

# SONOMA STATE UNIVERSITY MASTER PLAN REVISION

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*EIR Addendum*

*August 22, 2001*

*Prepared for*

*Sonoma State University  
Facilities Services Department*

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# TABLE OF CONTENTS

## SONOMA STATE UNIVERSITY MASTER PLAN REVISION EIR ADDENDUM

	<u>Page</u>
<b>I. INTRODUCTION</b>	<b>I-1</b>
A. Environmental Review	I-1
B. Use of this EIR Addendum	I-2
C. Organization of this EIR Addendum	I-3
<b>II. PROJECT DESCRIPTION</b>	<b>II-1</b>
A. Project Overview	II-1
B. Project Site Location and Site Description	II-1
C. Existing University Facilities and Characteristics	II-5
D. Project Characteristics	II-8
<b>III. ENVIRONMENTAL EVALUATION</b>	<b>III-1</b>
Introduction	III-1
A. Land Use and Planning	III-1
B. Geology, Soils and Seismicity	III-6
C. Hydrology and Water Quality	III-7
D. Transportation, Parking, and Circulation	III-14
E. Air Quality	III-20
F. Noise	III-24
G. Visual Quality	III-28
H. Biological Services	III-31
I. Hazardous Materials	III-33
J. Public Services	III-34
K. Utilities and Service Systems	III-36
L. Energy	III-41
M. Cultural Resources	III-43
N. Growth Inducing Impacts	III-43
O. Other Effects Found Not to be Significant	III-44
<b>IV. REPORT PREPARATION</b>	<b>IV-1</b>

Page**LIST OF TABLES**

II-1	Existing Students, Faculty, and Staff	II-5
II-2	Existing and Planned Facilities and Student Capacities Under Existing Approved 2000 Master Plan	II-7
II-3	Projected Student Enrollment (FTE): 2000/2001 Through 2007/2008	II-9
II-4	Proposed Facilities and Student Capacities Under 2001 Minor Master Plan Revision	II-11
III-1	Vehicle Trip Generation Comparison	III-15
III-2	Estimated Net Change in Motor Vehicle Emissions Under Proposed Project Relative to Existing Approved 2000 Master Plan Conditions	III-22
III-3	Estimated Net Change in Motor Vehicle Emissions Under Master Plan Buildout Relative to Existing Conditions	III-23
III-4	Estimated PM Peak-Hour Noise Levels Along Road Segments Under Proposed Master Plan Buildout Relative to Existing Conditions, and Existing Approved 2000 Master Plan Buildout Conditions	III-26
III-5	Potable Water Demand of New Facilities Under Proposed Project	III-37
III-6	Domestic Wastewater Load of New Facilities Under Proposed Project	III-39
III-7	Annual Energy Consumption Estimates Under Buildout Under Existing Approved 2000 Master Plan and With Proposed Project	III-42

**LIST OF FIGURES**

II-1	Project Location	II-3
II-2	Project Site	II-4
II-3	Existing University Master Plan	II-6
II-4	Proposed Master Plan	II-10
II-5	Proposed Additional Student Housing Plan	II-13
II-6	Proposed Additional Student Housing Building Elevation	II-14
II-7	Proposed Additional Student Housing Plan Dimensions	II-15
II-8	Proposed Additional Student Housing Building Elevation Dimensions	II-16
II-9	Typical Apartment Floor Plan	II-17
II-10	Recreation Center First Floor Plan	II-21
II-11	Recreation Center Second Floor Plan	II-22
II-12	Recreation Center East and South Elevations	II-23
II-13	Recreation Center West and North Elevations	II-24

# CHAPTER I

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## INTRODUCTION

### A. ENVIRONMENTAL REVIEW

In May 2000, the California State University (CSU) Board of Trustees certified the *Sonoma State University Master Plan Revision Environmental Impact Report (EIR)* (herein referred to as the 2000 Master Plan Revision EIR), and adopted findings in accordance with the California Environmental Quality Act (CEQA). In May 2000, the CSU Board of Trustees also approved the corresponding major revision to the Sonoma State University Master Plan (herein referred to as the existing approved 2000 Master Plan). The existing approved 2000 Master Plan identified the facilities and actions required to accommodate the University's development from the student capacity of approximately 5,400 FTE to the ultimate student capacity of 10,000 FTE. Under the existing approved 2000 Master Plan, new facilities were proposed both on its main campus, as well as on 89.3 acres of property north of the main campus across Copeland Creek, including a proposed Center for the Musical Arts (to be located on 54.7 acres of existing campus property) and university housing (to be located on 34.6 acres on property to be acquired by the University).

The CSU proposes an addendum to the 2000 Master Plan Revision EIR for two purposes. It describes a minor revision (herein referred to as the 2001 Minor Master Plan Revision) to the existing approved 2000 Master Plan, and serves as Schematic project plan approval for the construction of additional student housing on the main campus, and Schematic project plan approval for construction of the Recreation Center which is Phase I of the University Center (Building #35).

This Addendum will be considered by both the Assistant Vice-Chancellor of Capital Planning, Design and Construction, who has been delegated the authority by the California State CSU trustees for approving minor master plan revisions; and by the CSU trustees for approval of the Schematic project plan approvals.

Section 15164(a) of the CEQA Guidelines allows for preparation of an addendum to a previously certified EIR if changes or additions are necessary but none of the conditions that would require preparation of a Subsequent EIR, Negative Declaration or Supplemental EIR are met. Specifically, these conditions, outlined in Section 15162 of the CEQA Guidelines, include:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts;

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified impacts;
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
  - a) The project will have one or more significant effects not discussed in the EIR;
  - b) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
  - c) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
  - d) Mitigation measures or alternatives which are considerably from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

## **B. USE OF THIS EIR ADDENDUM**

This EIR Addendum provides the environmental information and evaluation necessary for the development and implementation of the proposed 2001 Minor Master Plan revision and Schematic project plan approvals (collectively, the “project”). The project sponsor is Sonoma State University (hereinafter referred to as the University), representing the trustees of CSU (the Lead Agency). This EIR Addendum has been prepared by the University as Lead Agency in conformance with the California Environmental Quality Act. It is anticipated that no further environmental review under CEQA would be necessary to implement any aspect of the project.

The University seeks approval for the project. The proposed 2001 Minor Master Plan revision would require approval from the Assistant Vice-Chancellor of Capital Planning, Design and Construction, who has been delegated the authority for approving minor master plan revisions by the trustees of CSU. The Schematic project plan approvals would be approved by the trustees of CSU. These decision making bodies shall consider the Addendum with the 2000 Master Plan Revision Final EIR prior to making a decision on the project.

Plans for development of the project have proceeded to a degree sufficient to permit environmental analysis in conformance with CEQA. Accordingly, this EIR Addendum presents reasonable assumptions (as described in Chapter II, Project Description) for the University to undertake the proposed project and describes the attendant environmental impacts. The analyses, where necessary, are based on conservative assumptions that tend to overstate project impacts.

## C. ORGANIZATION OF THIS EIR ADDENDUM

This EIR Addendum has been organized into the following chapters.

**Chapter I, Introduction:** This chapter provides an overview that describes the intended use and organization of this EIR Addendum, and sets forth some of the assumptions critical to the environmental analysis.

**Chapter II, Project Description:** This chapter discusses the project objectives, provides background data on the proposed project location, describes the operational and physical characteristics of the proposed project, and identifies required project approvals.

**Chapter III, Environmental Evaluation:** This chapter discusses the potential for each element of the project to change the severity of the impacts identified in the 2000 Master Plan Revision EIR and/or introduce new environmental effects, and discuss any changes that have occurred with respect to the circumstances under which the project is undertaken. The issue areas addressed in the EIR Addendum are land use and planning; geology, soils and seismicity; hydrology and water quality; traffic, circulation and parking; air quality; noise; visual quality; biological resources; hazardous materials; public services; utilities and service systems; energy; cultural resources, growth inducement, and mineral resources.

**Chapter IV, Report Preparation:** This chapter lists report preparers.





# CHAPTER II

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## PROJECT DESCRIPTION

### A. PROJECT OVERVIEW

The CSU proposes an addendum to the 2000 Master Plan Revision EIR for two purposes. Firstly, the addendum describes a minor revision to the existing approved 2000 Master Plan. Like the existing approved 2000 Master Plan, the 2001 Minor Master Plan revision would maintain a maximum student population of 10,000 full-time equivalents (FTE). The proposed 2001 Minor Master Plan revision would also not involve an increase in the rate of student enrollment above that anticipated by the existing approved 2000 Master Plan. The proposed 2001 Minor Master Plan revision includes the development of an additional student housing complex on the main campus and removal of another student housing complex on the main campus that was planned under the existing approved 2000 Master Plan (for a net increase in proposed University housing on the main campus), a commitment to the development of the low-density housing scenario in the northwest acquisition area (a range of potential housing scenarios were possible under the existing approved 2000 Master Plan), an on-site relocation of the soccer stadium planned under the existing approved 2000 Master Plan, a horizontal expansion of the parking structure planned under the existing approved 2000 Master Plan, a number of improvements to the on-site stormdrainage system planned under the existing approved 2000 Master Plan, development of a new Public Safety Building, and development of a new Parking and Information Booth.

Secondly, the addendum would serve as the Schematic project plan approval for the construction of the above-identified additional student housing complex on the main campus, and for Schematic project plan approval for construction of the Recreation Center which is Phase 1 of the University Center (Building #35 in the existing approved 2000 Master Plan).

The University seeks approval for project. The proposed 2001 Minor Master Plan revision would require approval from the Assistant Vice-Chancellor of Capital Planning, Design and Construction, who has been delegated the authority for approving Minor master plan revisions by the trustees of CSU. The Schematic project plan approvals would be approved by the trustees of CSU.

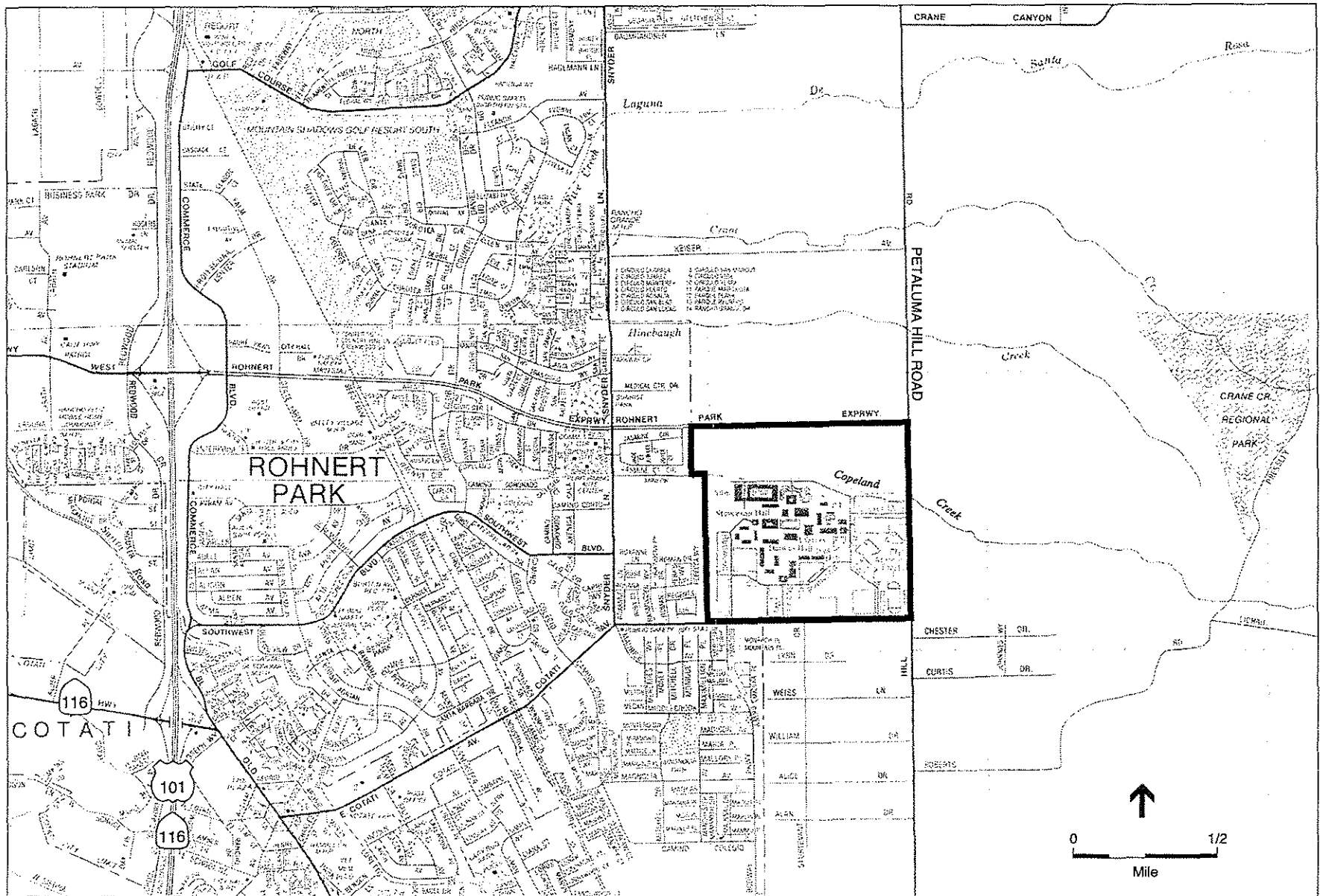
### B. PROJECT SITE LOCATION AND SITE DESCRIPTION

Sonoma State University is located immediately east and just outside the city limits of the City of Rohnert Park in Sonoma County (see Figure II-1). The approximate 270-acre campus is located approximately seven miles south of the City of Santa Rosa and approximately ten miles

north of the City of Petaluma. The project site (consisting of the existing University property and an adjacent future University housing acquisition area) is bounded by the Rohnert Park Expressway to the north, Petaluma Hill Road to the east, East Cotati Avenue to the south, and the City limits of the City of Rohnert Park to the west. Copeland Creek, a seasonal creek, extends east-west through the northern portion of the campus. The project site consists of Assessor's Parcel Nos. (APNs) 047-131-08, -11, -18, -20, -23, -26 and -27. These parcels are all owned by the University, except APNs 047-131-26 and -27 (located in the northwest corner of the project site), which fall outside the existing campus boundary.

The project site is located on relatively level terrain (see Figure II-2). The campus property located south of Copeland Creek is developed with existing University-related facilities, infrastructure and landscaping, including buildings, outdoor athletic fields, campus roadways and parking lots, and two man-made lakes (which serve as holding tanks for the campus fire suppression system). The creek corridor itself is bounded by a dense growth of trees and brush. The existing campus properties located north of the creek are mostly undeveloped and were historically used for agricultural purposes (primarily for oat hay production and melon growing); the portion of the project site in the northwest corner is currently still used for oat hay production.

Access to the campus south of Copeland Creek is provided by three entrances from East Cotati Avenue (at South Sequoia Way, Cypress Drive and Vine Street) and one off of Petaluma Hill Road (at Laurel Drive). Redwood Circle, Juniper Lane, Zelkova Lane and a number of bicycle and pedestrian walkways provide additional internal circulation within the campus. An unpaved nature trail follows along Copeland Creek. There is currently no access between the portions of the campus property located on either side of Copeland Creek. There are a number of unpaved, gated access points to the portion of the existing and proposed campus properties located north of Copeland Creek.

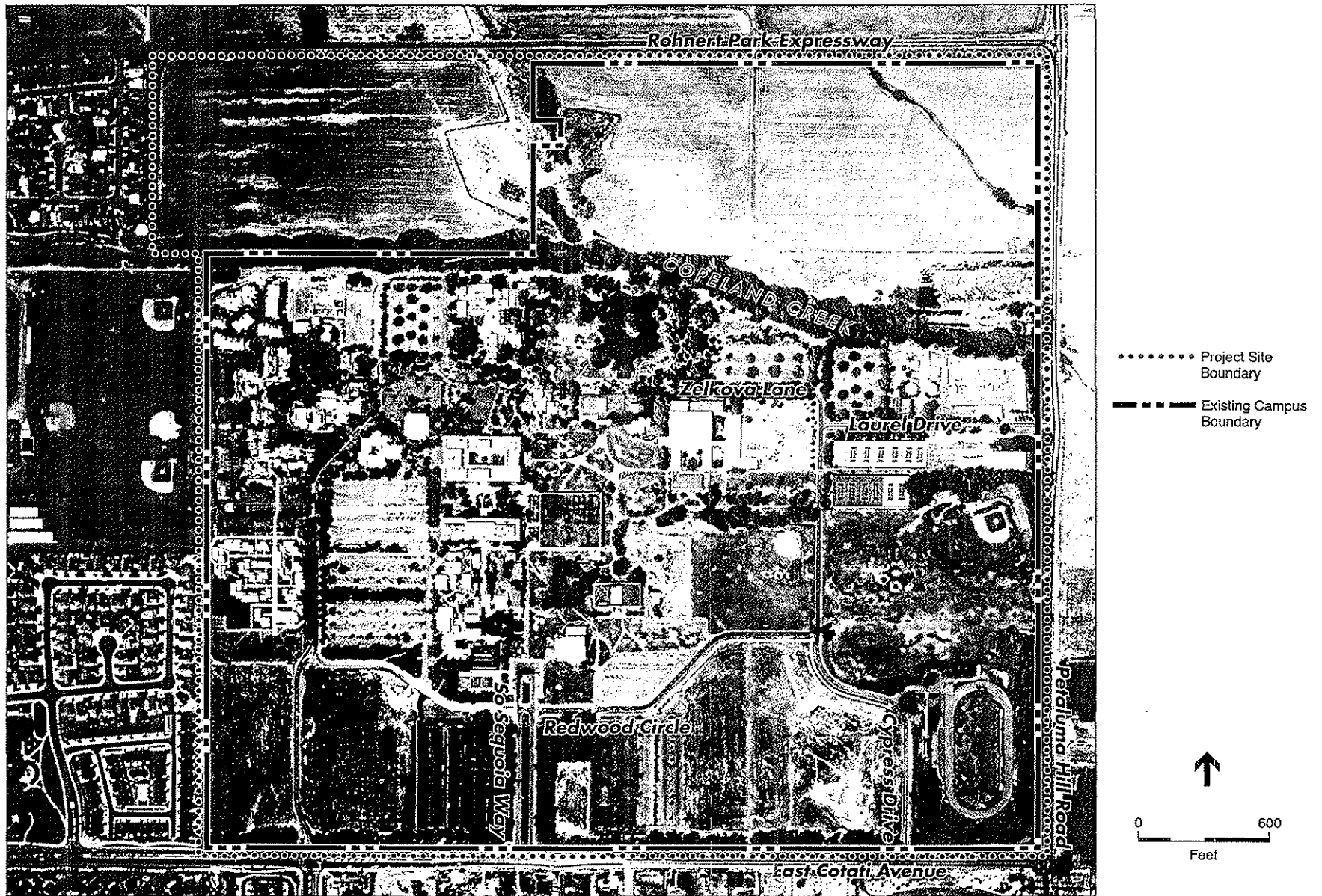


SOURCE: Environmental Science Associates, California Automobile Association

Sonoma State University Master Plan Revision EIR Addendum / 201156 ■

**Figure II-1**  
Project Location

— Project Site Boundary



SOURCE: Pacific Aerial Surveys, Environmental Science Associates

Sonoma State University Master Plan Revision EIR Addendum / 201156 ■

**Figure II-2**  
Project Site

**C. EXISTING UNIVERSITY FACILITIES AND CHARACTERISTICS**

The University currently has a building capacity for approximately 5,400 FTE. The university currently offers 37 bachelor’s degrees, 13 master’s degrees and 10 teaching, specialist and service credentials. Table II-1 presents existing SSU employment and student enrollment for the Fall 2000 semester. Table II-2 presents existing facilities, and new facilities identified under the existing approved 2000 Master Plan. Currently, approximately 1,800 students live on-site in the University’s student housing. There are approximately 3,500 student, faculty, housing, visitor and special parking spaces located on the campus.

Recently completed development projects at the University include Sauvignon Village, a new 251,000 gross sq. ft. campus housing community for approximately 900 students, the Jean and Charles Schulz Information Center, a three-story, 215,000 sq. ft. library and technology hub; and the Environmental Technology Center (ETC), a 2,200 sq. ft. teaching laboratory for students, faculty and community environmental personnel.

The existing approved 2000 Master Plan is illustrated in Figure II-3.

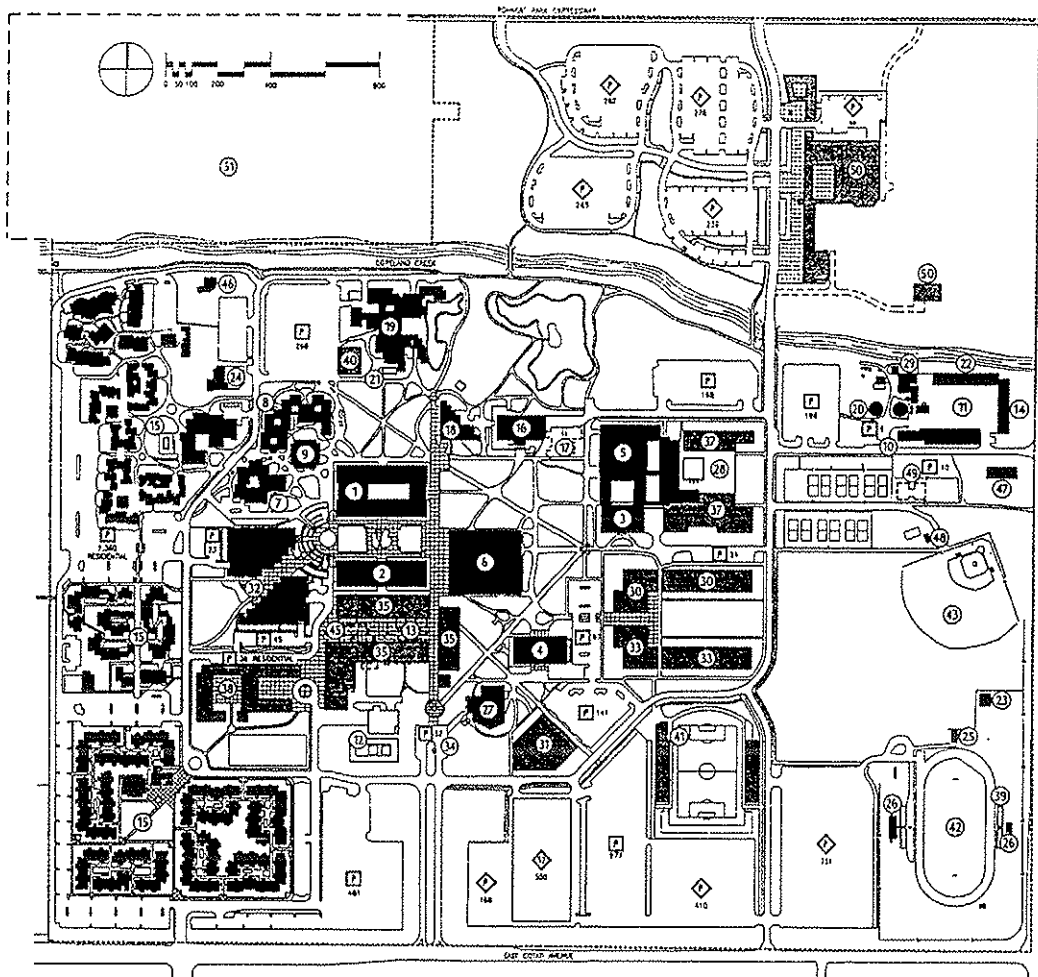
**TABLE II-1  
EXISTING STUDENTS, FACULTY AND STAFF<sup>a</sup>**

School Component	Number <sup>b</sup>
<u>Students</u>	
Undergraduate	6,100
Graduate	1,300
<b>Total Students</b>	<b>7,400</b>
<u>Employees</u>	
Faculty	505
Staff	617
<b>Total Employees</b>	<b>1,122</b>

<sup>a</sup> 2000/2001 school year.

<sup>b</sup> Note: Total enrollment and employment estimates (i.e., not adjusted for full-time equivalent estimates).

SOURCE: Sonoma State University, 2001




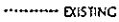





**SONOMA STATE UNIVERSITY**  
**CAMPUS MASTER PLAN**  
 APPROVED MAY 2000

FACILITY LEGEND: EXISTING FACILITY; Proposed Facility

Master Plan Enrollment: 10,000 FTE

- |  |  |
|--|--|
| 1 STEVENSON HALL                       | 27 EVERT & PERSON THEATER                              |
| 2 DARWIN HALL                          | 28 AQUATIC FACILITY                                    |
| 3 FIELD HOUSE                          | 29 ANTHROPOLOGICAL STUDIES CENTER                      |
| 4 IVES HALL                            | 30 Instructional Expansion                             |
| 5 PHYSICAL EDUCATION                   | 31 Instructional Expansion                             |
| 6 RUBEN SALAZAR BUILDING               | 32 INFORMATION CENTER                                  |
| 7 STUDENT HEALTH CENTER                | 33 Instructional Expansion                             |
| 8 RACHEL CARSON HALL                   | 34 PARKING AND INFORMATION BOOTH                       |
| 9 NICHOLS HALL                         | 35 University Center                                   |
| 10 PLANT OPERATIONS OFFICE             | 36 not used  |
| 11 CORPORATION YARD                    | 37 Physical Education Addition                         |
| 12 BOILER PLANT                        | 38 RESIDENCE HALLS ADDITION                            |
| 13 THE VILLAGE (Temporary)             | 39 Bleacher Addition                                   |
| 14 CORPORATION YARD SUPPORT SERVICES   | 40 Art Building Addition                               |
| 15 RESIDENCE HALLS & DINING FACILITY   | 41 Soccer Stadium                                      |
| 16 COMMONS                             | 42 STADIUM   |
| 17 BOOKSTORE (Temporary)               | 43 BASEBALL FIELD                                      |
| 18 COLLEGE UNION                       | 44 not used  |
| 19 ART BUILDING                        | 45 ADMINISTRATION & FINANCE CENTER (Temporary)         |
| 20 PUMP HOUSE                          | 46 ENVIRONMENTAL TECHNOLOGY CENTER                     |
| 21 PUMP HOUSE - FIRE                   | 47 CAMPUS STORAGE BUILDING                             |
| 22 CORPORATION YARD WAREHOUSE          | 48 BASEBALL STORAGE BUILDING                           |
| 23 PHYSICAL EDUCATION STORAGE BUILDING | 49 CALIFORNIA INSTITUTE FOR HUMAN SERVICES (Temporary) |
| 24 CHILD CARE FACILITY                 | 50 Center for Musical Arts                             |
| 25 ATHLETIC FIELD FACILITY             | 51 University Housing                                  |
| 26 BLEACHERS & PRESS BOX               | 52 Parking Structure                                   |

- |   |              |
|---|--------------|
| <b>BUILDINGS</b>  |              |
|  | EXISTING     |
|  | FUTURE       |
|  | TEMPORARY    |
| <b>CAMPUS BOUNDARY</b>  |              |
|   | EXISTING     |
|   | FUTURE       |
| <b>PARKING</b>  |              |
|  | EXISTING LOT |
|  | FUTURE LOT   |
| 6,884   | TOTAL SPACES |

SOURCE: Sonoma State University

Sonoma State University Master Plan Revision EIR Addendum / 201156 ■

**Figure II-3**  
 Existing University Master Plan

**TABLE II-2  
EXISTING AND PLANNED FACILITIES AND STUDENT CAPACITIES UNDER  
EXISTING APPROVED 2000 MASTER PLAN**

Map Reference Number <sup>a</sup>	Campus Facilities	Gross Square Footage (sq. ft.)	Student Capacity of Academic Facilities (FTE)
<u>Existing Facilities</u>			
1.	Stevenson Hall	130,160	2,359
2.	Darwin Hall	111,821	1,277
3.	Field House	15,826	--
4.	Ives Hall	48,510	663
5.	Physical Education	65,985	65
6.	Ruben Salazar Building (Library)	115,427	--
7.	Student Health Center	19,427	--
8.	Rachel Carson Hall	20,000	458
9.	Nichols Hall	30,700	418
10.	Plant Operations Office	20,592	--
12.	Boiler Plant	11,500	--
13.	The Village (temporary)	14,268	--
14.	Corporation Yard Support Services	8,000	--
15.	Residence Halls and Dining Facility (includes recently constructed Sauvignon Village)	463,362	--
16.	Commons	18,500	--
17.	Bookstore (temporary)	10,486	--
18.	Student Union	17,600	--
19.	Art Building	46,604	128
24.	Child Care Facility	3,804	--
27.	Evert P. Person Theatre	20,655	--
29.	Anthropological Study Center	5,440	--
32.	Information Center (Fall 2000)	215,500	--
44.	Administration Trailers (temporary)	21,400	--
46.	Technology Center	2,200	--
47.	Campus Storage Building	7,350	--
49.	California Institute for Human Services (temporary)	6,480	--
	Miscellaneous (e.g., pumps houses)	6,110	--
<b>Total Existing Facilities</b>		<b>1,457,707</b>	<b>5,368</b>
<u>Facilities Proposed Under Existing Master Plan</u>			
6	Remodel Ruben Salazar Building	(Existing)	1,198
30.	Instructional Expansion	100,000	900
31.	Instructional Expansion	60,000	1,000
33.	Instructional Expansion	105,000	1,080
35.	University Center (2004-2005)	217,000	--
37.	Physical Education Addition	55,000	200
38.	Residence Halls Addition (in location of Parking Lot D)	108,000	--
39.	Bleacher Addition	--	--
40.	Art Building Addition	10,000	254
41.	Soccer Stadium	--	--
50.	Center for the Musical Arts (2002-2003)	100,000	--
51. <sup>b</sup>	University Housing (in Northwest Acquisition Area)	c	--
<b>Total New Facilities Planned Under Existing Approved 2000 Master Plan and Assessed in 2000 Master Plan Revision EIR</b>			<b>4,632</b>
<b>Total</b>			<b>10,000</b>

- a See Figure II-3 for location of existing and planned facilities under the existing approved 2000 Master Plan.
- b Since the University does not currently own the site, this proposed development is identified, but not illustrated on the existing University Master Plan.
- c Range of University housing scenarios were assessed; see *Sonoma State University Master Plan Revision EIR* for a complete description.

SOURCE: Sonoma State University, 2001

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## D. PROJECT CHARACTERISTICS

The proposed project consists of the 2001 Minor Master Plan revision, Schematic project plan approval for the construction of an additional student housing complex on the main campus, and Schematic project plan approval for the Recreation Center which is Phase 1 of the University Center (Building #35 in the existing approved 2000 Master Plan).

### 2001 MINOR MASTER PLAN REVISION

The proposed 2001 Minor Master Plan revision consists of the following elements:

- The development of additional on-site housing for a net new 950 students within the main campus.  
  
This would include the development of new housing for 1,350 students on the existing approved site of the proposed soccer stadium and proposed general parking facilities. The development would consist of 354 apartment units (332 four-bedroom units, two two-bedroom single-occupancy units, and 20 studio units), and 600 student housing parking spaces.
- The 400-student housing complex (200 two-occupancy studios) identified to be developed on Parking Lot D under the existing approved 2000 Master Plan (site No. 38) would not occur under the proposed project. Rather, this site would be retained as a surface parking lot.
- The commitment to the proposed development of the low-density housing scenario in the northwest acquisition area.
- The relocation of the future soccer stadium complex from the site identified in the existing approved 2000 Master Plan to a location just west of the existing baseball field. The proposed site currently serves as a general playfield area.
- Relocate portion of University general parking that would be lost with development of new 1,350 student capacity student housing to west side of Parking Lot F. The accommodation of this relocated parking would require a horizontal expansion of the planned parking structure from 550 spaces to 1,053 spaces.
- The construction of a 2,900 square-foot Public Safety building to serve the University's Police Services department.



- The construction of a new 144 square-foot Parking and Information Booth.
- As recommended by the Sonoma County Water Agency, the Center for the Musical Arts site would be designed to continue to direct storm water flows north to Rohnert Park Expressway (which at present drains northward to Hinebaugh Creek) instead of Copeland Creek (as was assessed in the Master Plan Revision EIR). The Music Center site would incorporate on-site detention features to ensure that there would be no increase in peak stormwater flows than that created by the existing undeveloped site.

The proposed Master Plan is illustrated in Figure II-4.

As under the existing approved 2000 Master Plan, the proposed 2001 Minor Master Plan revision would maintain a maximum student population of 10,000 FTE. The proposed 2001 Minor Master Plan revision would also not involve an increase in the rate of student enrollment above that anticipated under the existing approved 2000 Master Plan. Student enrollment projections through the 2007/2008 school year are presented in Table II-3.

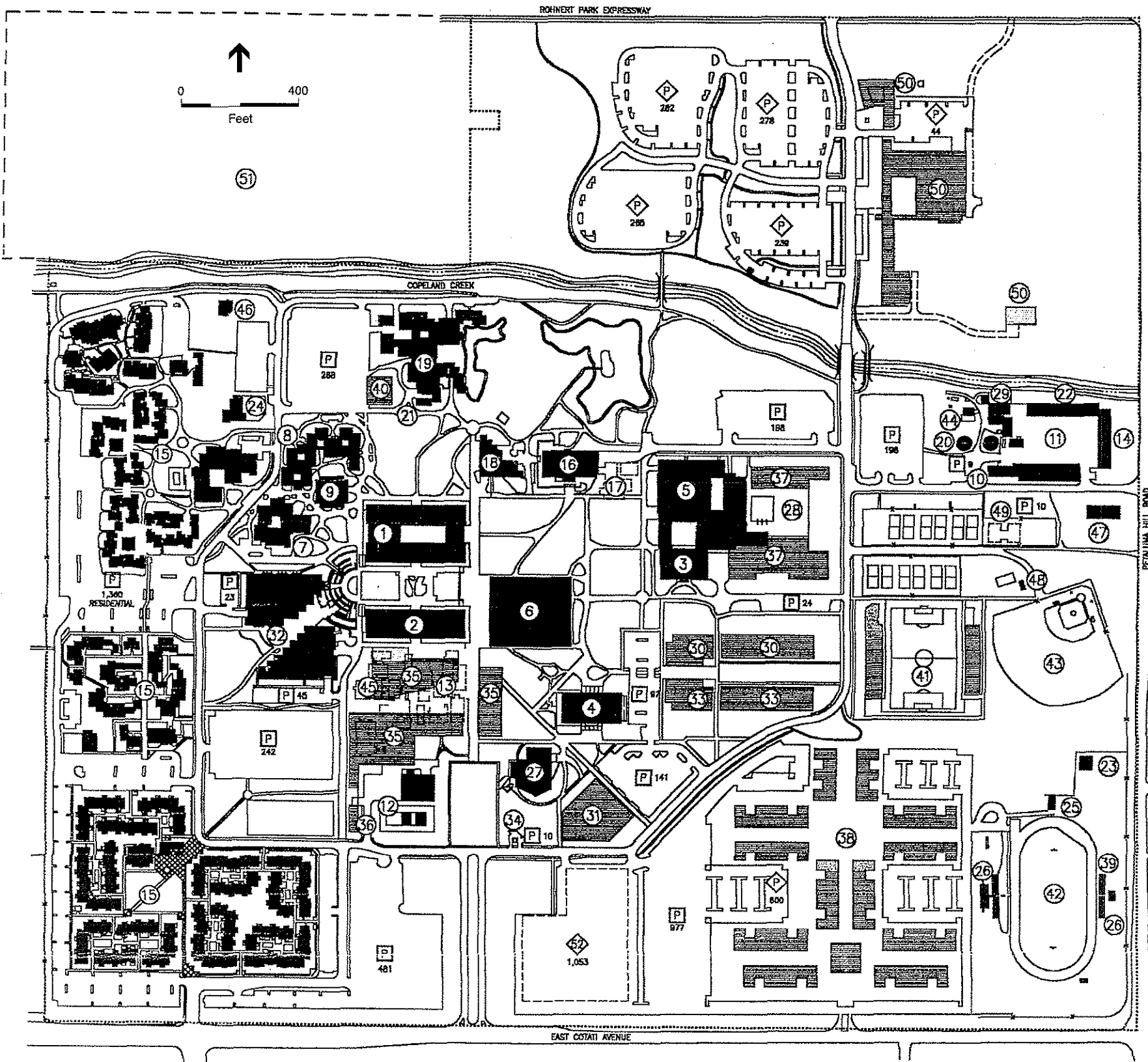
**TABLE II-3  
PROJECTED STUDENT ENROLLMENT (FTE): 1999/2000 THROUGH 2007/2008<sup>a</sup>**

School Year	Student Enrollment (FTE)
2000/2001	6,350
2001/2002	6,450
2002/2003	6,750
2003/2004	7,150
2004/2005	7,450
2005/2006	7,850
2006/2007	8,250
2007/2008	8,650

<sup>a</sup> As discussed in the text, the proposed Master Plan revision would maintain the student enrollment ceiling of 10,000 FTE. However, projected student enrollment at the University are currently only available through 2007/2008.

SOURCE: Sonoma State University, 2001





## SONOMA STATE UNIVERSITY CAMPUS MASTER PLAN Proposed

FACILITY LEGEND: EXISTING FACILITY; Proposed Facility

Master Plan Enrollment: 10,000 FTE

- 1 STEVENSON HALL
- 2 DARWIN HALL
- 3 FIELD HOUSE
- 4 IVES HALL
- 5 PHYSICAL EDUCATION
- 6 RUBEN SALAZAR BUILDING
- 7 STUDENT HEALTH CENTER
- 8 RACHEL CARSON HALL
- 9 NICHOLS HALL
- 10 PLANT OPERATIONS OFFICE
- 11 CORPORATION YARD
- 12 BOILER PLANT
- 13 THE VILLAGE (Temporary)
- 14 CORPORATION YARD SUPPORT SERVICES
- 15 RESIDENCE HALLS & DINING FACILITY
- 16 COMMONS
- 17 BOOKSTORE (Temporary)
- 18 COLLEGE UNION
- 19 ART BUILDING
- 20 PUMP HOUSE
- 21 PUMP HOUSE - FIRE
- 22 CORPORATION YARD WAREHOUSE
- 23 PHYSICAL EDUCATION STORAGE BUILDING
- 24 CHILD CARE FACILITY
- 25 ATHLETIC FIELD FACILITY
- 26 BLEACHERS & PRESS BOX
- 27 EVERT B. PERSON THEATER

- 28 AQUATIC FACILITY
- 29 ANTHROPOLOGICAL STUDIES CENTER
- 30 Instructional Expansion
- 31 Instructional Expansion
- 32 INFORMATION CENTER
- 33 Instructional Expansion
- 34 Parking and Information Booth
- 35 University Center
- 36 Public Safety Building
- 37 Physical Education Addition
- 38 Residence Halls Addition
- 39 Bleacher Addition
- 40 Art Building Addition
- 41 Soccer Stadium
- 42 STADIUM
- 43 BASEBALL FIELD
- 44 RECYCLING PLANT
- 45 ADMINISTRATION & FINANCE CENTER (Temporary)
- 46 ENVIRONMENTAL TECHNOLOGY CENTER
- 47 CAMPUS STORAGE BUILDING
- 48 BASEBALL STORAGE BUILDING
- 49 CALIFORNIA INSTITUTE FOR HUMAN SERVICES (Temporary)
- 50 Center for Musical Arts
- 50a Restaurant/Meeting Facility
- 51 University Housing
- 52 Parking Structure

<p><b>CAMPUS BOUNDARY</b></p> <p>----- EXISTING</p> <p>- - - - - FUTURE</p> <p><b>PARKING</b></p> <p>[P] EXISTING LOT</p> <p>[◇] FUTURE LOT</p> <p>6,842 TOTAL SPACES</p>	<p><b>BUILDINGS</b></p> <p>[6] EXISTING</p> <p>[50] FUTURE</p> <p>[17] TEMPORARY</p> <p>[P] EXISTING STRUCTURE</p> <p>[◇] FUTURE STRUCTURE</p>
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***ADDITIONAL 1,350-STUDENT CAPACITY STUDENT HOUSING COMPLEX ON MAIN CAMPUS (2001 MINOR MASTER PLAN REVISION AND SCHEMATIC PROJECT PLAN APPROVAL)***

Growth projections and the lack of available student housing in the surrounding communities evidence the need to build an additional housing complex on campus in addition to the recently completed Sauvignon Village.

A 1,350-student housing complex is proposed under the 2001 Minor Master Plan revision, and requiring Schematic project plan approval. (In total, on-site housing for a net new 950 students within the main campus is proposed, consisting of this student housing complex, and deletion of a housing complex for 400 students planned under the existing approved 2000 Master Plan, as described below). This student housing complex would comprise a total of approximately 465,300 square feet on a 22-acre site. The development would contain 354 apartment units, consisting of 332 four-bedroom, four-bath units; two two-bedroom, one-bath units, and twenty studio units. The site is located on a vacant lot that currently serves as the site of the planned soccer stadium.

A total of 13 buildings are proposed, consisting of 12 three-story apartment buildings and one one-story meeting/banquet facility (see Figure II-5). All proposed buildings would be oriented in either a north-south or east-west alignment. The proposed development would be similar in architectural style to Sauvignon Village. The buildings would have a stucco exterior with tile roofing (see Figure II-6). Typical apartment building plan and elevations are presented in Figures II-7 and II-8; typical student apartment plan is presented in Figure II-9. Elevations of the buildings would be approximately 40 feet to top of the ridge line on the buildings. The 10,000 square-foot meeting/banquet facility located on the south side of the complex would also provide laundry facilities and retail. A courtyard, centrally located within the development would provide a trellis, seating walls, water fountain, lawn area and pool.

Direct vehicular access to the student housing complex from East Cotati Avenue would be provided via a relocated Cypress Drive, approximately 500 feet west of its current alignment (approximately the same location as the relocation proposed under the existing approved 2000 Master Plan). At this access point, an entry arrival court would be located adjacent to the meeting/banquet facility, containing a drop-off and delivery area, short-term parking and signage. Vehicular access to the complex from within the University would be available from Redwood Circle, and from adjacent Parking Lot F. A total of 600 parking spaces to serve the complex would be contained within four primary parking courts surrounding the complex, connected by a loop road.

Pedestrian walkways would be located alongside and between the apartment buildings, consisting of a central pedestrian promenade that would extend north-south through the development and east-west pedestrian spine connections, providing a pedestrian link to the central campus, as well as to the University stadium and East Cotati Avenue.

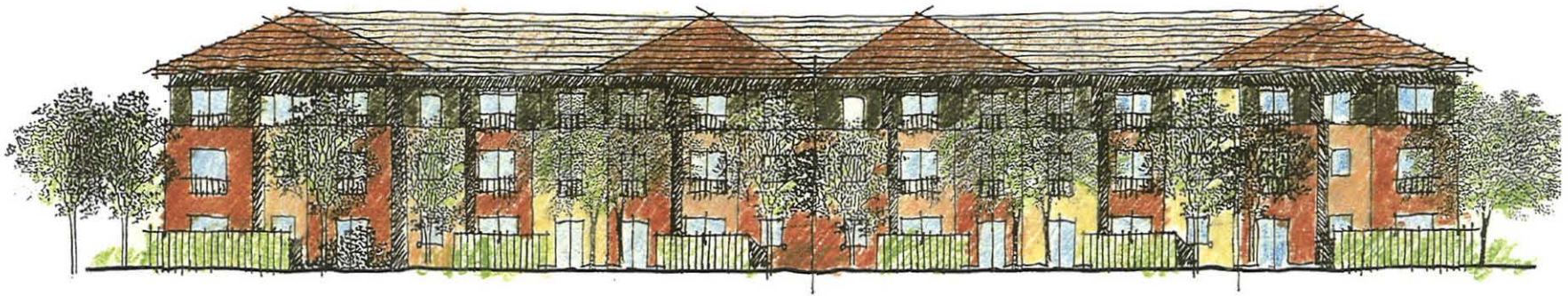


SOURCE: Fisher Friedman Associates

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**Figure II-5**  
Proposed Additional Student Housing  
Plan



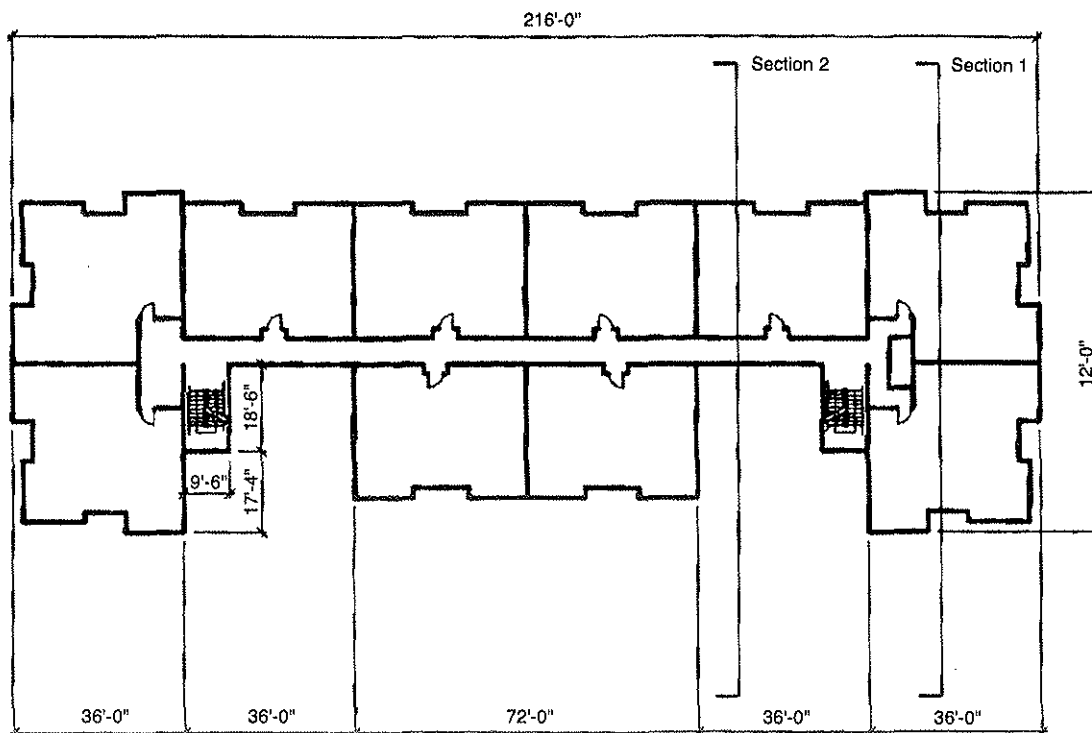


SOURCE: Fisher Friedman Associates

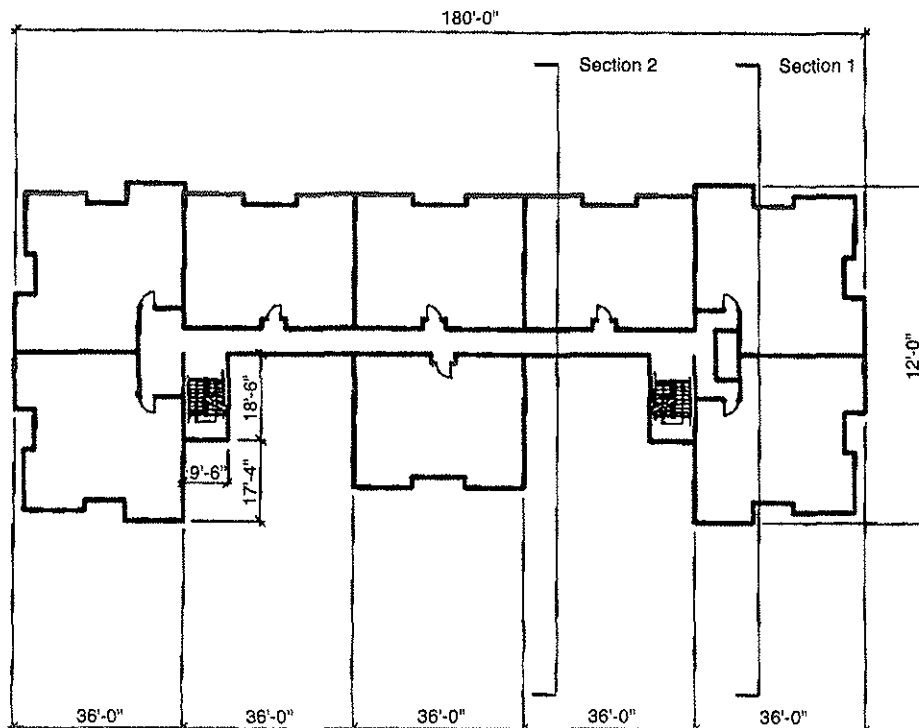
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**Figure II-6**  
Proposed Additional Student Housing Building  
Elevation

**BUILDING TYPE "A"**



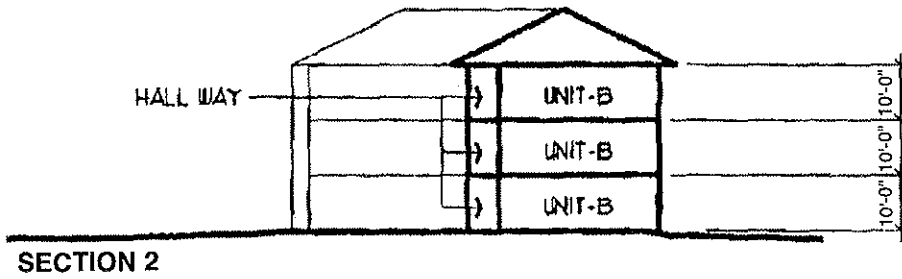
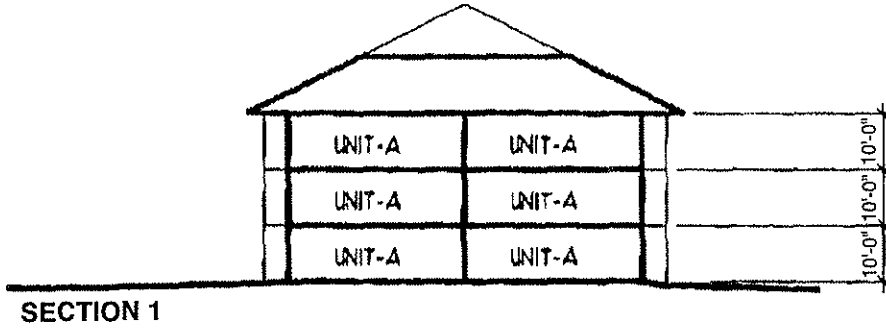
**BUILDING TYPE "B"**



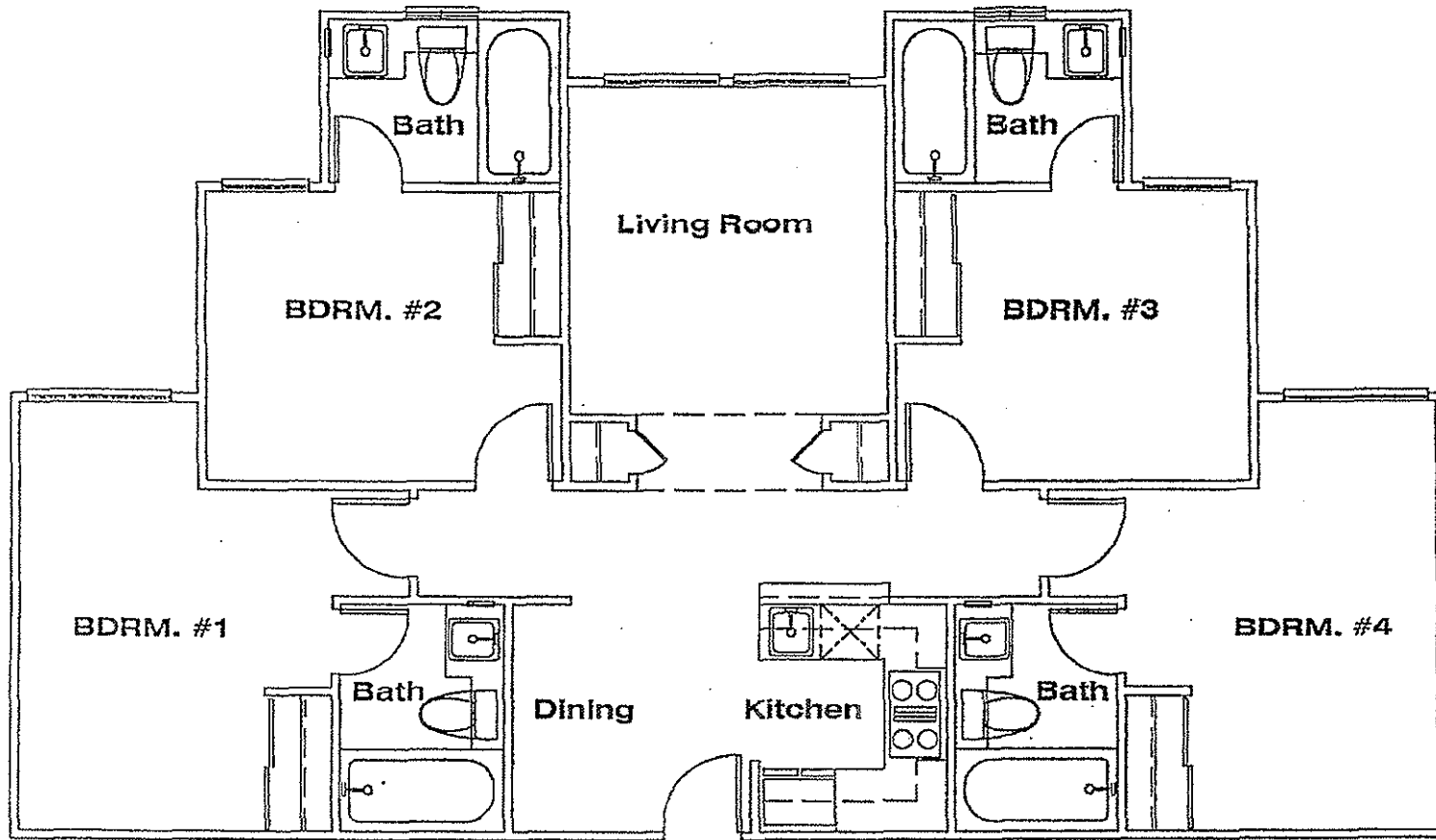
SOURCE: Fisher Friedman Associates

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**Figure II-7**  
Proposed Additional Student Housing Building  
Plan Dimensions







The proposed development would provide extensive landscaping around and between the apartment buildings, within the courtyard, along pedestrian walkways and within the parking courts and loop road. To provide visual and acoustical screening, an approximate four-foot high woodland edge (containing native plantings) would be constructed along East Cotati Avenue adjacent to the apartment buildings. It is anticipated that the inner row of the two rows of eucalyptus trees that line the south border of the site would be removed under the project.

A detention pond is proposed adjacent to the proposed housing that would accommodate potential increases in runoff created at the site. An interpretive trail, seating, and seasonal and evergreen native plantings would encircle the detention pond. Lighting per University standards is proposed along all new roadways and walkways within the development, within the courtyard, and within the parking courts of the development.

Minimal clearing and grading would be required elsewhere on the proposed apartment building site, given the relatively level nature of the site.

***REMOVAL OF FUTURE 400-STUDENT HOUSING COMPLEX ON PARKING LOT D FROM MASTER PLAN (2001 MINOR MASTER PLAN REVISION)***

The 400-student housing complex (200 two-occupancy studios) identified in the existing approved 2000 Master Plan (site No. 38) to be developed in Parking Lot D would not occur under the proposed project. Rather, the proposed project would retain this 242-space parking lot to serve the University.

***COMMITMENT TO LOW-DENSITY HOUSING SCENARIO IN THE NORTHWEST ACQUISITION AREA (2001 MINOR MASTER PLAN REVISION)***

This 34.6-acre parcel, located adjacent to, and northwest of, the existing campus boundary is currently held in private ownership. The existing approved 2000 Master Plan allows for a range of potential housing scenarios, including 1) a high-density apartment-style courtyard housing scenario, accommodating 1,420 students, 2) a mixed-density housing scenario, accommodating 1,170 faculty and/or students, and 3) a low-density single-family attached and detached dwelling scenario, accommodating 510 faculty. Under the project, the University would commit to developing the low-density scenario.

Under the low-density housing scenario, a concept for the neighborhood, housing staff, and faculty would be designed for couples and families. It could potentially consist of a series of cul-de-sac courtyards defined by a mixed arrangement of duplexes and single-family dwellings. The rear side of these structures could face out onto a shared garden and buffer zones connecting to open space along Copeland Creek.

***RELOCATION OF FUTURE SOCCER STADIUM (2001 MINOR MASTER PLAN REVISION)***

The future soccer stadium complex identified in the existing approved 2000 Master Plan would be relocated approximately 700 feet northeast to a location just west of the existing University baseball field. This proposed relocation site currently serves as a general playfield area for the University.

The proposed design, orientation and function of the proposed soccer stadium complex would be identical to that of the soccer stadium proposed under the existing approved 2000 Master Plan. The stadium site would measure approximately 500 feet length by 400 feet in width, and would contain a regulation-size soccer field. The lengths of the field would be flanked by permanent seating, capable of accommodating approximately 5,000 patrons, with the potential for optional bleacher seating along the south side of the field.

***EXPANSION OF FUTURE PARKING STRUCTURE (2001 MINOR MASTER PLAN REVISION)***

A portion of the University general parking that would be lost with development of the new 1,350 student capacity student housing complex would be relocated to the west side of Parking Lot F. The accommodation of this relocated parking would require a horizontal expansion westward of the future parking structure on that lot from 550 spaces (anticipated under the existing approved 2000 Master Plan) to 1,053 spaces.

***PROPOSED PUBLIC SAFETY BUILDING (2001 MINOR MASTER PLAN REVISION)***

A new Public Safety building would be constructed to serve the University's Police Services department. The proposed Public Safety building would be located at the southwest corner of the Redwood Circle and Vine Street. The 2,900 square-foot building would consist of one-story and measure approximately 30 feet in width and 99 feet in length. The wood-frame building would have a cut stone and stucco exterior, with a metal standing seam gabled roof. The Public Safety building would provide new offices for Chief of Police, dispatch and administrators, workstations for administrative assistants, and appropriate support spaces (workrooms, etc.).

***PROPOSED PARKING AND INFORMATION BOOTH (2001 MINOR MASTER PLAN REVISION)***

A new parking and information booth would be constructed to provides an office for the distribution of information to visitors, and provide appropriate support space. This proposed booth would be located at a point east of the existing parking and information booth near the intersection of Redwood Circle and South Sequoia Way. The 144 square-foot building would consist of one-story and measure approximately 12 feet by 12 feet. As with the proposed Public Safety Building, the wood-frame building would have a cut stone and stucco exterior, with a

metal standing seam gabled roof. The parking and information booth would operate similar to the existing one, with one full time personnel using the facility eight hours per day.

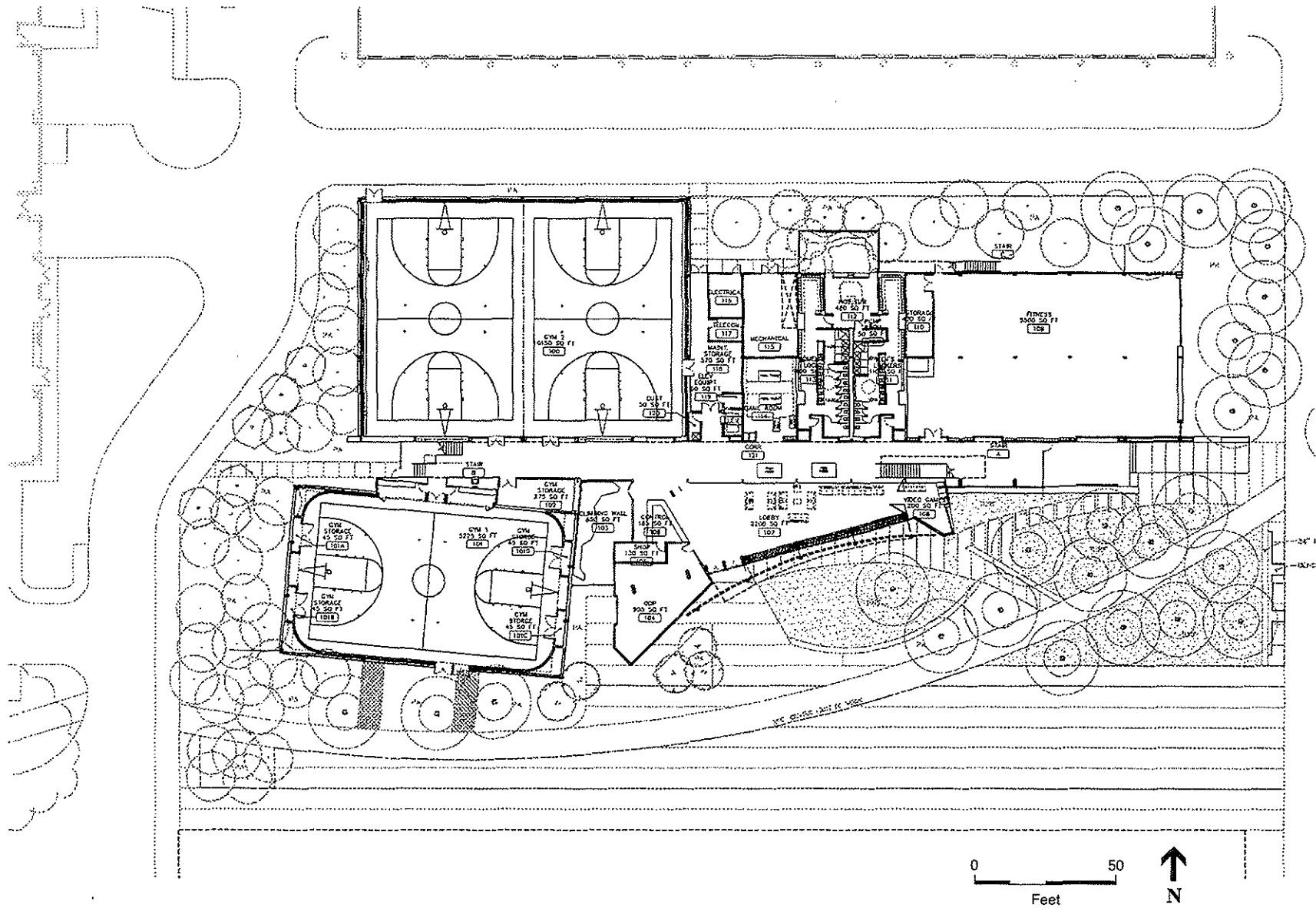
***MODIFICATIONS TO ON-SITE DETENTION IMPROVEMENTS AT CENTER FOR THE MUSICAL ARTS SITE (2001 MINOR MASTER PLAN REVISION)***

As recommended by the Sonoma County Water Agency subsequent to the preparation of the 2000 Master Plan Revision Final EIR, the Center for the Musical Arts site would be designed to continue to direct storm water flows north to Rohnert Park Expressway (which at present drains northward to Hinebaugh Creek) instead of Copeland Creek (as was assessed in the existing approved 2000 Master Plan Revision EIR). The Center for the Musical Arts site would incorporate on-site detention features to ensure that there would be no increase in peak stormwater flows than that created by the existing undeveloped site.

***RECREATION CENTER - PHASE 1 OF UNIVERSITY CENTER (SCHEMATIC PROJECT PLAN APPROVAL)***

The Recreation Center is Phase 1 of the University Center complex from the existing approved 2000 Master Plan. The Recreation Center would consist of a two-story building totaling approximately 52,000 square feet (see Figures II-10 and II-11 for first and second-floor plans, and Figures II-12 and II-13 for building elevations). The building would include three full-size gymnasium courts. A single 45' x 85' court would be situated within an approximate 5,300-square-foot room, and double 45' x 85' courts would be located within an approximate 10,200 square-foot room. A 5,500 square-foot fitness area would include fitness machines, weight area and a testing/wellness center. Two multi-purpose studios (2,100 and 3,300 square feet, respectively) would provide space for aerobics/leisure class offerings. A 650-square-foot climbing wall room would be provided. Offices for the building managers and Recreation Sports Coordinator and student sports clubs would be included along with support spaces such as locker rooms, storage, laundry and maintenance and repair. A 2,200 square-foot lobby would provide the main entrance along the south border.

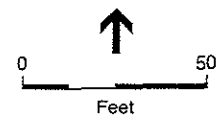
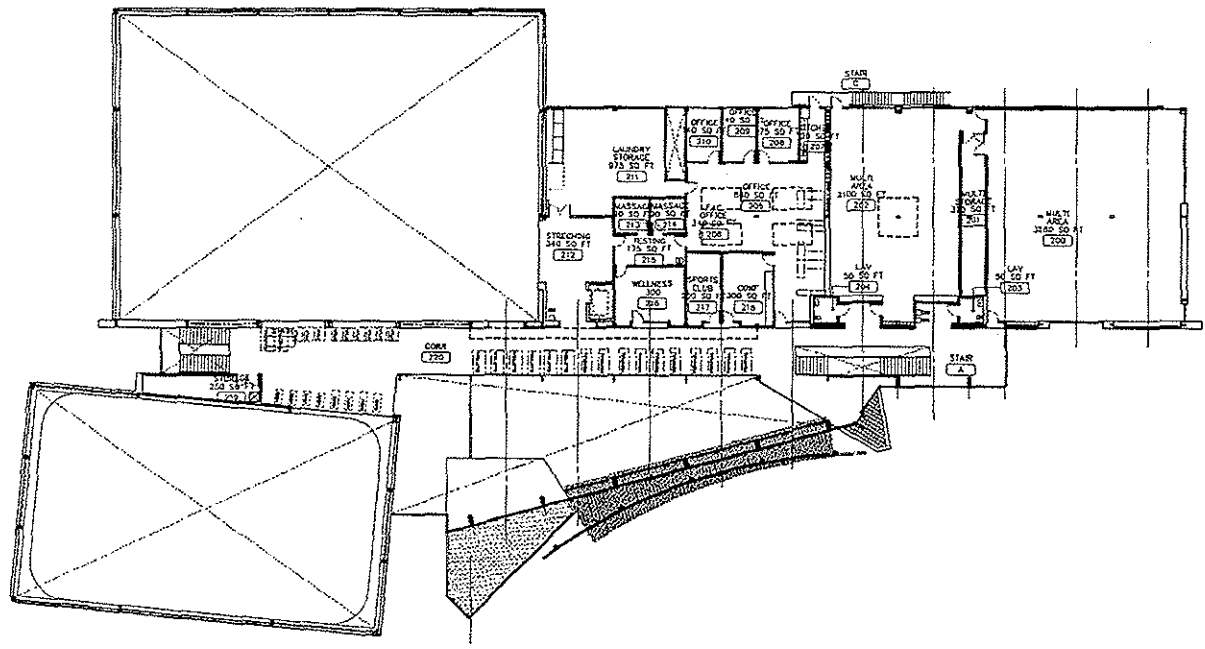
The building would be of a steel-frame construction, with an exterior consisting of a combination of concrete, concrete block, stucco and glass curtainwall. The building would have an east-west orientation with the main entrance located along the south side of the building.



SOURCE: Ellerbe Becket, Inc.

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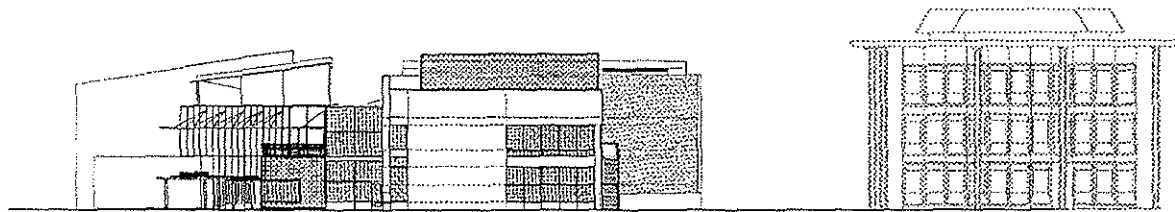
**Figure II-10**  
Recreation Center First Floor Plan



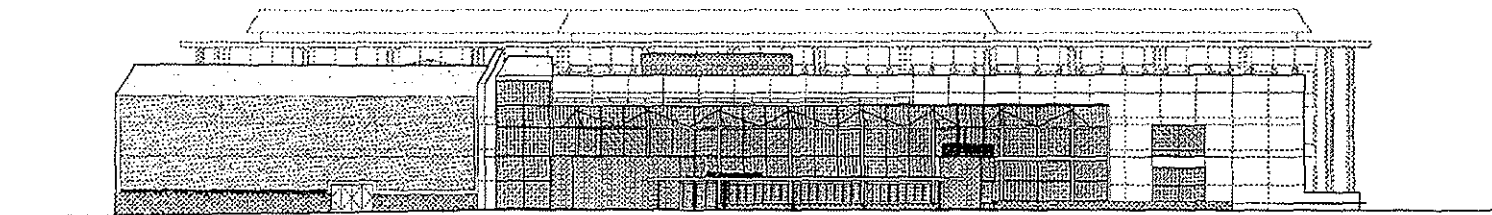
SOURCE: Ellerbe Becket, Inc.

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**Figure II-11**  
Recreation Center Second Floor Plan



EAST ELEVATION



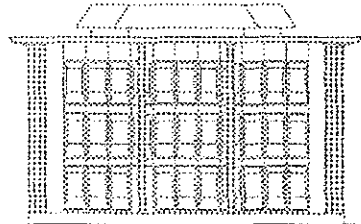
SOUTH ELEVATION

SOURCE: Ellerbe Becket, Inc.

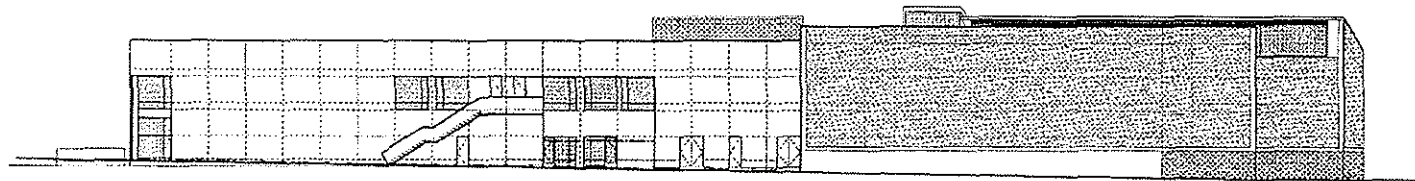
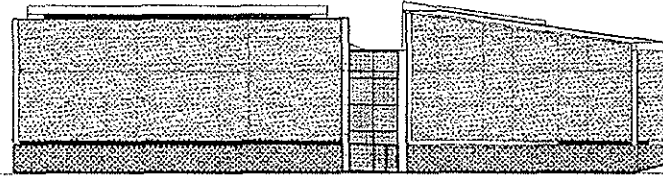
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**Figure II-12**

Recreation Center East and South Elevations



WEST ELEVATION



NORTH ELEVATION





# CHAPTER III

## ENVIRONMENTAL EVALUATION

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### INTRODUCTION

For each environmental category presented below is a summary statement of each impact identified in the 2000 Master Plan Revision EIR (certified May, 2000), followed by a discussion of the potential for each element of the proposed 2001 Minor Master Plan revision and/or Schematic project plan approvals (either by themselves and/or in conjunction with other each other) to change the severity of the identified impacts and/or introduce new environmental effects, and a discussion of any changes that have occurred with respect to the circumstances under which the project is undertaken.

In instances where mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would need to be refined, those mitigation measures are presented with the appropriate revision. Revised or new language is underlined; deleted language is indicated by ~~striketrough~~ text.

### A. LAND USE AND PLANNING

#### *CONVERSION OF EXISTING AGRICULTURAL LAND TO NON-AGRICULTURAL USE*

##### **Development of 1,350-Student Capacity Housing Complex on Main Campus**

The site of the proposed 1,350-student capacity student housing complex is designated Farmland of Local Importance (Department of Conservation, 1999). The conversion of this site to a non-agricultural use (soccer stadium) was assessed in the 2000 Master Plan Revision EIR and determined to be less than significant. The development of the student housing complex instead of a soccer stadium and student parking on this site would not affect the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding conversion agricultural land.

##### **Removal of Future 400-Student Capacity Housing Complex (on Parking Lot D) on Main Campus; Retain Parking Lot D**

Parking Lot D is designated Urban and Built Up Land (Department of Conservation, 1999). No impacts were identified in the 2000 Master Plan Revision EIR with the conversion of this land to a 400-student housing complex; similarly, no impacts would result in retaining this land for use as a parking lot.

### **Commitment to Development of the Low-Density Housing Scenario in the Northwest Acquisition Area**

The site of the proposed low-density housing complex in the northwest acquisition area is designated Farmland of Local Importance (Department of Conservation, 1999). The conversion of this site to a non-agricultural use (housing) was assessed under the 2000 Master Plan Revision EIR and determined to be less than significant. The commitment to the low-density housing scenario on this site would not affect the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding conversion agricultural land.

### **Relocation of the Future Soccer Stadium Complex to Existing Playfield**

The relocation site of the future soccer stadium complex (playfield west of baseball field) is designated Urban and Built Up Land (Department of Conservation, 1999). The conversion of this site to another non-agricultural use (soccer stadium complex) would have no impact on conversion of agricultural land.

### **Expansion of Future Parking Structure**

The site of the proposed parking structure horizontal expansion is designated Urban and Built Up Land (Department of Conservation, 1999). The conversion of this site to from one non-agricultural use to another would have no impact on conversion of agricultural land.

### **Development of Public Safety Building**

The site of the Public Safety Building is designated Urban and Built Up Land (Department of Conservation, 1999). The conversion of this site to from one non-agricultural use to another would have no impact on conversion of agricultural land.

### **Development of Parking and Information Booth**

The site of the Parking and Information Booth is designated Urban and Built Up Land (Department of Conservation, 1999). The conversion of this site to from one non-agricultural use to another would have no impact on conversion of agricultural land.

### **Direct Storm Water Flows from Center for the Musical Arts Site North to Rohnert Park Expressway Instead of Copeland Creek**

The site of the proposed Center for the Musical Arts is designated Farmland of Local Importance (Department of Conservation, 1999). The conversion of this site to a non-agricultural use was assessed under the 2000 Master Plan Revision EIR and determined to be less than significant. The proposed redirecting of storm flows from the Center for the Musical Arts site north to Rohnert Park Expressway would not affect the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding conversion agricultural land.

### **Recreation Center**

The site of the Recreation Center is designated Urban and Built Up Land (Department of Conservation, 1999). The conversion of this site to from one non-agricultural use to another would have no impact on conversion of agricultural land.

### ***INCREASE IN RESIDENTIAL POPULATION ON THE PROJECT SITE AND LOCAL COMMUNITY***

#### **Development of 1,350-Student Capacity Housing Complex on Main Campus; Removal of Proposed 400-Student Capacity Housing Complex (on Parking Lot D) on Main Campus**

This component of the project would accommodate an increase of 1,350 students living on-site. However, the proposed 2001 Master Plan revision would not involve a change in the University's ultimate planned student capacity of 10,000 full-time equivalents (originally established by the University in 1976), and would not involve an increase in the rate of student enrollment above that anticipated by the existing approved 2000 Master Plan. The additional on-site housing proposed under the project would house a portion of the student population, thereby reducing the off-site project-associated housing demand compared to the existing approved 2000 Master Plan. As a result, the development of the student housing complex would not substantially affect the conclusion of significance reached in the 2000 Master Plan Revision EIR. See also cumulative effect below.

#### **Removal of Future 400-Student Capacity Housing Complex (on Parking Lot D) on Main Campus; Retain Parking Lot D**

The removal of the 400-student capacity housing complex on parking lot D would not occur without the development of replacement on-site housing elsewhere on the site. Consequently, no net loss in on-site student housing would occur. See cumulative effect, below.

#### **Commitment to Development of the Low-Density Housing Scenario in the Northwest Acquisition Area**

The City of Rohnert Park General Plan Update designates the northwest acquisition area a primarily as a mix of intermediate and high density residential uses, with some parks/recreation area. When comparing the University's low-density scenario for that parcel (approximately 180 duplex and single-family units) to the maximum housing scenario that would be anticipated under the City's General Plan Update for that area (over 600 units), the University's impact from new housing would be considerably less than that envisioned by the City. As a result, the commitment to the low-density housing scenario would not substantially affect the conclusion of significance reached in the 2000 Master Plan Revision EIR. See also cumulative effect, below.

**Relocation of the Future Soccer Stadium Complex to Existing Playfield**

The proposed relocation of the future soccer stadium complex to the existing playfield would have no effect on the level of residential population on the site.

**Future Parking Structure Expansion**

The proposed horizontal expansion of the future parking structure would have no effect on the level of residential population on the site.

**Development of Public Safety Building**

The proposed development of the public safety building would have no effect on the level of residential population on the site.

**Development of Parking and Information Booth**

The proposed development of the parking and information booth would have no effect on the level of residential population on the site.

**Direct Storm Water Flows from the Center for the Musical Arts Site North to Rohnert Park Expressway Instead of Copeland Creek**

The proposed redirecting of storm flows from the Center for the Musical Arts site north to Rohnert Park Expressway would have no effect on the level of residential population on the site.

**Recreation Center**

The proposed redirecting of storm flows from the Center for the Musical Arts site north to Rohnert Park Expressway would have no effect on the level of residential population on the site.

**Total Net Change in On-Site Residential Population**

Under the project, there would be either a net increase of 290 people on-site (when compared to highest residential density scenario from existing approved 2000 Master Plan) or 950 people (when compared to the lowest residential scenario from the existing approved Master Plan). The additional on-site housing proposed under the project would house a greater portion of the student population, thereby reducing the off-site project-associated housing demand compared to the existing approved 2000 Master Plan. The residential components of the project, either singularly or in combination, would not affect the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding potential environmental effect of new on-site residential population.

### ***COMPATIBILITY WITH EXISTING OR APPROVED DEVELOPMENT IN PROJECT VICINITY***

#### **Development of 1,350-Student Capacity Housing Complex on Main Campus**

The proposed 1,350-student capacity housing complex would be generally compatible with neighboring residential, commercial and academic uses. The project would not divide the surrounding community, nor would it hinder the potential for continued agricultural production or processing on neighboring agricultural land uses. As discussed under Visual Quality and Noise, below, the project would not significantly affect the visual or noise environment. The proposed housing would not conflict with approved uses in the project vicinity, or with adjacent land use designations of Sonoma County or the City of Rohnert Park General Plans.

As a result, the development of the student housing complex would not substantially affect the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding land use compatibility.

#### **Removal of Future 400-Student Capacity Housing Complex (on Parking Lot D) on Main Campus; Retain Parking Lot D**

Retaining this site as Parking Lot D would serve to provide additional parking in proximity to the University Center, and thus would be compatible with adjacent development.

#### **Commitment to Development of the Low-Density Housing Scenario in the Northwest Acquisition Area**

The compatibility of the new development proposed under the Master Plan Revision, including the new housing in the northwest acquisition area, was assessed in the 2000 Master Plan Revision EIR. There are no apparent physical or operational characteristics of the proposed low-density housing scenario that would affect the conclusions reached in the 2000 Master Plan Revision EIR related to land use compatibility.

#### **Relocation of the Future Soccer Stadium Complex to Existing Playfield**

This proposed relocation site of the future soccer stadium would be farther away from off-site residential uses than was anticipated in the 2000 Master Plan Revision EIR, thereby further minimizing any potential noise effects on off-site residences (see Noise below). The proposed relocation would not substantially affect change in conclusion of its compatibility with existing or approved development in the project vicinity.

#### **Future Parking Structure Expansion**

The site of the horizontal expansion area currently serves as surface parking, and was projected as future surface parking under the existing approved 2000 Master Plan. As discussed under Visual Quality and Noise, below, the project would not significantly affect the visual or noise environment. The proposed parking structure expansion would not conflict with approved uses

in the project vicinity, or with adjacent land use designations of Sonoma County or the City of Rohnert Park General Plans.

As a result, the proposed horizontal expansion of the planned parking structure would not substantially affect the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding land use compatibility.

#### **Development of Public Safety Building**

Given its size and location, the proposed development of the Public Safety Building would have no impact on land use compatibility.

#### **Development of Parking and Information Booth**

Given its size and location, the proposed development of the Parking and Information Booth would have no impact on land use compatibility.

#### **Direct Storm Water Flows from the Center for the Musical Arts Site North to Rohnert Park Expressway Instead of Copeland Creek**

The proposed redirecting of storm flows from the Center for the Musical Arts site north to Rohnert Park Expressway would have no impact on land use compatibility.

#### **Recreation Center**

The compatibility of the University Center was assessed in the 2000 Master Plan Revision EIR. There are no apparent physical or operational characteristics of the proposed Recreation Center (Phase I of the University Center) that would affect the conclusions reached in the 2000 Master Plan Revision EIR related to land use compatibility.

## **B. GEOLOGY, SOILS, AND SEISMICITY**

### ***SEISMIC HAZARDS ASSOCIATED WITH NEW CONSTRUCTION***

#### **All Project Components**

As identified in the 2000 Master Plan Revision EIR, new construction would potentially expose persons and property to seismic related hazards, including localized liquefaction, related ground failure and seismically-induced settlement. However, each project component would be subject to a site-specific geotechnical investigation. All proposed construction under the proposed project would be required to comply with the site-specific recommendations and standards for seismic design as provided by the project geotechnical engineer; the seismic design requirements of the California Code of Regulations, Title 24; and as recommended by the CSU Seismic Review Board. This level of protection would be adequate to meet the currently accepted standard of an acceptable level of risk, and would reduce hazards resulting from seismic ground shaking to less-than-significant levels.

There are no apparent physical or operational characteristics of the proposed project that would change the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding potential seismic hazards. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would be adequate to ensure potential seismic hazards associated with the proposed project would be mitigated to a less than significant level.

### ***GEOLOGIC HAZARDS ASSOCIATED WITH NEW CONSTRUCTION***

#### **All Project Components**

As identified in the 2000 Master Plan Revision EIR, proposed construction under the project could be subjected to the geologic hazards related to expansive soils, differential settlement and corrosivity. As described above, each proposed project component would be subject to a site-specific geotechnical investigation. The proposed construction under the project would be required to comply with site-specific recommendations and standards for soils and foundation engineering as provided by the project geotechnical engineer; the California Code of Regulations, Title 24; and as recommended by the CSU Seismic Review Board. This level of protection would be adequate to meet the currently accepted standard of an acceptable level of risk, and would reduce geologic hazards to less-than-significant levels.

There are no apparent physical or operational characteristics of the proposed project that would change the conclusion of significance reached in the 2000 Master Plan Revision regarding potential geologic hazards. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would be adequate to ensure potential geologic hazards associated with the proposed project would be mitigated to a less than significant level.

### **C. HYDROLOGY AND WATER QUALITY**

#### ***POTENTIAL INCREASE IN STORMFLOWS TO COPELAND CREEK***

##### **Development of 1,350-Student Capacity Housing Complex on Main Campus**

The proposed 1,350-student capacity housing complex would increase impervious surfaces on the site. However, as part of the project, the housing development would contain an on-site detention basin, in conformance with the Sonoma County Water Agency drainage design criteria. The detention basin would limit the 100-year peak flow into Copeland Creek to the existing peak 100-year stormwater discharge.

As such, the proposed project would not change the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding potential increases in peak stormflows to Copeland Creek. Mitigation measures were identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, to ensure potential flooding hazards associated with the 2000 Master Plan would be mitigated to a less than significant level.



The identified refinement of Mitigation Measure C.1a and C.1b (see below) would ensure potential flooding hazards associated with the new student housing complex under the proposed project would remain less than significant.

**Removal of Future 400-Student Capacity Housing Complex (on Parking Lot D) on Main Campus; Retain Parking Lot D**

Retaining this site as a parking lot would not increase the impervious surface on this site, and therefore, would not increase the potential for peak flows to Copeland Creek.

**Commitment to Development of the Low-Density Housing Scenario in the Northwest Acquisition Area**

The increase in impervious surfaces created by the development of housing in the northwest acquisition area was assessed in the 2000 Master Plan Revision EIR. Adequate mitigation is identified in the 2000 Master Plan Revision EIR, and adopted as part of the existing approved 2000 Master Plan, to mitigate potential increases in stormflows to Copeland Creek from the northwest acquisition area under the proposed project to a less than significant level.

**Relocation of the Future Soccer Stadium Complex to Existing Playfield**

The development of a soccer stadium on the existing playfield would not substantially increase the amount of impervious surfaces on this site. Therefore, there would not be a substantial increase in peak stormflows to Copeland Creek associated with this project component.

**Future Parking Structure Expansion**

The proposed horizontal expansion of the planned parking structure would not increase the impervious surface on this site, and therefore, would not increase the potential for peak flows to Copeland Creek.

**Development of Public Safety Building**

The development of the proposed Public Safety building would not increase the impervious surface on this site, and therefore, would not increase the potential for peak flows to Copeland Creek.

**Development of Parking and Information Booth**

Given its size, the proposed development of the Parking and Information Booth would not substantially increase the impervious surface on this site, and therefore, would not substantially increase the potential for peak flows to Copeland Creek.

### **Direct Storm Water Flows from the Center for the Musical Arts Site North to Rohnert Park Expressway Instead of Copeland Creek**

Currently, approximately nine acres of the Center for the Musical Arts site drain naturally to Copeland Creek, and the other approximate 46 acres drain north to existing culverts in Rohnert Park Expressway. Under the project, all storm flows generated at the Center for the Musical Arts site would be directed north to culverts in Rohnert Park Expressway (which ultimately drain north to Hinebaugh Creek), instead of directing these flows south to Copeland Creek proposed as assessed in the existing approved Master Plan. As under the existing approved Master Plan, as part of the project, the Center for the Musical Arts would contain an on-site detention facilities, in conformance with the Sonoma County Water Agency drainage design criteria. The detention facilities would limit the peak 10-year stormwater discharge from the Center for the Musical Arts site to the existing peak 10-year stormwater discharge from this site.

As such, the proposed project would not change the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding potential increases in peak stormflows to Copeland Creek. Moreover, with the proposed on-site detention facilities, the project would not increase peak stormflows to Hinebaugh Creek. Mitigation measures were identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, to ensure potential flooding hazards associated with the 2000 Master Plan would be mitigated to a less than significant level. The identified refinement of Mitigation Measure C.1a and C.1b (see below) would ensure potential flooding hazards associated with the Center for the Musical Arts under the proposed project would remain less than significant.

### **Recreation Center**

The increase in impervious surfaces associated with development of the University Center, including the Recreation Center component, was assessed in the 2000 Master Plan Revision EIR. There are no apparent design characteristics of the proposed project that would change the conclusion of significance reached in the 2000 Master Plan Revision regarding increases in stormflows from the site. Mitigation measures were identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, to ensure stormflow impacts under the 2000 Master Plan would be mitigated to a less than significant level. The identified refinement of Mitigation Measure C.1a and C.1b (see below) would ensure stormflow impacts under the proposed project would remain less than significant.

### ***Refinement to Mitigation Measure***

**Mitigation Measure C.1a: The project shall include a suitable drainage infrastructure system in the northwestern acquisition area, in conformance with the Sonoma County Water Agency drainage design criteria, that will discharge stormwater runoff from this area by gravity to Copeland Creek. The project shall include a suitable drainage infrastructure system on the site of the Center for the Musical Arts site, in conformance with Sonoma County Water Agency criteria, that will discharge stormwater runoff from this area by gravity to two culverts under Rohnert Park Expressway, which ultimately convey this runoff north to Hinebaugh**

Creek. The project shall include a suitable drainage infrastructure system on the proposed site of the student housing complex in the southeast corner of main campus, in conformance with Sonoma County Water Agency criteria, that will discharge stormwater runoff from this area by gravity to the existing campus storm drain infrastructure, which ultimately conveys this runoff to Copeland Creek.

Mitigation Measure C.1b: The project drainage systems described in Mitigation Measure C.1a shall include an on-site detention systems, in conformance with the Sonoma County Water Agency drainage design criteria. The 100-year stormwater discharge from systems directly entering Copeland Creek shall be limited to existing peak 100-year stormwater discharge that will limit the 100-year peak flow into Copeland Creek. The peak 10-year stormwater discharge from the Center for the Musical Arts system to Rohnert Park Expressway culverts shall be limited to the existing peak 10-year stormwater discharge of the undeveloped site. The peak 10-year stormwater discharge from the additional student housing complex on the main campus shall be limited to existing peak 10-year stormwater discharge from the existing land use.

### *INTRODUCTION OF NEW DEVELOPMENT, INCLUDING HOUSING, WITHIN A 100-YEAR FLOOD ZONE*

#### **Development of 1,350-Student Capacity Housing Complex on Main Campus**

The proposed 1,350-student capacity housing complex is not located within a 100-year flood plain (FEMA, 1981, 1991).

#### **Removal of Future 400-Student Capacity Housing Complex (on Parking Lot D) on Main Campus; Retain Parking Lot D**

No housing is proposed on this site under the project, nor is the site within a 100-year flood plain.

#### **Commitment to Development of the Low-Density Housing Scenario in the Northwest Acquisition Area**

Portions of the project site are located within a 100-year flood zone, including the Copeland Creek channel, and the west portion of the northern acquisition area (depth inundation of one foot or less). The development of housing within this floodplain was assessed in the 2000 Master Plan Revision EIR. Adequate mitigation is identified in the 2000 Master Plan Revision EIR to mitigate potential flooding impacts to the housing development to a less than significant level.

#### **Relocation of the Future Soccer Stadium Complex to Existing Playfield**

No housing is proposed on this site under the project, nor is the site within a 100-year flood plain.

**Future Parking Structure Expansion**

No housing is proposed on this site under the project, nor is the site within a 100-year flood plain.

**Development of Public Safety Building**

No housing is proposed on this site under the project, nor is the site within a 100-year flood plain.

**Development of Parking and Information Booth**

No housing is proposed on this site under the project, nor is the site within a 100-year flood plain.

**Direct Storm Water Flows from the Center for the Musical Arts Site North to Rohnert Park Expressway Instead of Copeland Creek**

This Copeland Creek channel adjacent to the Center for the Musical Arts site is located within the 100-year floodplain, however, no housing is proposed on this site under the project.

**Recreation Center**

No housing is proposed on this site under the project, nor is the site within a 100-year flood plain.

***INCREASE IN LOAD ON THE EXISTING DRAINAGE SYSTEMS ON THE MAIN CAMPUS*****Development of 1,350-Student Capacity Housing Complex on Main Campus**

The proposed 1,350-student capacity housing complex would require connection to the storm drainage infrastructure on the site. However, as discussed above, as part of the project, the housing development would contain an on-site detention basin, in conformance with the Sonoma County Water Agency drainage design criteria. The detention basin would limit the peak 10-year stormwater discharge from the student housing site to the existing peak 10-year stormwater discharge from that site.

As such, the proposed project would not change the conclusion of significance reached in the 2000 Master Plan Revision regarding potential increase in peak load on the storm drainage systems on the main campus. The implementation of mitigation identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would be adequate to ensure potential projected loads would be mitigated to a less than significant level.

**Removal of Future 400-Student Capacity Housing Complex (on Parking Lot D) on Main Campus; Retain Parking Lot D**

Retaining this site as a parking lot would not result in an increase in peak load on the storm drainage systems on the main campus over existing conditions.

**Relocation of the Future Soccer Stadium Complex to Existing Playfield**

This development of a soccer stadium on the existing playfield would not substantially increase the amount of impervious surfaces on this site, and would therefore not result in a substantial increase in load on the existing storm drainage system on the main campus with this project.

**Future Parking Structure Expansion**

The future parking structure expansion would not increase the impervious surface on this site, and therefore, would not result in a substantial increase in load on the existing storm drainage system on the main campus with this project.

**Development of Public Safety Building**

The development of the proposed Public Safety building would not increase the impervious surface on this site, and therefore, would not result in a substantial increase in load on the existing storm drainage system on the main campus with this project.

**Development of Parking and Information Booth**

The development of the proposed Parking and Information Booth would not substantially increase the impervious surface on this site, and therefore, would not result in a substantial increase in load on the existing storm drainage system on the main campus with this project.

**Recreation Center**

The projected increase in load on the stormdrainage infrastructure on the main campus from the all future facilities under the existing approved 2000 Master Plan, including the University Center, was assessed in the 2000 Master Plan Revision EIR. There are no apparent design characteristics of the Recreation Center component that would change the conclusion of significance reached in the 2000 Master Plan Revision regarding the projected load on the existing drainage system with this project. Adequate mitigation is identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, to mitigate potential increases in load on this storm drainage infrastructure to a less than significant level.

***INCREASED NONPOINT SOURCE POLLUTION, CREATING THE POTENTIAL FOR DEGRADATION OF WATER QUALITY*****All Project Components**

As identified in the 2000 Master Plan Revision EIR, use of landscaping materials, cleaning solvents, and accumulation of petroleum products and metals in parking lots are all sources of polluted runoff. The proposed project would have the potential for all three sources of pollution. These sources of pollution would be a contributor to lower water quality in Copeland Creek and other downstream drainage facilities during storm events when these contaminants are carried into the creek by stormwater runoff.

There are no apparent physical or operational characteristics of the proposed project components that individually or cumulatively, would change the conclusion of significance reached in the 2000 Master Plan Revision regarding increases in nonpoint source pollution. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would be adequate to ensure non-point source pollution impacts would be mitigated to a less than significant level.

***CONSTRUCTION-RELATED INCREASES IN EROSION AND SEDIMENTATION, WITH SUBSEQUENT IMPACTS TO WATER QUALITY*****All Project Components**

As identified in the 2000 Master Plan Revision EIR, construction would expose large areas of bare soil during construction that could be exposed to precipitation and subsequent erosion. Construction activities involving soil disturbance, excavation, cutting/filling, stockpiling, and grading activities could result in increased erosion and sedimentation to surface waters, and corresponding decreased water quality, unless erosion control and sedimentation precautions are employed.

There are no apparent characteristics of the proposed project components that, individually or cumulatively, would change the conclusion of significance reached in the 2000 Master Plan Revision regarding potential construction-related hydrologic and water quality effects. New proposed construction projects under the project, including the proposed 1,350 student capacity housing complex would be subject to, and implement the provisions of, the SWPPP and the RWQCB requirements of the NPDES General Permit for Discharges of Storm Water Associated with Construction Activity. This mitigation measure identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would be adequate to ensure construction-related hydrologic and water quality effects would be mitigated to a less than significant level.

## ***CUMULATIVE CHANGES IN RUNOFF CHARACTERISTICS AND WATER QUALITY***

### **All Project Components**

The proposed project components could contribute to changes in runoff characteristics and water quality in Copeland Creek that were not anticipated in the cumulative development assumed in the 1987 SCWA hydraulic model for Copeland Creek. However, as implementation of Mitigation Measures C.1 (as refined in this addendum), and C.2 through C.6 in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would mitigate each proposed project's impact to hydrology and water quality, and therefore, the project's contribution to cumulative hydrology would not be cumulatively considerable.

## **D. TRAFFIC, CIRCULATION AND PARKING**

### ***STUDY INTERSECTION LEVEL OF SERVICE DURING THE A.M. AND P.M. PEAK HOURS UNDER CUMULATIVE CONDITIONS***

#### **All Project Components**

The proposed project would change traffic conditions assessed in the 2000 Master Plan Revision EIR, by resulting in a change in the total vehicle trip generation associated with buildout of the Master Plan, and changing the anticipated University trip distribution patterns. These two issues are discussed below. For analysis purposes, the combined effects of changes in trip generation and distribution are assessed. However, where applicable and relevant, differences in traffic characteristics associated with individual components of the project are described.

#### ***Trip Generation Changes***

As described in the 2000 Master Plan Revision EIR, the total supply of on-campus housing has an inverse correlation with the total vehicular trip generation of the University. As the number of students and staff living on the Sonoma State University campus increases, the number of weekday vehicle trips into and out of the campus made by these people decreases. Many students that do not live on campus commute daily by automobile, traveling on roads and through intersections surrounding the campus and surrounding communities. Students living on campus would still make trips during the day, but a greater proportion would be expected to travel by walking and bicycling than by driving an automobile.

Table III-1, below, presents the estimated new peak-hour trips associated with buildout of the University Master Plan under the existing approved 2000 Master Plan, the estimated new trips associated with buildout of the University Master Plan under the proposed 2001 Master Plan revision and Schematic project plan approvals, and the net change in University vehicle trip generation. Of the proposed project components, only the changes in University housing on the main campus (net new on-site housing for 950 students) would affect the estimated vehicle trip generation from that estimated and assessed in the 2000 Master Plan Revision EIR. Trip

**TABLE III-1  
VEHICLE TRIP GENERATION COMPARISON**

Condition	A.M. Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
New Development Under the Existing Approved Master Plan, and assessed in the 2000 Master Plan Revision EIR	642	591	51	839	302	537
New Development Under the 2001 Proposed Master Plan Revision and Schematic project plan approvals	<u>534</u>	<u>491</u>	<u>43</u>	<u>719</u>	<u>259</u>	<u>460</u>
Net Change	-108	-100	-8	-120	-43	-77

generation associated with the low-density housing scenario, soccer stadium, and University Center were already assumed in the 2000 Master Plan Revision EIR traffic analysis, and would therefore not affect the estimated vehicle trip generation under the project. In addition, the proposed public safety building and parking and information booth would not be expected to generate any new off-site vehicle trips.

#### Trip Distribution Changes

The proposed development of the student housing complex on the site of current site of the proposed soccer stadium, and proposed rearrangement of parking would change projected trip distribution patterns from that assessed in the 2000 Master Plan Revision EIR. Trip distribution associated with the low-density housing scenario in the northwest acquisition area would be the same as that assessed in the 2000 Master Plan Revision EIR. Relocation of the soccer stadium is anticipated to have a negligible effect on circulation and trip distribution, as the proposed location shift is relatively small and parking locations for the stadium would remain the same as that assessed in the 2000 Master Plan Revision EIR.

The vehicular circulation network contained within the Master Plan places an emphasis on two main access points. The first main entrance is South Sequoia Way, off East Cotati Avenue on the southern periphery of the campus. This entrance serves as the main access to the main campus. The second emphasized University access point would be a future entrance off Rohnert Park Expressway, along the northern periphery of the campus. This access would serve the major parking lot expansions on the north side of the campus and the planned Center for the Musical Arts. The remaining three entrances to the University (Vine Street; Cypress Drive, off East Cotati Avenue; and Laurel Drive, off East Petaluma Road) are secondary entrances.

With Parking Lot D remaining in its current location and function under the proposed project, it is anticipated that a small shift in travel patterns from that assumed in the 2000 Master Plan EIR



would occur, from the Sequoia Drive entrance to the Vine Street entrance. This shift is expected to remain relatively low, however, because of the somewhat circuitous route through the Sauvignon Village student housing area that is required. There would also be a shift in vehicle trips serving the proposed student housing location on the current site of planned soccer stadium, and to the additional general parking in the west side of Parking Lot F with the proposed horizontal expansion of the planned parking structure. The overall shifts in traffic associated with the placement of student housing and parking reconfiguration are largely anticipated to offset one another.

#### *Effect at Study Intersections*

The project components, either singularly or cumulatively, would result not substantially change conclusions reached in the 2000 Master Plan Revision EIR related to delays at study intersections. As described above, the proposed project is estimated to result in a net decrease in weekday trip generation under buildout compared to that evaluated in the 2000 Master Plan Revision EIR. Combined with the differences in travel patterns that would occur under the proposed project, the net decrease in weekday vehicle trip generation would be expected to result in future weekday operating conditions slightly better at some locations than what was projected in the 2000 Master Plan Revision EIR. However, any such improvements would not be to such a degree as to eliminate the need for any of the identified mitigation measures identified in the 2000 Master Plan Revision EIR for study intersections.

It should be noted that an increase in off-site traffic would be anticipated on the weekends by the additional student housing. However, this would be expected to be limited by an overall lower use of automobiles by students compared to typical apartment dwellers. Since these vehicle trips would occur outside of typical weekday commute periods, and would be distributed throughout the day, the effect of an increase in weekend vehicle trips generated by the additional student housing would be less than significant.

Mitigation measures to mitigate significantly impacted intersections in the 2000 Master Plan Revision EIR, were adopted and incorporated into the existing approved 2000 Master Plan. As stated in the 2000 Master Plan Revision EIR, the University is prohibited by law from committing project funds for off-site transportation improvements. The five intersections identified to be significantly impacted in the 2000 Master Plan Revision EIR are currently located within the jurisdiction of either Rohnert Park or Sonoma County; accordingly, the implementing agency(ies) for mitigation measures for intersection improvements identified in the 2000 Master Plan Revision EIR would be either the City of Rohnert Park or Sonoma County. However, these mitigation measures are not approved or funded by either of these agencies. Given these considerations, there is no assurance that these mitigation measures would be implemented, and this impact is therefore considered to remain significant.

### ***DEMAND FOR ADDITIONAL ON-CAMPUS PARKING FACILITIES***

#### **All Project Components**

The existing approved 2000 Master Plan proposes a total of 6,858 parking spaces on campus under buildout. The proposed project would provide a total of 6,894 parking spaces under buildout, for a net increase of 36 spaces above than anticipated under the existing Master Plan.<sup>1</sup> This would maintain a rate of approximately 0.69 spaces per FTE student, which exceeds the recommended supply rate of 0.57 spaces for FTE.

Under the proposed project, a total of 4,670 General and Reserved parking spaces are proposed for the 10,000 FTE students, a decrease of 564 spaces from that anticipated under the existing approved 2000 Master Plan. This results in a combined parking supply ratio of 0.47 General and Reserved spaces per FTE, less than the 0.52 ratio that would occur under the existing approved Master Plan. However, the 0.47 ratio would still exceed the recommended 0.45 spaces per FTE, and would provide a surplus of approximately 170 General and Reserved spaces during peak demand periods at campus build-out.

Under the project, a total supply of 1,960 Residential parking spaces is proposed for the 3,150 beds expected on campus at build-out (not including potential additional Residential parking spaces and beds associated with proposed University housing in the northwest acquisition area).<sup>2</sup> This yields a ratio of approximately 0.62 spaces per bed, which would exceed the recommended supply rate of 0.60 spaces per bed ratio.

As such, the project components, either singularly or cumulatively, would result not substantially change conclusions reached in the 2000 Master Plan Revision EIR related to University parking demand. The implementation of recommended measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would ensure potential parking impacts would remain less than significant.

### ***SAFETY CONCERNS RELATED TO OFF-SITE PARKED VEHICLES ON PETALUMA HILL ROAD AND EAST COTATI AVENUE ADJACENT TO CAMPUS***

#### **All Project Components**

As described above, under the project, there would be a sufficient on-site parking supply to accommodate the University's projected total parking demand. As such, the project components, either singularly or cumulatively, would result not substantially change conclusions reached in the 2000 Master Plan Revision EIR related to potential safety concerns of parking vehicles on Petaluma Hill Road and East Cotati Avenue adjacent to the campus.

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<sup>1</sup> Total parking estimates do not include potential additional spaces related proposed University housing in northwest acquisition area.

<sup>2</sup> As discussed in the Project Description, the University does not currently own the proposed University housing site.

As stated in the 2000 Master Plan Revision EIR, the University is prohibited by law from committing project funds for off-site transportation improvements. The roadway segments requiring mitigation are currently located within Sonoma County. The implementing agency for mitigation identified in the 2000 Master Plan Revision EIR to remove parking and provide buffer improvement along these segments would be Sonoma County, or Rohnert Park (if these roadways are annexed as anticipated under the Draft Rohnert Park General Plan Update). However, these measures are not approved or funded improvements by either agency. Since there is no assurance that these mitigation measures would be implemented, this impact is considered to remain significant.

### ***TRAFFIC DELAYS AT EXITS FROM UNIVERSITY FOLLOWING SPECIAL EVENTS AT THE PROPOSED CENTER FOR THE MUSICAL ARTS***

#### **All Project Components**

The proposed project would have no effect on the number of events or level of attendance at events at the proposed Center for the Musical Arts. Moreover, the vehicular traffic leaving the on-campus parking lots following the special events would continue to exit the University north access road, Sequoia Way and relocated south entrance adjacent to new student housing complex (formerly Cypress Drive), with no substantial changes in trip distribution. As such, the project components, either singularly or cumulatively, would result not substantially change conclusions reached in the 2000 Master Plan Revision EIR related to traffic delays at exits from the University following special events at the proposed Center for the Musical Arts. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would be adequate to ensure potential traffic delays would be mitigated to a less than significant level.

### ***PARKING DEMAND FOR SPECIAL EVENTS AT THE PROPOSED CENTER FOR THE MUSICAL ARTS***

#### **All Project Components**

The proposed project would have no effect on the number of events or level of attendance at events at the future Center for the Musical Arts. As under the existing approved 2000 Master Plan, for special events under 3,500, attendees would be accommodated by the parking lots adjacent to the future Center, and by University parking Lots "G" and "H," located on the main campus just south of the Center.

As with the existing approved 2000 Master Plan, performances and events that would draw more than 3,500 attendees at the Center would require the utilization of the additional on-campus parking lots, specifically, University Lots "F" and "J," on the south side of the campus off East Cotati Avenue. Under the proposed project, attendees would also utilize Parking Lot D, which

would be retained under the Master Plan revision.<sup>3</sup> By the first year of operation of the Center, the these lots will have a total of 1,868 parking spaces, accommodating an additional 4,448 attendees, for a total potential attendance accommodation of 8,010 persons.

The maximum number of attendees expected at the summer festivals is 10,000 persons. Under the proposed project, an additional 885 parking spaces are ultimately planned by the University at the “F” lot, which would adequately accommodate about 2,107 attendees (i.e., more than the balance of attendees under a special event with a 10,000 attendance level). However, until these additional parking facilities are built, special events at the Center generating a total of between approximately 8,000 to 10,000 attendees would not be accommodated by on-campus parking facilities. This interim unmet parking demand for 2,000 attendees would be approximately 600 less than that which would be experienced under the existing approved 2000 Master Plan.

As such, the project would result not substantially change conclusions reached in the 2000 Master Plan Revision EIR related to parking demand for special events at the Center for the Musical Arts. Mitigation measures were identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, to ensure potential parking impacts during special events under the 2000 Master Plan would be mitigated to a less than significant level. The identified refinement of Mitigation Measure D.5b (see below) would ensure parking impacts during special events under the proposed project would remain less than significant.

#### *Refinement to Mitigation Measure*

**Mitigation Measure D.5b: For special events at the proposed Center for the Musical Arts of greater than 8,000~~7,400~~ attendees that occur prior to the ultimate “F” lot expansion, provide off-site parking locations and shuttle service between these off-site locations and the Center for the Musical Arts.**

### ***TEMPORARY CONSTRUCTION TRAFFIC EFFECTS***

#### **All Project Components**

Buildout of new facilities proposed under the project would result in temporary transportation impacts resulting from truck movements to and from the project site during activities association with project construction. These temporary transportation effects would be of a level similar to that described for other new development under the existing approved Master Plan, and would not change the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding construction traffic effects. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would be adequate to ensure potential temporary construction traffic effects associated with the proposed project would be mitigated to a less than significant level.

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<sup>3</sup> The potential use of the remaining smaller parking lot throughout the campus to accommodate special event parking is not assumed in this parking assessment due to potential circulation conflicts associated with their locations.

## ***CONFLICTS WITH VEHICULAR TRAFFIC, BICYCLISTS AND PEDESTRIANS***

### **All Project Components**

The proposed project would increase the number of students living on-campus above that anticipated in the existing approved 2000 Master Plan, and therefore could increase the potential for interaction between vehicular traffic, bicyclists and pedestrians within, and in the vicinity of, the campus.

However, all additional development proposed under the project would be designed to be compatible with and connect to the vehicular/bicycle/ pedestrian circulation system identified in the existing approved 2000 Master Plan. With respect to the new campus housing complex, pedestrian walkways located alongside and between the proposed apartment buildings would provide a pedestrian link to the central campus, as well as to the University stadium and East Cotati Avenue. In addition, there are no apparent design features of the Recreation Center, relocated soccer stadium, parking structure expansion, or retention of Parking Lot D that would increase potential conflicts between travel modes described in the 2000 Master Plan Revision EIR. All new on-campus facilities would be completed in accordance with ADA guidelines for accessibility.

As such, the project would result not substantially change conclusions reached in the 2000 Master Plan Revision EIR related to circulation and safety at the University. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would be adequate to ensure potential safety conflict impacts under the project would be mitigated to a less than significant level.

## ***INCREASE IN DEMAND FOR TRANSIT SERVICE***

### **All Project Components**

The new development proposed under the Master Plan revision would not conflict with adopted transit plans or programs supporting alternative transportation. As such, the project would result not substantially change conclusions reached in the 2000 Master Plan Revision EIR related to transit at the University.

## **E. AIR QUALITY**

### ***CONSTRUCTION EMISSIONS***

#### **All Project Components**

Construction-related air quality emissions associated with new development under the proposed project would be similar to those described for the existing approved 2000 Master Plan. Construction of the new on-site student housing complex, and to a lesser degree, the Public Safety Building and Parking and Information Booth, would generate emissions beyond those associated with the existing approved 2000 Master Plan; these additional emissions would be

partially offset by the removal of the future student housing complex on Parking Lot D from the existing approved 2000 Master Plan. The commitment to the low-density housing scenario in the northwest acquisition area, the relocation of the future soccer stadium, and modifications to on-site detention improvements at the Center for the Musical Arts site would not be substantially different than what was assumed for the existing approved 2000 Master Plan. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would adequately reduce all construction-related emissions under the project to a less-than-significant level.

## ***OPERATIONAL EMISSIONS***

### **All Project Components**

Tables III-2 and III-3 present the net change in motor vehicle emissions under the proposed project relative to the existing approved 2000 Master Plan, and existing conditions, respectively, for each of the analysis scenarios analyzed in the 2000 Master Plan Revision EIR. As shown in Table III-2, under the proposed project, the forecasted reduction in weekday vehicle trips (see D. Traffic, Circulation and Parking, above) would incrementally reduce weekday analysis scenarios. Summer weekend analysis scenarios would result in an incremental increase in vehicle emissions, due to potential increases in off-site vehicle trips associated with additional proposed student housing. As under the existing approved 2000 Master Plan, the total increases in emissions with buildout of the Master Plan under the project relative to existing conditions would remain significant with the proposed project (see Scenarios 1, 3 and 4 in Table III-3).

In addition to an incremental increase or reduction in motor vehicle emissions for those scenarios analyzed for the existing approved 2000 Master Plan in the 2000 Master Plan Revision EIR, there would also be an incremental increase in energy consumption from the operation of new development under the project, primarily from the proposed new on-site student housing. These additional emissions would be partially offset by the removal of the planned student housing complex on Parking Lot D from the existing approved 2000 Master Plan. The projected net increase in emissions associated with the increase in energy consumption would be minor, however. Potential energy emissions associated with the commitment to the low-density housing scenario in the northwest acquisition area, the relocation of the soccer stadium complex, and development of the Recreation Center would not increase long-term operational emissions above that previously assessed in the 2000 Master Plan Revision EIR.

As such, the proposed project components would not change the conclusion of significance reached in the 2000 Master Plan Revision regarding increases in criteria air pollutant emissions associated with University. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would reduce air quality emissions under the 2000 Master Plan to the extent feasible. However, vehicular emissions would still exceed 80 pounds per day of ROG and PM-10 on an infrequent basis, and continue to be significant. The identified refinement of Mitigation Measure E.2a (see below) would ensure increases in air pollutant emissions under the proposed project would continue to be mitigated to the extent feasible.

**TABLE III-2  
ESTIMATED NET CHANGE IN MOTOR VEHICLE EMISSIONS UNDER PROPOSED  
PROJECT RELATIVE TO EXISTING APPROVED 2000 MASTER PLAN CONDITIONS**

Pollutant	Net Change in Emissions (pounds per day) <sup>a</sup>				Significance Criteria
	Scenario 1 <sup>b</sup> Year 2002	Year 2015			
		Scenario 2 <sup>c</sup>	Scenario 3 <sup>d</sup>	Scenario 4 <sup>e</sup>	
Carbon Monoxide	41	-8	-9	19	NA <sup>f</sup>
Reactive Organic Gases	11	-2	-1	4	80
Nitrogen Oxides	4	-2	-2	2	80
Particulate Matter (PM-10)	4	-1	-1	2	80

- <sup>a</sup> These emissions estimates correspond to the net change in motor vehicle emissions under the various scenarios relative to existing approved 2000 Master Plan conditions.
- <sup>b</sup> Scenario 1 reflects the motor vehicle emissions in 2002 of a large festival held at the Center for the Musical Arts that is attended by 5,000 persons. Such festivals are expected to occur only during the summer. The proposed project would have no effect on festival attendance. Incremental increases in emissions are associated with off-site traffic generated by a limited use of the additional student housing during the summer (308 daily trips).
- <sup>c</sup> Scenario 2 reflects the net change in motor vehicle emissions relative to existing approved 2000 Master Plan conditions on a weekday during the school year in 2015 assuming an enrollment of 10,000 FTE. Under the proposed project, there would be 153 less weekday daily trips than under existing approved Master Plan conditions. These emissions reductions would be partially offset by the increase in energy emissions associated with the increase in building square footage associated with the proposed new student housing complex and Public Safety Building.
- <sup>d</sup> Scenario 3 reflects the net change in motor vehicle emissions relative to existing approved 2000 Master Plan conditions on a weekday during the school year in 2015 assuming an enrollment of 10,000 FTE and including a special event held at the Center for the Musical Arts that is attended by 1,300 persons. Under the proposed Master Plan revisions, there would be 153 less weekday daily trips than under existing approved Master Plan conditions. These emissions reductions would be partially offset by the increase in emissions associated with the increase in building square footage associated with the proposed Public Safety Building and residence halls addition.
- <sup>e</sup> Scenario 4 reflects the motor vehicle emissions in 2015 of a large festival held at the Center for the Musical Arts that is attended by 10,000 persons. Such festivals are expected to occur only during the summer. The proposed project would have no effect on festival attendance. The proposed project would have no effect on festival attendance. Incremental increases in emissions are associated with off-site traffic generated by a limited use of the additional student housing during the summer (308 daily trips).
- <sup>f</sup> NA = Not Applicable. This analysis evaluates carbon monoxide impacts on the basis of a comparison of calculated concentrations with the applicable ambient air quality standards. See discussion of carbon monoxide emissions at local intersection below.

NOTE: Values shown in bold type exceed the corresponding significance threshold.

SOURCE: Environmental Science Associates, 2001.

**TABLE III-3  
ESTIMATED NET CHANGE IN MOTOR VEHICLE EMISSIONS UNDER  
MASTER PLAN BUILDOUT RELATIVE TO EXISTING CONDITIONS**

Pollutant	Net Change in Emissions (pounds per day) <sup>a</sup>				Significance Criteria
	Scenario 1	Year 2015			
	Year 2002	Scenario 2	Scenario 3	Scenario 4	
Carbon Monoxide	705	-1,199	-1,064	652	NA
Reactive Organic Gases	<b>196</b>	-131	-107	<b>144</b>	80
Nitrogen Oxides	73	1	35	67	80
Particulate Matter (PM-10)	66	66	<b>83</b>	<b>126</b>	80

<sup>a</sup> These emissions estimates correspond to the net change in motor vehicle emissions under the various scenarios relative to existing conditions in 1999 analyzed in the 2000 Master Plan Revision EIR. See footnotes in Table III-2 for a description of individual scenarios under the proposed project.

NOTE: Values shown in **bold** type exceed the corresponding significance threshold.

SOURCE: Environmental Science Associates, 2001.

*Refinement to Mitigation Measure*

**Mitigation Measure E.2a: The University should, where feasible, seek the development of select the mixed use or higher-density housing throughout the campus scenarios in the northwest acquisition area.**

**CARBON MONOXIDE EMISSIONS AT LOCAL INTERSECTIONS**

**All Project Components**

The forecasted reduction in number of weekday vehicle trips under the proposed project relative to the existing approved 2000 Master Plan would have an overall beneficial impact on carbon monoxide concentrations at local intersections. Conversely, the project would generate new student weekend vehicle trips over that anticipated in the existing approved 2000 Master Plan. Because the difference in the number of trips between the existing approved 2000 Master Plan and the proposed project is minor, and calculated carbon monoxide concentrations at project intersections in the 2000 Master Plan Revision EIR were well below state standards, this impact is anticipated to remain less than significant.



## ***CUMULATIVE EMISSIONS***

### **All Project Components**

As discussed above under operational emissions, the buildout of the Master Plan under the proposed project would, as with the existing approved 2000 Master Plan, result in a significant effect on regional emissions on an individual basis. Consequently, based on the approach to cumulative impact analysis in the Bay Area Air Quality Management District's *CEQA Guidelines*, emissions under the proposed project would also be considered to contribute to a significant cumulative air quality effect. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would reduce air quality emissions under the proposed project. However, as with the existing approved 2000 Master Plan, this impact would remain significant.

## **F. NOISE**

### ***CONSTRUCTION NOISE***

#### **All Project Components**

Project construction would result in temporary and localized impacts during individual construction projects. Construction of the new development proposed under the project not anticipated under the existing approved 2000 Master Plan would increase the overall amount of construction beyond that anticipated by the existing approved 2000 Master Plan. Temporary, construction-related noise impacts associated with new development under the proposed project would be similar in type and scale to those described for the existing approved 2000 Master Plan, however, the additional on-site student housing in the southeastern area of the University would bring construction activities closer and increase construction noise levels at off-campus residences located across East Cotati Avenue beyond that of the existing approved 2000 Master Plan. At the same time, the construction noise impacts associated with the planned student housing complex on Parking Lot D would not occur.

Potential noise impacts associated with the low-density housing scenario in the northwest acquisition area, the relocation of the planned soccer stadium, and the proposed Recreation Center were adequately assessed in the 2000 Master Plan Revision EIR.

There are no characteristics of the proposed project that would change the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding construction noise impacts. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would be adequate to ensure potential construction noise impacts associated with the proposed project would be mitigated to a less than significant level.

## ***LONG-TERM NOISE INCREASES***

### **All Project Components**

The 2000 Master Plan Revision EIR discussed the long-term noise impacts associated with growth and development with respect to the following: 1) operation of building equipment and mechanical noise sources (e.g., HVAC systems); 2) generation of motor vehicle traffic from increased enrollment and employment; and 3) noise sources associated with sports events in connection with the new soccer stadium, and musical events at the proposed Center for the Musical Arts. The following discusses potential differences between the existing approved 2000 Master Plan and that proposed under the project.

### ***Building Equipment and Mechanical Noise***

Under the proposed project, new mechanical devices associated with building heating, ventilation, and air conditioning systems would be installed as part of the development of the additional on-site housing in the southeastern area of the campus and the Public Safety Building. This noise-generating equipment would be similar in type to that used for existing University facilities on the campus. Potential building and mechanical noise impacts associated with the low-density housing scenario in the northwest acquisition area, the relocation of the planned soccer stadium, and the proposed Recreation Center were adequately assessed in the 2000 Master Plan Revision EIR.

There are no characteristics of the proposed project that would change the conclusion of significance reached in the 2000 Master Plan Revision EIR regarding building and mechanical noise impacts. Mitigation measures identified in the 2000 Master Plan Revision EIR (standard design features, such as installation of relatively quiet models, orientation or shielding to protect sensitive uses, installation within an enclosure), and adopted and incorporated into the existing approved 2000 Master Plan, would be adequate to ensure potential these noise impacts under the proposed project to on- and off-site residences would be mitigated to a less than significant level.

### ***Motor Vehicle Traffic Noise***

Weekday motor vehicle traffic on local roadways associated with the proposed project would be less than under the existing approved 2000 Master Plan. While the proposed project would similarly increase noise levels above existing conditions, noise levels along the principal roads that provide access to the University, including Rohnert Park Expressway, Petaluma Hill Road and East Cotati Avenue would be incrementally lower than what was determined in the 2000 Master Plan Revision EIR for the existing approved 2000 Master Plan.

To evaluate the effect of traffic under the proposed project relative to existing approved 2000 Master Plan conditions and existing conditions, roadside noise levels were estimated under buildout of the Master Plan under the proposed project (see Table III-4).

**TABLE III-4**  
**ESTIMATED PM PEAK-HOUR NOISE LEVELS ALONG ROAD SEGMENTS UNDER**  
**PROPOSED MASTER PLAN BUILDOUT RELATIVE TO EXISTING CONDITIONS,**  
**AND EXISTING APPROVED 2000 MASTER PLAN BUILDOUT CONDITIONS**

Roadway Segment	Peak-Hour Noise Level, $L_{eq}$ <sup>a</sup>				
	Existing	Existing plus Approved 2000 Master Plan	Existing plus Approved 2000 Master Plan Plus Cumulative	Existing plus Proposed Project	Existing plus Proposed Project Plus Cumulative
Rohnert Park Expressway (west of Petaluma Hill Road)	66.9	67.9	69.7	67.9	69.6
Rohnert Park Expressway (east of Snyder Lane)	66.9	68.9	70.2	68.8	70.2
Petaluma Hill Road (between Rohnert Park Expressway and East Cotati Avenue)	69.3	69.7	73.2	69.6	73.2
East Cotati Avenue (west of Petaluma Hill Road)	65.2	65.5	66.5	65.4	66.4

<sup>a</sup> Noise levels were calculated using the FHWA traffic noise prediction model for p.m. peak-hour conditions. Noise level estimates correspond to a distance of 50 feet from the centerline of the roadway. The estimates assume an average vehicle speed on Rohnert Park Expressway and Petaluma Hill Road of 45 miles per hour and an average vehicle speed along East Cotati Avenue of 35 miles per hour. The vehicle mix on all three roads is assumed to be 98 percent automobiles and 2 percent medium trucks.

SOURCE: Environmental Science Associates, 2001.

As shown in Table III-4, buildout under the proposed project would result in an increase in noise along three of the major roads in the University vicinity similar to, but incrementally lower than, those associated with the existing approved 2000 Master Plan. The increase in roadside noise levels due to the proposed 2001 Master Plan Revision would accordingly be less than significant.

### ***Sports and Musical Event Noise***

Traffic associated with sports events associated with the new soccer stadium and musical events associated with the new Center for the Musical Arts would not change from what was analyzed in the 2000 Master Plan Revision EIR.

Under the proposed project, the new soccer stadium would be relocated further from off-campus uses (over 1,000 feet away) to a site just west of the existing baseball field. The new on-site student housing buildings would shield off-campus uses from soccer stadium noise; however, new on-site housing units would be as close as 100 feet from the new stadium and associated

noise. State Noise Insulation Standards contained in Title 24 of the *California Code of Regulations* apply to construction undertaken by the University; as a result, the interior noise environment within the proposed on-site housing units would be protected by incorporation of noise insulation features into the building design. Mitigation measures proposed in the EIR for the existing approved 2000 Master Plan that would orient sound amplification systems to the north and that would limit the hours of special events at the soccer stadium would reduce impacts to on-campus housing units to a less-than-significant level.

### ***COMPATIBILITY OF PROPOSED USES WITH THE EXISTING NOISE ENVIRONMENT***

#### **All Project Components**

Under the proposed project, on-site housing units would be developed in the southeastern area of the University. The noise environment of the southeastern area of the University is influenced primarily by traffic using East Cotati Avenue, which is located as close as 150 feet from proposed housing. Noise levels along East Cotati Avenue are expected to increase in the future from increases in traffic associated with the University and from increases in traffic associated with cumulative development in the area. Proposed on-site housing units are at a distance from East Cotati Avenue such that noise levels would attenuate to levels below 65 DNL, but likely above 60 DNL. Potential noise compatibility issues associated with the proposed low-density housing scenario in the northwest acquisition area was adequately in the 2000 Master Plan Revision EIR.

Implementation of State Noise Insulation Standards identified as mitigation measure in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would ensure that the interior noise environment for all proposed on-site housing units under the proposed project would be protected.

### ***NOISE FROM THE CENTER FOR THE MUSICAL ARTS***

#### **All Project Components**

Under the proposed project, potentially significant noise impacts on future residential uses north of Rohnert Park Expressway related to events at the Center for the Musical Arts would be the same as discussed in the existing approved 2000 Master Plan EIR. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would ensure this impact would be mitigated to less than significant level.

## ***CUMULATIVE TRAFFIC NOISE***

### **All Project Components**

As shown in Table III-4, cumulative traffic increases under the proposed project would continue to result in a significant increase in noise along Rohnert Park Expressway between the University and Snyder Lane.

Under the proposed project, as under the existing approved Master Plan, existing residential uses along Rohnert Park Expressway would experience a significant increase in noise due to increases in cumulative traffic volumes. Similarly, potentially significant noise impacts on potential future residential uses north of Rohnert Park Expressway planned under the Rohnert Park General Plan would be the same as under the existing approved 2000 Master Plan. The implementation of mitigation identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would not fully mitigate this impact to a less-than-significant level. As was the case for the existing approved Master Plan, this impact would remain significant and unavoidable.

## **G. VISUAL QUALITY**

### ***SCENIC VISTAS / VISUAL CHARACTER***

#### **All Project Components**

The building and landscaping plans for the various facilities proposed under the project would be developed in consultation with, and subject to review and approval by, the University's Campus Planning Committee (comprised of the President of the University, the University building program officer, the University Consulting Architect, the Campus Planner, the Director of Public Safety, various faculty, staff and students and a representative from the community). This process would ensure all development proposed under the project would be designed in a manner that would be consistent with the aesthetic guidelines of the University, and the visual character of the local community.

Recommended measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, including use of landscaping of an appropriate type and scale to enhance the visual integration of the proposed development with its surrounding, inclusion of a vegetative buffer in the landscaping plan to minimize visual contrast and provide screening, and providing shade trees around proposed parking areas and roadways, would ensure potential visual effects would remain less than significant.

#### **Development of 1,350-Student Capacity Housing Complex on Main Campus**

Close-range views of the new student housing site from off-site locations are primarily available from the East Cotati Avenue and from the residential/commercial uses along the south side of East Cotati Avenue. These views are currently partially screened by two rows of eucalyptus trees along the south border of the University along East Cotati Avenue. The proposed three-

story residential buildings would be approximately 40 feet in height. Given the level grade of the site and the residential scale of the housing, it would not be expected to significantly block long-range views of the Sonoma foothills from off-site land uses.

The introduction of the student housing complex on this site under the proposed project instead of a new soccer stadium planned under the existing approved 2000 Master Plan would not be considered a substantial change in character of the site. The proposed student housing complex would be similar in design and architectural style to other student housing on the complex, and have a residential quality, containing pitched tile roofs and stucco exteriors. As with existing development on the campus, all proposed buildings would not exceed three stories in height.

The development of the student housing complex would require the removal of the inner (northern) row of eucalyptus trees along East Cotati Avenue. In its place, a woodland edge would be installed along the south property border adjacent to the student housing, comprised of an earthen berm with evergreen screen trees, native flowering groundcovers and grasses, to provide visual and acoustical screening. The proposed development would also provide extensive landscaping around and between the apartment buildings, within the courtyard, along pedestrian walkways and within the parking courts and loop road.

Although the University is not required to comply with local plans, the proposed student housing complex would be generally compatible with the open space goals of the Sonoma County General Plan related to scenic corridors. The student housing complex buildings would be set back more than 500 feet from Petaluma Hill Road, a County designated scenic corridor, and approximately 150 feet from East Cotati Avenue.

#### **Removal of Future 400-Student Capacity Housing Complex (on Parking Lot D) on Main Campus; Retain Parking Lot D**

Retaining this site as Parking Lot D instead of the 400-student capacity housing complex planned under the existing approved 2000 Master Plan would not block any scenic vistas or be considered visually incompatible.

#### **Commitment to Development of the Low-Density Housing Scenario in the Northwest Acquisition Area**

Potential visual impacts of the low-density housing scenario was assessed in the 2000 Master Plan Revision EIR. There are no apparent characteristics of the proposed low-density housing scenario that would affect the conclusions reached in the 2000 Master Plan Revision EIR related to potential scenic vista blockage and visual character.

#### **Relocation of the Future Soccer Stadium Complex to Existing Playfield**

This proposed relocation site of the future soccer stadium would be farther away from off-site uses than was anticipated in the 2000 Master Plan Revision EIR, thereby further minimizing any potential visual effects on these uses. The proposed recreational development would be located

on the site of an existing recreational use. The proposed relocation would not substantially affect change in conclusion of potential scenic vista blockage and visual character

### **Expansion of Future Parking Structure**

Close-range views of the parking structure expansion site from off-site locations are primarily available from the East Cotati Avenue and from the residential/commercial uses along the south side of East Cotati Avenue. These views are currently partially screened by two rows of eucalyptus trees along the south border of the University along East Cotati Avenue. Given the level grade of the site, and that the proposed expansion of the planned parking structure would be horizontal only (i.e., no increase in height), it would not be expected to significantly block long-range views of the Sonoma foothills from off-site land uses.

The proposed horizontal expansion would increase the width of the future parking structure as viewed from the north and south, and would provide a more continuous unbroken mass when viewed from these vantagepoints. However, the proposed horizontal expansion would not be considered a substantial change in the visual character of the site. The site of the parking structure expansion currently serves as surface parking, and is planned as surface parking under the existing approved 2000 Master Plan. The implementation of the recommended measures in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would service to maximize visual relief from the project, and ensure potential visual impacts would remain less than significant.

### **Development of Public Safety Building, and Parking and Information Booth**

The one-story, 2,900 square-foot Public Safety Building and 144 square-foot Parking and Information Booth would have no substantial effect on visual character or either blockage of scenic vistas. The simple design of these buildings would not conflict with the larger architecture composition of the nearby Person Theater. The proposed stepping forms of the façade including stone, stucco and metal; proposed layout, and ordered placement of the exterior windows are anticipated to provide a positive visual compatibility with surrounding uses.

### **Direct Storm Water Flows from the Center for the Musical Arts Site North to Rohnert Park Expressway Instead of Copeland Creek**

Potential visual impacts of the Center for the Musical Arts site was assessed in the 2000 Master Plan Revision EIR. The proposed redirection of stormwater flows from Center for the Musical Arts site north to Rohnert Park Expressway instead of Copeland Creek would not affect the conclusions reached in the 2000 Master Plan Revision EIR related to potential scenic vista blockage and visual character.

### **Recreation Center**

Potential visual effects associated with the University Center were assessed in the 2000 Master Plan Revision EIR. There are no apparent design or architectural characteristics of the proposed Recreation Center (Phase I of the University Center) that would affect the conclusions reached

in the 2000 Master Plan Revision EIR related to visual character or blockage of scenic vistas. The proposed location, size, height, massing and orientation of the proposed building is similar to that originally anticipated in existing approved Master Plan.

Development of the Recreation Center would partially obstruct some long-range scenic views of the Sonoma foothills within the main campus, particularly from vantage points just west of these proposed structures. The University Center would be two stories, with the one-story gym providing the highest point at 40 feet. However, the Recreation Center would be located with an east-west orientation and be separated from other future components of the University Center, thereby minimizing the obstruction of easterly views from these perspectives. Thus, development of these buildings would not substantially block or affect long-range views, including of the Sonoma foothills, from on or off-site land uses.

### ***LIGHT AND GLARE***

#### **All Project Components**

There are no apparent physical or operational characteristics of the facilities proposed under the project that would affect the conclusions reached in the 2000 Master Plan Revision EIR related to potential light and glare impacts. The parking facilities associated with the new student housing complex would be shielded along the south property boundary by an earthen berm, which would minimize off-site glare. Potential light and glare associated with the parking structure horizontal expansion would be similar to that which would be experienced with the planned parking structure under the existing approved Master Plan. Potential light and glare effects associated with the low-density housing in the northwest acquisition area, and the Recreation Center, would not be different than those assessed in the 2000 Master Plan Revision EIR.

## **H. BIOLOGICAL RESOURCES**

### ***JURISDICTIONAL WETLANDS/WATERS***

#### **All Project Components**

There are no jurisdictional wetlands or waters of the U.S. on the site of the proposed 1,350 student capacity housing complex on the main campus, Recreation Center, Public Safety Building, Parking Information Booth, relocation site of the soccer stadium, or Parking Lot D. Jurisdictional wetlands and waters identified on the sites for the low-density housing in the northwest acquisition area and Center for the Musical Arts were adequately assessed in the 2000 Master Plan Revision EIR. No aspects of the proposed project would change the conclusion of significance of impacts related to wetlands and waters of the U.S. on those sites. Moreover, mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would continue to mitigate potential impacts to jurisdictional wetlands and waters on the sites for the Center for the Musical Arts and housing in northwest acquisition area to a less than significant level.



## ***LOSS OF NATURAL COMMUNITIES***

### **All Project Components**

There are no natural communities such as riparian forest, freshwater seeps or meadows on the site of the proposed 1,350 student capacity housing complex on the main campus, Recreation Center, Public Safety Building, Parking and Information Booth, relocation site of the soccer stadium, or Parking Lot D. Natural communities associated with the sites for the low-density housing in the northwest acquisition area and Center for the Musical Arts were adequately assessed in the 2000 Master Plan Revision EIR. No aspects of the proposed project would change the conclusion of significance of impacts related to loss of natural communities on these sites. Moreover, mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would continue to mitigate potential impacts to loss of natural communities on the sites for the Center for the Musical Arts and housing in northwest acquisition area to a less than significant level.

## ***SENSITIVE ANIMAL SPECIES***

### **All Project Components**

There is no marsh/meadow habitat on the site of the proposed 1,350 student capacity housing complex on the main campus, Recreation Center, Public Safety Building, Parking and Information Booth, relocation site of the soccer stadium, and Parking Lot D that would provide an upland refugium for the foothill yellow-legged frog, western pond turtle, California tiger salamander, Ricksecker's water scavenger beetle. The inner row of eucalyptus trees along the south property boundary that would be removed for the new student housing complex; however, may provide habitat for several raptor and passerine birds. The implementation of mitigation identified in the 2000 Master Plan Revision EIR for carrying out preconstruction surveys, and relocation of encountered species out of the construction zone, or delaying construction until nesting activity is complete, would mitigate this potential impact to a less than significant level.

The potential for encountering sensitive animal species on the sites for the low-density housing in the northwest acquisition area and Center for the Musical Arts were adequately assessed in the 2000 Master Plan Revision EIR. No aspects of the proposed project would change the conclusion of significance of impacts related to loss of natural communities on those sites. Moreover, mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would continue to mitigate potential impacts to loss of natural communities on the sites for the Center for the Musical Arts and housing in northwest acquisition area to a less than significant level.

## ***REMOVAL OF TREES***

### **All Project Components**

There are no significant trees on the site of the Recreation Center, Public Safety Building, Parking and Information Booth, relocation site of the soccer stadium, and Parking Lot D. However, construction of the proposed the new student housing complex would require the removal of the inner row of eucalyptus trees along the south property boundary, and would be located in proximity to the outer row of eucalyptus trees, many of which would be classified as significant trees (trees greater than 12-inch diameter at breast height). The implementation of mitigation identified in the 2000 Master Plan Revision EIR (e.g. avoidance of significant trees if feasible, placement of new development outside of drip line and away from tree roots, not removing trees without a bird survey) would mitigate this potential impact to a less than significant level.

The potential for loss of significant trees on the sites for the low-density housing in the northwest acquisition area and Center for the Musical Arts were adequately assessed in the 2000 Master Plan Revision EIR. No aspects of the proposed project would change the conclusion of significance of impacts related to tree loss on those sites. Moreover, mitigation measures identified in the 2000 Master Plan Revision EIR would continue to mitigate potential impacts to tree loss on the sites for the Center for the Musical Arts and housing in northwest acquisition area to a less than significant level.

## **I. HAZARDOUS MATERIALS**

### ***CONTAMINATION ON UNDEVELOPED UNIVERSITY PROPERTY NORTH OF COPELAND CREEK***

#### **All Project Components**

The potential for disturbing of any remaining contaminated areas (containing concentrations of petroleum-hydrocarbons and PCB's) during building demolition, site grading and construction on the undeveloped University property north of the campus were adequately assessed in the 2000 Master Plan Revision EIR. No aspects of the proposed project would change the conclusion of significance of impacts related to contamination on these sites. Moreover, mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would continue to mitigate potential impacts associated with contamination on these sites to a less than significant level.

### ***INCREASE IN THE QUANTITIES OF HAZARDOUS CHEMICALS USED, STORED AND DISPOSED BY UNIVERSITY FACILITY OPERATIONS.***

#### **All Project Components**

The additional on-campus facilities would increase the need for building maintenance on the campus, and proportionally increase the quantities of hazardous chemicals necessary used, stored and disposed by the University facilities operations. Additionally, the increase in on-site student residents would increase the number of persons potentially exposed to hazards related to the inadvertent release, upset, or improper use of hazardous materials.

The University's Department of Environmental Health and Safety (DEHS) is responsible for managing storage, maintaining records, and establishing emergency response procedures for the use of hazardous materials on campus. As additional hazardous materials are introduced into the campus environment due to expansion under the proposed Master Plan revision, the University DEHS will update hazardous material use practices accordingly, including the Hazardous Materials Business Plan. Continued management of hazardous materials and necessary revisions to the emergency response contingency plans by the University DEHS will ensure that the increased use of hazardous materials will not result in additional risks to the campus population.

## **J. PUBLIC SERVICES**

### ***FIRE PROTECTION SERVICES***

#### **All Project Components**

The project would result in more facility development and a greater on-site residential population than the existing approved 2000 Master Plan, and therefore would result in the potential for a corresponding increase in response calls to the project site from the Adobe Rancho Fire Protection District. These calls would be similar in nature to the existing types of responses at the University and the general area, and would not be expected to be substantial increase in response calls for service beyond that anticipated under the existing approved 2000 Master Plan and assessed in the 2000 Master Plan Revision EIR.

All proposed development identified under the project would be required by state regulations to include similar adequate fire protection systems, and be subject to review and approval by the State Architect, State Fire Marshall and the University's Campus Planning Committee. As under existing conditions, the University would continue coordination with the Rancho Adobe Fire Protection District for campus fire drills and emergency response plans. Therefore, the project's impact to public fire protection services would remain less than significant.

## ***POLICE PROTECTION SERVICES***

### **All Project Components**

The proposed project would result in more facility development and a greater on-site residential population than the existing approved 2000 Master Plan, and therefore would result in the potential for a corresponding increase the need for on-site police protection. The University provides its own police protection personnel to provide security and respond to calls for service at the campus. Under the project, the University's police protection services would be increased as needed to maintain adequate police protection levels of service at the campus. As under the existing approved 2000 Master Plan, the University would maintain an Emergency Operations Center at the campus.

The proposed project would also result in a potential incremental increase in off-site calls for response from the local police protection services (e.g., in responding to off-site vehicular accidents). However, these calls would not be expected to be of a nature or magnitude that would significantly affect police protection services in these jurisdictions beyond that that anticipated under the existing approved 2000 Master Plan and assessed in the 2000 Master Plan Revision EIR. Therefore, the project's impact to public police protection services would remain than significant.

## ***CONSTRUCTION AND DEMOLITION DEBRIS***

### **All Project Components**

The proposed project would result in more facility construction than under the existing approved 2000 Master Plan, and therefore could generate a greater amount of construction and demolition debris during the construction stages of the project. Implementation of the recommended measure of recycling of construction waste would help to meet the overall waste diversion goals of Sonoma County's *Source Reduction and Recycling Element*.

## ***NON-HAZARDOUS SOLID WASTE***

### **All Project Components**

The proposed project would result in more facility development and a greater on-site residential population than the existing approved Master Plan, and a potential corresponding increase in non-hazardous solid waste generated at the project site. As under the existing approved 2000 Master Plan, this increase in solid waste generated would not significantly affect the estimated lifetime of the Central Landfill. As under existing conditions, all non hazardous waste generated at the University under the project would be transported by the University to the landfill.

Under the proposed project, the University would further expand its waste diversion and recycling program as needed to serve all new academic and housing facilities. Therefore, the project's impact to increases in generation of non-hazardous waste solid waste would remain less than significant.

### ***PUBLIC OPEN SPACE AND RECREATIONAL FACILITIES***

#### **All Project Components**

The proposed project would result in an increase in the residential population living at the project site over that anticipated by the existing approved 2000 Master Plan. This could result in an incremental increase in the use of local existing and planned neighborhood and regional parks, and other recreational facilities. However, any such increase would be widely spread throughout the local community.

The Recreation Center, soccer stadium, and the University's future network of bicycle and pedestrian circulation paths, are designed to help accommodate the recreational demand of the future student population. No elements of the proposed project would result in a significant physical deterioration of public open space and recreational facilities.

### ***INCREASES IN LOCAL PUBLIC ELEMENTARY AND SECONDARY SCHOOL ENROLLMENT***

#### **All Project Components**

The project would result in a greater on-site residential population than under the existing approved Master Plan, including students. Children of this increased on-site population would add to public elementary and secondary school enrollment within the local area. However, this demand is not expected to significantly affect school district capacities. Under the proposed project, the University would continue to coordinate with the Cotati-Rohnert Park School District for the Technology High School and development of other potential inter-school district programs.

## **K. UTILITIES AND SERVICES**

### ***INCREASE IN POTABLE WATER DEMANDS***

#### **All Project Components**

As shown in Table III-5, the new facilities proposed under the proposed project would increase the potable average daily water demand by an additional 7,000 gpd (5 gpm) over that estimated in the existing approved 2000 Master Plan. When added to the potable water demands of the University's existing facilities and future facilities under the existing approved 2000 Master Plan, the University would generate a total average potable water demand for 325,000 gpd (226 gpm), a maximum daily demand of 568,800 gpd (395 gpm) and peak-hour demand of 903 gpm. The proposed project would account for an additional six percent increase above the increase for University future development estimated in the 2000 Master Plan Revision EIR, and an approximate two percent increase in the total University water demand (existing plus proposed) at buildout beyond that estimated in the 2000 Master Plan Revision EIR. This would not be considered a substantial increase in the severity of this impact.

**TABLE III-5  
POTABLE WATER DEMAND OF NEW FACILITIES UNDER PROPOSED PROJECT**

Map Reference Number	Facility	Gross Square Footage (Sq.Ft.)	Estimated Fixture Units <sup>a</sup>	Estimated Peak-Hour Water Demand (gpm) <sup>b</sup>	Estimated Average Daily Water Demand (gal/day)
<u>New Facilities Proposed Under Project</u>					
34. <sup>c</sup>	Parking and Information Booth	144	0	0	0
36. <sup>c</sup>	Public Safety Building	2,900	18	32	1,100
38. <sup>c</sup>	Residence Halls Addition (on site of Parking Lot F)	465,300	11,126	1,245	62,100
<u>New Facilities Proposed to be Deleted Under Project</u>					
38. <sup>d</sup>	Residence Halls Addition (in location of Parking Lot D)	-108,000	-1,851	-310	-18,400
<u>Net Decrease in Housing in Northwest Acquisition Area Compared to That Assessed in 2000 Master Plan Revision EIR</u>					
51. <sup>e</sup>	University Housing	<sup>f</sup>	-2,278	-228	-37,880
<b>Net Increase in Daily Potable Water Demand Existing Approved Master Plan and Assessed in 2000 Master Plan Revision EIR:</b>					<b>7,000 gpd<sup>g</sup></b>

- <sup>a</sup> Per Tables 4-1 & 7-3, U.P.C., 1997. Does not include instructional facilities i.e. laboratory fixtures, etc.
- <sup>b</sup> Per Chart A-2, U.P.C., 1997. Calculated for the purposes of sizing water systems to individual buildings.
- <sup>c</sup> See Figure II-4, Proposed Master Plan, for location of proposed facilities under the Master Plan Revision.
- <sup>d</sup> See Figure II-3, Existing Approved Master Plan, for location of residence halls proposed under existing approved Master Plan that would be deleted under the proposed Master Plan revision.
- <sup>e</sup> Since the University does not currently own the site, this proposed development is not illustrated on the University Master Plan.
- <sup>f</sup> Total building square footage for this development is not available.
- <sup>g</sup> Rounded up to nearest thousand.

Mitigation identified in the 2000 Master Plan Revision, and adopted and incorporated into the existing approved 2000 Master Plan, identified the need for 305,800 gallons of additional storage capacity (per water storage design criteria specified by the American Water Works Association) for a total buildout storage capacity of 705,800 gallons. With the proposed project, the University would need to provide an additional 11,500 gallons of storage capacity beyond that estimated in the 2000 Master Plan Revision EIR, for a total additional storage capacity of 317,300 gallons, and a total buildout storage capacity of 717,300 gallons. The proposed project would account for an approximate four percent increase above the required increase in storage

capacity estimated in the 2000 Master Plan Revision EIR, and an approximate two percent increase in the total required University water storage capacity beyond that estimated in the 2000 Master Plan Revision EIR. The identified refinement of Mitigation Measure K.1 (see below) would ensure impacts associated with the increase in potable water demands project would be less than significant.

#### *Refinement to Mitigation Measure*

**Mitigation Measure K.1: Add additional potable water storage capacity of at least 317,300~~305,800~~ gallons.**

### ***INCREASE IN GROUNDWATER EXTRACTION RATES***

#### **All Project Components**

The project would increase the average domestic water use, and therefore increase the well water extraction over that that would occur the existing approved Master Plan. However, the University recently reduced its groundwater use rate reduction by 270,000 gpd as a result of its switch to the use of reclaimed water from the Subregional Pipeline for irrigation purposes. Even after project buildout, a net decrease of 72,000 gpd in demand for groundwater supplies would be realized from conditions prior to the recent availability of reclaimed water for campus landscape irrigation.

With the University's recent switch to use of reclaimed water for irrigation purposes, with project features which would maintain groundwater recharge on the project site, and with implementation of water conservation fixtures in all proposed facilities (including low-flow toilets, sinks and showerheads) as required by state law, the project's contribution to cumulative effects on the groundwater basin would be less than significant.

As such, the proposed project would not change the conclusion of significance reached in the 2000 Master Plan Revision regarding potential increases in groundwater extraction rates and effect on the Santa Rosa Plain aquifer.

### ***INCREASE IN NON-POTABLE WATER DEMANDS***

#### **All Project Components**

The project would increase the demand for reclaimed water from the Subregional Reclaimed Water System at the project site for irrigation and fire hydrants beyond that anticipated in the existing approved 2000 Master Plan, such as to serve the proposed new student housing complex. The net increase in demand for reclaimed water related to the project would be adequately accommodated by the reclaimed water system, provided the necessary additional on-site reclaimed water distribution infrastructure were constructed. The proposed demand for additional on-site potable and non-potable water infrastructure to serve the facilities in the

northern acquisition area would not be different than that which would occur under the existing approved 2000 Master Plan.

As such, the proposed project would not change the conclusion of significance reached in the 2000 Master Plan Revision regarding potential increases in non-potable water demand.

### ***INCREASE IN DEMAND FOR WASTEWATER TREATMENT***

#### **All Project Components**

As shown in Table III-6, buildout of the proposed project is projected to increase average wastewater flows generated at the University by an additional 7,000 gallons per day (0.007 mgd) over that estimated in the existing approved 2000 Master Plan. If the project wastewater flows are added to the University's measured wastewater flows (1998), recently completed developments on campus, and future facilities under the existing approved 2000 Master Plan, the University would generate a total wastewater generation of approximately 0.328 mgd upon buildout. The proposed project would account for a six percent increase above the load increase estimated for future development in the 2000 Master Plan Revision EIR, and an approximate two percent increase in the total University wastewater load demand at buildout. This would not be considered a substantial increase in the severity of this impact.

The subregional treatment system recently completed the Brown Pond Expansion in 1999, an interim project to meet wastewater needs throughout the county. The Brown Pond Expansion increased the treatment capacity of the Laguna WWTP by approximately 1.5 mgd, increasing the total average daily flow capacity of the Laguna Plant to 19.2 mgd.. The specific increases in allocation that would be available to each member of the subregional system from either improvement treatment capacity improvement projects have not been determined at this time.

Another project planned by the subregional treatment system to increase wastewater storage and discharge capacity within its system is the Geysers Recharge project. Scheduled to become operational in the December 2002, the Geysers Recharge project will redirect the majority of effluent that is currently discharged to the Laguna de Santa Rosa/Russian River to injection into The Geysers area instead. The amount of effluent that could be discharged from the Laguna WWTP to The Geysers area using this pipeline would not be influenced by seasonal fluctuations, as are current discharges to the Russian River. The Geysers Pipeline project is expected to increase treatment capacity of the subregional treatment system from 18 mgd to approximately 21.3 mgd, and increase reclaimed water storage and distribution capacity.

As was the case under the existing approved 2000 Master Plan, since the University does not have an approved increase in allocation that would accommodate the University's projected wastewater flows under the project, the potential exists for the University to exceed its future wastewater treatment allocation under the project. It is unknown at this time as to the potential for the University to "borrow" reserve capacity in the future from other agencies participating in the subregional treatment system, therefore, the project's potential exceedance of future



**TABLE III-6  
DOMESTIC WASTEWATER LOAD OF NEW FACILITIES UNDER  
PROPOSED PROJECT**

Map Reference Number	Facility	Typical Water Use (gpd/FTE) <sup>a</sup>	Unmodified Water Use (gal/day)	Reduction for Conservation Devices <sup>a</sup>	Average Flow (gal/day)
<u>New Facilities Proposed Under Project</u>					
34. <sup>b</sup>	Parking and Information Booth	0	0	0	0
36. <sup>b</sup>	Public Safety Building	.15	18	32	1,100
38. <sup>b</sup>	Residence Halls Addition (on site of Parking Lot F)	54	11,126	1,245	62,100
<u>New Facilities Proposed to be Deleted Under Project</u>					
38. <sup>c</sup>	Residence Halls Addition (in location of Parking Lot D)	54	-21600	-3,200	-18,400
<u>Net Decrease in Housing in Northwest Acquisition Area Compared to That Assessed in 2000 Master Plan Revision EIR</u>					
51. <sup>d</sup>	University Housing	65	-45,530	-5,650	-37,880
<b>Net Increase in Daily Domestic Wastewater Load over Existing Approved Master Plan and Assessed in 2000 Master Plan Revision EIR:</b>					<b>7,000 gpd<sup>e</sup></b>

- a Water/wastewater load estimated by occupancy and building use per Wastewater Engineering, Metcalf & Eddy.
- b See Figure II-4, Proposed Master Plan, for location of proposed facilities under the Master Plan Revision.
- c See Figure II-3, Existing Approved Master Plan, for location of residence halls proposed under existing approved Master Plan that would be deleted under the proposed Master Plan revision.
- d Since the University does not currently own the site, this proposed development is not illustrated on the University Master Plan.
- e Rounded up to nearest thousand.

wastewater treatment allocation would be remain a significant impact of the project, and cumulatively significant.

However, the incremental increases in wastewater treatment load resulting from the proposed project would not be considered a substantial increase in the severity of this impact identified in the 2000 Master Plan Revision EIR. Moreover, the mitigation identified in the 2000 Master Plan Revision EIR would be applicable for the proposed project.

## ***INCREASE IN WASTEWATER FLOWS TO ON- AND OFF-SITE WASTEWATER COLLECTION INFRASTRUCTURE***

### **All Project Components**

The University's on-site wastewater collection infrastructure has ample capacity to convey project and total wastewater discharges from the campus. In addition, there is sufficient capacity within the City's wastewater collection system to convey project and total wastewater flows downstream of the University to the Laguna WWTP. As identified in the 2000 Master Plan Revision EIR, the City of Rohnert Park is planning construction of a new wastewater trunk line to serve the southeast area of its proposed future City limits. This proposed trunk line would be routed along an easement reserved for this purpose along the west property boundary of the University south of Copeland Creek, and would provide a potential second point of connection to serve the project site, if needed. Therefore, there are no apparent capacity deficiencies in conveying the project and total University Master plan buildout wastewater flows to the point of treatment.

## **L. ENERGY**

### ***ENERGY CONSUMPTION***

#### **All Project Components**

Development under the project would consume energy beyond that anticipated in the existing approved 2000 Master Plan due to increased construction as well as building space energy consumption associated with the additional development on the campus (primarily the additional on-site student housing), which would result in a net additional 361,000 square feet of building space. The additional energy consumption would be partially offset by the removal of the proposed student housing complex on Parking Lot D from the existing approved 2000 Master Plan and the projected decrease in weekday motor vehicle trips.

Table III-7 summarizes annual energy consumption estimated under two scenarios: buildout under the existing approved 2000 Master Plan, and buildout under the project. As shown in Table III-7, overall energy consumption associated with the proposed project is expected to increase by approximately seven percent over existing approved 2000 Master Plan conditions. The increase beyond the existing approved 2000 Master Plan would not be considered significant.

Though no specific energy mitigation measures were identified in energy section of the 2000 Master Plan Revision EIR, mitigation measures identified in the air quality section of that document would reduce the expected increase in energy consumption of non-renewable resources. No new mitigation measures would be required.

**TABLE III-7  
ANNUAL ENERGY CONSUMPTION ESTIMATES UNDER BUILDOUT UNDER  
EXISTING APPROVED 2000 MASTER PLAN AND WITH PROPOSED PROJECT**

ANNUAL CONSUMPTION IN TERMS OF ENERGY RESOURCE UNITS:

<u>Energy Resource or Use</u>	<u>Units</u>	Buildout Existing Approved 2000 Master Plan	Buildout Under Project
Electricity	million kWh	29	33
Natural Gas	million cubic feet	119	138
Gasoline/Diesel	million gallons	3	3
Construction /a/	billion Btu	58	75

ANNUAL CONSUMPTION IN TERMS OF EQUIVALENT BTU:

Electricity	billion Btu	296	337
Natural Gas	billion Btu	127	144
Gasoline/Diesel	billion Btu	386	370
Construction <sup>a</sup>	billion Btu	<u>58</u>	<u>75</u>
Total	billion Btu	866	928

Increase relative to Buildout of Existing Approved 2000 Master Plan (percent): 7 %

<sup>a</sup> Construction estimates have been "annualized" by dividing total construction energy estimates by an assumed 30-year lifetime.

NA = Not Applicable.

Source: Environmental Science Associates, 2001.

***INCREASE IN PEAK DEMANDS ON THE ELECTRICITY AND NATURAL GAS INFRASTRUCTURE***

**All Project Components**

Development under the proposed project would increase peak demands on the electricity and natural gas infrastructure beyond that anticipated in the existing approved 2000 Master Plan. With the additional development proposed under the project, peak electrical demand at the University could reach as high as roughly 17,000 kilowatts at buildout. This additional demand would be partially offset by the removal of the proposed student housing complex on Parking Lot D from the existing approved 2000 Master Plan. The additional peak electrical demand (roughly 3,000 kilowatts) would not be considered a substantial increase over than anticipated under the existing approved Master Plan. As was the case for the existing approved 2000 Master Plan, peak electrical demands at this level would exceed the capacity of the service conductors

(11,850 kilowatts) connecting the PG&E distribution line to the University. As under the existing approved 2000 Master Plan, under the proposed project, no major natural gas infrastructure improvements would be necessary, however, boiler capacity may need to be increased to meet future peak heat load requirements. Mitigation measures identified in the 2000 Master Plan Revision EIR would ensure electricity infrastructure impacts would be less than significant. No new mitigation measures would be required.

## **M. CULTURAL RESOURCES**

### ***EFFECT ON PREVIOUSLY UNDISCOVERED HISTORIC OR ARCHAEOLOGICAL RESOURCES***

#### **All Project Components**

None of the proposed construction is located on the site of any recorded Native American cultural resources. However, as with new construction identified under the existing approved 2000 Master Plan, new project construction under the project could result in impacts to other possible buried archaeological deposits contained on the project site. The project would not substantially change conclusions reached in the 2000 Master Plan Revision EIR related to cultural resources at the University. Mitigation measures identified in the 2000 Master Plan Revision EIR, and adopted and incorporated into the existing approved 2000 Master Plan, would be adequate to ensure potential impacts to undiscovered historic or archaeological would be less than significant.

## **N. GROWTH INDUCING IMPACTS**

#### **All Project Components**

The proposed project would accommodate an increase in the number of students and faculty living on-site. However, as discussed in the Project Description, the proposed project would not involve a change in the University's ultimate planned student capacity of 10,000 full-time equivalents (originally established by the University in 1976), and would not involve an increase in the rate of student enrollment above that anticipated by the existing approved 2000 Master Plan. In fact, the additional on-site housing proposed under the project would house a greater portion of the student and/or faculty population, thereby reducing the off-site project-associated housing demand compared to the existing approved 2000 Master Plan.

The project would also create new temporary construction employment opportunities at the project site, and would create new permanent on-site full-time and part-time employment positions for new University faculty and staff. A number of new on-site student employment opportunities would also be created.

## O. OTHER EFFECTS FOUND NOT TO BE SIGNIFICANT

### All Project Components

Based on the Initial Study completed for the 2000 Master Plan Revision EIR, potential environmental impacts in the area of Mineral Resources were found to be less than significant, and not require further review. There are no apparent characteristics of the proposed project that would affect the conclusions reached in the 2000 Master Plan Revision EIR related potential effects to mineral resources.

### REFERENCES

Brelje & Race, technical memorandum to ESA, June 7, 2001.

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Whitlock & Weinberger Transportation, Inc., technical memorandum to ESA, May; 15, 2001.

# CHAPTER IV

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