

Chapter 2

Project Description

2.1 Introduction

Section 15124 of the California Environmental Quality Act (CEQA) Guidelines require that a project description contain specific information that can be used consistently throughout an EIR. This consistency is critical to ensure that various environmental aspects of the project are adequately evaluated.

2.2 Environmental Setting

Chapter 3 contains detailed environmental setting discussions organized around specific topic of concern. The following setting discussion focuses on general environmental characteristics of the project.

2.2.1 Regional Location California State University, Stanislaus is located in the northeastern quadrant of the San Joaquin Valley in Turlock, Stanislaus County, about 90-miles north of Fresno, 90-miles south of Sacramento, and 90-miles east and slightly south of San Francisco. (See Exhibit 2.1).

The proposed project is totally within the lands of the Board of Trustees of the California State University system. The campus is located in the northern part of the City of Turlock, Stanislaus County, California. CSU Stanislaus occupies lots 17 to 42 of the third addition to the Geer Colony as filed in Volume 2, page 4, of the Book of Maps dated March 19, 1907. It is in the southeast portion of Section 13, Range 10 east, Township 5 south, Mount Diablo Base and Meridian and is shown on the Denair Quadrangle.

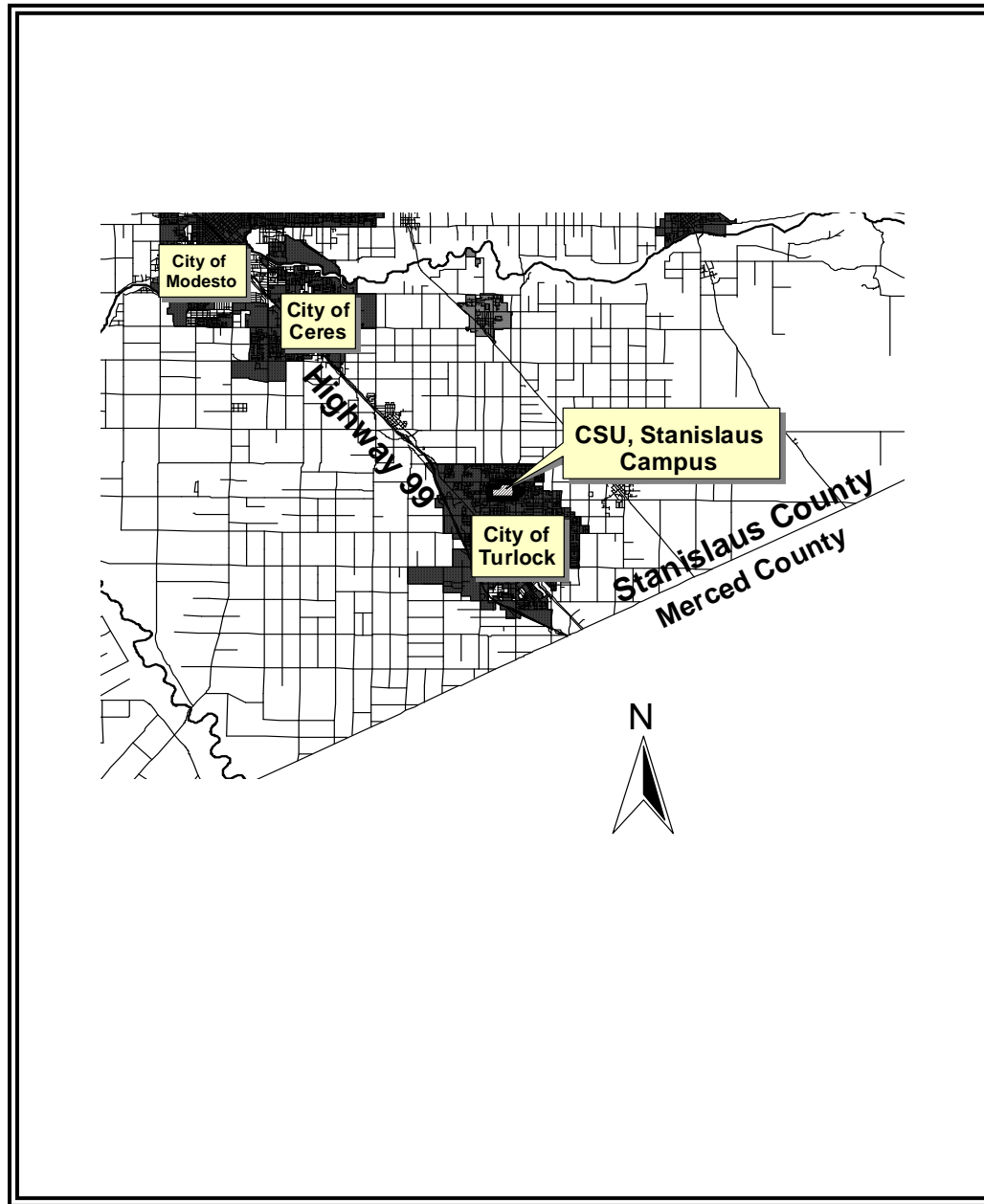
2.2.2 Location; CSU Stanislaus & Stanislaus County. The City of Turlock is located in the south-central portion of Stanislaus County. The County of Stanislaus is bounded on the north by San Joaquin County, on the west by San Benito and Santa Clara Counties, on the south by Merced County, and on the east by Tuolumne and Mariposa Counties. The campus is located in the north-central portion of the City.

2.2.3 General Physical Setting

The California State University, Stanislaus campus is located within the “developed” urban area of the City of Turlock. The campus is accessed from four major City streets including Monte Vista Avenue/University Way (University Way) to the south, Christofferson Parkway to the north, Crowell Road to the west and Geer Road to the east. Primary inter-state and intra-state access to the Campus is from Highway 99 that serves as a major highway serving the north-south traffic needs of the Central Valley.

The campus, like the surrounding area, is characterized by its flat terrain, and high soil quality. There are no major natural water courses in the vicinity of the Campus.

Exhibit 2.1
Stanislaus County – City of Turlock Regional Map.



2.2.4 General Campus Economic/Community Setting

The California State University Stanislaus Campus is unique with respect to its impacts on other service providers. The Campus creates service demands on various local governmental entities such as the City of Turlock, Stanislaus County and local special and school districts by virtue of the student and employee population impacts that it generates. At the same time, this population pays local taxes, user fees, etc. The City of Turlock and Stanislaus County both have service and development impact mitigation systems for new development to off-set the costs of providing services.

The CSU Stanislaus Campus is also a service provider, with respect to higher education, and generates wealth in a community both in a direct and an indirect manner. The Campus has a

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direct economic impact with respect to its annual budget (see Table 2.1) of around \$90 million and the wealth brought into the community by its student population. In an economic sense, the University is a “basic” industry that brings new wealth into the area. These “basic” dollars are circulated in the community several times creating an economic “multiplier” several times larger than the “basic” imported dollar.

**Table 2.1
CSU Stanislaus
Financial Statements FYs-2002 to 2006**

Year	Salaries (\$000s)	Benefits (\$000s)	Scholarships & Fellowships (\$000s)	Supplies & Other Services (\$000s)	Depreciation (\$000s)	Total (\$000s)
2002	\$46,841	\$9,118	\$5,589	\$15,051	\$5,305	\$81,905
2003	\$47,672	\$11,578	\$7,073	\$19,193	\$5,590	\$91,106
2004	\$44,498	\$15,903	\$6,925	\$17,754	\$5,423	\$90,503
2005	\$44,051	\$14,734	\$8,280	\$16,064	\$5,268	\$88,398
2006	\$50,927	\$16,885	\$4,158	\$19,103	\$5,528	\$96,602

Source: CSU Stanislaus Annual Budget

It has been estimated that total annual (2007) spending related to the Campus in the region totaled \$145 million which generated a total impact of \$258 million on the regional economy. The Turlock Chamber of Commerce reported in January 2008 that the CSU Stanislaus Campus sustains more than 5,000 jobs in the region and generates more than \$13 million per year in tax revenues.

Beyond the direct financial impacts of the Campus on the community of Turlock and the surrounding region, the Campus contributes to the overall economic well being of the region. The Campus has graduated more than 37,000 students since its founding in 1960; more than 90% of whom live in California and nearly half in Stanislaus County.

The Campus supports the local school system. Early College classes have been established at Ceres High School, Benjamin Hold College Preparatory Academy in Stockton, Turlock’s Pitman and Turlock High Schools, Central Catholic High School in Modesto and Delhi High School in Merced County. Qualified high school junior and seniors are eligible to participate in the program which is designed to help students prepare for the rigors of college academics.

A new collaborative project has been launched that gives Physical Education majors teaching experience at Turlock Junior High School. In response to a regional demand from professionals, Executive Master of Business Administration degree classes are under way in Tracy, a second cohort starts in Stockton in the Spring of 2009 and the University is working with the City of Turlock to begin a third section this fall in Turlock.

2.3 CSU Stanislaus Master Plan Update Summary

The proposed Physical Master Plan maintains the current (1968) capacity limit of 12,000 Full Time Equivalent student enrollment level. The proposed Master Plan does modify proposed facility location and the types of facilities needed to meet the campus mission in the new millennium.

For forty years the campus of California State University, Stanislaus has been guided by its 1968 Physical Master Plan. Minor adjustment have been implemented since that time, however, the basic outline established in 1968 for the 228 acre site forms the basis of the Plan update. In 2005, with enrollment just over 6,000 FTE of the University’s approved cap of 12,000, the campus administration initiated the early steps for an update of the Physical Master Plan. Table 2.2 describes the existing conditions of the Campus.

**Table 2.2
Existing Conditions CSU Stanislaus Campus**

Category	Quantity	Percent	Unit	Source
Land Area by Acreage				
Structures	17.4	7.7	Acres	CSU-STANISLAUS
Parking	21.8	9.6	Acres	CSU-STANISLAUS
Water Areas	8.1	3.6	Acres	CSU-STANISLAUS
Outdoor Physical Education Areas	32.0	14.0	Acres	CSU-STANISLAUS
Open Areas	148.0	65.1	Acres	CSU-STANISLAUS
Total	227.3	100.0	Acres	
Campus Buildings:				
Gross Square Feet (GSF)	1,267,674		GSF	2007 SFDB
Assignable Square Feet	760,537		ASF	2007 SFDB
Number of Stations	9,562			2007 SFDB
Percentage Breakdown of GSF by Use:				
Administrative/Student Services	227,642	18.0%	GSF	CSU-STANISLAUS
Instructional	623,482	49.2%	GSF	CSU-STANISLAUS
Library	123,319	9.7%	GSF	CSU-STANISLAUS
Housing/Dining	226,292	17.9%	GSF	CSU-STANISLAUS
Other Support	66,939	5.3%	GSF	CSU-STANISLAUS
Statistics				
2007 CY Enrollment FTE	7,042			CSU-STANISLAUS
Faculty-Total	432			CPDC 1-2
Faculty Offices	433			CPDC 1-2
Student/Faculty Ratio	15.41			CPDC 1-2
Housing (and % of FTE)	656	9.3%	Beds	CSU-STANISLAUS
Parking (and % of FTE)	2,667	37.9%	Spaces	CSU-STANISLAUS

Since the projects’ start in 2005, various sessions have helped to identify the goals, planning issues and facilities that would prepare the campus for the future. In the interim, enrollment has increased to over 7,000 FTE, testifying to the assumption of continued growth. To accommodate this and future increases, the campus will need to enlarge its total space by an additional 1,433,325 GSF totaling 2,700,999 GSF within approximately thirty proposed buildings. The 12,000 FTE enrollment capacity number is consistent with planning criteria that relates campus population to land area. A generally accepted standard for the instructional portion of a campus provides 250 square feet of land area per FTE enrollment. By that standard, the requirement for

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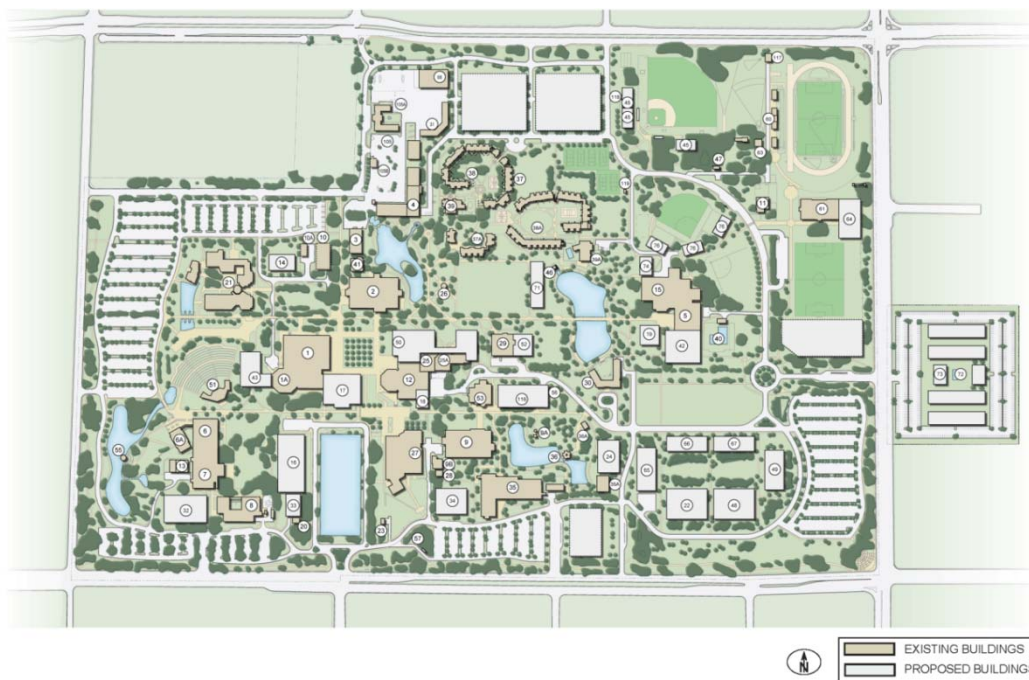
land to accommodate a capacity of 12,000 FTE is fewer than 70 acres. With 228 acres of land within its boundaries, the anticipated growth of enrollment and programs can easily be accommodated. Other support uses increase the need for land, e.g. parking, housing and outdoor physical education areas.

Academic expansion is proposed with a new quadrangle in the southeast area of the campus as a way of balancing the distribution of instructional space. Land area for new buildings will increase by ten acres to a total of twenty-seven.

Parking will take a dramatic new direction for the campus by incorporating four multi-level structures to accommodate anticipated enrollment growth. Parking spaces for the increased population will climb from 2,667 surface spaces to 6,000 structure and surfaces spaces. The new structures will minimize the amount of additional land required by occupying land currently used as surface parking. New parking distribution patterns will help establish a balance of ingress and egress as a means of mitigating traffic issues brought about by vehicle increases.

Housing will increase under the new plan. A major commitment by the University is to retain the goal for on-campus housing of 3,000 beds, or 25% of FTE students. To reach this goal multi-story student housing will be developed to preserve green space. Presently there are 656 beds on campus, leaving a need for an additional 2,344 beds. The University recognizes the importance of student housing and its contribution to promoting student life and fostering community. Additional housing, proposed to be located in the new southeast quadrangle of the campus and across Geer Road, will accommodate the shifting demographics as more students opt for full-time attendance.

**Exhibit 2.2
CSU Stanislaus Proposed Physical Master Plan Update
Site Layout**



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The update shows the enhanced and reorganized outdoor physical education area that is currently under construction. This adjustment is intended to create more vital center of activity in the northeast quadrant of the University property; a move that will help distribute activities more evenly throughout the campus.

The conclusions that emerge from analyzing future enrollment and space needs can only satisfy program requirements and standards. It is the placement, organization and phasing of these needs that brings challenge to the Physical Master Plan Update process.

From its beginnings on a vacant site of over 200 acres, the University has become an oasis of mature landscaping. With these changes there is recognition that the highly valued open space of the campus could be compromised through new construction. Careful planning and infill techniques will be necessary to ensure future changes be skillfully integrated into the landscape. The updated 2009 Physical Master Plan offers a solid plan for the future.

**Table 2.3
Planned Conditions 2027 CSU Stanislaus Campus**

Category	Quantity	Percent	Unit	Source
Land Area by Acreage			Acres	2008 CFMP
Structures	27.5	12.1	Acres	2008 CFMP
Parking	21.8	9.6	Acres	2008 CFMP
Water Areas	8.1	3.6	Acres	2008 CFMP
Outdoor Physical Education Areas	32.0	14.0	Acres	2008 CFMP
Open Areas	138.0	60.7	Acres	2008 CFMP
Total	227.3	100.0	Acres	
Campus Buildings:				
Gross Square Feet (GSF)	2,700,999		GSF	2008 CFMP
Assignable Square Feet	1,701,629		ASF	2008 CFMP
Percentage Breakdown of GSF by Use:				
Administrative/Student Services	342,655	12.7%	GSF	2008 CFMP
Instructional	1,200,315	44.4%	GSF	2008 CFMP
Library	266,519	9.9%	GSF	2008 CFMP
Housing/Dining	799,550	29.6%	GSF	2008 CFMP
Other Support	91,960	3.4%	GSF	2008 CFMP
Statistics				
2027 CY Enrollment FTE	12,000			2008 CFMP
Faculty-Total	736			2008 CFMP
Faculty Offices	736			2008 CFMP
Student/Faculty Ratio	15.41			2008 CFMP
Housing (and % of FTE)	3,000	25%	Beds	2008 CFMP
Parking (and % of FTE)	6,000	50.0%	Spaces	2008 CFMP

2.4 Statement of Project Intent & Objectives

The “Statement of Project Intent & Objectives” is identified in this section for the purpose of establishing the framework for evaluating specific environmental effects and determining the limits of “feasible” mitigation and acceptable project alternatives.

The purpose of the CSU Stanislaus Physical Master Plan Update is to revise the previous Master Plan adopted by the Board of Trustees of the California State Colleges in April of 1968. The 1968 Plan updated the original Master Plan that was first approved by the Board of Trustees in 1962. Since the adoption of the 1968 plan there have been several modifications to

the Plan. The present update effort will result in all these modifications being included in the formal Physical Master Plan Update document with updated documentation regarding identified areas of concern.

Table 2.3 describes the 2027 Build-out statistics of the campus in accordance with the CSU Stanislaus Facility Master Plan Update.

Sub-section 9007 of the Capital Planning Design and Construction Section in the State University Administrative Manual sets forth standards for the preparation of a Physical Master Plan. The Board of Trustees requires that each CSU campus develop a Physical Master Plan. The Master Plan must show existing and anticipated facilities necessary to accommodate a specified enrollment at an estimated target date, in accordance with approved educational policies and objectives. Each master plan is to reflect the ultimate physical requirements of academic programs and auxiliary activities.

In developing the Physical Master Plan Update, the campus and the consulting master plan architect are concerned with:

1. A schedule for the major goals of the Academic Master Plan.
2. A statement of the major goals of the Physical Master Plan Update.
3. A definition of the land including site title clearance, physical facilities, landscaping and other improvements required.
4. The arrangement of all physical improvements on the land available and on proposed land acquisitions.

5. A schedule for implementing each major segment of the Physical Master Plan Update.
6. A definition of the architectural vocabulary as it relates to continuity or consistency of style, form, structure, and materials.
7. A cost estimate, by significant steps of development, for implementing the plan identifying State and non-State funds. An evaluation of alternate solutions.
8. Compliance with the California Environmental Quality Act (CEQA).

2.4.1 Goal of the Physical Master Plan Update

As set forth in the Physical Master Plan Update *“The Physical Master Plan Update shall uphold the objective of the University in providing a distinct and attractive physical environment that supports the delivery of quality higher education. To assist the University in reaching its targeted capacity enrollment of 12,000 FTE, the Physical Master Plan Steering Committee established standards for development of campus facilities and grounds, and future acquisitions of real property for University related services. The committee developed a 10-15 year plan that will:*

- *continue to facilitate high quality teaching, learning, and working activities at the university;*
- *enhance the student life experience;*
- *adapt to the changing world;*
- *preserve the aesthetic qualities of the campus and sustains the University's commitment to responsible financial and environmental practices; and*
- *allows the University to interact positively with the community.”*

2.4.2 Intent. In broad terms, the Physical Master Plan Update is a strategy for accommodating student populations and educational needs in a manner that minimizes adverse “physical” impacts of Physical Master Plan Update implementation. “Physical” adverse impacts are within the purview of CEQA. Social and economic impacts are typically beyond the scope of CEQA, and this Program EIR, unless they will result in a “physical” impact (CEQA Guidelines Section 15131).

2.4.3 Guiding Principles. .

As set forth in the Master Plan Update *“The Guiding Principles define a direction for the Physical Master Plan Update. Future goals, objectives, and implementation measures are developed from these principles. Therefore, the Guiding Principles must reflect and consider all issues of importance to the physical campus and the campus’ philosophy. Issues often incorporated into a campus Physical Master Plan Guiding Principles include the character of the campus, architectural guidelines for height, mass and density, vehicular circulation and parking, universal access, open space, housing, infrastructure and sustainable design and landscape.”*

The California State University, Stanislaus Physical Master Plan Update Guiding Principals are as follows:

”Dynamic Campus Core

A dynamic campus core shall be the center of student life on campus. The core will become the central community, turning the campus inward and encouraging interaction. Activities will be integrated with the campus providing events and services to foster social relations on campus. Building density will be greatest surrounding the Main Quad with primary building entrances oriented toward this center of activity. A balance shall be maintained between building footprints, open space, vistas, and the surrounding facilities to enhance the pedestrian experience.

Centers of Activity

Surrounding the campus core are the academic clusters of Humanities, Sciences, and Arts; immediately outside these inner clusters are the Physical Education Complex and Student Housing. Each academic cluster and center of activity shall retain an individual character defined by the programs and activities unique to the area. A portion of open space will be incorporated into each cluster emphasizing and defining the cluster’s boundaries and character.

Campus Coherence through Landscaping, Pathways, Signage and Building Design

Landscaping, pathways, and signage shall connect the various campus elements and create overall campus coherence. The pedestrian experience will be enhanced as orientation and movement is strengthened across campus; this is accomplished through the use of defined pathways, building design, and vistas. Campus edges will be primarily defined through landscape, not buildings. The entire campus should be viewed as a special, inviting place within its surrounding community.

Housing Neighborhoods

Housing clusters shall evoke a neighborhood environment, promoting resident kinship. These neighborhoods will incorporate areas of open space, and be placed outside of the campus core and academic clusters. Adjacency to co-curricular activities is determined by the resident type.

Positive Presence in Community

The University shall continue to foster a positive physical and intellectual relationship within the community. Community members will be welcomed on campus. The campus boundaries will be clearly defined, creating a distinct edge to identify the campus within the surrounding community. Future land acquisitions will be accomplished with community support.

Precedent for Sustainability

Sustainable practices shall be established on campus to provide an example of an environmentally sensitive existence for campus users and the community. The stewardship of campus land will efficiently balance building footprint with open space needs. Facilities and infrastructure will be fully utilized to reduce energy use. Landscaping will attempt to minimize irrigation and maintenance. Buildings will be oriented to embrace nature, use locally available materials, and be efficient to operate.

Adaptability

Design of buildings and grounds will allow future adaptability and renovation. Campus infrastructure will be accessible, expandable, reliable, and simultaneously, unobtrusive.

Vehicular Perimeter

A vehicular perimeter shall be maintained and enhanced to retain a pedestrian campus core. Campus entry points will be located on all four sides of campus. The southern University Way entrance at the Reflection Pond will remain the ceremonial entrance. Vehicular traffic will be easy to navigate and travel along a loop road outside the pedestrian core. Required vehicular service access to buildings will be visually minimized. Surface parking will be shaded with a park-like character, and parking structures sited, designed, and constructed to minimize the impacts on the campus and the surrounding community.

The Physical Master Plan Update is guided by these principles so that a broader long term vision for the campus can be realized by the decisions that are made today. The Guiding Principles are planning benchmarks for this document – and for those that are charged with implementing future campus projects.”

2.5 Assumptions & Considerations

The Physical Master Plan Update and Program EIR analysis is based on a certain set of assumptions:

1. The legal mandates for the California State University System will remain constant over the term of this Plan.
2. Growth and development of the CSU Stanislaus Campus will occur in a reasonable approximation of need for educational space and related facilities to accommodate the CSU Stanislaus portion of student demand within the system.
3. Population growth will continue to occur within the Central San Joaquin Valley over the next 20-years resulting in an increase in the demands for higher educational services such as those offered by CSU Stanislaus.
4. Global Climate Change will continue to be a major force shaping the design and development of facilities within the region, the State, the nation and the world.
5. Constrains on water resources will continue into the future beyond the planning horizon of the CSU Stanislaus Physical Master Plan Update.

6. Modes of transportation and travel will change in response to increased costs of fossil fuel, increased concerns over transportation related air emissions and an overall regulatory environment that makes alternative transportation modes, urban design policies, along with modified growth and regional development strategies, a prime objective.

It should be noted that there are several events that could occur and result in these assumptions being invalidated. In order to make the plan's vision of the future and this environmental assessment as reasonably accurate as possible, some policies and analysis contemplate these "special events" occurring. Unless otherwise stated, however, the above assumptions are the primary basis of analysis.

2.6 Project Characteristics

As a Physical Master Plan Update under California law, the "project" is a policy document used by the University to guide future growth and development of the campus. The Physical Master Plan Update contains a goal and guiding principles. A "goal" is the broad vision of what the University wants to achieve or provide to students and the educational mandate of the University. A "goal", in this type of planning document, is general in nature and usually timeless. A "Guiding Principle" states the University's clear commitment on how the Goal will be achieved.

2.6.1 The Physical Master Plan Update "Site Plan" for the Master Plan Update is shown in **Exhibit 2.2**. The Physical Master Plan Update "Site Plan" shows the location and extent of existing and proposed parking, roadways and other transportation routes, such as bikeways and walkways within the campus. The Site Plan also depicts existing and future building sites or "foot prints" within the Campus and shows the general grouping of service and activity centers, and support facilities.

2.6.2 Physical Master Plan Update and Implementation (CIP-COP)

As with any modern complex facility development and management program, the CSU Stanislaus Physical Master Plan program is implemented through an annually approved Capital Improvement Program (CIP) and Capital Outlay Program (COP). The primary objective of a CIP-COP for the California State University system is to provide facilities appropriate to the CSU's approved educational programs and to create environments conducive to learning and to ensure that the quality and quantity of facilities at the 23 campuses serve the students equally well.

The CSU system CIP-COP is a multi-year budgeting tool, based on each of the 23 campus Master Plans. The CIP-COP includes both facilities funded through the State Budget and those project that are not built with State funds. The present approved CIP-COP for CSU Stanislaus is based on the original 1968 Master Plan as amended over the years. Future CIP-COP documents will be based on the proposed CSU Stanislaus Physical Master Plan Update.

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The present CSU Stanislaus CIP for 2009-10 through 2013-14 includes \$283,289,000 in State Funded capital projects and \$124,845,000 in Non-State Funded projects. This CIP list includes:

State Funded	Non-State Funded
Capital Renewal	Residence Life Village IV (600 Beds)
Science I Seismic Renovation	University Union Renovation & Expansion (Seismic)
Library Addition & Renovation-Phase I	Healthy Center, University Union
Auditorium Performing Arts	Science Research Building
Class Room Building II	
Utility Infrastructure	
Bizzini Hall Renovation	
Library Addition & Renovation, Phase II	

Although the CIP/COP is adopted on a multi-year basis, it is updated annually to reflect changes that may occur with facilities, facility needs and the budget realities of the State and each CSU campus with respect to financing capital improvements and facility maintenance.

2.7 Intended Uses of the PEIR

The CSU Stanislaus Board of Trustees, as the Lead Agency for this project, will use this PEIR in consideration of the Physical Master Plan Update. This document provides necessary and required project related environmental information for several other agencies affected by the project, and/or agencies that are likely to have an interest in the project. Various local, regional and State agencies exercise control over certain aspects of the project area including the CSU Stanislaus Campus.

Table 2.4 contains a list of the various public agencies expected to have a particular interest in the proposed project and their potential use of the document in their CEQA compliance efforts.

**Table 2.4
Public Agencies & Their
Expected Use of This Program EIR**

<i>Agency:</i>	<i>Potential Project or Action</i>	<i>Remarks:</i>
Local Agencies:		
Stanislaus County		
Environmental Health Department.	Food preparation health permits.	The Environmental Health Department has responsibility for food preparation inspections and licensing on Campus.
Turlock Mosquito District	Mosquito abatement	The District is responsible for controlling mosquitoes in and around the Campus. While the District has no direct permit authority, it has responsibilities for mosquito control on the Campus pond system.

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Table 2.4 Continued

Turlock Irrigation District	Capital facility storm water and electrical utility improvement projects and public works projects including, drainage, lighting, construction/ maintenance projects that serve the campus	The District has “Lead Agency” responsibilities for all capital facility and public works projects undertaken by, or on behalf of, the Turlock Irrigation District that are subject to CEQA review and provide utility service to the Campus.
City of Turlock Public Works Dept.	Capital facility improvement projects and public works projects including street improvements, drainage, lighting, sewer, water and similar construction/maintenance projects that serve the Campus.	The City has “Lead Agency” responsibilities for all capital facility and public works projects undertaken by, or on behalf of, the City of Turlock that are subject to CEQA review and provide utility service to the Campus.
Regional Agencies:		
San Joaquin Valley Unified Air Pollution Control District.	Air Quality Permits; review of projects undertaken by the Campus for the expansion of its facilities.	The San Joaquin Unified APCD has review authority for projects undertaken by the Campus.
Central Valley Water Quality Control Board.	Storm Water Discharge Permits; review of discretionary project permits issued either the City or Turlock Irrigation District with respect to management of Campus storm water.	The Regional Water Quality Control Board may act as a Lead Agency or Responsible Agency for permits issued under its jurisdiction, depending on the nature of the circumstances of the permit.
Agency:	Potential Project or Action	Remarks:
State Agencies:		
California Department of Fish & Game.	Review of development projects that may impact sensitive wildlife species.	DFG is a Trustee Agency and has review authority over environmental documents prepared for projects on Campus that have the potential to impact “protected” wildlife.
State Historic Preservation Office.	Review of development project proposals for compliance with State regulations regarding archaeological and historic sites and resources.	The SHPO does not have direct permit authority for projects which may be proposed in the area. It therefore is considered an interested agency and should be consulted regarding potential development impacts on important cultural resources on the Campus.
California Department of Health Services.	Administration of State Health Code regulations; may have permit jurisdiction on some aspects of development approval.	DHS may be a “Responsible Agency” for some State Health permits issued on the Campus.

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Table 2.4 Continued

California Department of Transportation (CALTRANS).	CALTRANS has encroachment permit authority on State Highways (Hwy. 99). The Agency also provides supplemental transportation funding to Cities and Counties. Activities undertaken with these funds may be defined as “projects” under CEQA.	CALTRANS is a “Responsible Agency” for development projects which have a direct access to the State Highway system. They also must be informed on traffic and circulation issues resulting from development occurring within the one mile of a State Highway and impacting the State Highway system.
California Housing and Community Development Department.	State HCD does not have review authority over Campus activities but does have review authority of the City of Turlock’s General Plan Housing Element. The Agency also provides various kinds of financial and technical assistance to local governments for housing development.	While HCD has no direct permit authority over development within on the Campus, it has an interest in housing and economic matters relating to its jurisdiction. State HCD is considered an interested jurisdiction with respect to some types of development proposals processed by the City in support of student, faculty and Campus employee housing.
California State Office Of Education.	The Dept. of Education has no direct permit jurisdiction. It does, however, monitor development impacts on the local Turlock school system.	The Dept. of Education is an Interested Agency regarding Campus development.
<i>Agency:</i>	<i>Potential Project or Action</i>	<i>Remarks:</i>
California Waste Management Board.	The Board has no direct permit jurisdiction. It does, however, monitor development impacts on the Stanislaus County land fill site.	The Board is an Interested Agency regarding Campus development particularly with respect to the disposal of “hazardous” waste.
Energy Commission.	The Commission has no direct permit jurisdiction. It does, however, monitor development impacts on energy use in the State.	The Commission is an Interested Agency regarding Campus development.
Native American Heritage Commission.	The Commission has no direct permit jurisdiction. It does, however, monitor development impacts on Native American cultural resources.	The Commission is an Interested Agency regarding Campus development.
The State Lands Commission.	The State Lands Commission has jurisdiction over State lands.	The Commission is a “Trustee Agency” for projects proposed within the Campus which may impact State Lands.

Lead Agency: A public agency that has the principal responsibility for carrying out or approving a project. (CEQA Guidelines Section 15367)

Responsible Agency: Typically has some sort of permitting authority or approval power over some aspect of the overall project for which a lead agency is conducting CEQA review. (CEQA Guidelines 15096 & 15381) The Responsible Agency relies on the Lead Agency’s environmental document in acting on whatever aspect of the project requires its approval (CEQA Guidelines 15096).

Trustee Agency: A state agency having jurisdiction by law over natural resources potentially affected by a project that are held in trust for the people of the State of California (CEQA Guidelines Section 15386).

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The CEQA Guidelines recognize the following three “Trustee Agencies”:

- The California Department of Fish & Game, which has jurisdiction of fish and wildlife;
- The State Land Commission, which has jurisdiction over state-owned “sovereign” lands; and
- The State Department of Water Resources, which has overall responsibility for water quality and resources.

2.7.1 Program Environmental Impact Report The Physical Master Plan Update environmental document has been prepared as a “Program” EIR under the authority of Section 15168 of the CEQA Guidelines.

As a Program EIR, subsequent development projects proposed within the campus can be reviewed in the context of this document. If a subsequent project is determined to have an environmental effect(s) not addressed in this Program EIR, additional environmental review will be required.

Where no new effects and no new mitigation measures are involved, a subsequent project may be approved without additional environmental documentation. Where an EIR is required for a subsequent project, the EIR should implement the applicable mitigation measures developed in the Program EIR, and focus its analysis on site-specific issues not previously addressed.

There are several overall benefits that can be derived from utilizing the Program EIR approach for this project's environmental analysis. For example, future environmental costs to the University and to the public can be significantly reduced while achieving a high level of environmental protection within the campus and its surroundings.

CEQA Guidelines Section 15168-Program EIR

(c) *Use with Later Activities.* Subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.

1. If a later activity would have effects that were not examined in the program EIR, a new Initial Study would need to be prepared leading to either an EIR or a Negative Declaration.
2. If the agency finds that pursuant to Section 15162, no new effects would occur or no new mitigation measures would be required, the agency can approve the activity as being within the scope of the project covered by the program EIR, and no new environmental document would be required.
2. An agency shall incorporate feasible mitigation measures and alternatives developed in the program EIR into subsequent actions in the program.
3. Where the subsequent activities involve site specific operations, the agency should use a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.
4. A program EIR will be most helpful in dealing with subsequent activities if it deals with the effects of the program as specifically and comprehensively as possible. With a good and detailed analysis of the program, many subsequent activities could be found to be within the scope of the project described in the program EIR, and no further environmental documents would be required.

- (d) *Use with Subsequent EIRs & Negative Declarations.* A program EIR can be used to simplify the task of preparing environmental documents on later parts of the program. The program EIR can:
1. Provide the basis in an Initial Study for determining whether the later activity may have any significant effects.
 2. Be incorporated by reference to deal with regional influences, secondary effects, cumulative impacts, broad alternatives, and other factors that apply to the program as a whole.
 3. Focus an EIR on a subsequent project to permit discussion solely on new effects which had not been considered before.