materials that contain hazardous substances will be disposed of at certified disposal facilities in strict compliance with all applicable regulations.

## Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential impact on construction-related traffic and solid waste impacts to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant impact construction-related traffic and solid waste impacts as identified in the Final EIR.

### Impact on Traffic (project-specific and cumulative)

An evaluation of the project-specific and cumulative traffic impact is found in Section 3.4, Traffic and Circulation, of the Final EIR.

At project buildout, when the University enrollment reaches 25,000 FTE students, the project's contribution to traffic will result in significant cumulative traffic and circulation impact at 7 study intersections. With implementation of the identified mitigation measures, impact may be reduced to a less than significant level at all these intersections.

### Mitigation Measures

1. A fair-share contribution will be made to the City of San Bernardino toward the following improvements at the time conditions warrant the improvement.

#### *Northpark Boulevard/Devils Canyon & Ash Street*

With the following mitigation measure, the operations at the intersection will improve to LOS B in the AM peak hour, and LOS C in the PM peak hour, and the impact will be reduced to a less than significant level.

- Install traffic signal.
- Eastbound: One left-turn lane, one shared through-right lane.
- Westbound: Two left-turn lanes, one shared through-right lane.
- Northbound: One left-turn lane, one through lane, one dedicated right-turn lane with an overlap phase.
- Southbound: One left-turn lane, one through lane, one shared through-right lane.

#### *Northpark Boulevard & Sierra Drive*

With the following mitigation measure, the operations at the intersection will improve to LOS A in the AM and PM peak hours, and the impact will be reduced to a less than significant level.

- Install traffic signal.

#### *Northpark Boulevard & University Parkway*

With the following mitigation measure, the operations at the intersection will improve to LOS C in the AM peak hour, and LOS D in the PM peak hour, and the impact will be reduced to a less than significant level.

- Eastbound: Provide an additional left-turn lane.

### ***University Parkway & Kendall Drive***

With the following mitigation measure, the operations at the intersection will improve to LOS D in the AM and PM peak hours, and the impact will be reduced to a less than significant level.

- Southbound: Modify approach to provide one dedicated right-turn lane.

### ***University Parkway & College Avenue***

With the following mitigation measure, the operations at the intersection will improve to LOS B in the AM peak hour and LOS C in the PM peak hour, and the impact will be reduced to a less than significant level.

- Signal modification to provide protected phases in the east-west direction.

### ***University Parkway & State Street***

With the following mitigation measure, the operations at the intersection will improve to LOS C in the AM peak hour and LOS D in the PM peak hour, and the impact will be reduced to a less than significant level.

- Optimization of the AM and PM peak hour traffic signal cycle lengths and splits within the coordinated timing plan as part of the University Parkway corridor's Adaptive Traffic Signal System.

### ***Education Lane & North Campus Circle***

The University will mitigate the project impact at Education Lane & North Campus Circle by modifying the intersection control from a side-street stop-controlled intersection to an all-way stop-controlled intersection. With implementation of the mitigation measure the operations at the intersection will improve to LOS B in the PM peak hour, and the impact will be reduced to a less than significant level.

## **Findings**

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential traffic impact on study intersections (project-specific and cumulative) to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant impact on the traffic impact on study intersections (project-specific and cumulative) as identified in the Final EIR.

## **3.3 Environmental Effects Found to Be Less Than Significant**

This section identifies impacts of the project that are less than significant and do not require mitigation measures. Based on information in the Final EIR, the Board of Trustees finds that based upon substantial evidence in the record, the following impacts have been determined to be less than significant:

- Noise (project-specific)
- Fire and police protection services
- Utilities and service systems
- Paleontological resources
- Short-term construction effects on water quality
- Cumulative effects on fire and police protection services, public utility and service systems, biological

- resources, cultural resources, and aesthetics other than lighting
- Growth-inducing and significant irreversible effects

### **Impact on Traffic Noise (project-specific)**

Future traffic noise levels and the contribution of the project-generated traffic to these future noise levels were calculated for 11 study street segments. The noise level at the study roadway segment along Campus Parkway, between Kendall Drive and Northpark Boulevard, is projected to increase from 56.6 dBA to 59.7 dBA as a result of the future growth, including the project. The project's contribution to the increase in noise levels will be 1.3 dBA. Based on the significance criteria, the project-related and cumulative impact at this study segment is not projected to be significant. There are six study roadway segments along Northpark Boulevard. Based on the analysis, noise levels will range from 57.6 dBA to 66.7 dBA along these segments as a result of future growth, including the project. The project's contribution to the increase in these noise levels ranges from 0.1 dBA to 3.8 dBA. Based on the significance criteria, the project-related and cumulative impact is not projected to be significant at any of the six study roadway segments. The noise level along the Little Mountain Drive study roadway segment, between Northpark Boulevard and Kendall Drive, is projected to be of 63.7 dBA as a result of future growth, including the project. The project's contribution to the increase in noise level is 1.2 dBA. Based on the significance criteria, the project-related and cumulative impact at this study segment is not projected to be significant.

### **Findings**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential project impact on traffic noise is less than significant and no mitigation measures are required.

### **Impact on Fire and Police Protection Services**

An evaluation of project's impacts on fire and police protection services is found in Section 3.7, Fire and Police Protection Services, of the Final EIR.

Fire safety will be incorporated in the design and construction of all project facilities, and will include consultations with the Fire Marshal and University fire officials to ensure that all requirements are met. All required fire safety features, including smoke detectors and full sprinkler systems, fire lines and hydrants with appropriate fire flows, and unobstructed fire emergency access will also be provided. All fire equipment will be maintained in accordance with State and local regulations, and will be inspected on a regular schedule and re-charged, repaired, or replaced as needed.

Before the academic and administrative support facilities, new student housing facilities, athletic and recreation enhancements, and increased parking structures are occupied, the University Police Department will review lighting and landscaping plans, traffic ingress/egress plans, and project plans for each facility to ensure that all requirements are incorporated. The new facilities will be incorporated into the University's security and emergency response plans to ensure appropriate emergency response. With these features, impact on fire and police services will be minimized.

## **Findings**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential project impact on fire and police protection services is less than significant and no mitigation measures are required.

## **Impact on Utilities and Service Systems**

An evaluation of the project's impacts on public utilities and service system is found in Section 3.8, Utilities and Service Systems of the Final EIR.

The project includes provision of all necessary utility infrastructure connecting to the campus' existing water, sewer, and drainage utility grid which has the capacity to accommodate the project. The Master Plan's Sustainability Guidelines include a wide range of water conservation programs and measures, with high water efficiency in indoor building design and renovation in landscape design and renovation, with a target of 42% reduction in the campus total water use. The University will also continue to implement comprehensive waste reduction, diversion, and recycling programs that will significantly reduce the amount of waste disposed. With these components and payment of all legally required capital facilities fees, connections fees, and service fees impact on public utilities and service systems will be minimized.

## **Findings**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential project impact on public utilities and service systems is less than significant and no mitigation measures are required.

## **Impact on Paleontological Resources**

An evaluation of the paleontological resource impacts associated with the project is found in Section 3.3, Cultural Resources, of the Final EIR.

There are no known paleontological resources within the campus. While the potential for uncovering such significant resources is considered remote, in an unlikely event that such resources are discovered during construction of future planned facilities and improvements, compliance with existing laws and regulations will ensure no significant impact. These laws and regulations include: (1) stopping work in the event that a paleontological resource is discovered until a qualified paleontologist can visit the site and assess the significance of the potential resource.; (2) the paleontologist will then conduct on-site archaeological or paleontological monitoring, including inspection of exposed surfaces to determine if fossils are present, and (3) if such resources are present, the monitor will have the authority to divert grading away from exposed resources temporarily in order to recover the resources.

## **Findings**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential project impact on paleontological resources is less than significant and no mitigation measures are required.

## **Short-term Construction effects on water quality**

An evaluation of the short-term construction effects on water quality associated with the project is found in Section 3.9, Construction Effects, of the Final EIR.

Construction operations can impact water quality in several ways. First, to comply with SCAQMD guidelines, most construction sites are required to be watered to reduce emissions of PM<sub>10</sub>. This water can result in runoff from the site laden with construction debris (including trash, cleaning solvents, cement wash, asphalt and car fluids like motor oil, grease, and fuel) and sediment, potentially affecting local waterways. Second, during rain storms, stormwater runoff from construction sites can carry construction debris and sediment into local waterways. Third, construction activities, although not anticipated, can result in dewatering, which can carry contaminants into nearby waterways. For construction in areas of 1 acre or more in size, current regulations require design and implementation of a Storm Water Pollution Prevention Plan (SWPPP), which focuses on the implementation of Best Management Practices (BMPs). SWPPPs may include the following BMPs to reduce impacts on water quality:

- Schedule excavation and grading work for dry weather
- Use as little water as possible for dust control
- Never hose down dirty pavement of impermeable surfaces where fluids have spilled
- Utilize re-vegetation, if feasible, for erosion control after clearing, grading, or excavating
- Avoid excavation and grading activities during wet weather
- Construct diversion dikes to channel runoff around the site, and line channels with grass or roughened pavement to reduce runoff velocity
- Cover stockpiles and excavated soil with wraps or plastic sheeting
- Remove existing vegetation only when absolutely necessary
- Consider planting temporary vegetation for erosion control on slopes where construction is not immediately planned

With implementation of these BMPs impact will be less than significant, and no additional mitigation measures beyond compliance with existing regulations are required.

## **Findings**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential project short-term construction effects on water quality are less than significant and no mitigation measures are required.

## **Cumulative Effects on fire and police protection services, public utilities and systems, biological resources, cultural resources, and aesthetics, other than lighting**

An evaluation of cumulative and long-term effects associated with the project is found in Section 4.0, Cumulative Effects, of the Final EIR.

While the Campus Master Plan together with long-term future growth in the surrounding area and the region will result in an incremental increase in demand for police and fire protection services and public utilities and service systems, this increase will be minimized through implementation of all required comprehensive safety and security measures; continued cooperation with the San Bernardino County Fire Department, City of San Bernardino Police Department and San Bernardino County Sheriff Department to minimize demand for

service. With provision of required infrastructure; implementation of the Master Plan's sustainable features and measures that reduce water use and generation of sewage, stormwater, and waste; and mandatory compliance with existing regulations which include payment of all legally required capital facilities fees, including connection fees and user fees, and the mandatory compliance with existing regulations by all future off campus development within the surrounding area as required by the City and the County of San Bernardino will reduce cumulative impact on the public utility systems and infrastructure to a less than significant level.

The Master Plan provides a new strategic infill approach to the long-term campus development which utilizes the existing developed campus land to provide all needed facilities while preserving campus open space, including the continuing preservation of the most northern campus area and the west site sensitive natural open space as habitat preservation. To further ensure that the development of future facilities nearby the habitat preservation areas, the identified precautionary mitigation measures will be implemented prior to any construction. Therefore, no significant cumulative impact on biological resources will occur as a result of the Master Plan.

Campus development pursuant to the Master Plan includes an addition to the campus' historic building, the John M. Pfau Library, has a potential for affecting an archeological site and for inadvertent discovery of previously unknown archaeological and Native American and/or tribal resources. Mitigation measures have been identified which reduce the potential impact to historic, archaeological, Native American and tribal cultural resources to a less than significant level. Similarly, if there are such resources identified within the sites of off-campus future development in the City or County of San Bernardino, those future projects will implement similar mitigation measures in compliance with existing laws and regulations, including the City of San Bernardino requirements, to ensure potential impact is reduced to a less than significant level. With these measures potential cumulative impact will be reduced to a less than significant level.

All campus future facilities and improvements, developed in accordance with the Master Plan's design guidelines and landscape guidelines, will result in the overall substantial enhancement of the visual and aesthetic character and quality of the campus. All future off campus development in the surrounding area within the City and County will be reviewed by the City and County of San Bernardino for adherence to planning and zoning regulations, working to ensure aesthetic compatibility with surrounding development, and ensuring less than significant cumulative visual impact.

## **Findings**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential cumulative effects of the project on fire and police protection services, public utilities and service systems, and biological and cultural resources are less than significant and no mitigation measures are required.

## **Growth-inducing and Irreversible Effects**

An evaluation of growth-inducing and irreversible effects associated with the project is found in Section 4.0, Cumulative and Long-Term Effects, of the Final EIR.

### ***Growth-Inducing Effects***

The Master Plan provides for additional academic and administrative support facilities, new student housing facilities, athletic and recreation enhancements, and increased parking within the California State University,

San Bernardino campus. The student housing facilities will provide 3,320 new student beds, as well as associated dining commons and landscaped courtyards.

In compliance with the State Legislative mandate expressed in the State Master Plan for Education, the CSU system is responsible to continue to accommodate fully eligible graduates from California high schools and community college transfer students. To do so, CSU San Bernardino campus is responsible to accommodate the 25,000 FTE student enrollment in response to future demand for higher education within California. The Master Plan is designed to accommodate additional students generated by growth within the Inland Empire region and beyond, and thus by itself will not induce population growth in the region. Thus, the Master Plan will not foster economic or population growth beyond the growth already anticipated in the region.

### ***Significant Irreversible Effects***

Implementation of the Master Plan will commit non-renewable resources during construction and operation. During construction, the use of building materials (e.g., aggregate, sand, cement, steel, glass, etc.) and energy resources (e.g., gasoline, diesel fuel, electricity) largely would be irreversible and irretrievable. Energy would be consumed in processing building materials and for transporting these materials and construction workers to the individual facility sites.

The new buildings at the campus provided pursuant to the Master Plan can be expected to have a life span of approximately 50 to 70 years. Resources consumed during buildout of the Master Plan, (such as fuel, building materials, water, etc.) will be used in quantities proportional to similar development in Southern California. While title 24 (Part 6 of the California Building Standards Code) energy conservation standards are mandatory and will be applied to the construction and operation of all campus facilities, with implementation of the Master Plan's comprehensive sustainability features and programs is anticipated to exceed these standards to a considerable degree. Students, faculty, and employees will consume motor fuel and water; however, these activities are part of normal operations and are not considered a wasteful use of resources. With the Master Plan's comprehensive sustainability features and programs, the use of nonrenewable resources will be substantially reduced, and the consumption of these resources will likely be smaller than, or comparable to, the use of resources for other major universities and colleges throughout the region and the country.

### **Findings**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential growth-inducing and irreversible effects of the project are less than significant and no mitigation measures are required.

### **3.3.2 Environmental Effects Determined Not to be Significant in the NOP Scoping Process and Not Discussed in the EIR**

Section 15128 of the CEQA Guidelines requires an EIR to contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. The Summary and Appendix A of the Final EIR addresses the potential environmental effects that have been found not to be significant as a result of the Initial Study analysis completed as part of the Notice of Preparation (NOP) process, the NOP public review process, and the responses to the NOP. Based on the NOP process, the project was determined to result in either no impact, or a less than significant impact without the implementation of mitigation measures on the following resources, and were therefore, not discussed in detail in the EIR:

- Agriculture and forestry resources
- Geology and soils
- Hazards and hazardous materials
- Hydrology
- Land use and planning
- Mineral resources
- Population and housing
- Recreation

### **3.4 Environmental Impacts Found to be Beneficial**

The Final EIR identifies the following project-specific and cumulative effects of the Master Plan project that are beneficial:

- **Creating a more sustainable and resilient campus:** The Master Plan builds upon the University’s sustainability policies and initiatives by providing the framework, specific recommendations, and future goals for the campus’ stormwater runoff and waste management, energy and water conservation, reduction of greenhouse gases emissions, and aligning the University’s new buildings with LEED Gold-equivalent criteria. Full implementation of the comprehensive sustainability guidelines over the life of the Master Plan could result in a 46% reduction in energy use, 42% reduction in water use, and in 77% of campus’ energy being derived from renewable solar power.
- **Enhancing aesthetics and visual character of the campus:** The Campus Master Plan will result in substantially enhancing the visual and aesthetic campus character and quality. With the Master Plan’s Design Guidelines, Landscape Guidelines, and Sustainability Guidelines, the new and renewed buildings and other facilities, landscaping, open space, signage, and other elements will create visual appearance of the campus that is both distinct and cohesive.
- **Reducing per-person vehicle miles travelled (VMTs):** By providing additional on-campus housing for students, faculty, and staff, the Campus Master Plan will result in reducing overall VMT per FTE student rate from the existing 50.9 to 47.9 VMTs.
- **Improving campus’ pedestrian and bicycle connections and circulation:** The Master Plan will result in new and re-configured pedestrian and bicycle networks and amenities throughout the campus.

### **Findings**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential project-specific and cumulative effects of the 2016 Campus Master Plan on creating a more sustainable and resilient campus; enhancing aesthetics and visual character of the campus; reducing per-person vehicle miles travelled (VMTs); and improving campus’ pedestrian and bicycle connections and circulation are beneficial and no mitigation measures are required.

#### **4.0 Findings Regarding Considerations That Make Alternatives Analyzed In the Final EIR Infeasible**

The analysis of alternatives to the project is found in Section 5.0 of the Final EIR. Based on the analysis and the entire record, the Board of Trustees finds as follows:

##### **Alternative 1: No Project – Continuation of Current Campus Master Plan**

The “No Project” alternative, required to be evaluated in the EIR, considers “existing conditions...as well as what would be reasonably expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services” [CEQA Guidelines Section 15126.6(e)(2)].

**Campus Development:** Pursuant to this alternative, development according to the current Master Plan (adopted in 1965 and revised in 2004) would continue, with student enrollment level at the campus capped at 20,000 FTE students. As most of the current Master Plan facilities have already been developed, this alternative would basically retain the existing conditions on campus. Existing facilities, including obsolete and inefficient buildings would not be renewed or replaced with the needed modern facilities, and no new on-campus housing for students, faculty, and staff would be provided. Also, no infrastructure improvements, enhanced open space and landscaping, stormwater management system, enhanced pedestrian and bicycle circulation, comprehensive sustainability features and programs, and other improvements provided for in the 2016 Master Plan would be provided pursuant to this alternative.

**Environmental Effects:** This alternative would eliminate new vehicle trips associated with the growth in student enrollment, and the related exhaust emissions and vehicular noise. However, since the No Project alternative would not include new student housing to accommodate demand for on-campus housing, no potential would be realized for reducing commute trips and the resulting reduction vehicle miles travelled (VMTs) on a per-person basis.

In compliance with the State Legislative policy goals expressed in the State Master Plan for Education, the CSU system is responsible to continue to accommodate fully eligible graduates from California high schools and community college transfer students. Therefore, if no student enrollment growth is accommodated at the CSU San Bernardino campus, those 5,000 FTE students projected to seek enrollment at the CSU San Bernardino campus would be accommodated at other universities elsewhere in Southern California. As a result, this alternative would relocate the environmental effects associated with accommodating those students elsewhere, including vehicular trips and the associated traffic impacts, exhaust emissions and the resultant air quality impacts, traffic noise impacts, as well as demand for fire and police protection services, water and other public utilities, and others. Overall, these indirect effects of accommodating the students at another locations together with accommodating fewer students at the CSU San Bernardino campus would likely result in either similar or greater overall environmental impacts than those associated with the updated Campus Master Plan.

Furthermore, if the current Master Plan is not updated, some additional facilities and improvements would still be needed to provide an adequate level of support and academic facilities for the academic and other programs, including classroom space and on-campus housing, for the current Master Plan’s 20,000 FTE student enrollment level. Accordingly, the current Master Plan would likely be updated in the future anyway to provide for replacement and rehabilitation of the existing campus buildings, and some new facilities.

**Relation to Campus Master Plan Objectives:** The No Project alternative would not achieve the principal objective of the 2016 Campus Master Plan to accommodate gradual student enrollment growth through infill development within the existing developed campus area, while enhancing the quality of campus life. This alternative would not achieve any of the other major Master Plan objectives, including 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; make efficient use of developable campus land and preserve a balance between built-up areas and open space; serve as an accessible, safe and attractive campus for students, staff, faculty and the community; conserve natural resources while creating and fostering an environmentally, socially, and economically sustainable physical and operational campus, among others. With this alternative, no design guidelines, sustainability guidelines, or landscape and open space features, programs and guidelines would be implemented to provide frameworks and tools needed to achieve the project objectives.

## **Alternative 2: Smaller Facility Development**

This alternative considers the provision of fewer facilities and improvements on campus to avoid or reduce the identified significant air quality and other impacts.

**Campus Development:** A smaller project could potentially reduce some environmental impacts. Reducing unavoidable significant impact on air quality below SCAQMD significance thresholds would require reducing mobile source emissions of criteria pollutants by roughly 70%. To do so, a commensurate reduction in vehicular trips would be required. To achieve this reduction, the University would have to limit growth in student enrollment to 1,500 new FTE students. Pursuant to this alternative, new and modified facilities would also be reduced to less than 1 million square feet. As with the project, the Master Plan's design guidelines, sustainability guidelines, and landscape and open space features, programs and guidelines would be implemented.

**Environmental Effects:** This alternative would reduce long-term emissions of criteria pollutants to below the SCAQMD's daily threshold amounts, resulting in a less than significant impact under the SCAQMD criteria. This alternative might also reduce the peak day construction-related air quality impact to a less than significant level. Even though vehicular trips would be reduced under this alternative, the 70% reduction in student enrollment growth would not be sufficient to avoid significant impacts on 4 of the 7 identified affected study intersections since most of these intersections are projected to operate at LOS D or below due to ambient traffic growth and traffic generated by other future development in the area. With fewer trips, a significant vehicular noise impact at one intersection would most likely be avoided.

Demand for police or fire protection services would be proportionately reduced, and as with the project, impacts would be less than significant. Demand for utilities and service systems would be also proportionally reduced under this alternative, and would continue to be less than significant.

However, as with the No Project Alternative, if 3,500 fewer FTE students are accommodated at the CSU San Bernardino campus, those students would be accommodated at other universities elsewhere in Southern California because in compliance with the State Legislative mandate expressed in the State Master Plan for Education, the CSU system is responsible to continue to accommodate fully eligible graduates from California high schools and community college transfer students. As a result, this alternative would relocate the environmental effects associated with accommodating 3,500 FTE students elsewhere, including vehicular trips and the associated traffic impacts, exhaust emissions and the resultant air quality impacts, demand for fire and police protection services, water and other public utilities, and others. Overall, these indirect effects of accommodating the students at another locations together with accommodating fewer students at the CSU San

Bernardino campus would likely result in either similar or greater overall environmental impacts than those associated with the Campus Master Plan.

While this alternative would work to provide adequate facilities on campus, it would not achieve the major Master Plan objective to accommodate the future growth in student enrollment within the surrounding area and the greater Inland Empire region. Therefore, this alternative would fall short of working to fulfill the State Legislature's commitment to accommodating higher education needs of California residents, as well as the University's aims of serving as a regional center for intellectual, cultural, and life-long learning; or creating a vibrant and inviting campus.

### **Alternative 3: More Student Housing**

Under this alternative, more housing would be provided on campus for students, staff, and faculty. As with the Campus Master Plan, the campus enrollment level would reach 25,000 FTE students pursuant to this alternative.

**Campus Development:** Pursuant to this alternative, approximately 10,000 new student beds would be provided on campus, tripling the number of student beds provided for by the Master Plan. Other components provided for in the Master Plan would remain the same pursuant to this alternative, including new academic, administrative, athletic, support and other facilities, as well as the implementation of architectural guidelines, and sustainability and landscape features and programs.

**Environmental Effects:** Provision of more on-campus housing would reduce daily trips by nearly 65%, to approximately 7,100 daily trips. As a result, peak hour trips will also be proportionally reduced. However, due to the projected future poor operating conditions, and the share of campus-generated trips at the 7 affected study intersections, this alternative would not avoid significant impacts at 4 of those locations. Even with the reduced share of peak hour traffic, this alternative would not measurably reduce the unavoidable significant impact on the I-215 freeway. The vehicle miles travelled (VMTs) would be proportionally reduced as well due to the increase in the ratio of on-campus students, and the VMTs would also decrease on a per person basis to a greater extent than with the Master Plan, resulting a greater beneficial impact.

Even though vehicular trips would be reduced by nearly 65% under this alternative, this reduction in daily trips would not be sufficient to avoid the significant long term air quality impact, and this impact would remain significant and unavoidable. However, with fewer daily trips, the cumulative significant traffic noise impact at one of the study locations would likely be avoided. Pursuant to this alternative, with additional student housing the demand for fire protection services would increase but as with the Master Plan, impact would be less than significant. Demand for police services would increase in greater proportion, and may require an expansion of campus police facilities. Demand for utilities and service systems would increase as well, but with sustainability features, compliance with existing requirements, and payment of all legally required capital facilities, the impact would be less than significant.

With tripling of new student housing facilities on campus, the magnitude of the significant unavoidable construction-related air quality impact would be greater pursuant to this alternative. This alternative would also likely result in a new significant aesthetic impact associated with constructing additional buildings, to provide student housing and associated dining facilities and other amenities, would result in a substantially denser development that could affect the visual character of the campus, including the existing campus open space and views. If the placement of these additional student housing facilities would encroach on the campus' natural open space preservation areas, new significant impact on biological resources could result from this alternative. Other impacts would be similar to those associated with the Master Plan.

**Relation to Master Plan Objectives:** This alternative would achieve most of the Master Plan’s objectives, including those to share in the need to accommodate the demand for higher education, providing the necessary facilities and improvements to support future student enrollment, and creating vibrant and sustainable campus. However, since more student housing facilities would be constructed on campus, this alternative could achieve the primary Master Plan’s objectives of providing needed facilities and improvement through infill development within the existing developed campus area, to a much lesser degree. This alternative may also not achieve the objective of preserving the campus open space to the same degree as with the Master Plan.

## **Findings**

The Board of Trustees finds that, based upon substantial evidence in the record, among the alternatives considered, the More Student Housing on Campus Alternative could be considered environmentally superior to the project because it would substantially reduce the magnitude of significant unavoidable traffic and air quality impacts, avoid a significant traffic noise impact, and reduce student commute trips and associated vehicle miles travelled. However, since funding for tripling the amount of student housing on campus over the life of the Master Plan is not in place, this alternative may not be fiscally viable at this time.

### **5.0 Findings With Respect to Mitigation of Significant Adverse Impacts, and Adoption of Mitigation Monitoring Program**

Based on the entire record before the Board of Trustees, and having considered the unavoidable significant impacts of the project, the Board of Trustees hereby determines that all feasible mitigation within the responsibility and jurisdiction of the University has been adopted to reduce or avoid the potentially significant impacts identified in the Final EIR, and that no additional feasible mitigation is available to further reduce significant impacts. The feasible mitigation measures are discussed in Section 3.1 and 3.2, above, and are set forth in the Mitigation Monitoring Program.

Section 21081.6 of the Public Resources Code requires the Board of Trustees to adopt a monitoring or compliance program regarding the changes in the project and mitigation measures imposed to lessen or avoid significant effects on the environment. The Mitigation Monitoring Program for the CSU San Bernardino 2016 Campus Master Plan project is hereby adopted by the Board of Trustees because it fulfills the CEQA mitigation monitoring requirements:

- The Mitigation Monitoring Program is designed to ensure compliance with the changes in the project and mitigation measures imposed on the project during project implementation; and
- Measures to mitigate or avoid significant effects on the environment are fully enforceable through conditions of approval, permit conditions, agreements, or other measures.

## STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological or other benefits of the project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological or other benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable" (CEQA Guidelines 15093(a)). CEQA requires the agency to state, in writing, the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record (CEQA Guidelines 15093(b)).

In accordance with the requirements of CEQA and the CEQA Guidelines, the Board of Trustees finds that the mitigation measures identified in the Final EIR and the Mitigation Monitoring Program, when implemented, will avoid or substantially lessen many of the significant effects identified in the Final EIR for the California State University San Bernardino 2016 Campus Master Plan project. However, certain significant impacts of the project are unavoidable even after incorporation of all feasible mitigation measures. These significant unavoidable impacts are project-specific and cumulative traffic impact on I-215 freeway; project-specific and cumulative air quality impact; cumulative traffic noise impact along University Parkway from I-215 to Kendall Boulevard; short-term and intermittent construction-related project-specific and cumulative air quality impact and project-specific noise impact; and cumulative impact related to lighting associated with the campus' new and improved facilities. The Final EIR provides detailed information regarding these impacts.

The Board of Trustees finds that all feasible mitigation measures identified in the Final EIR within the purview of the University will be implemented with the project, and that the remaining significant unavoidable effects are outweighed and are found to be acceptable due to the following specific overriding economic, legal, social, technological, or other benefits based upon the facts set forth above, the Final EIR, and the record, as follows:

- Guide the development of the campus over the next 20 years to accommodate gradual student enrollment growth, through infill development within the existing developed campus area, while enhancing the quality of campus life
- 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 the University's active learning focus by providing opportunities for interactions and collaborations among students, faculty, staff and the greater community
- Support the creation and maintenance of residential and non-residential learning communities on the campus, including the accommodation of smaller learning communities within a variety of campus spaces such as the Pfau Library, classroom/laboratory buildings, the Santos Manuel Student Union, and the Commons
- Support the creation of a range of student learning/research/incubator type spaces through public-private and public-public partnerships
- Where appropriate, offer student learning and community-oriented/outreach programs in University-controlled centers off the main CSU San Bernardino campus
- Reinforce positive intrinsic features of the CSU San Bernardino campus including views to the San Bernardino Mountains, the signature campus gateway/quad lawn, and physical connections with surrounding neighborhoods and facilities
- Make efficient use of developable campus land and preserve a balance between built-up areas and open space

- 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
- Serve as an accessible, safe and attractive campus for students, staff, faculty and the community
- Provide for a range of ways for students and the community to access the campus and its facilities including public transportation and distance learning
- Through a comprehensive approach to sustainability, maintain CSU San Bernardino's stewardship of campus landscape and natural resources
- Conserve natural resources while creating and fostering an environmentally, socially, and economically sustainable physical and operational campus
- Create and foster campus facilities that efficiently utilize University human, natural, and financial resources
- Provide for correctly sized and oriented Teaching Resource Center (TRC) to accommodate the range of faculty needs
- Creating a more sustainable and resilient campus
- Enhancing aesthetics and visual character of the campus
- Reducing per-person vehicle miles travelled (VMTs)
- Improving campus' pedestrian and bicycle connections and circulation

Considering all factors, the Board of Trustees finds that there are specific economic, legal, social, technological and other considerations associated with the project that outweigh the project's significant unavoidable effects, and these adverse effects are therefore considered acceptable.