

Initial Study

Campus Master Plan 2018

California State University, Dominguez Hills



July 2017



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August 2017

Lead Agency

The Board of Trustees of the California State University;
California State University, Dominguez Hills

Consultant to Lead Agency

WSP USA

Initial Study

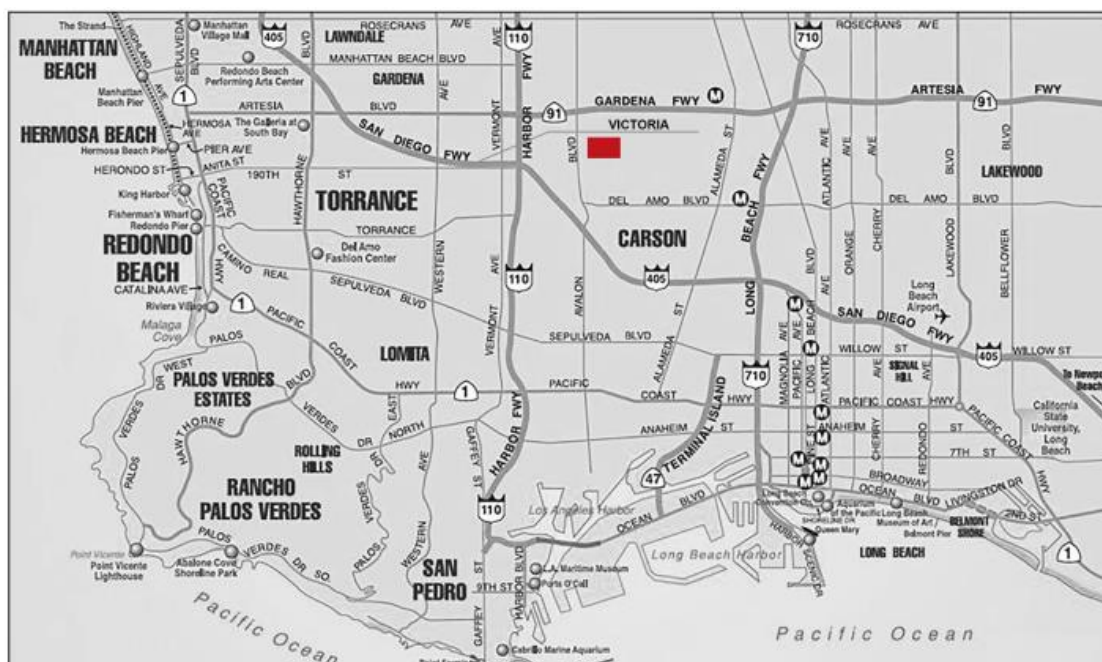
1. **Project Title:** California State University Dominguez Hills Campus Master Plan 2018
2. **Lead Agency Name and Address:** The Board of Trustees of the California State University;
California State University, Dominguez Hills
1000 East Victoria Street
Carson, CA 90747
3. **Contact Person and Phone Number:** Roshni Thomas, Director
Planning, Design and Construction
(310) 243-3826
4. **Project Location:** California State University Dominguez Hills campus, Carson, Los Angeles County (see Figure 1)
5. **Project Sponsor's Name and Address:** Same as Lead Agency
6. **Campus Master Plan Designation:** Various academic, student housing, support, administrative, mixed-use, business park, residential, and other designations
7. **Project Description:** The project is the adoption and implementation of the California State University Dominguez Hills (CSUDH) Campus Master Plan 2018 (Master Plan). The Master Plan retains the current campus enrollment cap of 20,000 full-time-equivalent (FTE) students and provides a framework for implementation of the University's goals and programs by identifying needed facilities and improvements for this enrollment level and addressing the University needs to the year 2035 planning horizon.

University Objectives: The main objective of the Master Plan is to guide the long-term land use development of the campus over the next 20 years. To do so, the Master Plan creates a physical campus environment that facilitates the University's ability to achieve the following objectives:

- Reinforce the University's focus on teaching and learning by providing the appropriate instructional, research, and administrative facilities that support the depth of knowledge the University seeks to instill
- Support opportunities for interaction and collaboration among students, faculty, staff, community members and campus visitors
- Incorporate new technologies and welcoming, socially responsible physical environments
- Make efficient use of developable land and add additional uses to the campus to further engage with the surrounding community and provide further opportunities for its students, faculty, and staff
- Create the appropriate balance between built-up areas and open space

- Continue providing suitable facilities for informal and organized recreation and intercollegiate athletics
- Provide facilities for student and faculty/staff housing in support of the University's vision to support a 24/7 campus
- Serve as an accessible, safe, and attractive campus for students, staff, faculty, and the community
- Maintain and enhance the physical appearance of the campus
- Maintain its stewardship of campus landscape and natural resources and reinforce the University's sustainability goals
- Adequately maintain and manage all campus facilities, systems, and infrastructure
- Continue its relationships with its neighbors to support the goals of both the University and its neighboring entities
- Serve as a regional center and asset for intellectual development, cultural activity, and life-long learning for the CSUDH surrounding community
- Generate revenue from public and private sources to realize the Master Plan objectives and to further support and benefit the CSU's educational mission

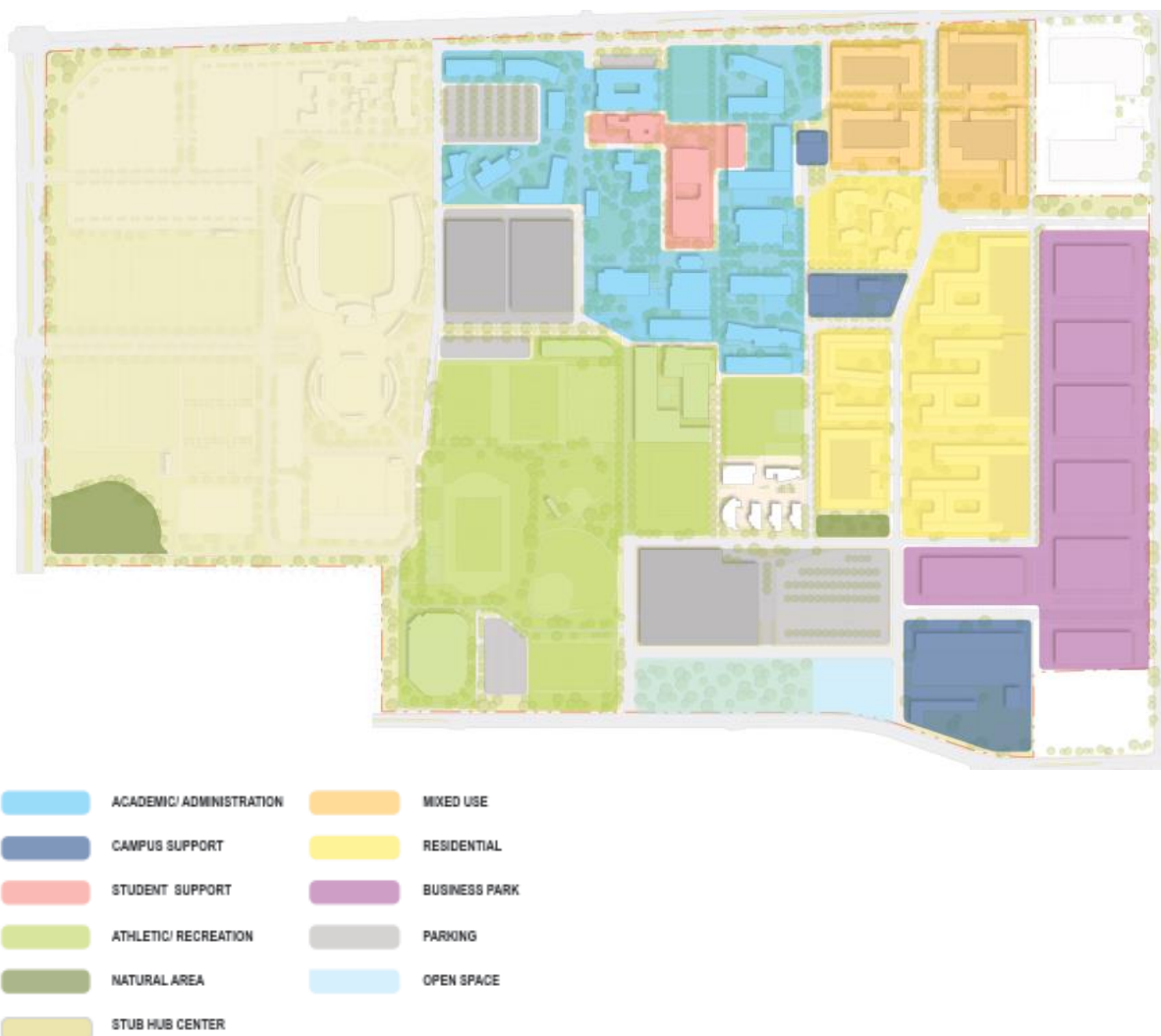
Figure 1
CSU Dominguez Hills Campus Regional Setting



Source: Draft Campus Master Plan 2018

Project Characteristics: The Master Plan Land Use Map (Figure 2) shows the planned land uses. It indicates both areas where uses will change from current activities and areas where future facilities will be developed. Included in the use categories are academic functions, student housing and student support areas, mixed use, residential, and business park areas. Recreation and athletics locations and major natural and open spaces are also indicated. The map illustrates location, adjacency, and scale of future facilities and improvements that are planned to be developed over the next 20 years.

Figure 2
Master Plan Land Use Map



Source: Draft Campus Master Plan 2018

The 346-acre campus is comprised of three major areas: the Core Campus with academic facilities, a planned new University Village, and the existing StubHub Center. The Master Plan provides for new facilities and features within these areas. These facilities and features were formulated and designed in response to the Master Plan objectives and specific needs identified throughout a comprehensive Master Plan development process guided by a Master Plan Steering Committee representing faculty, administration, students and staff, and by input from the campus community and stakeholders through a comprehensive public outreach process of community meetings.

Core Campus: The Core Campus comprises the central portion of the campus, extending from Victoria Street to University Avenue. As illustrated in Figure 3, the Master Plan provides for the best use of the existing facilities and for new, appropriately situated facilities and features, including:

- 12 new academic and administrative facilities, providing classrooms, laboratories, faculty and administrative offices, new performing arts facilities; a new incubator/research facility; and facilities for accommodating CSUDH's mobile Fabricator Lab vehicles
- Student support facilities, including an expansion of the Loker Student Union, new student residence halls and a new student recreation center
- Athletic facilities including a remodeled Gymnasium and existing and new playfields;
- Campus support facilities, including a new, expanded Child Care Center; new Facilities Services offices and yards; an expansion of the existing Central Plant; and a satellite central plant
- Parking facilities to accommodate 20,000 FTEs, including reconfigured surface lots and new parking structures
- Reconfigured north campus entry at Tamcliff Drive and Victoria Street; a reinforced campus entry at Toro Center Drive and University Avenue; and reconfigured vehicle access to parking facilities
- Open space areas for campus activities, programmed and informal gathering and recreation

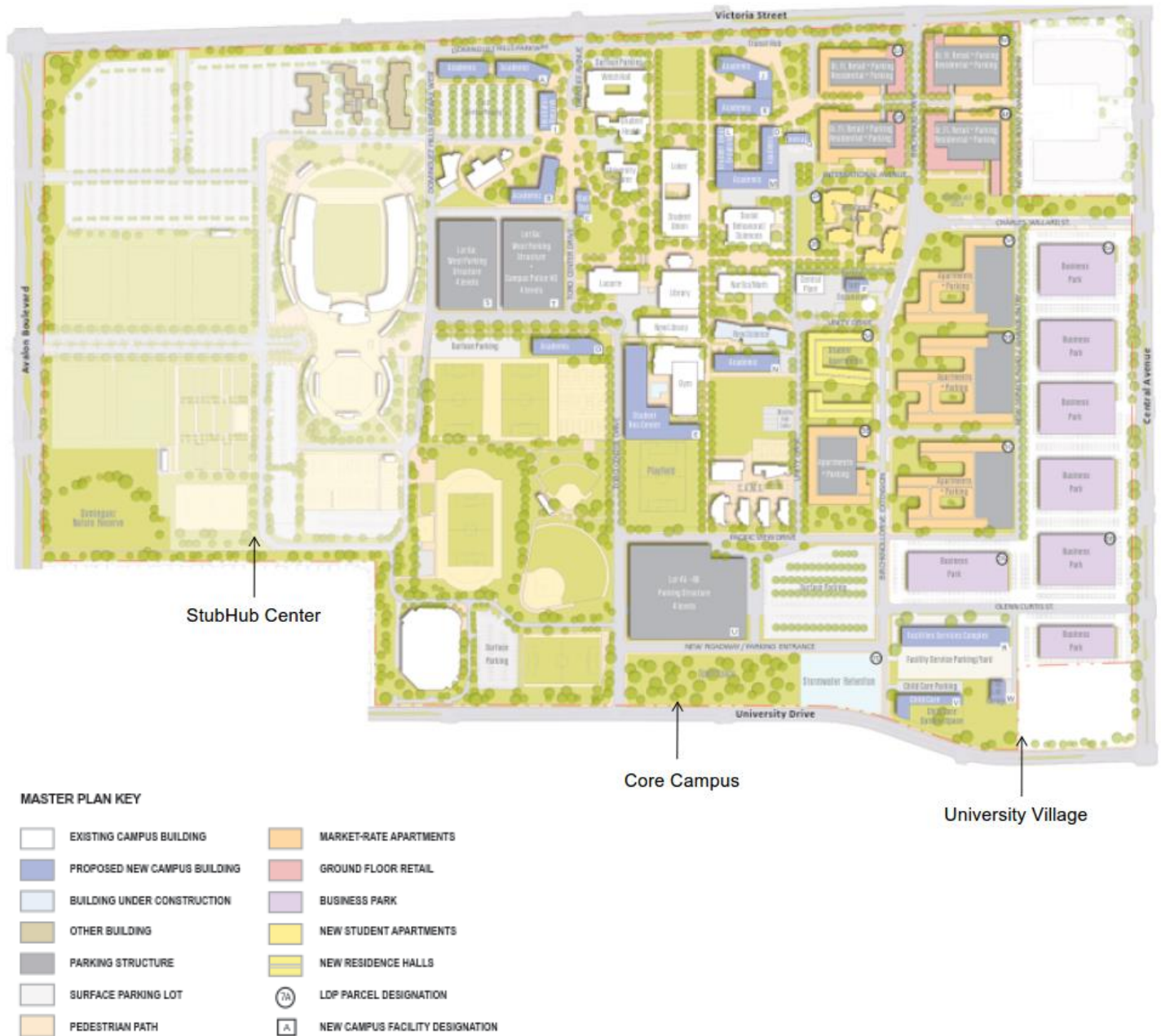
University Village: The University Village comprises the most eastern campus area, extending from Victoria Street to south of Glenn Curtis Drive. As illustrated in Figure 3, the Master Plan provides for a new mixed use development of this area that includes:

- Retail uses to support both the Core Campus and the University Village, including some on-street parking and parking in structures
- Market-rate housing and parking, including housing for faculty and staff and apartment style housing for students
- Business park development targeted to uses compatible with and supportive of the University's educational mission
- Open space areas for informal activities, leisure, gathering and recreation

- Vehicle circulation improvements including an extension of Birchknoll Drive from Victoria Street to University Avenue, and reconfigured vehicle access from Central Avenue via Charles Willard Drive and Glenn Curtis Drive

StubHub Center: The existing StubHub Center is located the western-most area, east of Avalon Boulevard. The Center's facilities include an existing stadium with seating for 27,000 spectators. The Master Plan provides for additional 3,000 seats for seating for 30,000 spectators at the stadium.

Figure 3
Master Plan Facilities



Housing: Providing appropriate opportunities for students to live on campus is an important component of the Master Plan. The Master Plan provides for replacement of older student housing facilities and for new student residence halls and student apartments within both the Core Campus and the University Village, providing approximately 940 new additional student beds on campus.

The Master Plan also provides for new housing with up to 2,150 apartment units within the University Village that will be made available for faculty, staff, graduate students, and the general public.

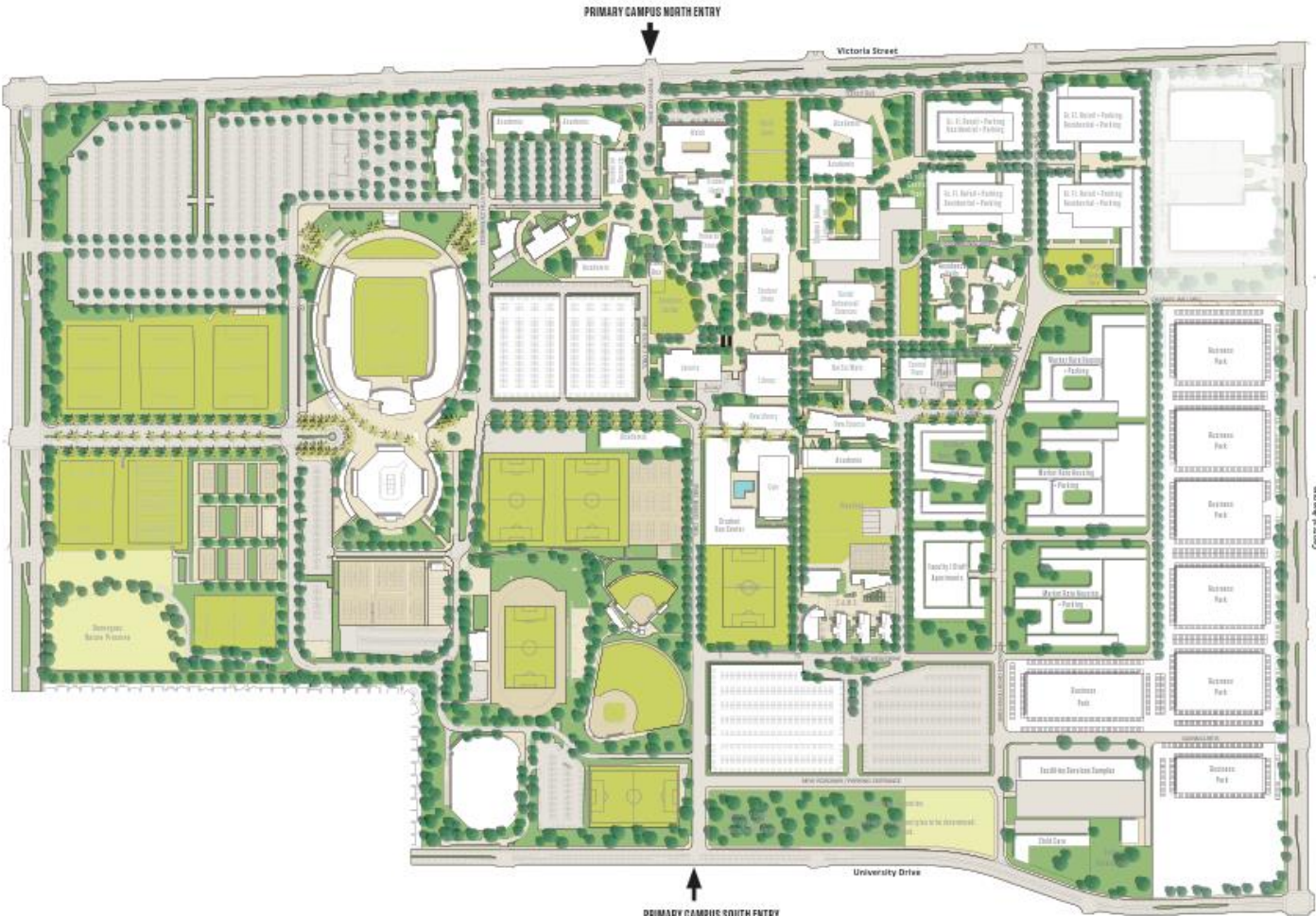
Mixed Use Development: In addition to housing, the University Village will include up to 721,000 square feet of business park facilities, and up to 96,000 square feet of retail uses serving the Village residents and employees.

Landscape: The Master Plan creates a holistic framework for the campus outdoor environment to achieve the following goals:

- Increasing sustainability of the campus landscape
- Increasing plant biodiversity
- Developing visual identity and wayfinding
- Improving connectivity of circulation modes

As illustrated in Figure 4, the landscape plan continues to highlight historic campus open areas, creates strong identity for campus corridors, and provides for enhanced landscape coherence and plant diversity at campus edges, plazas, courtyards, and quadrangles. The landscape plan reduces the overall extent of turf grass within the campus and provides for climate-appropriate plant palettes, enhancing the campus' sustainability.

Figure 4
Master Plan Landscape Map

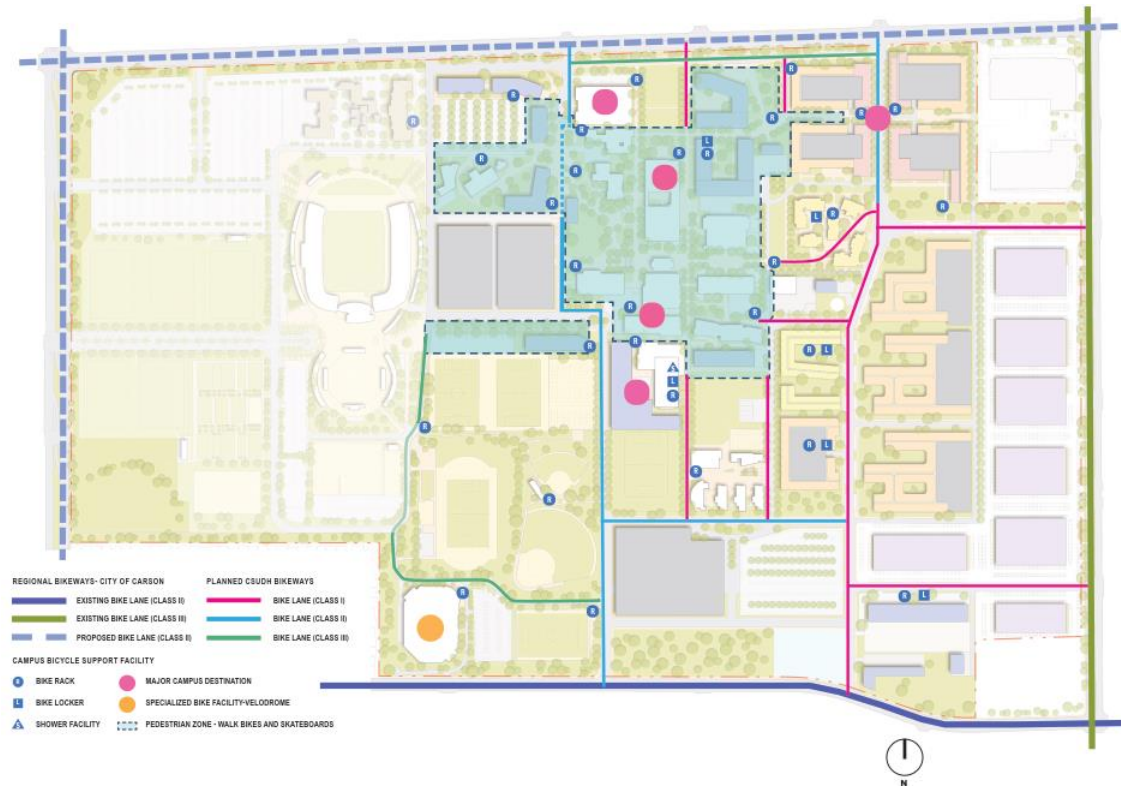


Circulation: The Master Plan emphasizes and provides for an enhanced pedestrian and bicycle circulation throughout the campus, tied together with an enhanced vehicle circulation system that better distributes arriving and departing traffic and addresses pedestrian and bicycle safety and, as illustrated in Figures 5 and 6. This pedestrian and bicycle plans include new and upgraded paths, lanes, and routes, as well as the provision of bicycle racks and other amenities for pedestrians and bicyclists. The existing commuter/transit hub on the Dominguez Hills Parkway frontage road along the northern edge of the campus will continue to support the range of public transit services serving the campus, as well as the Toro Express campus shuttle.

Figure 5
Vehicle and Pedestrian Circulation



Figure 6
Bicycle Circulation



Sustainability: The Master Plan incorporates sustainability guidelines for all future campus development. The guidelines address energy efficiency, water efficiency, stormwater management, transportation that reduces vehicular trips and travel, waste management, and the overall enhanced resiliency of the campus' facilities, operating systems, and infrastructure.

8. Surrounding Land Uses and Setting: The CSU Dominguez Hills 346-acre campus is located in the City of Carson, in Los Angeles County (see Figure 1). The campus is separated from the existing surrounding residential development to the north by Victoria Street, to the south by Avalon Boulevard and on the east by Central Avenue. Central Avenue abuts a series of industrial park buildings and provides access to the campus from State Route (SR) -91 freeway.

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

- CSU Board of Trustees
 - Approval and adoption of the Campus Master Plan
 - Approval of public-private partnership(s) for development of housing and business park uses

Approval of conceptual and schematic plans for future facilities and improvements
Others, as may be necessary

- City of Carson
Approval of any improvements within the City rights-of-way
Approval of new local sewer connections and/or increase in quantity, as needed
Others, as may be necessary
- California Water Service Company
Approval of increase in quantity or new water connections
- Sanitation Districts of Los Angeles County
Approval of increase in quantity and/or new sewer connections
- Regional Water Quality Control Board
Compliance with NPDES permit
- Division of State Architect
Approval of accessibility for future facilities
- State Fire Marshall
Fire safety review and approval of future facilities and improvements
- Others, as may be necessary

Environmental Factors Potentially Affected



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

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural and Tribal Resources | <input checked="" type="checkbox"/> Greenhouse Gas Emissions |
| <input type="checkbox"/> Geology /Soils | <input type="checkbox"/> Hazards & Hazardous Materials | <input type="checkbox"/> Hydrology / Water Quality |
| <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population / Housing | <input checked="" type="checkbox"/> Public Services | <input checked="" type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation/Traffic | <input checked="" type="checkbox"/> Utilities / Service Systems | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

Determination

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

 Signature	 Date
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Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS -- Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a State scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>a through d. The Cal State Dominguez Hills campus is located in a developed urban area that does not provide scenic vistas, and the campus is not located within a State scenic highway. Campus development with new facilities and improvements pursuant to the Master Plan will result in a more urban visual character, particularly within the campus' eastern area. Therefore, the aesthetic effect of these planned facilities, and any needed mitigation, will be addressed in the EIR.</p>				

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement technology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined in Public Resources section 4256) or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a through e. The campus does not contain farmland or forest land. No property under Williamson Act contract or land designated as forest land exists on the campus. Future development pursuant to the Master Plan will not involve any changes to the existing environment that could result in conversion of farmland or forest land to other uses. No impact will result and these issues will not be addressed in the EIR.				
III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a through d. While the Master Plan is anticipated to reduce commute vehicular travel by students, faculty and staff that generate air pollutants through the provision of additional student housing and amenities on campus, the campus development has the potential to generate additional vehicular trips associated with the University Village community housing and business park component, and short-term emissions associated with construction of new facilities and improvements. Therefore, these issues will be evaluated in the EIR.				
e. The campus development and operations are not associated with the generation of objectionable odors that could affect a substantial number of people. No adverse impact will result.				

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

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a through f. The Master Plan includes the continuing preservation of the Dominguez Nature Reserve and Monarch Garden natural open space areas. However, since the Master Plan provides for long-term development of new facilities and improvements within the campus areas that are currently partly developed, these issues, and any needed mitigation, will be evaluated in the EIR.				
V. CULTURAL AND TRIBAL RESOURCES -- Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a through d. There is one historic building on campus – the Leo Cain Library, which will not be affected by the future campus development. No other cultural resources and no known tribal resources exist on campus. However, since the campus development pursuant to the Master Plan involves replacement of some older facilities that have become functionally obsolete and development of new facilities and improvements in campus areas that are currently partly developed, the issue of cultural and tribal resources, and any needed mitigation, will be evaluated in the EIR.				
VI. GEOLOGY AND SOILS -- Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. through d. There are no known faults within the CSU Dominguez Hills campus. However, the campus is located in the seismically active Southern California region, in proximity to the Newport-Inglewood fault. Therefore, all design and construction of new facilities and improvements will be in strict compliance with the California State University seismic safety standards and requirements. This includes (1) conducting site-specific geotechnical investigations, (2) site-specific seismic design of all new facilities and improvements, (3) using engineering techniques for site-specific soil conditions in construction of all new facilities and improvements developed pursuant to the Master Plan. Each planned facility undergoes an independent peer review process to ensure that all CSU seismic safety requirements are incorporated into design and construction. With mandatory compliance with these requirements and the use of appropriate engineering and design techniques all campus new facilities and improvements will provide the required level of seismic safety. The campus is located on relatively flat terrain; thereby it is not at risk for landslides. Impact will be less than significant and these issues will not be addressed further in the EIR.</p>				
<p>e. The campus is served by sewer systems and no septic tanks or alternative wastewater disposal systems are needed. No impact will result.</p>				
VII. GREENHOUSE GAS EMISSIONS -- Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a and b. The Master Plan is intended to accommodate the continuing growth in student enrollment resulting from regional growth in population, housing, and employment over the next 20 years. In addition, the Master Plan aims to reduce overall emissions, including greenhouse (GHG) emissions, by housing more students on campus and reducing commute vehicular travel, and implementing environmental stewardship and sustainability measures intended to reduce vehicle and energy use that will have a beneficial effect of reducing GHG. In addition, the Master Plan reinforces locations of the nearby transit centers that facilitate transit use and further reduce commute trips. The Master Plan will not conflict nor obstruct the implementation of the South Coast Air Quality Management Plan which aims at reducing overall emissions, including greenhouse gas (GHG) emissions. However, since development of community housing and business park uses pursuant to the Master Plan has the potential to generate additional vehicular trips, and campus development will result in short-term construction emissions, which include GHG, associated with development of new facilities and improvements, these issues will be evaluated in the EIR.</p>				
VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a through c. For most of the new facilities on-site use and storage of hazardous materials will be limited to small amounts of everyday household cleaners and common chemicals used for landscaping and maintenance. Materials used for laboratory academic research and instructions will be handled and disposed of in accordance with established University safety procedures, ensuring safe and lawful handling, movement, storage, and disposal. Impact will be less than significant and these issues will not be addressed further in the EIR.				
d. The campus is not included on the Department of Toxic Substances Control Hazardous Waste and Substance List (Cortese List) or any other list of hazardous materials sites. No impact will result.				
e and f. The campus is not located within two miles of a public use airport or private airport. No impact will result.				
g. All new facilities developed pursuant to the Master Plan will include the provision of all necessary emergency access in compliance with existing regulations. Therefore, the project will not impair implementation nor physically interfere with any adopted emergency response or evacuation plans. No impact will result.				
h. The campus is located within a highly urbanized area and away from hillside and is not subject wildfire hazards. No impact will result.				
IX. HYDROLOGY AND WATER QUALITY -- Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a, c through f. The Master Plan includes development of new facilities and improvements that will result in additional runoff. While all new development will include all necessary drainage improvements, and the Master includes a new stormwater retention basin and the use of bioswales in new development, the issues of drainage will be evaluated in the EIR.				
b. The implementation of the Master Plan is not expected to result in substantially increased groundwater pumping since there are no groundwater wells on campus and groundwater is not the direct source of water for the campus. No significant impact will result.				
g through i. The National Flood Insurance Rate Maps do not identify 100-year flood hazard areas within the campus. The closest designated flood zone is along the Dominguez Channel to the southeast of the campus. No adverse impact will result.				
j. The campus is located inland and is not subject to tsunamis, nor is it subject to a seiche as it is not located near a large body of water. The campus is not subject to mudflows as it is relatively flat and not located adjacent to hillsides. No impact will result.				
X. LAND USE AND PLANNING -- Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a through c. The Master Plan provides for new facilities and improvements within the campus and will not physically divide an established community. No other land use plans apply to the campus and no adverse impact will result.				
XI. MINERAL RESOURCES -- Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a and b. No mineral resources are known to exist on the CSU Dominguez Hills campus. No impact will result.				
XII. NOISE -- Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a, c through d. Implementation of the Master Plan will result in noise associated with construction of new facilities and improvements, day-today campus activities, and residential and business park uses. These issues will be addressed in the EIR.				
b. The long-term facilities and improvements provided pursuant to the Master Plan will continue the University uses and functions that do not involve generating excessive vibration or groundborne noise. No adverse impact will result and this issue will not be addressed in the EIR.				
e and f. The campus is not located within an airport land use plan, within two miles of an airport or public use airport, or within the vicinity of a private airstrip. No impact will result.				
XIII. POPULATION AND HOUSING -- Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
a. The Master Plan provides for additional student and faculty and staff housing, the opportunity for community housing through provision of “market rate” housing on campus, and business park facilities that provide employment opportunities. While the provision of additional housing and employment opportunities has no potential to significantly affect long-term population, housing, and employment within the Los Angeles County region, it could affect such growth within the nearby areas. Therefore, these issues will be evaluated in the EIR.				

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
b and c. The Master Plan does not involve the removal of housing or displacement of people. No impact will result.				
XIV. PUBLIC SERVICES				
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Schools?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Other public facilities?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
a. The Master Plan provides for needed facilities and improvements to accommodate the projected student enrollment over the next 20 years, as well as for new housing and business park uses that will generate additional demand for fire, police protection, and other public services. Potential impact on these services will be evaluated in the EIR.				
XV. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
a and b. Implementation of the Master Plan is not anticipated to result in the construction of new parks or recreational facilities that might have an adverse physical effect on the environment. However, as the Master Plans provides for community housing in the eastern campus area that may result in an increased use of existing recreation facilities by their future residents, these issues will be evaluated further in the EIR.				
XVI. TRANSPORTATION/TRAFFIC -- Would the project:				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location which results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a and b. The Master Plan provides for additional student and faculty housing on campus and continued use of public transit which will reduce commuter vehicular trips to campus. However, since the Master Plan also provides for development of the eastern area of the campus within the University Village with new housing that will be made available for faculty, staff, graduate students, and the general public, and with business park uses that will result in vehicular trips, a traffic study will be prepared as part of the EIR to address these issues.</p>				
<p>c through f. The provision of University facilities and improvements will not affect air traffic patterns. The new facilities and improvements pursuant to the Master Plan will include the provision of all required emergency access in compliance with existing regulations. No design features or uses that could result in increased hazards are part of the Master Plan. The Master Plan provides for enhanced use of public transit and bicycles, and enhanced pedestrian circulation supporting the University's alternative transportation programs and policies. No adverse impact will result and these issues will not be addressed further in the EIR.</p>				
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, State, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. The new facilities and uses developed pursuant to the Master Plan will generate wastewater of similar quality to that generated by the campus' existing facilities. The quality of the wastewater flows associated with these typical urban uses meet all applicable requirements. No adverse impact will result and this issue will not be addressed in the EIR.</p>				
<p>b through e. The new facilities and improvements developed pursuant to the Master Plan will use water and generate wastewater, and the new facilities in campus' areas that are not fully developed will generate additional stormwater flows. Therefore, these issues will be evaluated in the EIR.</p>				
<p>f and g. The University implements a recycling program to minimize the amount of solid waste disposed at the landfills. The recycling program and other waste-reduction measures will continue to be implemented in additional uses and facilities developed pursuant to the Master Plan. Nonetheless, since the development pursuant to the Master Plan will generate solid waste, these issues will be further addressed in the EIR.</p>				
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Issues:	Potentially Significant Impact	Less Than Significant Impact with Mitigation Incorporated	Less Than Significant Impact	No Impact
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<p>a. Implementation of the Master Plan will result in additional facilities and improvements within the campus. No important examples of California history or prehistory are known to be present within areas the campus where new development may occur, and the Master Plan includes the continuing preservation of the Dominguez Nature Reserve and the Monarch Garden natural open space areas. However, since the Master Plan provides for long-term development of new facilities and improvements within the campus areas that are currently not fully developed, these issues, and any needed mitigation, will be evaluated in the EIR.</p>				
<p>b. The future area-wide growth and development over the next 20 years, including the campus development pursuant to the Master Plan, may result in significant cumulative air quality, traffic, noise, and other impacts. Therefore, these issues will be evaluated in the EIR.</p>				
<p>c. The Master Plan will result in the provision of needed facilities and improvements at the CSU Dominguez Hills campus. These facilities and improvements are necessary to continue the University functions and the provision of higher education opportunities to the residents of the surrounding areas and the state, with no potential to result in substantial adverse effects on people.</p>				

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