CAMPUS POINTE PROJECT

ADDENDUM TO A FINAL ENVIRONMENTAL IMPACT REPORT AND REVISED ENVIRONMENTAL IMPACT REPORT

Located at California State University, Fresno

Addendum prepared in accordance with Section 15164 of the California Environmental Quality Act (CEQA) Guidelines

Prepared for

THE BOARD OF TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY

Prepared by

Precision Civil Engineering, Inc.
1234 O Street
Fresno, CA 93721

May 2022

PRECISION CIVIL ENGINEERING, INC

Table of Contents

Tables

Figures

1 INTRODUCTION

This document is an Addendum to two previous CEQA documents for the Campus Pointe Project (Project), a mixed-use commercial development located on the California State University Fresno (CSUF) campus: the Final Environmental Impact Report certified in 2007 and a partial Revised EIR certified in 2011. The Project is a comprised of a mix of residential, retail, entertainment, office and other compatible uses. The subject of this Addendum is an analysis of the potential environmental impacts associated with proposed changes to the Project centered upon the replacement of a live/work loft residential component with a studio apartment building.

1.1 Lead Agency

The Board of Trustees of the California State University
401 Golden Shore
Long, CA 90802-4210

1.2 Project Applicant

Deborah S. Adishian-Astone
Executive Director and Board Chair
California State University, Fresno Association, Inc.
(559) 278-6842

1.3 Campus Pointe EIR History

The Campus Pointe Draft Environmental Impact Report was released for public and agency review on September 15, 2006 (State Clearinghouse Number 2005121164). Following the close of the public review and comment period, the Final Environmental Impact Report was prepared and presented to the California State University Board of Trustees for review and certification, along with the approval of the Project and amendment to the CSUF Master Plan. On May 16, 2007, the Board of Trustees voted to certify the Final Environmental Impact Report (May 2007 FEIR) and approve the Project and Master Plan amendment. The May 2007 FEIR was then challenged in the Superior Court of the State of California, County of Fresno by LandValue 77, LLC, LandValue Management, LLC, and James Huelskamp (collectively, LandValue) in Superior Court Case Number 07CECG02872. The Superior Court issued a Statement of Decision and Judgment on July 1, 2009, and the case was then appealed to the California Court of Appeal. The Court of Appeal identified specific deficiencies with the May 2007 EIR, issued its decision and remanded the case to the Superior Court for orders and case disposition consistent with its decision and opinion. On June 20, 2011, the Superior Court issued a writ and judgment in the case consistent with the Court of Appeal's decision.

Following this ruling and judgement, the Board of Trustees of the California State University prepared a Revised Environmental Impact Report (REIR). The REIR represented a revision to the May 2007 Final EIR. The REIR proposed no Project changes. The primary components of the REIR consisted of the following:

- Traffic and Circulation. Revisions and updates to portions of the May 2007 Final EIR's Section 3.0 Traffic and Circulation and associated technical memorandum (updated event parking analysis).
- Air Quality. Revisions and updates to portions of the May 2007 Final EIR's Section 4. Air Quality and an additional climate change analysis.
- Section 4: Water Supply. Revisions, updates, and additional information pertaining to the water analysis portions of the May 2007 Final EIR's Section 7.0 Public Facilities and Services.

Following the close of the public comment period, the Board of Trustees certified and approved the REIR and re-approved the Campus Pointe Project and amended Master Plan on November 16, 2011. A Notice of Determination was filed on November 17, 2011. The 2007 FEIR and 2011 REIR (collectively referred to as the EIR) provide a comprehensive description of the Campus Pointe Project and evaluation of all potential environmental impacts.

This document is an Addendum to the EIR and analyzes proposed changes to the uses and Site Plan at the Campus Pointe Project Site.

1.4 Project Description

1.4.1 Project Setting

The larger Campus Pointe Project is located adjacent to the southeastern corner of the main CSUF campus, northeast of the intersection of Shaw Avenue and Chestnut Avenue. Figure 1-1 shows the location of the Project site within the City of Fresno and Figure 1-2 shows the Project vicinity. While the Project site sits within City limits, land use jurisdictional authority over the Project site is governed by the California State University.

The Project is a mixed-use commercial development that was originally approved to include 150,000 square feet of retail; a 200-room hotel with 10,000 square feet meeting room space; a 50,000 square feet, 14-screen theater; 40 live/work lofts containing 30,000 square feet; 388 units of multi-family housing (comprised of student housing (244 units) and workforce housing (144 units)); 180 units of senior housing; 160,000 square feet of office space; and parking spaces.

Since the original Project approvals, several Project components have been constructed and are now occupied. As is common with large mixed-use developments, these Project components' size and configurations have been modestly adjusted to meet market requirements and other demands. The modifications include the reduction of the Senior Housing component from 180 units to 144 units; an increase in the square footage of the theater from 50,000 square feet to 69,910 square feet while

maintaining the same number of seats (2,700); a decrease in the hotel from 145,000 square feet and 200 rooms to 92,000 square feet and 138 rooms; and replacement 216 standard housing units comprised of 300,000 square feet with 242 units of student housing also comprised of 300,000 square feet. See Table 1-1 below summarizing these changes, along with the currently proposed Project changes. These minor Project modifications were previously approved by the California State University as part of the Schematic Design review and required agency permitting approval processes.

To date, the following Project components have been completed or are under construction:

- Student Housing (construction complete/occupied)
- Workforce Housing (construction complete/occupied)
- Senior Housing (construction complete/occupied)
- Retail (85,640 square feet complete, and all building pads constructed)
- Theater (construction complete/occupied).
- Hotel (shovel ready with construction commencement scheduled for Fall 2022).

In addition, construction of the Project's common roads and infrastructure improvements have been completed.

1.4.2 Proposed Project Modifications

The Applicant, the California State University, Fresno Association, Inc. (Association) has proposed minor modifications to the following components of the original Project as described below and in Table 1-1.

- Replace the 40-unit live/work lofts component with a three-story 57-unit studio apartment building comprised of one 1-bedroom unit and 56 studio units.
- Swap the location of retail and residential uses within the Campus Pointe Project site as described below:
- The area originally designated for the live/work lofts component will be utilized for retail uses; note, this retail spaces has already been constructed and is in operation pursuant to prior Project approvals.
- The area where the proposed studio apartment component would be located is currently designated for retail uses; this area is now proposed to be used for studio apartment residential uses.
- Reconfigure the Project Site Plan and secure a Minor Master Plan amendment to reflect the above-described changes. Figure 1-3 shows the original site plan as approved in the EIR and Figure 1-4 shows the existing master plan. Figure 1-5 shows the proposed master plan change.

In total, with these proposed modifications and the previously approved Project modifications, the Campus Pointe Project development intensity would be reduced by a total of 74,562 square feet relative to the Project as originally approved and analyzed in the EIR. The total residential units (including hotel) would be reduced by 55 units. Without the hotel component, the total residential unit count would increase modestly by 7 units.

Table 1-1 Comparison between the May 2007 FEIR/REIR (2011) Site Plan and the Proposed New Site Plan
(*Italicized text reflects proposed Project component amendments*)

Use Type	Original Site Plan (SQ FT)	Original Site Plan in EIR (units/rooms)	Proposed Site Plan (SQ FT)	Proposed Site Plan (units/keys)
Retail	150,000	0	150,000	0
Theater	55,000 (2,700 seats)	0	69,910 (2,700 seats)	0
Offices	160,000	0	160,000	0
Hotel	145,000	200 rooms	92,000	138 rooms
Standard/Student Housing	300,000	216	300,000	244
Workforce Housing	130,000	144	131,000	144
Senior Housing	200,000	180	156,358	142
Studio Apartments	*0*	*0*	*36,170*	*57*
Live/Work Lofts	*30,000*	*40*	*0*	*0*
Total	**1,170,000**	**780 total 580 units/ 200 rooms**	**1,095,438**	**725 total 587 units/ 138 rooms**

Figure 1-1 Campus Pointe Project Location

CITY OF FRESNO - CAMPUS POINTE ADDENDUM

Created 9/7/2021

Figure 1-2 Project Vicinity Map

Figure 1-3 Original Site Plan[1]

[1] California State University, Fresno. (February 12, 2007). Campus Pointe Project Final Environmental Impact Report (SCH. No. 2005121164).

California State University, **Fresno**

Master Plan Enrollment: 25,000 FTE

Master Plan approved by the Board of Trustees: February 1964

Master Plan Revision approved by the Board of Trustees: November 1966, January 1967, June 1968, May 1970, September 1970, January 1973, January 1975, January 1982, November 1982, May 1984, July 1988, September 1989, March 1990, September 1994, November 1999, July 2007, November 2011

1. Joyal Administration
2. Music
3. Speech Arts
4. Conley Art
4T. Conley Art (Temporary Print Making Lab)
5. Agriculture
6. McLane Hall
7. Professional and Human Services
8. Family and Food Science
9. McKee Fisk
10. Social Science
11. Engineering West
11A. Engineering West Annex
12. Grosse Industrial Technology
12A. MDF 'A'
13. North Gymnasium
13B. Spalding Wathen Tennis Center
13C. North Gymnasium Addition
13D. North Gymnasium Annex
13E. Track and Field House
13F. Aquatics Center
14. South Gymnasium
14A. *Physical Education Addition*
15. Engineering East
16. Science
17A. Downing Planetarium
17B. Crime Lab
17C. Science II
17D. Downing Planetarium Museum
17E. MDF 'B'
19. Physical Therapy and Intercollegiate Athletics
23. Agricultural Mechanics
27. Henry Madden Library
30. Temporary Lab School
31. Kennel Bookstore
32. University Center
33. Student Health Center
34. Home Management
35. Residence Dining
38. Bookstore / Food Service
40. Frank W. Thomas Building
41. Administration
42. Smittcamp Alumni House
43. Parking Structure
44. Classroom / Academic Services Building
46. Kremen School of Education and Human Development
47. Humanities / Auditorium
49. Graphic Arts
50. Peters Business
50A. Peters Business Annex
54. McLane Hall Addition
56. Social Science Addition
77. Satellite Student Union Addition
78. Satellite Student Union
79. Lynda & Stewart Resnick Student Union
80. University Student Union
81. Sequoia / Cedar Hall
82. Birch Hall
83. Residence Atrium
84. Sycamore Hall
85. Aspen / Ponderosa Hall
86. Baker Hall
87. Graves Hall
88. Homan Hall
90. Shipping / Receiving / Print Shop
91. Football Stadium
91A. MDF 'C'
91C. Soccer/Lacrosse Restroom
92. Bob Bennett Stadium
92A. Baseball Batting Cage
93. Duncan Athletic Facility
93A. Meyers Family Sports Medicine Center
94. Strength and Conditioning Center
96. Margie Wright Diamond
96A. Softball Batting Cage
99. Corporation Yard
99K. Public Safety & Addition
110. Jordan Agricultural Research Center
133T. Education Annex Trailer
134. University High School
135T. Lab School Annex
150. Save Mart Center
150A. Student Recreation Center
170. Greenhouses
180. Meteorology Building
235J. Foaling Barn
237. Equestrian Center

Farm Buildings

200-295. Farm Buildings

Campus Pointe

400. Campus Pointe Multi-Family Housing
401. Campus Pointe Senior Housing
402. Campus Pointe Hotel
403. Campus Pointe Retail
403A. Campus Pointe - Studio Apartments
404. Campus Pointe - Office

LEGEND:
Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

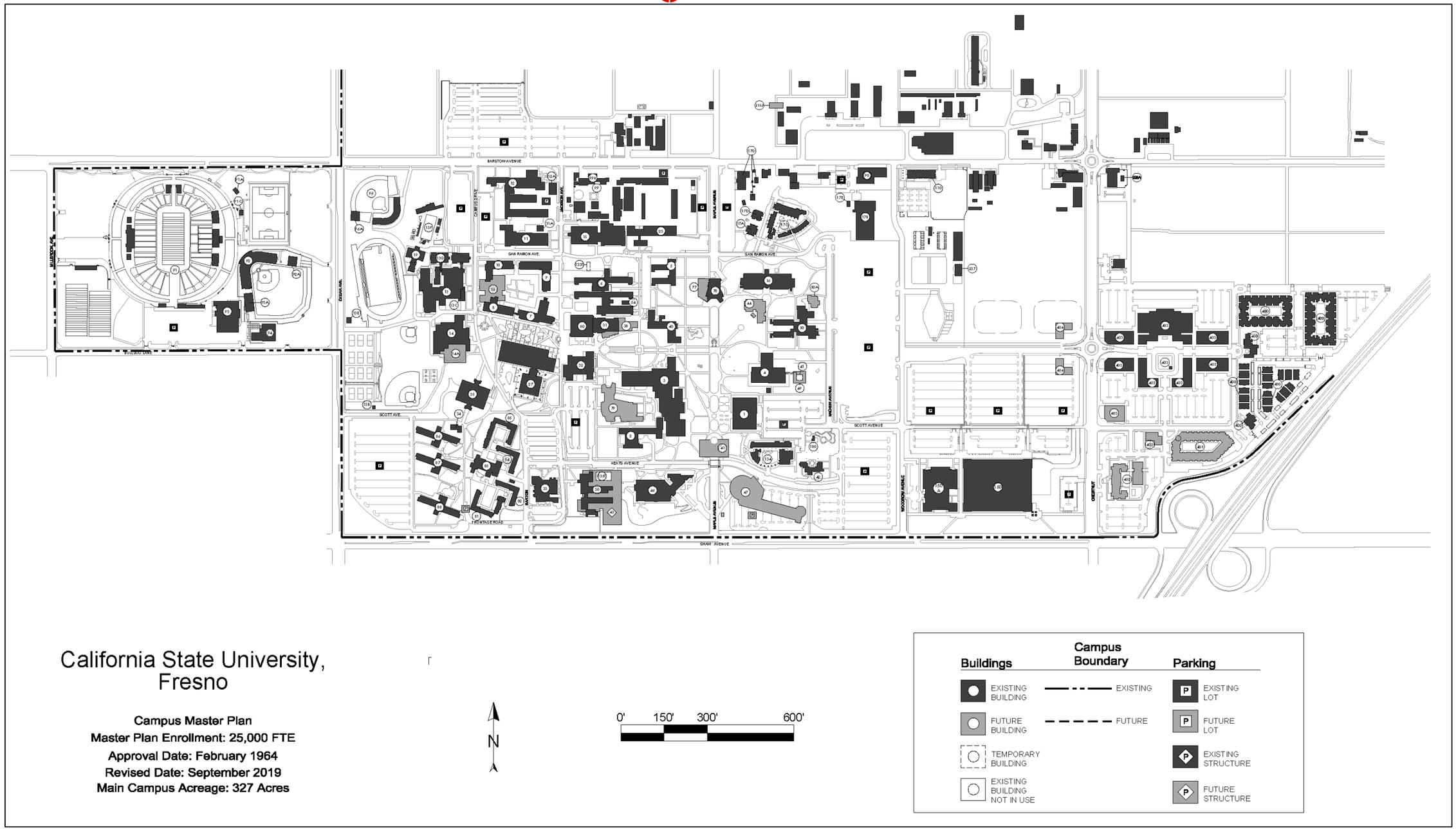

Figure 1-4 Existing Campus Master Plan

California State University, **Fresno**

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LEGEND:
Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

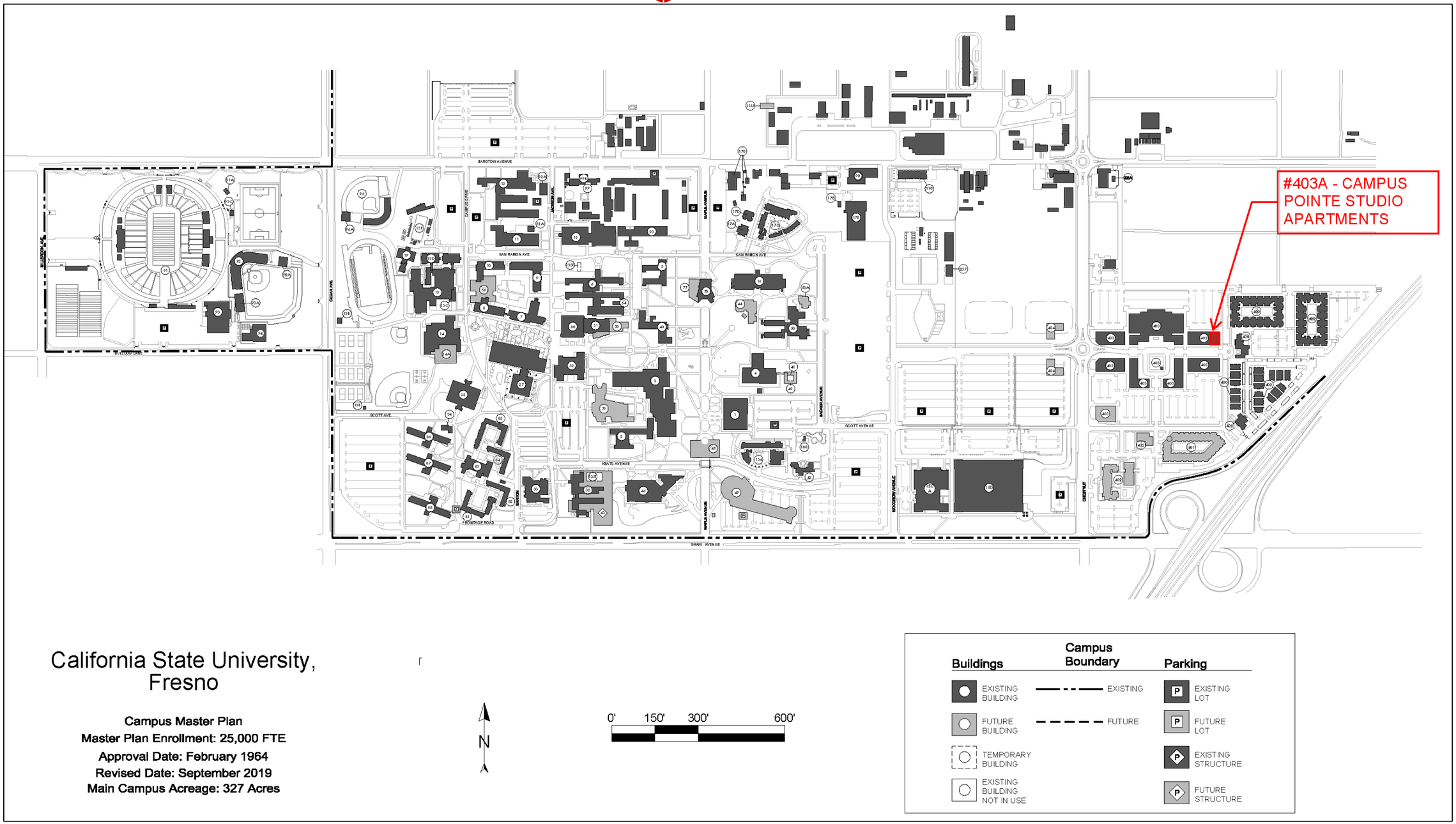

Figure 1-5 Proposed Campus Master Plan

1.5 CEQA Provisions Governing Subsequent EIRs and Addendums; Summary of Basis Supporting Use of Addendum

This Addendum is prepared pursuant to CEQA Guidelines Section 15164 which states: "The lead agency or a responsible agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary, but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred." Section 15162 specifies that "no subsequent EIR shall be prepared for that project unless the lead agency determines … one or more of the following:"

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

2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete was adopted, shows any of the following:

a. The project will have one or more significant effects not discussed in the previous EIR;

b. Significant effects previously examined will be substantially more severe than shown in the previous EIR;

c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Consistent with CEQA Guidelines Section 15164(e), the purpose of this Addendum is to describe and evaluate the proposed changes to a the Campus Pointe Project (as described in Section 1.4.2 and depicted in Table 1-1), assess the potential for new significant environmental impacts arising from the proposed modifications to the Project evaluated in the EIR, to set forth the evidence supporting the conclusion that

changes to the proposed Project and the associated environmental effects do not meet the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent or supplemental EIR. As demonstrated in the analysis below, the proposed Project changes do not trigger a CEQA Guideline Section 15162's obligations to prepare a subsequent EIR.

Included in this Addendum (at Section 2) is a completed Environmental Checklist in accordance with current CEQA Guidelines Appendix G. This checklist provides information that: (1) compares the environmental impacts of the proposed Project changes to the impacts expected to result from the development of the original Project; (2) demonstrates that the proposed Project changes would not result in new or more severe significant environmental impacts, and; (3) confirms that any substantial changes with respect to the circumstances under which the proposed amended Project would be undertaken would not result in new or more severe significant environmental effects that were not identified when the EIR was certified.

The following discussion summarizes the reasons that a subsequent or supplemental EIR, pursuant to CEQA Guidelines Sections 15162 and 15164, is not required and an Addendum is the appropriate CEQA document. The analyses supporting this conclusion is provided in Section 2 of this report.

1.5.1 Substantial Changes in the Project

Section 15162(a)(1) requires a subsequent environmental document if substantial changes are proposed to a project that require major revisions to the document. The proposed Project changes are relatively modest in scope and would not trigger the need for major revisions to the EIR. With the proposed site plan amendments, the primary Project scope, location, uses, development intensities and dimensions would be substantially the same as described and analyzed in the EIR. Overall, the Project development intensity (square footage) would be reduced. If including hotel rooms, the total unit count would be reduced relative to the EIR; for residential units only, the unit count would increase only by seven units. Given the modest nature of the proposed changes – primarily the replacement of the live/work loft component with a studio apartment component within the overall mixed-use development – the potential for new adverse impacts were not expected but were nonetheless analyzed, and this analysis has confirmed that proposed changes do not require a major revision to the EIR.

1.5.2 Substantial Changes in Circumstances

Section 15162(a)(2) requires a subsequent environmental document if substantial changes occur with respect to the circumstances under which a project is undertaken that require major revisions to the EIR. Figure 1-7 compares the site and its surrounding land cover in 2008 and 2020. Since the original Project approvals in 2007, substantial construction has been completed throughout the Project site including grading, utility installation, paving and the construction of the Project's retail center, student housing, workforce housing, senior housing components, and the theater. The proposed Project changes would

shift uses within the overall Project site and footprint. As the analysis below demonstrates, environmental conditions around the Project site have not changed such that the Project as proposed to be modified would result in new significant environmental effects or a substantial increase in the severity of environmental effects identified in the EIR.

1.5.3 New Information of Substantial Importance

Section 15162(a)(3) requires a subsequent or supplemental environmental review if new information of substantial importance arises and is demonstrated to result in a new significant environmental impact. The only identified source of possible new information is an update to the CEQA Guidelines Appendix G checklist, including its three new environmental factors (Energy, Tribal Cultural Resources, and Wildfire), new Vehicle Miles Traveled (VMT) traffic analysis requirements, as well as updated questions. Section 2 of this Addendum assesses each environmental impact listed in the current Appendix G checklist in conformance with State law. This analysis captures and is consistent with recent legislative changes from 2013 to 2021, including Senate Bill (SB) 2016 on climate change, SB 743 on Vehicle Miles Traveled (VMT), Sustainable Groundwater Management Act (SGMA), Assembly Bill (AB) 52 on Native American tribes, and SB 1241 on wildfire hazard impacts. As detailed further below, this analysis demonstrates that the proposed Project changes will not result in a potentially new impact or previously unanalyzed impact arising from the updates to the applicable CEQA regulations and the proposed Project changes.

1.5.4 Addendum Criteria

Section 15164(b) states that *"An addendum to an EIR may be prepared if only minor technical changes or additions are necessary or none of the conditions described in Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred."*

As demonstrated in the analysis below, the proposed Project changes are relatively modest and their associated environmental impacts may be addressed through minor technical changes and additions to the previously certified EIR through an Addendum. As the analysis in Section 2 below details:

- The Project as proposed to be revised has the same mix of land uses, location, overall footprint, and a reduced development intensity as compared to the original Project analyzed in the EIR, thus impacts would not exceed those analyzed in the EIR;
- Substantial changes have not occurred with respect to the circumstances under which the EIR was undertaken;
- The revised Project will not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- New information, including study reports, regulations and standards, and the updated CEQA Guidelines Appendix G (Environmental Checklist Form), not known at the time of the EIR certifications, does not result in significant impacts to the environment.

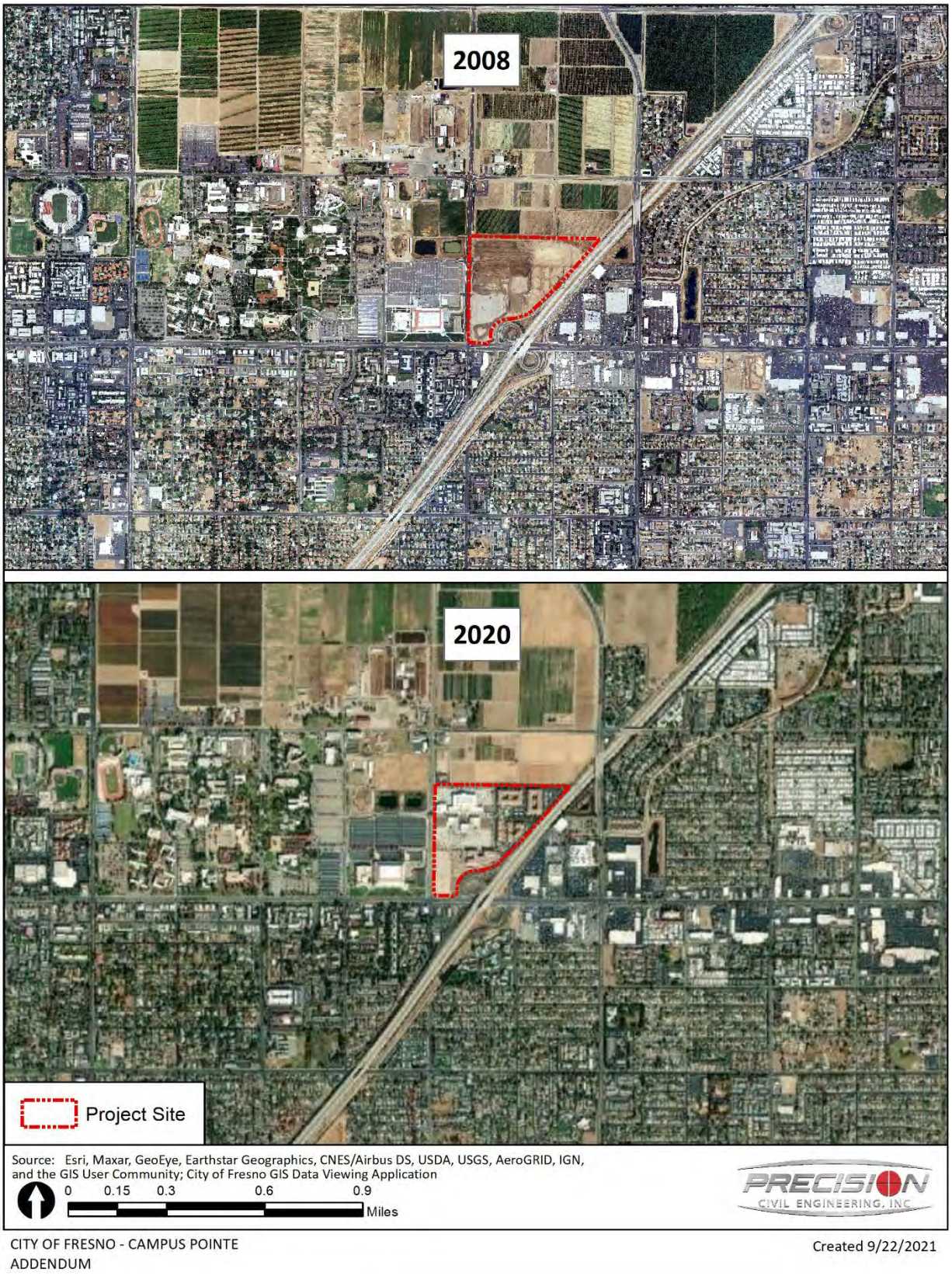

Figure 1-6 Project Site Surroundings in 2008 and 2020

2 ENVIRONMENTAL CHECKLIST AND EVALUATION OF ENVIRONMENTAL IMPACTS

The CEQA Appendix G Environmental Checklist provides the format and structure for the environmental analysis portion of this Addendum. This section provides an evaluation of the potential environmental impacts arising from the proposed Project changes compared to the original Project and EIR analysis. The topics covered in this analysis are consistent CEQA Guidelines Appendix G and cover the full suite of potential impact areas:

- ☐ Aesthetics
- ☐ Agriculture and Forestry Resources
- ☐ Air Quality
- ☐ Biological Resources
- ☐ Cultural Resources
- ☐ Energy
- ☐ Geology and Soils
- ☐ Greenhouse Gas Emissions
- ☐ Hazards and Hazardous Materials
- ☐ Hydrology and Water Quality
- ☐ Land Use Planning
- ☐ Mineral Resources
- ☐ Noise
- ☐ Population and Housing
- ☐ Public Services
- ☐ Recreation
- ☐ Transportation
- ☐ Tribal and Cultural Resources
- ☐ Utilities and Service Systems
- ☐ Wildfire

As the analysis below details, the proposed Project change will not result in a new significant impact beyond what was analyzed in the EIR, and there are no impacts that require additional mitigation beyond what is already required in the Mitigation Monitoring Program provided in Appendix B. The proposed Project changes were found to have "No Impact", as demonstrated by the marked [X] "No Impact" column in each substantive impact area. This [X] indicates that the Project would not result in a new impact or substantial increase in a previously identified impact. Thus, for example, if the EIR determined that the Project would have a significant Air Quality impact, but the proposed revised Project would not result in a substantial increase to that impact, the No Impact column is marked with an [X].

2.1 AESTHETICS

Except as provided in Public Resources Code Section 21099, would the project:		Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Have a substantial adverse effect on a scenic vista?				X
b)	Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?				X
c)	In non-urbanized areas, substantially degrade the existing visual character or quality public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				X
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X

2.1.1 Environmental Setting

As set forth in the Campus Pointe EIR, the Project has the potential to result in visual impacts due to the 1) degradation of the area's visual character and viewshed due to the development of 2 to 3 story structures, and 2) introduction of new sources of light and glare. The EIR identifies that the Project would contribute to gradual character and appearance changes that is inevitable as the urban area grows over time but concludes this impact would be less than significant with incorporation of the identified mitigation measures.

The proposed revised Project remains consistent with a mixed-use commercial development as previously analyzed in the EIR, including the development types, approved building height and general Project layout and other visual features. The proposed changes would not result in an increase in the intensity of development, approved height of structures or extend beyond the existing Project boundaries. In addition, mitigation measures identified in the EIR and adopted by the Trustees regarding landscape and visual character of the site would continue to be incorporated in the design of the revised Project.

2.1.2 Impact Assessment

a) Have a substantial adverse effect on a scenic vista?

No Impact. The EIR does not identify any scenic vistas within the Project vicinity. The revised Project maintains the general visual setting of the original Project, which would place a mixed-use commercial development in an area surrounded by other urban, CSUF campus, arterial roadway and agricultural uses. The proposed Project changes would be consistent with the mixed-use development pattern located within the same overall Project footprint. It would not increase the size, height, intensity or other visual features that could impact a scenic vista. While certain uses (residential and retail) are being relocated within the overall mixed-use development Project site, these uses remain within the core Campus Pointe development and would not present a significant change in development pattern, type or features. Thus. there is no impact.

b) Substantially damage scenic resources, including, but not limited to, trees, rock out-croppings, and historic buildings within a state scenic highway?

No Impact. The EIR states that there are no scenic roadways or other scenic resources within the vicinity or view of the Project site. This revised Project does not alter this setting. In addition, the proposed Project changes will not result in taller nor more visually obtrusive buildings than contemplated in the EIR. The revised Project size, intensity, and features would not exceed the EIR analysis, thus there is no new or significantly increased visual impact.

c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

No Impact. The Project site is located in an urbanized area (see Figures 1-1 and 1-7) and would not conflict with applicable regulations governing scenic quality. The proposed Project changes would relocate certain retail and residential uses, but these would remain within the Campus Pointe core and follow the general development pattern analyzed in the EIR. The revised Project size, scope, and intensity would not exceed the size, scope, or intensity identified in the original EIR, thus there is no impact.

d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

No Impact. The EIR analyzes the Project's potential light and glare impacts associated with the development of the Project site. The proposed Project changes would not increase the size, scope and intensity of the original Project and the relocation of Project components within the existing Project footprint and would not introduce new and un-analyzed light or glare impacts. The Project, as revised, would continue to implement the mitigation measure governing exterior lighting, which the EIR concludes mitigates this potential impact to a less than significant level. Thus, there is no light or glare impact.

2.1.3 Mitigation Measures

No additional mitigation required. The mitigation measures identified in the Mitigation Monitoring Plan adopted by the Trustees would continue to apply to the revised Project (see Appendix B: Mitigation Monitoring Program).

2.2 AGRICULTURE AND FORESTRY RESOURCES

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?				X
b)	Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c)	Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d)	Result in the loss of forest land or conversion of forest land to non-forest use?				X
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?				X

2.2.1 Environmental Setting

The Project site is bounded by urban development on three sides and agricultural uses on its northern border (across from Chardonnay Avenue). With the completion of various development activities at the Project site since the original Project approval in 2007, the Project site now covers only developed land.

The EIR found that:

- *The Project site was designated as Prime Farmland in the 2005 Fresno County Important Farmland Map. The development of the Project would cause significant and unavoidable impacts due to loss of Prime Farmland.*
- *No Williamson Act contracts active.*

With the Project modifications discussed in Section 1.4.2 above, the Project's impacts to Prime Farmland would not exceed what was previously analyzed in the EIR. Although Project components are proposed to be shifted within the Project site, the overall footprint of mixed-use commercial development would not be modified.

2.2.2 Impact Assessment

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?

No Impact. The revised Project is located on the same property as the EIR and does not propose to increase the development footprint. The EIR determined that the original Project would result in a significant and unavoidable impact due to the loss of Prime Farmland. According to the most recent (2018) data from the Farmland Mapping and Monitoring Program, the Project site is now classified as Urban and Built-Up Land. This is due to the development that has occurred at the Project site following the original EIR certification and Project approvals. Since the revised Project site does not extend beyond the original Project site analyzed in the EIR, and the site is no longer categorized as farmland, there is no new impact or increase in the severity of this impact.

b) Conflict with existing zoning for agricultural use or a Williamson Act contract?

No Impact. The revised Project is located on the same property as the EIR and does not propose to increase the development footprint. The EIR determined that the original Project would result in a less than significant impact in this category since the site is not under a Williamson Act contract. The revised Project does not extend beyond the original Project site analyzed in the EIR. As a result, there is no impact.

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

No Impact. The Project is part of the CSUF campus and has been designated for mixed-use commercial development since 2007. While the City does not have land use jurisdiction over the Project site, it is within City boundaries and the City has assigned it a zoning designation of PI – Public and Institutional, consistent with its CSUF campus uses. Thus, the Project site is not zoned as forest land or timberland, and as a result, there is no impact.

d) Result in the loss of forest land or conversion of forest land to non-forest use?

No Impact. The Project area is comprised of urban/mixed-use commercial uses and does not contain forest land, nor would the Project result in the conversion of forest land to non-forest uses. Thus, there is 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?

No impact. The revised Project is located on the same property as the EIR and does not propose to increase the development footprint. The revised Project uses are consistent with the original Project mixed-use development concept and would not result in an increased impact associated with conversion of Farmland to non-agricultural uses, nor does the existing or proposed revised Project involve forest land. As a result, the project would have no new significant impact or increase in the severity of the impact in this impact category.

2.2.3 Mitigation Measures

None required.

2.3 AIR QUALITY

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Conflict with or obstruct implementation of the applicable air quality plan (e.g., by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) adopted thresholds for these pollutants)?				X
b)	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?				X
c)	Expose sensitive receptors to substantial pollutant concentrations?				X
d)	Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?				X

2.3.1 Environmental Setting

The REIR (2011) contained an updated analysis of the Project's potential air quality impacts. Since the certification of the REIR, there have been several regulatory updates to Air Quality regulations and standards, such as 1) the 2015 Guidance for Assessing and Mitigating Air Quality Impacts (GAMAQI) and 2) the CalEEMod 2016.3.2 adopted by the SJVAPCD on December 1, 2017.

The Project is located within the jurisdictional area of the SJVAPCD and is subject to federal and state attainment standards.

Federal: On September 25, 2008, EPA redesignated SJVAPCD area to attainment for the Particulate Matter $(PM)_{10}$ National Ambient Air Quality Standard (NAAQS) and approved the PM_{10} Maintenance Plan. The SJVAPCD is classified as nonattainment for $PM_{2.5}$ federal standards. For 8-hour ozone, the EPA classified the SJVAPCD area as in extreme nonattainment in the Federal Register on May 5, 2010 (effective June 4, 2010).

State: To date, the SJVAPCD area is designated nonattainment under state air quality standards for ozone and respirable PM (PM_{10} and $PM_{2.5}$).

The SJVAPCD has adopted two governing plans since 2016: 1) the 2018 Plan to address the EPA annual and 24-hour $PM_{2.5}$ standards, and 2) the 2016 Plan for the 8-Hour Ozone Standard. In addition, SJVAPCD's Air Quality Thresholds of Significance for criteria pollutants was updated on March 19, 2015. The REIR updated the May 2007 FEIR's Air Quality section and confirmed compliance with Rule 9510 Air Quality Impact Assessment (AIA) application and includes an assessment of the Project's impact on climate change/greenhouse gas assessment. The Air Quality section in the REIR thus replaces the Air Quality analysis portions of the May 2007 Final EIR.

The REIR's air quality analysis identified the following Project impacts in this category:

<u>Short-term emissions</u>

- Construction-related emissions do not exceed SJVAPCD's emission thresholds, thus are less than significant with implementation of control measures.
- Under state and federal standards, the Fresno Area is designated non-attainment for particulates (PM_{10} and $PM_{2.5}$, with the exception that PM_{10} is attainment under federal standards), thus control measures are required to be implemented and enforced under the SJVAPCD's Regulation VIII.
- Some GAMAQI rules that apply to the Project are:

  Rule 8011 *Fugitive dust administrative requirements for the control of fine particulate matter*

  Rule 8021 *Fugitive dust requirements for the control of fine particulate matter from construction, demolition, excavation, extraction, and earthmoving activities*

  Rule 8071 *Fugitive dust requirements for the control of fine particulate matter from vehicle and/or equipment parking, shipping, receiving, transfer, fueling, and service areas one acre or larger.*

<u>Long-term emissions</u>

- The Fresno area is extreme non-attainment for federal air quality standards for ozone and non-attainment for fine particulates.

- Project emissions (RPG and NOx) are significant based on SJVAPCD's emission thresholds even under the implementation of Rule 9510 and mitigation measures listed in the EIR.
- Analysis indicates the impact of the Project is not likely to affect sensitive receptors.
- Some features the Project includes have a beneficial impact on air quality, such as:
- the combination of mixed uses, including retail, offices, residential, and educational facilities, incorporated into the campus setting, will encourage walking, bicycling, use of transit and reduce overall vehicle miles traveled.
- A comprehensive system of walking and bike trails links the project with CSUF campus.
- The CSUF campus will include a park and ride lot west of Chestnut Avenue so that commuters to the site will enjoy priority parking and transfers to local transit systems.

2.3.2 Impact Assessment

Thresholds of Significance

To assist local jurisdictions in the evaluation of air quality impacts, the SJVAPCD has published the GAMAQI - *Guide for Assessing and Mitigating Air Quality Impacts*. This guidance document includes recommended thresholds of significance to be used for the evaluation of short-term construction, long-term operational, odor, toxic air contaminant, and cumulative air quality impacts. Accordingly, the SJVAPCD-recommended thresholds of significance are used to determine whether implementation of the proposed revised Project would result in a new significant air quality impact. Projects (or in this case a Project change) that exceed these recommended thresholds would be considered to have a potentially significant impact and requires further analysis and mitigation and/or emission reduction methodologies. The thresholds of significance are summarized, as follows:

Short-Term Emissions of Particulate Matter (PM10): Construction impacts associated with the proposed Project would be considered significant if the feasible control measures for construction in compliance with Regulation VIII as listed in the SJVAPCD guidelines are not incorporated or implemented, or if Project-generated emissions would exceed 15 tons per year (TPY).

Short-Term Emissions of Ozone Precursors (ROG and NOX): Construction impacts associated with the proposed Project changes would be considered significant if the Project revisions generate emissions of Reactive Organic Gases (ROG) or NO_X that exceeds 10 TPY.

Long-Term Emissions of Particulate Matter (PM10): Operational impacts associated with the proposed Project changes would be considered significant if the revised Project generates emissions of PM_{10} that exceed 15 TPY.

Long-Term Emissions of Ozone Precursors (ROG and NOX): Operational impacts associated with the proposed Project changes would be considered significant if the revised Project generates emissions of ROG or NOX that exceeds 10 TPY.

Conflict with or Obstruct Implementation of Applicable Air Quality Plan: Due to the region's nonattainment status for ozone, $PM_{2.5}$, and PM_{10} (state), if the revised Project-generated emissions of either of the ozone precursor pollutants (i.e., ROG and NO_x) or PM_{10} would exceed the SJVAPCD's significance thresholds, then the Project would be considered to conflict with the attainment plans. In addition, if the Project would result in a change in land use and corresponding increases in vehicle miles traveled, the Project may result in an increase in vehicle miles traveled that is unaccounted for in regional emissions inventories contained in regional air quality control plans.

Local Mobile-Source CO Concentrations: Local mobile source impacts associated with the proposed revised Project would be considered significant if the project contributes to CO concentrations at receptor locations in excess of the CAAQS (i.e., 9.0 ppm for 8 hours or 20 ppm for 1 hour).

Toxic Air Contaminants: Exposure to toxic air contaminants (TAC) would be considered significant if the probability of contracting cancer for the Maximally Exposed Individual (i.e., maximum individual risk) would exceed 10 in 1 million or would result in a Hazard Index greater than 1.

Odor: Odor impacts associated with the proposed Project changes would be considered significant if the revised Project has the potential to frequently expose members of the public to objectionable odors.

Analysis of Impacts from Proposed Project Changes

a) Would the project conflict with or obstruct implementation of the applicable air quality plan (e.g., by having potential emissions of regulated criterion pollutants which exceed the San Joaquin Valley Air Pollution Control Districts (SJVAPCD) adopted thresholds for these pollutants)?

No Impact. The REIR determined the Project would have a less than significant impact with no mitigation needed for complying with SJVAPCD's air quality plan. The construction and operation of the revised Project will continue to be subject to SJVAPCD's rules and requirements and would not exceed the adopted thresholds for potential emissions of regulated criterion pollutants. SJVAPCD's Rule 8011, 8021, and 8071 identified above has not undergone any amendments after the REIR was adopted. Other SJVAPCD rules that have been adopted or amended after 2011 include Rule 4601 – Architectural Coatings, amended April 16, 2020; Rule 4901 – Wood Burning Fireplaces and Wood Burning Heaters, amended June 20, 2019; and Rule 4905 – Natural Gas-Fired, Fan-Type Residential Central Furnaces, amended October 15, 2020

The Project will continue to comply with all applicable SJVAPCD's rules and regulations as well as SJVAPCD's Air Quality Plan. Overall, the revised Project will be smaller in size and intensity in comparison to the original Project. In addition, as shown in Table 2-1 below, the revised Project's vehicle trip generation levels would not exceed those projected and analyzed in the REIR. The trip generation for the overall proposed project generates less trips than the project proposed under the EIR. Thus, the proposed Project changes will not conflict with or obstruct implementation of applicable air quality plan and would not result in a new impact in this category.

b) 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?

No Impact. The REIR determined the Project would result in a less than significant impact resulting from short term/construction criteria pollutant impacts with the incorporation of regulatory requirements (Rule 9510, GAMAQI mitigation) and Project-specific mitigation measures. With respect to long term emissions, the REIR determined that while Project emissions are reduced with incorporation of regulatory requirements and mitigation measures, the Project's emission of criteria pollutants would nonetheless result in a significant and unavoidable operational air quality impact.

The revised Project would not result in an increase in short- or long-term emissions of criteria pollutants. With the proposed changes, the Project size and intensity would not exceed that analyzed in the REIR, and in fact, the revised Project would result in a reduced air quality impact due to the reduced Project size (square feet and unit count). In addition, as reflected in Table 2-1, the proposed revised Project would generate less daily trips compared to the trips projected in the REIR. Mitigation measures related to construction activities to reduce long-term and short-term emissions would continue to apply to the revised Project. Accordingly, the revised Project will not result in a new air quality impact nor an increase in the severity of this air quality impact.

Table 2-1 Trip Generation Comparison between Live Work to Apartment Change

Project New Trips	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips		
		Total	In	Out	Total	In	Out
40 Live Work Units	633	26.86	9.48	16.88	56.59	30.57	26.12
57 Studio/1 bed Apartments	417.24	26.22	6.03	20.19	31.92	20.11	11.81

**see Appendix A: Traffic Impact Analysis (Trip Generation) for detailed calculations.*

c) Expose sensitive receptors to substantial pollutant concentrations?

No Impact. The REIR determined the Project would have a less than significant impact with no mitigation needed for sensitive receptors. Sensitive receptors are defined as people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling unit(s). The nearest receptors are residential dwellings to the south of the Project site. However, there is no substantial change in the land use surrounding the Project site compared to what was analyzed in the EIR. The proposed Project changes would swap two retail and residential components, but these would remain within the Campus Pointe core with the same mix of commercial/retail and residential uses. Additionally, project size and intensity would not exceed the EIR. Thus, there is no impact.

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact. The REIR determined the Project would have a less than significant impact with no mitigation needed for odors and hazardous air pollutants. As the REIR explains, the proposed Project development consists of a mixed-use residential and commercial development that would not generate objectional odors or involve the use of hazardous air pollutants. Odor generating uses are typically associated with industrial and agricultural activities which are not being proposed. The proposed Project changes do not involve new uses and thus would not introduce new objectionable odor sources, thus there is no impact.

2.3.3 Mitigation Measures

No additional mitigation required. The mitigation measures identified in the Mitigation Monitoring Plan from the EIR would continue to apply to the Project (see Appendix B: Mitigation Monitoring Program).

2.4 BIOLOGICAL RESOURCES

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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 Game or U.S. Fish and Wildlife Service?				X
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 Game or US Fish and Wildlife Service?				X
c)	Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
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?				X
e)	Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X

f)	Conflict with provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.				X

2.4.1 Environmental Setting

The EIR analyzed the Project site for item a) – special status/protected species and confirmed that no sensitive species or habitats were observed on, adjacent to, or in the vicinity of the Project site. The EIR also found no potential impacts for items b) through f), stating that there are no biological resources on the Project site that would be affected by the Project, including wetlands, plants, and animal species of concern. The aerial image in Figure 1-7 shows that the once vacant (2008) Project site has now been disturbed in its entirety (grading, drive aisles, parking areas, building pads) and has been largely developed in accordance with the Project approvals.

The revised Project would be in the same location and would not change overall Project footprint or increase the intensity of use at the Project site.

2.4.2 Impact Assessment

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 the U.S. Fish and Wildlife Service?

No Impact. The EIR determined the Project would have a less than significant impact on special status wildlife species. With the proposed Project modifications discussed in Section 1.4.2, the Project size would not exceed what was previously analyzed under the EIR. The Project would remain within the overall mixed-use commercial development footprint, and the Project area, size, and scope would not exceed EIR, thus there is no impact.

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service?

No Impact. As documented in the EIR, the Project does not contain any riparian habitat or other sensitive natural communities. Since the EIR certifications, the Project site has been disturbed, graded and constructed upon in furtherance of the Project, further eliminating the potential for any such habitat. The proposed Project changes would not increase the size, scope, or area of disturbance as analyzed in the EIR and thus there is no impact.

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

No Impact. As documented in the EIR, the Project does not contain any state or federally protected wetlands. Since the EIR certification, the Project site has been disturbed, graded and constructed upon in furtherance of the Project, further eliminating the potential for any such habitat. The proposed Project changes would not increase the size, scope, or area of disturbance as analyzed in the EIR and thus there is no impact.

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?

No Impact. The Project site is not located within or adjacent to established wildlife corridors or wildlife nursery sites. Since the EIR certification, the Project site has been disturbed, graded and constructed upon in furtherance of the Project, further eliminating the potential for any such wildlife migratory corridors or nursery sites. The proposed Project changes would not increase the size, scope, or area of disturbance as analyzed in the EIR and thus there is no impact.

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

No Impact. The Project site does not contain protected biological resources or protected trees. Since the EIR certification, the Project site has been disturbed, graded and constructed upon in furtherance of the Project, further eliminating the potential for the presence of protected biological resources. The proposed Project changes would not increase the size, scope, or area of disturbance as analyzed in the EIR and thus there is no impact.

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?

No Impact. As documented in the EIR, the Project site is not within any federal, state, regional or local conservation or habitat plan area. Since the EIR certification, the Project site has been disturbed, graded and constructed upon in furtherance of the Project. The proposed Project changes would not increase the footprint, size, scope, or area of disturbance as analyzed in the EIR and thus there is no impact.

2.4.3 Mitigation Measures

None required.

2.5 CULTURAL RESOURCES

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?				X
b)	Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c)	Disturb any human remains, including those interred outside of formal cemeteries?				X

2.5.1 Environmental Setting

As per EIR, results of the field survey shows that no historical resources or known archeological resources are located on the Project site. However, resources could be unearthed during ground disturbing activities, thus mitigation measures are in place to ensure potential cultural resource impacts are mitigated. The Project's impacts to cultural resources were determined to be less than significant with the incorporation and implementation of the identified mitigation measures.

With the Project modifications discussed in Section 1.4.2, the Project size and area would not exceed what was previously analyzed in the EIR. A majority of the Project site has been disturbed through grading, utility/infrastructure improvements and vertical construction. No historical resource or archaeological resource has been found to date during this previous Project construction.

The revised Project would be in the same location and would have the same overall development footprint. The revised Project would continue to be subject to mitigation measures to address the potential presence of cultural resources.

2.5.2 Impact Assessment

a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?

No Impact. There are no historical resources located within the Project site. The Project area would not exceed the area analyzed in the EIR, thus there is no impact.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?

No Impact. There are no known archeological resources located on the Project site. Following the original Project approvals, substantial ground disturbing and other construction activities throughout the Project site have taken place and to date, no archeological resources have been identified. To the extent additional ground disturbing activities remain and in the unlikely event that archeological resources are uncovered as part of those remaining ground-disturbing activities, the mitigation measures identified in the EIR would continue to apply and mitigate this potential impact. With the proposed Project changes, the overall Project area would not change or exceed the area analyzed in the EIR, thus there is no impact.

c) Disturb any human remains, including those interred outside of formal cemeteries?

No Impact. Following the original Project approvals, substantial ground disturbing activities and other construction activities have taken place, and to date, no human remains have been found. In the unlikely event that human remains are uncovered during remaining ground-disturbing activities, the Public Resource Code Section 21082.2 and measures identified in the EIR would continue to apply and mitigate this potential impact. With the proposed Project changes, the overall Project area would not change or exceed the area analyzed in the EIR, thus there is no impact.

2.5.3 Mitigation Measures

No additional mitigation required. The mitigation measures identified in the Mitigation Monitoring Plan from the Final EIR still apply (see Appendix B: Mitigation Monitoring Program).

2.6 ENERGY

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b)	Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

2.6.1 Environmental Setting

CEQA Guidelines added Energy as an impact category to be included in environmental analysis of the Appendix G checklist in 2019. This section requires consideration of energy implications in project decisions, including a discussion of the potential energy impacts with emphasis on avoiding or reducing inefficient, wasteful, and unnecessary consumption of energy resources (Public Resources Code Section 21100(b)(3)). The updated 2019 Building Energy Efficiency Standards went into effect on January 1, 2020, in effort to reduce the state's energy consumption. The subsequent 2019 Residential Compliance Manual covers requirements for building envelope, HVAC, water heating, lighting, solar, and repairs. Additionally, the California Air Resources Board (CARB) oversees air pollution control efforts, regulations, and programs that contribute to reduction of energy consumption. Compliance with these energy efficiency regulations and programs ensure that development will not result in wasteful, inefficient, or unnecessary consumption of energy sources.

2.6.2 Impact Assessment

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

Less than Significant Impact. The Project proposes the construction of a residential and commercial mixed-use development. Construction would consist of typical development activities which create temporary energy demands. A majority of Project construction has been completed. Sources of operational energy consumption would include natural gas and/or electricity for space

and water heating and transportation fuels (i.e., gasoline and diesel) for vehicle trips. Both construction and operation of the Project would implement applicable state regulations and programs to enhance energy efficiency and reduce energy waste. The revised Project would continue to implement governing regulations to reduce energy waste and given the proposed reduced size relative to the original Project, it would result in reduced energy demand, including reduced fuel consumption associated with the reduced number of vehicle trips. As a result, the Project as revised would have a less than significant impact since construction and operations would not result in wasteful, inefficient, or unnecessary consumption of energy resources.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The Project as revised would continue to comply with state renewable and energy efficiency plans, standards, and regulations. Therefore, there is no impact since the Project as revised would not conflict with or obstruct state or local plan and regulations for renewable energy or energy efficiency.

2.6.3 Mitigation Measures

None Required.

2.7 GEOLOGY AND SOILS

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
	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.				X
	ii. Strong seismic ground shaking?				X
	iii. Seismic-related ground failure, including liquefaction?				X
	iv. Landslides?				X
b)	Result in substantial soil erosion or the loss of topsoil?				X
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?				X

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?				X
e)	Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of waste water?				X
f)	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

2.7.1 Environmental Setting

The EIR concluded that the Project would have a less than significant impact related a potential rupture of a known earthquake fault and risk of strong seismic ground shaking (items (a)(i) and (ii) above), and that the Project would have no impact on all other geologic and landslide risks.

With the proposed Project modifications discussed in Section 1.4.2, the Project size and area would not exceed what was previously analyzed under the Campus Pointe EIR, and the Project would continue to provide a mixed-use commercial development in the same location and overall footprint.

2.7.2 Impact Assessment

a) Directly or indirectly cause 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.

No Impact. The nearest fault zone is about 80 miles from the Project site. As per the EIR, "*Due to the geology of the Fresno/Clovis area and its distance from active faults, the potential for seismic impacts is considered minimal. Potential seismic hazards will be addressed through compliance with the California Building Code to ensure the safe construction of all structures and facilities.*" Project area would not exceed that analyzed in the EIR and it would comply with all applicable California Building Code requirements. Thus, there is no additional impact.

ii. Strong seismic ground shaking?

No Impact. With the proposed Project changes, the Project area, overall footprint and development scope (mixed-use commercial) would not exceed what was analyzed in the EIR, thus there is no additional impact.

iii. Seismic-related ground failure, including liquefaction?

No Impact. With the proposed Project changes, the Project area, overall footprint, and development scope (mixed-use commercial) would not exceed what was analyzed in the EIR, thus there is no additional impact.

iv. Landslides?

No Impact. With the proposed Project changes, the Project area, overall footprint, and development scope (mixed-use commercial) would not exceed what was analyzed in the EIR, thus there is no additional impact.

b) Result in substantial soil erosion or the loss of topsoil?

No Impact. With the proposed Project changes, the Project area, overall footprint, and development scope (mixed-use commercial) would not exceed what was analyzed in the EIR. The proposed Project changes would not increase the amount of required grading or site disturbance activities that could impact soil erosion or loss of topsoil. Thus, there is no additional 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?

No Impact. With the proposed Project changes, the Project area, overall footprint and development scope (mixed-use commercial) would not change or exceed what was analyzed in the EIR. The geologic unit and soil conditions would not change with the proposed Project changes. Thus, there is no additional impact.

d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994, as updated), creating substantial direct or indirect risks to life or property?

No Impact. With the proposed Project changes, the Project area, overall footprint and development scope (mixed-use commercial) would not exceed what was analyzed in the EIR. The underlying soil conditions would not change with the proposed Project changes. Thus, there is no additional impact.

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

No Impact. This question was added to the CEQA Guidelines Appendix G after the May 2007 FEIR. The Project will not involve the installation of a septic tank and will connect to the City's wastewater and sewer system. This remains the case with the proposed Project changes. As a result, there is no impact.

f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant Impact. This question was added to the CEQA Guidelines Appendix G after the May 2007 FEIR. As discussed in the Cultural Resources section, there are no known paleontological resources or geologic features within the Project site. Ground disturbing activities that might uncover buried resources are mitigated in the Cultural Resources section in pursuant to the Public Resources Code Section 21082.2. As a result, there is a less than significant impact, and the scope of this impact would not change with the proposed Project changes.

2.7.3 Mitigation Measures

None required.

2.8 GREENHOUSE GAS EMISSIONS

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?				X
b)	Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?				X

2.8.1 Environmental Setting

The CEQA Appendix G Guidelines were amended in 2010 to add Greenhouse Gas (GHG) Emissions as an impact category. The REIR (2011) included an analysis on Project GHG emissions. The REIR estimated GHG emissions from construction and operational business as usual (BAU) activities and identified project design features and emission reduction measures that would reduce Project emissions by 29-percent in comparison to BAU levels. This is consistent with and exceeds SJVAPCD's threshold of significance for GHG emissions.

The REIR determined that the Project would have less than significant impacts for item a) and no impact for item b). The analysis below reevaluates the GHG Emissions section under new information obtained since the REIR certification, including 1) an expansion of California Senate Bill (SB) 32 adopted by the California Legislature in 2016, and 2) the updated California Air Resources Board (CARB) Mandatory GHG Reporting Regulation (MRR) effective April 1, 2019[2].

Assembly Bill (AB) 32 was enacted by the California State legislature in 2006 with the aim to reduce GHG emissions to levels of 1990 by 2020. Recommended actions to achieve these aims were adopted by the California Air Resources Board (CARB) in 2008 in the Climate Change Scoping Plan and updated in 2017. The Scoping Plan identifies several measures to reduce pollution and GHG

[2] California Air Resources Board. (2019). Mandatory Greenhouse Gas Reporting Regulation. Accessed on September 7, 2021, https://ww2.arb.ca.gov/mrr-regulation

emissions which would decrease GHG emissions to 389 million metric tons (MMT) of CO2e by 2030. In 2016, the California Legislature adopted SB-32 to expand upon the measures in AB-32 to reduce GHG emissions. SB-32 requires a reduction in GHG emissions to 40% below the 1990 levels by 2030. While new regulations have been adopted since the 2011 REIR, screening criteria for evaluating GHG significance remains the same. Thus, there are no changes to the environmental and regulatory setting for GHG emissions that could give rise to significant new impacts associated with the proposed Project changes.

2.8.2 Impact Assessment

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

No Impact. With the proposed Project changes, the Project area, overall footprint, and development scope (mixed-use commercial) would not exceed what was analyzed in the EIR. In addition, the total construction and development square footage of the Project would be reduced relative to the scope analyzed in the REIR. Further, according to Section 2.17 - TRANSPORTATION, the proposed Project changes would generate less trips than those analyzed in the EIR. Thus, the Project as modified would continue to have a less than significant impact with respect to GHG emissions.

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact. The REIR concluded that the Project would be consistent with applicable plans, policies and regulations for reducing GHG emissions. This conclusion remains the same with the proposed Project changes. With the proposed Project changes, the Project area, overall footprint and development scope (mixed-use commercial) would not exceed what was analyzed in the EIR. In addition, the total construction and development square footage of the Project would be reduced relative to the scope analyzed in the REIR. Further, according to Section 2.17 - TRANSPORTATION, the proposed Project as modified would generate less trips than those analyzed in the EIR. Thus, there is no impact.

2.8.3 Mitigation Measures

None Required.

2.9 HAZARDOUS AND HAZARDOUS MATERIAL

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
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?				X
c)	Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
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?				X
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?				X
f)	Impair implementation of or physically interfere with an adopted emergency response plan				X

	or emergency evacuation plan?				
g)	Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

2.9.1 Environmental Setting

As per EIR, *"The project is not expected to use or generate hazardous materials. Any transport of hazardous materials will be subject to local, state, and federal regulations. The project site is not included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5."* The EIR determined no impact for items a) through d) and f), g), and h); and a less than significant impact for item e).

With the Project modifications discussed in Section 1.4.2, the Project size, area, and intensity would not exceed what was previously analyzed under the EIR.

2.9.2 Impact Assessment

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

No impact. Per the EIR, the Project would have no impact in this category. The proposed Project changes would not introduce new sources of hazardous materials and any transport of such materials would continue to be subject to governing regulations. The Project, as modified, would continue as a mixed-use commercial development in the same overall footprint. Thus, there is no impact.

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?

No impact. Per the EIR, the Project would have no impact in this category. The proposed Project changes would not introduce new sources of hazards or hazardous materials. The Project, as modified, would continue as a mixed-use commercial development in the same overall footprint, and does not propose new uses that would introduce hazards or hazardous materials. Thus, there is no impact.

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

No impact. Per the EIR, the Project would have no impact in this category. The proposed Project changes would not introduce new sources of hazardous materials or hazardous materials

emissions. The Project, as modified, would continue as a mixed-use commercial development in the same overall footprint, and does not propose new uses that would introduce hazards or hazardous materials. Thus, there is no impact.

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?

No impact. Per the EIR, the Project site is not located on a hazardous material site and would have no impact in this category. The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of mixed-use commercial uses. Thus, there is 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 result in a safety hazard for people residing or working in the project area?

No impact. The Project site is located near the Fresno Yosemite International airport, but outside the noise contour and airport approach safety areas (see Figure 2-1 Fresno Yosemite International Airport Noise and Safety Zones). The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of mixed-use commercial uses. Thus, there is no additional impact.

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

No impact. The EIR concluded the Project would have no impact in this category. The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of mixed-use commercial uses. Thus, there is no impact.

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?

No impact. The EIR concluded the Project would have no impact in this category. The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of mixed-use commercial uses. Thus, there is no impact.

2.9.3 Mitigation Measures

None required.

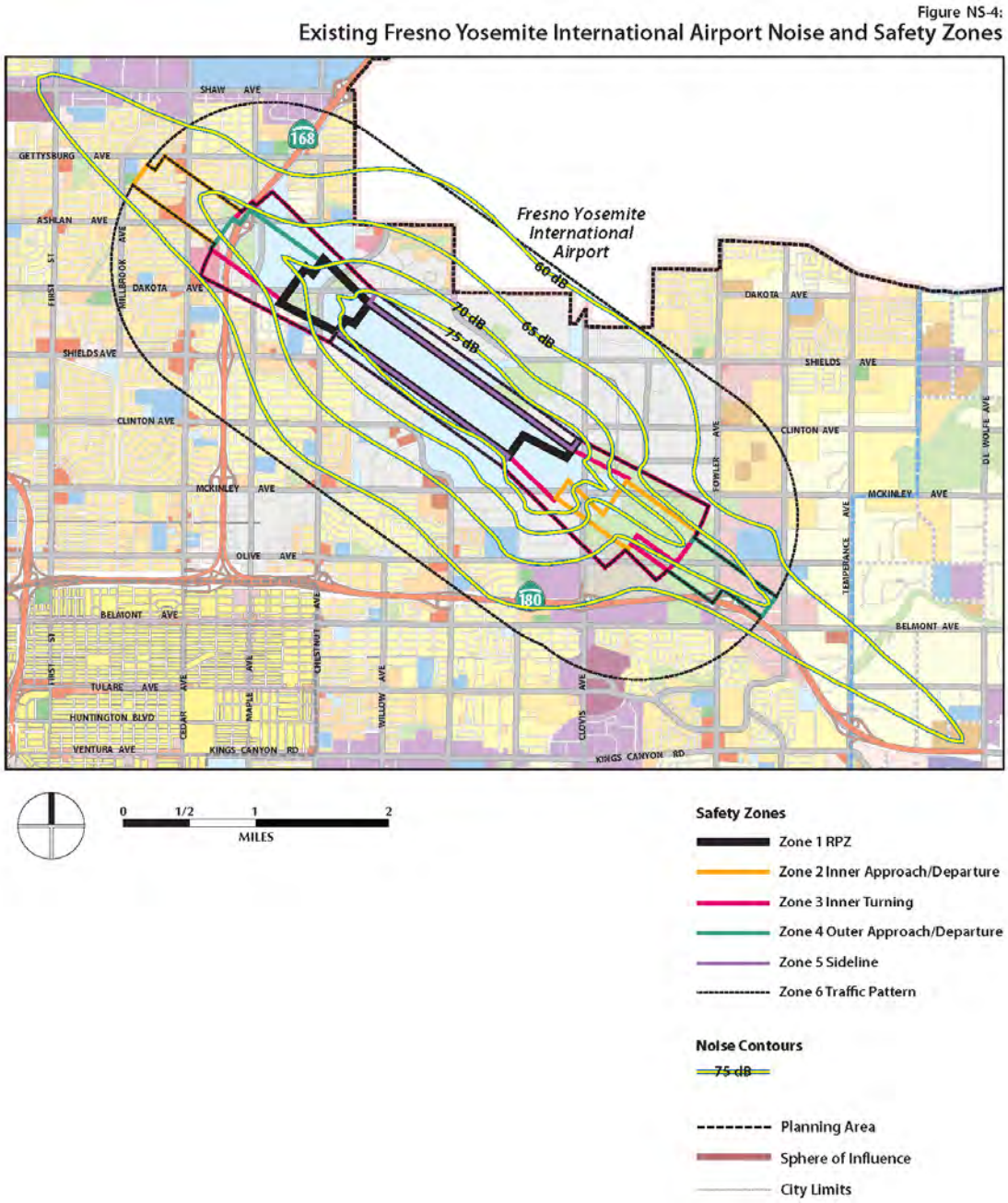

Figure 2-1 Fresno Yosemite International Airport Noise and Safety Zones

Source: City of Fresno General Plan, 2014

2.10 HYDROLOGY AND WATER QUALITY

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b)	Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				X
c)	Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:				X
	i. Result in a substantial erosion or siltation on- or off-site;				X
	ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site:				X
	iii. 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; or				X
	iv. Impede or redirect flood flows?				X

d)	In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e)	Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

2.10.1 Environmental Setting

According to the EIR:

- Potential Project impacts in this area include groundwater pumping and recharge, impacts to off-site wells, contamination of domestic water wells, groundwater recharge, increased urban storm runoff, and degradation of groundwater quality from urban runoff.
- If surface water is secured to recharge underground supply, cumulative development would not result in significant and unavoidable decline in groundwater elevations. This impact is mitigated by the City of Fresno and other regional agencies; thus no Project-specific mitigation is required.
- The Project will construct a series of new water lines served by the campus water supply system or by the City of Fresno.

With the Project modifications discussed in Section 1.4.2, the Project size and area would not exceed what was previously analyzed under the Campus Pointe EIR. The Project's overall development intensity would not be increased; and the total number of housing units would be decreased (if including hotels). Without hotels, the total number of residential units would modestly increase by 7 units.

2.10.2 Impact Assessment

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

No impact. The EIR determined the Project would have no impact in this category. The Project, as proposed to be modified, would continue to comply with regulatory requirements governing water quality standards and waste discharge requirements. The proposed Project changes do not introduce new uses that would risk degradation of surface or ground water quality, and the size, scope of uses, overall development footprint and intensity would not exceed what was analyzed in the EIR, thus there is no impact.

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

No impact. The EIR determined the Project could have a potentially significant impact in this category due to the potential for moderate to high water use by the hotel and residential use components. As described above, pursuant to prior Project approvals, the hotel size has been reduced significantly. The proposed changes to the Project would replace the 40-unit live/work lofts with a 57-unit studio apartment project, which would result in a relative increase in units. Overall, however, as shown in Table 1-1, the total number of residential units would increase by only 7 units, and these units would be studio units with reduced occupancy potential. Thus, the Project size and intensity, as it pertains to water use, does not materially exceed the EIR, thus there is no additional impact.

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site?

No impact. The EIR determined the Project would have no impact in this category. The Project, as proposed to be modified would be in the same location and have the same overall footprint and mix of mixed-use commercial uses and would not introduce new drainage patterns that could result in substantial erosion or siltation. Thus, there is no impact.

ii. Substantially increase the rate or amount of surface runoff in a manner, which would result in flooding on- or off-site?

No impact. The EIR determined the Project would have a less than significant impact in this category with implementation of the identified mitigation measure. The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of mixed-use commercial uses and would not introduce new surface runoff patterns that could result in flooding. The Project, with the proposed changes, would still apply the mitigation measure identified in the EIR, thus there is no additional impact.

iii. 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?

No impact. The EIR determined the Project could have a potentially significant impact in this category as the stormwater drainage systems did not yet exist at the time of EIR certification. Without these systems in place, stormwater runoff could exceed the capacity of the existing drainage systems. Since the EIR certification, the Project site stormwater drainage systems have been constructed in accordance with approved plans and are now in operation and capable of serve existing and future development. The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of mixed-use commercial uses and would not generate increased stormwater runoff at rates in excess of what was analyzed in the

EIR. In addition, the Project as modified would continue to apply the mitigation measures identified in the EIR, thus there is no additional impact.

iv. Impede or redirect flood flows?

No impact. The EIR determined that the Project would have no impact in this category since the Project site is not within a 100-year flood hazard area and thus would not impede or direct flood flows. The Project, as proposed to be modified, would be in the same location, have the same overall footprint, mix of commercial and residential uses, and would not generate increased runoff at rates in excess of what was analyzed in the EIR. The Project size and area does not exceed what was analyzed in the EIR, thus there is no impact.

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

No impact. The EIR determined that the Project would have no impact in this category. The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of mixed-use commercial uses. The Project size and area does not exceed what was analyzed in the EIR, thus there is no impact.

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No impact. This question was added to the CEQA Guidelines Appendix G after the May 2007 FEIR. Implementation of the Project would require issuance of a statewide NPDES permits for construction runoff and municipal storm drain systems (MS4) require water quality control measures be implemented at the Project to protect groundwater quality. Stormwater is collected in water basins within the area, which primarily serves to recharge groundwater. The Project, as modified, would continue to comply with these standards.

Additionally, the Project would not conflict with or obstruct the implementation of water quality control standards/plans and the Sustainable Groundwater Management Act (SGMA) adopted in 2014. The SGMA direct local agencies to develop Groundwater Sustainability Plans (GSPs) to manage groundwater supplies. The Project site is located within the jurisdictional area of the North Kings Groundwater Sustainability Agency (GSA), which adopted its GSP on January 28, 2020. Actions of the North Kings GSP include FMFCD's recharge facility to expand the Fresno City's groundwater recharge program and treatment facilities to construct water storage tanks. The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of mixed-use commercial uses. As the Project, as modified, would not conflict with these plans, there is no impact.

2.10.3 Mitigation Measures

No additional mitigation required. The mitigation measure identified in the Mitigation Monitoring Plan from the Final EIR still apply (see Appendix B: Mitigation Monitoring Program).

2.11 LAND USE PLANNING

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Physically divide an established community?				X
b)	Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

2.11.1 Environmental Setting

The Project is located on the CSUF campus, and the CSU Board of Trustees has jurisdiction under the Project site's land use compliance and entitlements. The Project is subject to compliance with the CSUF Master Plan and Master Plan Guidelines adopted by the CSU Board of Trustees. Modifications to the physical components of the Project site will also require a minor modification to the Master Plan.

The Project site is not subject to City land use and zoning requirements. Nonetheless, because the Project site is within the City boundaries, this Addendum provides a description of the City's land use policies for the Project site. For emphasis, these policies and land use designations are provided for informational purposes only as the City has no jurisdictional authority over the Project site or CSUF campus. The 2025 Fresno General Plan designates the Project site for public facility use. The City's current general plan, adopted in 2014, also designates the site for Public uses (see Figure 1-4). Per the EIR, *"The Fresno General Plan also designates the site and CSUF campus as part of a larger potential activity center stretching along Shaw Avenue between State Routes 41 and 168. The General Plan anticipates that these activity centers will provide pedestrian and transit linkages and become a focal point for community activities and incorporate other planning concepts such as mixed use and intensification. The proposed Campus Pointe project is consistent with these objectives."* Consequently, the EIR concluded the Project would have a less than significant impact in the land use and planning impact area.

The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of mixed-use commercial uses as was previously analyzed under the EIR.

2.11.2 Impact Assessment

a) Physically divide an established community?

No impact. The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of uses as was previously analyzed under the Campus Pointe EIR. Thus, there is no impact.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No impact. The Project site is part of the CSUF campus and is subject to compliance with the CSUF Master Plan and Master Plan Guidelines. As described in Section 1.4.2, the proposed Project changes seek to relocate and re-size certain residential and retail Project components. This will require a minor amendment to the CSUF Master Plan to ensure consistency with this governing plan. Otherwise, the Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of uses as was previously analyzed in the EIR. The Project would also continue to be subject to the Master Plan Guidelines. With CSU's approval of the proposed Project changes, including the minor amendment to the Master Plan, the Project as proposed to be modified would result in no impact in this category.

In addition, the Project as proposed to be modified would not conflict with with City land use policies. The updated Fresno General Plan (adopted in 2014) includes an objective and policy regarding the development of CSUF:

POSS-9 Work with California State University, Fresno, and other institutions of higher learning in Fresno, to enhance the City's workforce, job creation, and economic development, as well as its image and desirability as a place to live.

> *POSS-9-a Economic Potential of Institutions of Higher Education in Fresno. Seek to leverage the human capital, research pursuits, and economic potential of California State University, Fresno (Fresno State), and all of Fresno's institutions of higher education, whenever possible in economic development and land use decisions.*

The Project, as proposed to be modified, does not conflict with the 2014 General Plan's land use designation or the objective and policy to promote economic development. Thus, there is no impact.

2.11.3 Mitigation Measures

None Required.

2.12 MINERAL RESOURCES

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?				X
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?				X

2.12.1 Environmental Setting

As per EIR, *"There are no mineral resources known to exist on or near the project site."*

With the Project modifications discussed in Section 1.4.2, the Project location, size, footprint, mix of uses and impact area would not exceed what was previously analyzed under the EIR.

2.12.2 Impact Assessment

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?

No impact. As confirmed in the EIR, there are no known mineral resources in the Project area. With the proposed Project changes, the Project location, size and impact area would not change or exceed what was analyzed in the EIR, thus there is no impact.

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?

No impact. As confirmed in the EIR, there are no known mineral resources in the Project area. With the proposed Project changes, the Project location, size and impact area would not change or exceed what was analyzed in the EIR, thus there is no impact.

2.12.3 Mitigation Measures

None Required.

2.13 NOISE

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b)	Generation of excessive groundborne vibration or groundborne noise levels?				X
c)	For a project located within the vicinity of a private airstrip or 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?				X

2.13.1 Environmental Setting

The Project site is under the jurisdiction of the CSU and is not subject to the policies and regulations of the City of Fresno. Nonetheless, the City's noise policies and regulations represent local standards that may serve as the basis for the noise significance criteria applied in the EIR. As per the Campus Pointe EIR: *"The Noise Element of the Fresno General Plan establishes a land use compatibility criterion of 60 dB L_{dn} for exterior noise levels and 45 dB L_{dn} for interior noise levels within residential land uses. Noise levels within sensitive areas of the project site (hotel and residential uses) are expected to exceed acceptable limits from noise generated primarily by traffic. A noise study should be prepared to determine noise levels and potential mitigation measures. Although noise will be generated during grading and construction, the project will not result in*

exposure of persons to or generation of excessive ground-borne vibration or ground-borne noise levels."

Generally, there are two types of noise sources: 1) mobile source, which is typically associated with transportation, and 2) stationary sources, produced from machinery and equipment during construction and operation. The Noise and Safety chapter of the updated Fresno General Plan (adopted 2014) and the City's Municipal Code Section 10-101, Noise Ordinance, includes policies and regulations that provides guidance on noise to prevent citizen's exposure to excessive noise. The most recent General Plan proposes updates to the City's Noise Ordinance to:

- increase the maximum average exterior noise levels in residential districts to 65 dB L_{dn}
- maintain the maximum average exterior noise levels in commercial land use at 65 dB L_{dn}

This updated threshold is looser than the criterion identified in the EIR, where the threshold is 60 dB L_{dn} for exterior noise levels and 45 dB L_{dn} for interior noise levels within residential land uses.

The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of uses as was previously analyzed in the Campus Pointe EIR, and would not introduce new types of noise sources.

2.13.2 Discussion

c) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or in other applicable local, state, or federal standards?

No Impact. The EIR determined the Project would have a potentially significant noise impact in this category as it is projected to exceed noise level standards established in the City's prior General Plan and noise ordinance (60 dB $L_{dn,}$ with projected 62.9 dB L_{dn} after mitigation). These standards have been updated in the City's new General Plan (adopted 2014) to raise the noise standard to 65 dB L_{dn} for residential land uses. The Project noise levels, at 62.9 dB $L_{dn,}$ is below this threshold.

The proposed Project changes are not expected to generate additional noise beyond what was previously analyzed in the EIR since Project size, location, mix of uses and overall development intensity would not exceed what was analyzed in the EIR. In addition, according to the trip generation analysis in Section 2.17- TRANSPORTATION, the proposed changes to the Project would not result in additional noise from mobile sources since there would be less vehicle trips generated compared to those projected in the EIR. The Project as modified would continue to implement the mitigation measures identified in the EIR to reduce noise impacts to the extent feasible. As a result, there is no additional impact associated with the proposed Project changes.

d) Generation of excessive groundborne vibration or groundborne noise levels?

No Impact. The EIR determined the Project would not generate excessive ground-borne vibration or noise levels. With the proposed Project changes, the equipment that could cause ground-borne vibration and noise during construction or operation of the Project would be substantively the same and does not exceed what was previously analyzed in the EIR, thus there is 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?

No Impact. The EIR determined the Project would have a less than significant impact for this impact area. The Project, as proposed to be modified, would be in the same location and have the same overall footprint and mix of uses as was previously analyzed under the Campus Pointe EIR. Thus, there is no additional impact.

2.13.3 Mitigation Measures

No additional mitigation required. The mitigation measures identified in the Mitigation Monitoring Plan from the EIR would continue to apply to the Project as modified (see Appendix B: Mitigation Monitoring Program).

2.14 POPULATION AND HOUSING

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Induce substantial unplanned 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)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

2.14.1 Environmental Setting

As per the EIR, *"[New] housing will serve the existing and projected enrollment of the university and is not considered growth inducing. The project will not displace people or existing housing."*

The proposed Project changes focus on the replacement of the 40-unit live/work loft component with a 57-unit studio apartment project. This will allow for a relative increase in 17 residential units. As shown in Table 1-1, the Project will provide slightly fewer housing units and hotel rooms overall compared to what was analyzed in the EIR. This reduction is primarily related to the reduction in the size of the senior housing project and hotel room keys, which were the subject to prior CSU Project approvals. With the proposed changes, the revised project would provide seven more residential units compared to what was analyzed in the EIR.

2.14.2 Impact Assessment

a) **Induce substantial unplanned 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)?**

No Impact. The EIR determined the Project would have a less than significant impact for population growth since the Project's housing components will serve the existing and projected enrollment of CSUF. The Project as revised would provide an additional 17 residential units compared the

live/work loft component. Overall, however, the Project as proposed would have a reduced amount of residential units (including hotel) relative to what was analyzed in the EIR. Without the hotel, the Project would provide seven additional residential units compared to what was provided in the EIR. The overall reduction in residential units is due to the previously approved reduction in the size of the senior housing and hotel components; thus, for purposes of population growth and campus housing needs, the Project as revised continues to accommodate enrollment growth through the provision of housing. As a result, the project would not exceed what was previously analyzed in the EIR, thus there is no impact.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. The EIR determined the Project would have no impact in this category because the Project will not displace people or existing housing. At the time of the original EIR certification, the Project site was comprised of vacant land, accordingly no housing would be displaced with the buildout of the site. The Project as revised will be located at the same site, with the same overall footprint and will continue to be comprised of a mixed uses. Therefore, the Project as revised will continue to have no impact to existing people or housing.

2.14.3 Mitigation Measures

None Required.

2.15 PUBLIC SERVICES

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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:				X
i. Fire protection?				X
ii. Police protection?				X
iii. Schools?				X
iv. Parks?				X
v. Other public facilities?				X

2.15.1 Environmental Setting

Campus Pointe EIR determined that the Project's impacts to public services are less than significant. Findings include:

- Fire protection services will be provided by the City of Fresno Fire Department, who anticipates no significant impacts as a result of the Project.
- Police protection services will be provided by the CSUF Campus Police Department, who anticipates no significant impacts as a result of the Project.
- K-12 Students will attend schools within the Fresno Unified School District and only minor additional student enrollment is expected to occur and can be accommodated with existing facilities.
- The Project will not adversely impact existing parks and will contain centralized recreational facilities.

With the Project modifications discussed in Section 1.4.2, the Project location, scope of uses and overall footprint would not exceed what was previously analyzed in the Campus Pointe EIR. Overall, the Project does not include new land use types or exceed the square footage or unit counts compared to what was analyzed in the EIR. From a public services perspective, the modest increase in the number of units (17) associated with the replacement of the live/work loft component with a studio apartment component, and overall increase in housing units (7) compared to what was analyzed in the EIR is not expected to generate a measurably significant demand in services, including school enrollment. This is in part because the unit configuration (studio apartment) which has limited utility for family housing, is primarily intended to serve the CSUF student population.

2.15.2 Impact Assessment

a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:

i. Fire protection?

No Impact. The City of Fresno's Fire Department will provide fire protection services for the Project. In the EIR, the Fire Department confirmed that it can provide these services without any adverse impact. The proposed changes to the Project do not involve new uses and the overall size and intensity would not exceed what was analyzed in the EIR, thus there is no additional impact.

ii. Police protection?

No Impact. The CSUF Campus Police Department will provide police protection services for the Project. The proposed changes to the Project do not involve new uses and the overall size and intensity would not exceed what was analyzed in the EIR, thus there is no additional impact.

iii. Schools?

No Impact. The Fresno Unified Schools District will provide school services for school age children in the Project area. However, as stated in the EIR, the majority of the residential units are anticipated to be occupied by Fresno State students and seniors, and the increase in K-12 students is expected to be very small. The modest increase in residential units (17 as compared to the live/work option and 7 overall) is not expected to generate any significant enrollment increase. This is because the studio-unit configuration is not conducive to family housing and the primary intended occupant will continue to be CSUF affiliated population. The proposed changes to the Project do not involve new uses and the overall size and intensity would not exceed what was analyzed in the EIR, thus there is no additional impact.

iv. Parks?

No Impact. The EIR confirms that the CSUF student recreation center and centralized recreation facilities in the Project's residential components will provide to recreation and park services. This will continue to apply to the Project. The proposed changes to the Project do not involve new uses and the overall size and intensity would not exceed what was analyzed in the EIR, thus there is no additional impact.

v. Other public facilities?

No Impact. The proposed changes to the Project do not involve new uses and the overall size and intensity would not exceed what was analyzed in the EIR, thus there is no additional impact.

2.15.3 Mitigation Measures

No additional mitigation required. The mitigation measures identified in the Mitigation Monitoring Plan from the EIR still apply (see Appendix B: Mitigation Monitoring Program).

2.16 RECREATION

Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) 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?				X
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?				X

2.16.1 Environmental Setting

Key evaluation points from the Campus Pointe EIR:

- The project will not adversely impact existing parks.
- Each residential component of the project will contain centralized recreation facilities.

With the Project modifications discussed in Section 1.4.2, the Project size and area would not exceed what was previously analyzed under the Campus Pointe EIR.

2.16.2 Impact Assessment

a) 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?

No Impact. The EIR found that the Project would not result in a significant impact to neighborhood or regional parks. The EIR explained that the CSUF student recreation center and centralized recreation facilities within the Project's residential component would provide recreation and park services to the Project residents. This will continue to apply to the Project with the proposed changes. The proposed changes to the Project do not involve new uses and the overall size and intensity would not exceed what was analyzed in the EIR, thus there is no additional impact.

b) Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?

No Impact. The EIR found that the Project would not result in a significant impact associated with the construction or expansion of recreational facilities. The EIR explained that the CSUF student recreation center and centralized recreation facilities within the Project's residential component would provide recreation and park services to the Project residents. This will continue to apply to the Project with the proposed changes. The proposed changes to the Project do not involve new uses and the overall size and intensity would not exceed what was analyzed in the EIR, thus there is no additional impact.

2.16.3 Mitigation Measures

None Required.

2.17 TRANSPORTATION

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b)	Conflict or be inconsistent with CEQA Guidelines § 15064.3, subdivision (b)?				X
c)	Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d)	Result in inadequate emergency access?				X

2.17.1 Environmental Setting

Under Senate Bill 743 (SB743), analysis of traffic impacts under CEQA are now based upon a Project's Vehicle Miles Traveled (VMT). The VMT metric became the mandatory and governing standard for evaluating traffic impacts under CEQA on July 1, 2020. Prior to this, traffic impacts were based upon a Level of Service (LOS) analysis. The LOS metric is utilized in the May 2007 Final EIR and REIR.

The REIR provided additional analysis on the Project's potential traffic and overflow parking impacts and determined that Project would not result in significant or new traffic and parking impacts. The main analysis points on transportation and traffic in the Campus Pointe EIR are:

- There is a potentially significant traffic (LOS) impact as the Project is expected to generate 12,000 – 15,000 vehicle trips per day. The trips will utilize the existing street systems.
- The Project will displace 11 acres of parking used for the adjacent Save Mart Center, but parking spaces will be replaced on the CSUF campus. No significant impacts to parking are anticipated.

- The university will work with FAX to establish a transit center within the CSUF campus to accommodate alternative modes of transportation.

The Project changes proposed under the 2021 site plan, in conjunction with existing development, are within the scope of the analysis the EIR. According to the EIR:

"*A basic premise behind the data presented in the [ITE] Trip Generation Manual is that they were collected at single-use, free-standing sites. However, the development of mixed-use or multi-use sites is increasingly popular. While the trip generation rates for individual uses on such sites may be the same or similar to what they are for free standing sites, there is potential for interaction among those uses within the multi-use site, particularly where the trip can be made by walking. A common example of this internal trip-making occurs at a multi-use development containing two or more ITE use classifications between which trips can be made without using the off-site road system. As outlined in the Trip Generation Handbook, an internal capture rate can generally be defined as a percentage reduction that can be applied to the trip generation estimates for individual land uses to account for trips internal to the site. All internal capture rates utilized in this technical memorandum were taken from the ITE Trip Generation Handbook*".

"As indicated in Table 3-3 [Table 5-1] the 150,000 square foot retail land use is estimated to generate 8,839 daily trips, including 200 AM peak hour trips and 818 PM peak hour trips; the 55,000 square foot theater is estimated to generate 2,574 daily trips including 287 PM peak hour trips; the 190,000 square foot office land use is estimated to generate 2,187' daily trips, including 313 AM peak hour trips and 292 PM peak hour trips; the 240 room hotel is estimated to generate 1,775 daily trips, including 121 AM peak hour trips and 142 PM peak hour trips; the 180 unit senior housing is estimated to generate 626 daily trips, including 14 AM peak hour trips and 20 PM peak hour trips; and the 324 unit apartment/campus housing land uses are estimated to generate 2,248 daily trips, including 166 AM peak hour trips and 214 PM peak hour trips."

Based on a comparison of the uses analyzed in the EIR and the uses existing and proposed as shown on the 2021 Campus Pointe Site Plan, the 2021 Campus Pointe site plan will generate less trips than the project analyzed under the EIR. This finding is based on the analysis provided below, which is based on a Trip Generation Comparison. This Comparison Analysis utilized data provided in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th Edition for the original and the proposed project. This Comparison Analysis compares the difference of the original and proposed project by estimating the number of trips anticipated by the additional 57 apartments proposed at the site in comparison to the 40 live/work units as approved under the EIR. Table 2-2 presents trip generation characteristics of the Project as approved under the EIR and as modified (and approved prior to previous Project approvals) and proposed to be modified as set forth in Section 1.4.2. The trip generation for the overall proposed project generates less trips than the project proposed under the EIR.

Table 2-2 Trip Generation Comparison between Live Work to Apartment Change

Project New Trips	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips		
		Total	In	Out	Total	In	Out
40 Live Work Units	633	26.86	9.48	16.88	56.59	30.57	26.12
57 Studio/1 bed Apartments	417.24	26.22	6.03	20.19	31.92	20.11	11.81

**See Appendix A: Traffic Impact Analysis (Trip Generation) for detailed calculations.*

2.17.2 Impact Assessment

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

No Impact. This question was added to the CEQA Guidelines Appendix G after the EIR certifications. The Project would continue to comply with all applicable requirements of program, plan, ordinance, or policy addressing the circulation system. As a result, there is no new impact.

b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?

Less than Significant Impact. This question references the VMT metric analysis requirement added to the CEQA Guidelines Appendix G after the EIR certifications. This requires CEQA analysis of transportation impacts be conducted using the VMT metric instead of the LOS metric.

CEQA Guidelines

According to CEQA Guidelines Section 15064.3, VMT measures the distance of automobile travel generated from a proposed project (i.e., the additional miles driven). Here, 'automobile' refers to on-road passenger vehicles such as cars and light trucks. If a proposed project adds excessive automobile travel on California roads and exceeds an applicable threshold of significance, then the project may cause a significant transportation impact.

Section 15064.3(b) establishes criteria for analyzing transportation impacts. Specifically, Section 15064.3(b) (1) establishes that certain land use projects that are located within ½-mile of an existing major transit stop or along a high-quality transit corridor are presumed to have a less than significant transportation impact. If this presumption does not apply to a land use project, then

the VMT can be qualitatively or quantitatively analyzed.

If a quantitative model or method is not available for estimating VMTs for a proposed project, CEQA Guidelines Section 15064.3(b)(3) permits the lead agency to conduct a qualitative analysis. The qualitative analysis may evaluate various factors including but not limited to the availability of transit, proximity to other destinations, and construction traffic.

Lastly, Section 15064.3(b)(4) of the CEQA Guidelines states that *"[a] lead agency has discretion to evaluate a project's vehicle miles traveled, including whether to express the change in absolute terms, per capita, per household or in any other measure. A lead agency may use models to estimate a project's vehicle miles traveled and may revise those estimates to reflect professional judgment based on substantial evidence. Any assumptions used to estimate vehicle miles traveled and any revision to model outputs should be documented and explained in the environmental document prepared for the project. The standard of adequacy in Section 15151 shall apply to the analysis described in this section."*

OPR's Technical Advisory

In April 2018, the Governor's Office of Planning and Research (OPR) issued the Technical Advisory on Evaluating Transportation Impacts in CEQA (Technical Advisory) (revised December 2018) to provide technical recommendations regarding VMT measures, thresholds of significance, and mitigation measures for a variety of land use project types.

According to page 19 of the Technical Advisory, *"of land use projects, residential, office, and retail projects tend to have the greatest influence on VMT. For that reason, OPR recommends the quantified thresholds described above for purposes of analysis and mitigation. Lead agencies, using more location-specific information, may develop their own more specific thresholds, which may include other land use types."*[3]

Fresno COG SB 743 Regional Guidelines [4]

[3] Office of Planning and Research. (December 2018). Technical Advisory on Evaluating Transportation Impacts in CEQA. Accessed on September 22, 2021, http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf

[4] Fresno Council of Governments. (July 2020). Fresno County SB 743 Implementation Regional Guidelines. Accessed on September 22, 2021, https://2ave3l244ex63mgdyc1u2mfp-wpengine.netdna-ssl.com/wp-content/uploads/2020/07/Fresno-COG-VMT-Report-1.pdf#nameddest=proj-screening

Fresno COG SB 743 Regional Guidelines (FCOG Guidelines) was adopted in July of 2020 to assist agencies in Fresno County in shifting their transportation impact analysis from the LOS to the VMT metric. The FCOG Guideline discusses the context of VMT analysis, project screening, significance thresholds for land use development projects, transportation projects, and land use plans, as well as feasible mitigation strategies applicable for the Fresno region.

Project VMT Analysis

The following analysis includes a quantification of expected VMT for Project-related trips taking into account (1) the VMT analysis applicable to the Project as originally approved and documented in the EIR, and (2) the Project including (a) the Project changes that have already been approved and constructed and (b) the proposed Project changes as described in Section 1.4.2.

1) Trips – As approved and as modified and proposed to be modified

According to CEQA Guidelines Section 15064.3(b) (1), land use projects that are located within ½-mile of an existing major transit stop or along a high-quality transit corridor are presumed to have a less than significant impact to VMT. The Project site is located along a high-quality transportation corridor per the Fresno County VMT screening application[5]. As such, the Campus Pointe Project would have a less than significant impact to countywide VMT under the screening criteria of the Technical Advisory and FCOG Guidelines.

In addition to this, per FCOG Guidelines, land use development projects are assumed to have a less than significant impact if *"the project generates fewer than 500 average daily trips (ADT)"*. As described above, the proposed Project as modified would replace a 40-unit live/work component with a 57-unit studio apartment component. This would result in a relative increase of 17 residential units. With the previously approved Project residential components (senior, workforce and standard/student housing), the total increase in the number of residential units is seven (7) compared to the original EIR. If the senior housing component is removed from the calculation, the number of residential units (workforce, standard/student and studio apartment units) would be increased by a total of 45 units.

Utilizing ITE code 220 and 280, the Project's live/work component (as originally proposed) would generate 633 trips. With the proposed Project changes (including those already approved), the Project's residential component would generate 417 trips. Since the newly generated trips are well

[5] FCOG. Fresno County VMT Screening Application. Accessed May 5, 2022, https://gis1.lsa.net/FCOGVMT/

under 500 trips per day under any measure, the proposed Project changes would result in a less than significant transportation impact. See Table 2-2 and Appendix A for detailed calculations of trip generation.

2) Total Modified Project Trips

Overall, the Project as modified under prior approvals and as proposed to be modified will result in a reduced development intensity by 74,562 square feet. The change in Project square footage as subsequently approved and proposed in this Addendum is summarized in Table 1-1. An analysis of these changes demonstrates that with the existing and proposed changes to the Project (as compared to what was analyzed in the EIR), the Project would generate 216 fewer daily trips than the trips anticipated in the EIR. With the proposed Project changes, the scope and mix of uses, the expected area draw by occupants, customers and visitors to the Project site, and the overall intensity of development would not change. As a result, the Project as proposed to be modified will continue to have a less than significant traffic impact.

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

No Impact. The EIR determined the Project would not result in a significant impact related to hazardous design features. The proposed Project changes do not involve a re-design of primary vehicular routes, nor do they propose new uses that could be incompatible with the mixed-use development or surrounding uses. According, the Project as proposed to be modified would not introduce design features that could increase hazards or exceed the scope of the EIR, thus there is no impact.

d) Result in inadequate emergency access?

No Impact. The EIR determined that the Project had no impact on emergency access. With the proposed Project changes, access points to the Project and its individual components will remain accessible to emergency vehicles of all sizes. As a result, there would be no impact.

2.17.3 Mitigation Measures

No additional mitigation required. The mitigation measures identified in the Mitigation Monitoring Plan from the EIR still apply (see Appendix B: Mitigation Monitoring Program).

2.18 TRIBAL CULTURAL RESOURCES

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Cause a substantial adverse change in the significance of a tribal cultural resource, defined in PRC 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: • Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC section 5020.1(k), or,				X
	• 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 PRC section 5024.1. In applying the criteria set forth in subdivision (c) of PRC section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

2.18.1 Environmental Setting

The Tribal Cultural Resources section was added to the Appendix G checklist in 2017.

Assembly Bill 52 (AB 52) requires consultation with California Native American tribes during the CEQA process to determine potential effects of proposed projects on a tribal cultural resource. Pursuant to Public Resources Code Section 21080.3.1, the lead agency shall begin consultation with the California Native American tribe that is traditionally and culturally affiliated with the geographical area of the proposed project. Such significant cultural resources are either sites, features, places, cultural landscapes, sacred places, and objects with cultural value to a tribe which is either on or eligible for inclusion in the California Historic Register or local historic register, or, the lead agency, at its discretion, and support by substantial evidence, choose to treat the resources as a Tribal Cultural Resources (PRC Section 21074(a)(1-2)). According to the most recent census data, California is home to 109 currently recognized Indian tribes.

As stated in the EIR, *"A letter was sent to the Native American Heritage Commission on February 27,2006, requesting a check of the database and sacred lands files to determine if the project will adversely impact potentially sensitive Native American resources, or if any current tribal issues exist with respect to this general area. A response received on March 16, 2006 indicated the absence of specific information in the sacred lands file."*

With the proposed Project changes, the Project area and overall footprint would not exceed that analyzed in the EIR.

2.18.2 Impact Assessment

a) 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

No Impact. According to the records search performed as part of the EIR process, there are no tribal cultural historic resources eligible for the listing in California Register of Historical Resources or prehistoric or historical archaeological sites or significant properties recorded on the Project site. With the proposed changes, the Project area would not exceed that analyzed in the EIR, thus there is 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.

No Impact. The EIR documents the prior consultation with the Native American Heritage Commission, which confirmed the absence of sacred lands in the Project area. In addition, since the original Project approvals, most of the Project site has been disturbed and developed and no buried resources were uncovered during these ground disturbing activities. Since the proposed Project amendments would not change or increase the Project's area and overall footprint as analyzed in the EIR, the amended Project remains compatible with the original tribal consultation compliance documented in the EIR and no further consultation is required. Thus, there is no impact.

2.18.3 Mitigation Measures

None Required.

2.19 UTILITIES AND SERVICE SYSTEMS

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a)	Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effect?				X
b)	Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c)	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?				X
d)	Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e)	Comply with federal, state, and local management and reduction				X

statutes and regulations related to solid waste?				

2.19.1 Environmental Setting

The Project is comprised of a mix of commercial, retail and residential uses. Utilities and service systems were assessed in the May 2007 FEIR and water demand was assessed in the REIR. As per May 2007 FEIR:

- Wastewater collection and treatment will be provided by the City of Fresno
- The project will be served by permanent storm water facilities to be constructed on site
- The American Avenue landfill has sufficient capacity to serve future growth in Fresno County, including the Project, and no impacts to the facility are expected. In addition, CSUF operates a recycling and green waste program that helps divert solid waste from the landfill.

Since the EIR certifications, the Project storm water facilities have been constructed and are in operation.

The proposed Project changes (as described in Section 1.4.2) center on the replacement of the 40-unit live/work component with a 57-unit studio apartment component. This will result in a relative increase of 17 residential units, and a total Project-wide increase of 7 units compared to what was analyzed in the EIR. In total, with the previously approved Project changes and the proposed Project changes, the overall Project development square footage will be reduced by 74,562 square feet.

Since the 2007 and 2011 Project approvals, the 2014 Fresno General Plan includes new policies to increase the capacity of the City's service systems, such as wastewater treatment, to accommodate increased development and population growth in the City.

2.19.2 Impact Assessment

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

No Impact. The EIR determined the Project's impacts in this category were mitigated to a less than significant level with the incorporation of the identified mitigation measures. The proposed modified Project will connect to existing water, wastewater, stormwater drainage, electricity, natural gas, and telecommunications systems. The proposed Project changes do not involve an overall increase in size or intensity of use, an expansion of the overall Project footprint and would

not require a relocation or construction of these primary utility facilities. The modified Project will also continue to comply with applicable mitigation measures and regulations, which ensure that the Project will not cause an adverse impact to the utility service systems. Thus, there is no additional impact.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact. The EIR determined the Project's potent impacts to water supplies would be less than significant with the incorporation of the identified mitigation measure. Per the EIR, Campus Pointe will be served by the City of Fresno water system and *"The City of Fresno has adequate capacity to serve this project and accommodate growth anticipated in its service area without adversely impacting groundwater."* The EIR noted that the residential and hotel components at the Project would generate the highest water demand. As discussed in Section 1, pursuant to previous Project approvals, the hotel size has been reduced from 145,000 sf and 240 rooms to 92,000 sf and 138 rooms. With the previously approved and proposed new Project changes, the total number of residential units will only increase by 7 units. The overall Project square footage would also be reduced by 74,562 sf. Consequently, the proposed Project land uses, size, and intensity, as it pertains to water use, would not exceed the water use projected in the EIR. Additionally, the updated 2015 Urban Water Management Plan (UWMP), which takes into consideration the full build out of the Project, as well as an overall larger service area population and water demand than the 2008 UWMP and 2010 UWMP, and concluded adequate supplies are available. For these reasons, there is no impact.

c) 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?

No Impact. The EIR determined the Project would have no impact on wastewater treatment systems since the Project's wastewater treatment system will be provided by the City of Fresno, which has adequate treatment capacity. With the changes described in Section 1.4.2, the overall Project size and intensity, including its wastewater treatment demands, would not exceed the levels analyzed in the EIR. Thus, there is no impact.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

No Impact. According to the EIR, the American Avenue landfill has sufficient capacity to serve projected growth in Fresno County, including the Project. The Project as proposed will continue to comply with applicable regulations and rules applicable to solid waste disposal and reduction goals, including CSUF waste diversion policies and practices. With the proposed changes described

in Section 1.4.2., the Project's generation of solid waste would not exceed that analyzed in the EIR and the Project would not impair solid waste reduction goals of the CSU or City, thus there is no impact.

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact. The EIR determined the Project would not have any impact in this category. The proposed Project changes (along with the previously approved changes) will result in an overall net reduction in development intensity, and only a modest seven unit increase in the number of residential units. These changes will not impact or alter the Project's ability to comply with applicable regulations governing solid waste, nor will they generate solid waste at volumes in excess of what was analyzed in the EIR. The proposed modified Project would not impair compliance with solid waste regulations, thus there is no impact.

2.19.3 Mitigation Measures

No additional mitigation required. The mitigation measure identified in the EIR will continue to apply. (See Appendix B: Mitigation Measures).

2.20 WILDFIRE

If located in or near state responsibility or lands classified as very high fire hazard severity zones, **would the project:**	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

2.20.1 Environmental Setting

The Wildfire section to the CEQA Appendix G checklist was added in 2019.

Although the City of Fresno is proximate to high and very high fire hazard designated areas, the City itself is largely categorized as having primarily none to minor fire hazard risk. This is largely attributed to its urban setting with ample paved areas. Some small areas along the San Joaquin River Bluff in the northern portion of the City of Fresno are prone to wildfire due to the relatively steep terrain and vegetation and are classified as having a high fire hazard. According to the California Department of Forestry and Fire Protection's (CAL FIRE) Fire and Resource Assessment Program, the Project site does not contain any lands within the State Responsibility Area (SRA) or lands classified as Very High Fire Hazard Severity Zone (VHFHSZ) within the Local Responsibility Area (LRA).[6]

2.20.2 Impact Assessment

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

No impact. The proposed Project changes do not involve an increase in the size, intensity or footprint of the Project and the Project would remain in the same location and have the same mix of commercial/retail and residential uses. The Project would also continue to comply with adopted emergency response plans and emergency evacuation plans, and the proposed changes would not impair or adversely impact the ability to comply with any such plans. Thus, there is no impact.

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

No Impact. The Project site is not identified by Cal Fire as being located within a VHFHSZ in the LRA. The Project is surrounded on three sides by urban development and on one side with agricultural fields. The Project site itself is flat, and is comprised of recently constructed structures, roadways and pavement; the site is also not subject to strong prevailing winds or other factors that would exacerbate wildfire risks. The proposed Project changes will not alter these site characteristics. Therefore, there is no impact due to the lack of factors that would exacerbate wildfires.

[6] California Department of Forestry and Fire Protection. FHSZ Viewer. Accessed on September 22, 2021, https://egis.fire.ca.gov/FHSZ/

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

No Impact. The Project site is not located in a high fire risk zone. The Project will install and maintain utilities and infrastructure needed for the approved residential, office, and commercial uses. Given its location in a predominately urban location, the Project does not require the installation or maintenance of infrastructure that is required to address or could exacerbate fire risk. This will not change with the proposed Project amendments, which maintain the overall development location, intensity and mix of uses as analyzed in the EIR. As a result, there is no impact.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact. The Project site is not located in a flat urban area and is not classified VHFHSZ. The site is largely developed with no slope of significance. The proposed Project changes will not alter these site characteristics or features, and they maintain the overall development footprint, intensity and mix of uses analyzed in the EIR. Thus, there is no impact.

2.20.3 Mitigation Measures

None Required.

2.21 MANDATORY FINDINGS OF SIGNIFICANCE

	Would the project:	Potentially Significant Impact	Less than Significant with Mitigation Incorporated	Less than Significant Impact	No Impact
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?				X
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)?				X
c)	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?				X

2.21.1 Environmental Setting

The EIR concluded that the Project may have potentially significant cumulative impacts in items in a), b), and c) above. This is primarily related to the Project-specific significant and unavoidable impacts identified in the EIR.

With the Project modifications discussed in Section 1.4.2,, the Project location, size, mix of uses and overall development intensity area would not exceed what was previously analyzed in the EIR.

2.21.2 Impact Assessment

a) Does the project have the potential to substantially 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, substantially reduce the number or restrict the range of an endangered, rare, or threatened species, or eliminate important examples of the major periods of California history or prehistory?

No Impact. Following the original Project approval in 2007, the Project site has been graded and developed with utilities, roadways, commercial and residential buildings. Prior to this development work, the EIR concluded that there were no biological resources found on the Project site. The proposed Project changes as described in Section 1.4.2 would maintain the Project location, overall development footprint, mix of uses and overall development intensity, and thus would not present new potential impacts in this category. As a result, there is no impact.

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.)

No Impact. If approved, the revised Project will be consistent with governing land use and environmental policies, regulations, and plans. Additionally, the Project will continue to implement mitigation measures identified in the EIR. As described above, the changes proposed to the Project would not result in any new impacts for all impact categories under the current CEQA Appendix G checklist. Further, as noted throughout the document, the modified Project would not change the size, intensity, scope, footprint or range of authorized uses at the Project site and will not result in impacts beyond those analyzed in the EIR. Therefore, the Project as modified would not contribute substantially to adverse cumulative conditions and there is no impact.

c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact. The analysis in this Addendum indicates that the Project would have not have significant impacts on human beings, either directly or indirectly. The Project size, scope, intensity,

and use would not exceed what was previously analyzed in the EIR and this Addendum did not identify significant new information, thus there is no impact.

2.21.3 Mitigation Measures

None required.

3 REPORT PREPARATION

Names of Persons Who Prepared or Participated in the Addendum:

Lead Agency

The Board of Trustees of the California State University
401 Golden Shore
Long, CA 90802-4210

Project Applicant

California State University, Fresno
5241 N. Maple Ave.
Fresno, CA 93740

Contacts:
Debbie Adishian-Astone
Vice President for Administration/Chief Financial Officer

Tinnah Medina
Associate Vice President

Precision Civil Engineering

1234 O Street
Fresno, CA 93721
(559) 449-4500

Contacts:
Bonique Emerson, AICP, VP of Planning
bemerson@precisioneng.net
Jenna Chilingerian, Senior Associate Planner
jchilingerian@precisioneng.net
Shin Tu, Associate Planner
stu@precisioneng.net

4 APPENDIX A: TRAFFIC IMPACT ANALYSIS (TRIP GENERATION)

Land Use	Size	Units of Measurement	Daily Trips	Weekday AM Peak Hour Trips			Weekday PM Peak Hour Trips		
				Total	In	Out	Total	In	Out
Original Approved Project - EIR									
Live/Work Units (Residential - ITE 220)	40	Dwelling Unit	293.80	18.40	4.23	14.17	22.40	14.11	8.29
Live/Work Units (Commercial ITE 820)*	9	1,000 Sq Ft	339.75	8.46	5.25	2.7072	34.29	16.4592	17.8308
Total			**633.55**	**26.86**	**9.48**	**16.88**	**56.69**	**30.57**	**26.12**
Current Proposed Project									
Land Use	**Size**	**Units of Measurement**	**Daily Trips**	**Weekday AM Peak Hour Trips**			**Weekday PM Peak Hour Trips**		
				Total	**In**	**Out**	**Total**	**In**	**Out**
Studio/1 bed Apartments (ITE 220)	57	Dwelling Unit	417.24	26.22	6.0306	20.19	31.92	20.1096	11.8104
Total			**417.24**	**26.22**	**6.03**	**20.19**	**31.92**	**20.11**	**11.81**
Comparative Trip Generation Over / (Under)			**(216.31)**						

* Trip generation calculations for the Live/Work Units assume a blend of ITE residential (70 percent) and retail (30 percent) land use classifications (30% of 750 sq ft for retail use (225 *40)), as is established practice, since there is no Live/Work ITE land use classification.

5 APPENDIX B: MITIGATION MONITORING PROGRAM

Table 2 of Section II of the Campus Pointe Final EIR is the Mitigation Monitoring Program for the Campus Pointe project. Listed are all the mitigation measures and monitoring details such as the implementing party, responsible agency for monitoring, and the timing of implementation.

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
Land Use and Planning				
No mitigation required.				
Traffic and Circulation				
Existing Conditions				
Bullard Avenue/Cedar Avenue intersection: Widen the northbound approach to accommodate three through lanes.	Existing Need	City of Fresno (1)	LOS "E"	LOS "D"
Barstow Avenue/Cedar Avenue intersection: Widen the eastbound approach to include dual left turn lanes.	Existing Need	City of Fresno (1)	LOS "E"	LOS "D"
Barstow Avenue/Chestnut Avenue intersection: Install a roundabout and provide for left turn channelization on the northbound and southbound approach.	Existing Need	University as part of Chestnut Avenue Widening Auxiliary Project (1) (2) (Chestnut Avenue is located within a City of Fresno public road easement)	LOS "F"	LOS "A"
Barstow Avenue/Willow Avenue intersection: Widen/re-stripe the eastbound approach to accommodate a left turn lane, a thru lane, and a shared thru-right lane.	Existing Need	Cities of Clovis/Fresno (1)	LOS "E"	LOS "D"
Bullard Avenue/Willow Avenue intersection: Widen the northbound and southbound approaches to accommodate dual left turn lanes and an additional eastbound thru lane.	Existing Need	Cities of Clovis/Fresno (1)	LOS "F"	LOS "D"

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
Existing Base plus Project Conditions In addition to mitigation measures recommended under "Existing" conditions, the following mitigation measures are recommended:				
Bullard Avenue/Cedar Avenue intersection: Widen the westbound approach to include dual left turn lanes.	2010/Project Completion	City of Fresno (1)	LOS "E"	LOS "D"
Barstow Avenue/Woodrow Avenue intersection: Widen the eastbound approach to accommodate a dedicated through lane and a dedicated right turn lane subject to university design and Campus Master Plan requirements.	2010/Project Completion	University/Auxiliary with University Police Dept. Manual Traffic Control as needed (2)	LOS "E"	LOS "D"
Shaw Avenue/Chestnut Avenue intersection: Widen the southbound approach to include a dual left turn lane, a shared through-left turn lane, and a dedicated right-turn lane; modify the existing signal to split phasing on the northbound and southbound approaches; widen the eastbound approach to include dual left turn lanes; widen the westbound approach to include dual right turn lanes; extend left turn lanes for eastbound and westbound approaches; and add northbound shared through-left turn lane and right turn lane.	2010/Project Completion	University/ Auxiliary as part of Chestnut Avenue Widening Project (1) (2) (Chestnut Avenue is located within a City of Fresno public road easement)	LOS "F"	LOS "D"

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
Year 2025 Base Conditions In addition to mitigation measures recommended under "Existing plus Project" conditions, the following mitigation measures are recommended:				
Bullard Avenue/Cedar Avenue intersection: widen the northbound approach to include dual left turn lanes; widen the southbound approach to include dual left turn lanes; widen the eastbound approach to include three through lanes; and widen the eastbound approach to include three through lanes.	2025	City of Fresno, University, and Auxiliary (1)	LOS "F"	LOS "D"
Bullard Avenue/Chestnut Avenue intersection: Widen the northbound approach to include a single through lane and a shared through-right turn lane; widen the southbound approach to accommodate dual through lanes; and widen the eastbound approach to include three through lanes.	2025	University and Auxiliary as part of Chestnut Avenue Widening Project (1)	LOS "F"	LOS "D"
Barstow Avenue/Cedar Avenue intersection: Widen the northbound approach to include dual left turn lanes; widen the southbound approach to include dual left turn lanes; and widen the westbound approach to include two through lanes and a dedicated right turn lane.	2025	City of Fresno, University, and Auxiliary (1)	LOS "F"	LOS "D"
Barstow Avenue/Maple Avenue intersection: install a traffic signal subject to university design and Campus Master Plan requirements.	2025	University' Auxiliary, and University Police Dept. Manual Traffic Control as needed (2)	LOS "F"	LOS "C"

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
Shaw Avenue/Maple Avenue intersection: Widen the eastbound approach to dual left turn lanes.	2025	City of Fresno (1)	LOS "E"	LOS "D"
Gettysburg Avenue/Woodrow Avenue intersection: Install a traffic signal.	2025	City of Fresno (1)	LOS "E/F"	LOS "B"
North Parking Lot Entrance/Chestnut Avenue and *Matoian Way/Chestnut Avenue* intersections: Install roundabouts.	2025	University as part of Chestnut Avenue Widening Project (2)	LOS "D"	LOS "A"
Shaw Avenue/Willow Avenue intersection: Widen northbound and southbound approaches to accommodate dual left turning movements.	2025	City of Clovis (1)	LOS "E"	LOS "D"
Barstow Avenue/Willow Avenue intersection: Widen the southbound approach to accommodate dual left turn lanes and an additional thru lane.	2025	Cities of Clovis/Fresno (1)	LOS "F"	LOS "D"
Bullard Avenue/Willow Avenue intersection: Widen the eastbound approach to accommodate a left turn lane, three thru lanes, and a right turn lane; widen the westbound approach to accommodate a left turn lane, two thru lanes, and a right turn lane.	2025	Cities of Clovis/Fresno (1)	LOS "F"	LSO "D"

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
YEAR 2025 BASE PLUS PROJECT CONDITIONS In addition to mitigation measures recommended under "Year 2025 Base", the following mitigation measures are recommended:				
Bullard Avenue/Chestnut Avenue intersection: Widen the northbound approach to include a single thru lane and a shared thru-right lane; widen the southbound approach to accommodate dual thru lanes; and widen the eastbound approach to include three thru lanes.	2025	University/Auxiliary as part of Chestnut Avenue Widening Project (1)	LOS "E"	LOS "D"
Barstow Avenue/Cedar Avenue intersection: Widen the northbound approach to include dual left turn lane s; widen the southbound approach to include dual left turn lanes and dual left turn lanes; and widen the westbound approach to include two through lanes and a dedicated right turn lane.	2025	City of Fresno/University (1)	LOS "F"	LOS "D"
Barstow Avenue/Maple Avenue intersection: Install a traffic signal subject to university design and Campus Master Plan requirements.	2025	University/Auxiliary with University Police Dept. Manual Traffic Control as needed (2)	LOS "F"	LOS "C"
Shaw Avenue/Maple Avenue intersection: Widen the eastbound approach to dual left turn lanes.	2025	City of Fresno (1)	LOS "E"	LOS "D"
Gettysburg Avenue/Woodrow Avenue intersection: Install a traffic signal	2025	City of Fresno (1)	LOS "E/F"	LOS "B"
Chestnut Avenue and Matoian Way intersection: Install roundabout.	2025	University as part of the Chestnut Avenue Widening Project (2)	LOS "D"	LOS "A"

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
Shaw Avenue/Willow Avenue intersection: Widen northbound and southbound approaches to accommodate dual left turning movements.	2025	City of Clovis (1)	LOS "E"	LOS "D"
Barstow Avenue/Willow Avenue intersection: Widen the southbound approach to accommodate dual left turn lanes and an additional thru lane.	2025	Cities of Clovis/Fresno (1)	LOS "F"	LOS "D"
Bullard Avenue/Willow Avenue intersection: Widen the eastbound approach to accommodate a left turn lane, three thru lanes, and a right turn lane; widen the westbound approach to accommodate a left turn lane, two thru lanes, and a right turn lane.	2025	Cities of Clovis/Fresno (1)	LOS "F"	LOS "D"
AIR QUALITY				
Construction – Related Mitigation Measures 1. Compliance with Regulation VIII under the San Joaquin Valley Air District for all construction sites will constitute sufficient mitigation to reduce PM_{10} impacts to a level considered less-than significant. The following mitigation measures from the GAMAQI are required to be implemented at all construction sites:	During Construction	Developer/SJVAPCD		

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

	MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
2.	All disturbed areas, including storage piles, which are not being actively utilized for construction purposes, shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, covered with a tarp or other suitable cover or vegetative ground cover.	During Construction	Developer/SJVAPCD		
3.	All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water or chemical stabilizer/suppressant.	During Construction	Developer/SJVAPCD		
4.	All land clearing, grubbing, scraping, excavation, land leveling, grading, cut & fill, and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.	During Construction	Developer/SJVAPCD		
5.	When materials are transported off-site, all material shall be covered, or effectively wetted to limit visible dust emissions, and at least six inches of freeboard space from the top of the container shall be maintained.	During Construction	Developer/SJVAPCD		

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
6. All operations shall limit or expeditiously remove the accumulation of mud or dirt from adjacent public streets at the end of each workday. The use of dry rotary brushes is expressly prohibited except where preceded or accompanied by sufficient wetting to limit the visible dust emissions. Use of blower devices is expressly forbidden.	During Construction	Developer/SJVAPCD		
7. Following the addition of materials to, or the removal of materials from, the surface of outdoor storage piles, said piles shall be effectively stabilized of fugitive dust emissions utilizing sufficient water or chemical stabilizer/suppressant.	During Construction	Developer/SJVAPCD		
8. Within urban areas, track out shall be immediately removed when it extends 50 or more feet from the site and at the end of each workday.	During Construction	Developer/SJVAPCD		
Additional enhanced control measures are desirable where feasible and include:				
9. Traffic speeds on unpaved roads shall be limited to 15 mph.	During Construction	Developer/SJVAPCD		
10. Sandbags or other erosion control measures shall be installed to prevent silt runoff to public roadways from sites with a slope greater than 1%.	During Construction	Developer/SJVAPCD		

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
Additional mitigation measures should be considered for reducing emissions from construction emissions. The District's GAMAQI suggests the following measures:				
11. Use of alternative fueled or catalyst equipped diesel construction equipment.	During Construction	Developer/SJVAPCD		
12. Minimize idling time (e.g., 10 minute maximum).	During Construction	Developer/SJVAPCD		
13. Limit the hours of operation of heavy-duty equipment and/or the amount of equipment in use.	During Construction	Developer/SJVAPCD		
14. Replace fossil-fueled equipment with electrically driven equivalents (provided they are not run via a portable generator set).	During Construction	Developer/SJVAPCD		
15. Curtail construction during periods of high ambient pollutant concentrations; this may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways.	During Construction	Developer/SJVAPCD		
16. Implement activity management (e.g. rescheduling activities to reduce short-term impacts).	During Construction	Developer/SJVAPCD		

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
17. A heavily vegetated, no spray buffer zone will be implemented between the project and adjacent agricultural lands to the north. The width of this buffer zone will be determined based on the chemicals used for spraying and the frequency of application.	During Construction	Developer/SJVAPCD		
Long-Term Emissions Mitigation measures should be used to reduce long-term project emissions to SJVAPCD Standards. Mitigation measures applicable to this project include:				
18. Provide transit-enhancing infrastructure including: transit shelters, benches, street lighting and route signs.	During Construction	Developer/SJVAPCD		
19. Increased attention shall be focused on Smart Growth including pedestrian and transit-oriented development. The design, configuration and mix of uses emphasize a pedestrian-oriented environment and reinforce the use of alternative modes of transportation. TOD designs can help to reduce the number of auto trips and vehicle miles traveled by creating opportunities to walk and bike, while enhancing the area's quality of life and protecting affordable housing goals.	On-going	Developer/Auxiliary		

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
20. Provide pedestrian enhancing infrastructure that includes: sidewalks and pedestrian paths, direct pedestrian connections, street tress to shade sidewalks and pedestrian safety design and infrastructure.	During construction/On-going	Developer/Auxiliary		
21. Provide on-site bicycle-enhancing infrastructure that includes bike paths that connect to a campus and city bikeway system.	On-going	Developer/Auxiliary		
NOISE				
1. Hours of construction shall be limited to 7:00 am to 7:00 pm, Monday through Saturday.	During Construction	Developer/Auxiliary		
2. The applicant shall follow the State Noise Insulation Standards (California Code of Regulations, Title 24) and Chapter 35 of the Uniform Building Code (UBC) concerning interior noise exposure for multi-family housing, hotels and motels.	During Construction	Developer/Auxiliary		
3. Mechanical ventilation or air conditioning shall be provided for all residential units so that windows and doors may remain closed for the required acoustical insulation. The fresh air inlet duct shall be of sound attenuating construction and shall consist of ten feet of straight or curved ducts plus one sharp 90-degree bend.	During Construction	Developer/Auxiliary		
4. Outdoor activity areas for hotel or residential uses should be enclosed within the building envelop and shielded by structures. The buildings would provide noise attenuation for outdoor activity areas.	During Construction	Developer/Auxiliary		

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
5. Discourage outdoor activity areas and balconies for hotel and residential uses facing State Route 168 and Shaw Avenue. Other balconies at oblique angles to major streets should be designed with parapet walls to shield traffic noise. Balconies or patios located at buildings that face State Route 168 shall incorporate a noise barrier that is at least 6 feet high as measured from the second level floor. Acceptable materials for the construction of the barrier shall have a weight of 3.5 pounds per square foot of surface area and may be composed of the following: masonry block, stucco veneer over wood framing (or foam core), glass, Plexiglass or Lexan (1/4 inch think). The barrier may also be constructed out of a combination of the above listed materials. This measure shall only apply to useable balconies.	During Construction	Developer/Auxiliary		
DRAINAGE				
1. A storm drainage design plan will be required for the project. The purpose of the plan is to provide a storm drainage collection and disposal system for the proposed project that includes the improvement of existing basins on the campus. The storm drainage system and detention basin facility will be designed in accordance with Fresno State storm drainage standards.	Prior to Construction	Developer/Auxiliary		
PUBLIC FACILITIES AND SERVICES				
1. A 14" City of Fresno water main shall be constructed to the proposed Campus Pointe Project from the water main in Chestnut Avenue with connections at Shaw Avenue and Bullard Avenue.	During Construction	Developer		

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
2. In consultation with the City of Fresno, incorporate into the design of the sewer system serving the Campus Pointe Project, connection to the existing sewer located in E. Dakota Avenue west of the intersection with N. Chestnut Avenue. For this alternative, the existing bore under SR 168 would be utilized and may require upgrading. As an alternative, connect to the existing 15-inch line in Maple Avenue at Shaw Avenue which would include replacement/upgrading capacity downstream from Dakota Avenue.	During Construction	Developer		
AESTHETICS				
The developer shall ensure that the following measures are incorporated in the design of the project:				
1. The developer shall incorporate landscape, wall treatment, signage, and architectural standards for the development of residential, commercial, and office mixed uses.	During Construction/On-going	Developer		
2. A minimum 20-foot landscaped area shall parallel the northerly side of Shaw Avenue.	During Construction	Developer		
3. Project entries along Chestnut Avenue shall incorporate special entry features, such as extensive landscaping and low profile entry signs.	During Construction	Developer		

(1) Non-Campus Property
(2) Campus Property

Table 2: Mitigation Monitoring Program

MITIGATION MEASURES	WHEN REQUIRED	RESPONSIBLE AGENCY	"LOS" Prior to Mitigation	"LOS' After Mitigation
CULTURAL RESOURCES				
1. Should unanticipated cultural resource remains be encountered during construction or land modification activities, work must stop, and the appropriate Lead Agency shall be contacted immediately to determine appropriate measures to mitigate adverse impacts to the discovered resources. Cultural resource remains may include artifacts, shell, bone, altered soils, features, foundations, trash pits and privies, etc.	During Construction	Developer		
2. If human remains are discovered during land modification activities, then the procedures described in Section 7050.5 of the California Health and Safety Code shall be followed. These procedures require notification of the County Coroner. If the County Coroner determines that the discovered remains are those of Native American ancestry, then the Native American Heritage Commission must be notified by telephone within 24 hours. Sections 5097.94 and 5097.98 of the Public Resources Code, describe the procedures to be followed after the notification of the Native American Heritage Commission.	During Construction	Developer		

(1) Non-Campus Property
(2) Campus Property