

**California State University, Northridge  
2005 Campus Master Plan Update**

**Findings of Fact**

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

Final Environmental Impact Report  
(State Clearinghouse Number 2005051008)

## 1.0 INTRODUCTION

### 1.1 Purpose

This statement of findings addresses the environmental effects associated with the California State University, Northridge 2005 Master Plan Update project (project) located on the California State University, Northridge (CSUN) campus in Northridge, California. These findings are made pursuant to the California Environmental Quality Act (CEQA) under Sections 21081 and 21081.6 of the Public Resources Code and Sections 15091 of the CEQA Guidelines, Title 14, Cal. Code Regs. §15000, et. Seq. The potentially significant impacts were identified in both the Draft Environmental Impact Report (EIR) and the Final EIR, as well as additional facts found in the complete record of proceedings.

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

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

In accordance with Public Resource Code §21081 and Section 15093 of the CEQA Guidelines, whenever significant impacts cannot be mitigated to below a level of significance, the decision-making agency is required to balance, as applicable, the benefits of the proposed project against its unavoidable

environmental risks when determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse effects may be considered "acceptable." In that case, the decision-making agency may prepare and adopt a Statement of Overriding Considerations, pursuant to the CEQA Guidelines.

Section 15093 of the CEQA Guidelines state that:

- (a) CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological, or other benefits of a proposed project against its unavoidable environmental risks when determining whether to approve the project. If the specific economic, legal, social, technological, or other benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered "acceptable."
- (b) When the lead agency approves a project which will result in the occurrence of significant effects which are identified in the final EIR but are not avoided or substantially lessened, the agency shall state in writing the specific reasons to support its action based on the final EIR and/or other information in the record. The statement of overriding considerations shall be supported by substantial evidence in the record.
- (c) If an agency makes a statement of overriding considerations, the statement should be included in the record of the project approval and should be mentioned in the notice of determination. This statement does not substitute for, and shall be in addition to, findings required pursuant to Section 15091. As required by CEQA, the Board of Trustees, in adopting these findings, also adopts a Mitigation Monitoring and Reporting Program for the project. The Board of Trustees finds that the Mitigation Monitoring and Reporting Program, which is incorporated by reference and made a part of these findings, meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of measures intended to mitigate potentially significant effects of the project.

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

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

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

Section 1.0 contains a summary description of the project and background facts relative to the environmental review process. Section 2.0 discusses the CEQA finding of independent judgment. Section 3.0 identifies the impacts of the project that were studied in the EIR. Section 3.1 of these Findings identifies the significant impacts of the project that cannot be mitigated to a less than significant level, even though all feasible mitigation measures have been identified and incorporated into the project. Section 3.2 identifies the potentially significant effects of the project that would be mitigated to a less than significant level with implementation of the identified mitigation measures. Section 3.2 identifies the project's potential environmental effects that were determined not to be significant and, therefore, do not require mitigation measures. Section 4.0 discusses the feasibility of project alternatives. Section 5.0 discusses findings with respect to mitigation of significant adverse impacts, and adoption of the Mitigation Monitoring and Reporting Program (MMRP).

## **1.3 Summary of Project Description**

California State University, Northridge (CSUN or the University) proposes the adoption and subsequent implementation of the 2005 Master Plan Update (2005 Master Plan or Master Plan) for its 356-acre Northridge campus. The 2005 Master Plan represents the first comprehensive update of the campus master plan since 1998, and is a comprehensive, coordinated series of proposals intended to configure and guide the physical development of the campus over the next 30 years.

CSUN is one of 23 campuses within the California State University (CSU) system. The University provides education to nearly 33,000 undergraduate and graduate full-time equivalent students (24,473 FTES) and employs 2,017 faculty members and 1,964 staff members. It is nearly at its current enrollment cap of 25,000 FTES and campus facilities are reaching capacity. The 2005 Master Plan Update is intended to allow the University to accommodate projected enrollment increases of up to 10,000 additional FTES, for a total of 35,000 FTES. The 2005 Master Plan horizon was accordingly set at 30 years to facilitate long-term planning.

The 2005 Master Plan is a comprehensive series of programs intended to configure and guide the physical development of the University campus over the next 30 years. The Master Plan addresses land uses and facilities required to accommodate the projected enrollment increase and the evolving pedagogical needs of the University's academic, administrative, student support, and campus support departments and programs.

The University consulted with its academic units in preparation for the master planning process to determine the implications for campus facilities of increasing the enrollment ceiling. The Master Plan architects were then asked to determine the capacity of the campus to support the increased enrollment. At the CSU system average of 115,000 gross square feet (gsf) per 1,000 FTES, a minimum increase of approximately 1.15 million gsf of new academic and administrative facilities was determined to be necessary to accommodate the projected additional 10,000 FTES. In addition, 2,688 student-housing beds are proposed, along with a net increase of approximately 4,500 parking spaces.

The Master Plan addresses six major programs that apply throughout the campus:

- Academic and Administrative Facilities;
- Student Support and Recreational Facilities;
- Housing and Campus Support Facilities;
- Landscaping, Open Space, and Pedestrian Circulation;
- Transportation Management, Campus Entry, Vehicular Circulation, and Parking Facilities; and
- Campus Utilities and Infrastructure

The 2005 Master Plan proposes significant changes to the North Campus, including development of a faculty/staff housing community as the primary use. Instructional/athletic space is also proposed north of this housing community. Biotechnology development on the northern portion of the North Campus is limited to the existing 500,000 square feet.

The 2005 Master Plan will be implemented incrementally in four phases (three 5-year phases and a final 15-year phase), as follows:

- Phase 1: 2005–2009
- Phase 2: 2010–2014
- Phase 3: 2015–2019

- Phase 4: 2020–2035

Actual implementation of most Master Plan projects will be influenced by student enrollment, availability of funding, and changes in academic, administrative, recreational and student-support programs that necessitate new or modified facilities. However, several projects included in the existing campus master plan are currently under design or construction and will become operational during the expected implementation of the 2005 Master Plan Update.

Detailed discussion of the Master Plan phases, including descriptions of proposed projects and a timeline for implementation, is contained in the Draft EIR in Section 2.0, Project Description, and in the Final EIR in Section 3.0, Written Comments and Responses to Comments, Topical Response 4, Master Plan Phasing.

#### **1.4. Project Objectives**

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

The objectives of the 2005 Master Plan project originate in the obligation CSUN has to meet its educational mission as defined by the California Education Code. The University undertook a lengthy Master Plan development process, led by a committee comprising the academic, administrative, and local communities. The project objectives drawn from the Master Plan are as follows:

- Enable CSUN to accommodate an increased enrollment cap of 35,000 FTEs by 2035, as required by the CSU and California Education Code;
- Accommodate lower-division students in on-campus housing to support the University's living-learning programs and other campus activities;
- Provide facilities for expansion of academic programs and administrative functions at a rate of 115,000 gross square feet per 1,000 FTEs;
- Provide appropriate facilities for instructional athletics, informal and organized recreation, and intercollegiate athletics;
- Reinforce the University's active learning focus by providing opportunities for interactions and collaborations among students, faculty, and staff;
- Improve campus vehicular and pedestrian circulation;

- Accommodate parking demand at the rate of 0.39 space per commuter FTE; 0.63 space per student dormitory bed; 0.58 space per campus employee (faculty/staff); and 2 percent of the total FTE parking needs for visitors;
- Improve pedestrian safety;
- Provide on-campus housing for faculty and staff to aid in employment recruitment;
- Enhance the visual appearance of the campus core and perimeter through the implementation of aesthetic improvements;
- Develop more prominent and visually defined campus entries;
- Reinforce campus identity and increase public awareness of the campus' location and presence through a program of off-site aesthetic enhancements;
- Adequately maintain and manage all campus facilities;
- Make efficient use of developable land and avoid developing existing open space;
- Maintain stewardship of campus landscape and natural resources;
- Serve as a regional center for intellectual, cultural, and lifelong learning.

These project objectives guided the Master Plan process and the identification of physical improvements necessary and appropriate for the CSUN campus to fulfill its educational mission as well as implement its campus mission, values, and vision statement.

## **1.5. Environmental Review Process**

In accordance with the requirements of the California Environmental Quality Act (CEQA) and the *CEQA Guidelines*, a draft EIR was prepared by the California State University, Northridge (CSUN or the University), Office of Facilities Planning, Design & Construction, to address the potential significant environmental effects associated with the adoption and subsequent implementation of the 2005 Master Plan (Master Plan or proposed project).

To determine the number, scope and extent of environmental issues to be addressed in this EIR, CSUN prepared a Notice of Preparation (NOP) and circulated it for 30 days, beginning May 2, 2005 and ending May 31, 2005, to interested public agencies, organizations, community groups, and individuals in order to receive input on the proposed project. CSUN also held a Draft EIR scoping meeting on May 19, 2005, in conjunction with presentation of the final Master Plan, to obtain public input on the proposed scope and content of this EIR. Interested parties attended the meeting and provided input.

Based on the NOP scoping process, the Draft EIR addresses the following topics: Aesthetics; Air Quality; Hazards and Hazardous Materials; Noise; Population and Housing; Public Services (Police Protection and Fire Protection); Recreation; Transportation/Traffic; Public Utilities (Water Demand and Supply, Wastewater).

Also based on the NOP scoping process, potential impacts on the following resources were determined to be less than significant and are not discussed in detail in the Draft EIR: Agricultural Resources; Biological Resources; Cultural Resources; Geotechnical/Soils; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Public Services (Libraries, Parks, Schools); and Public Utilities (Solid Waste Disposal).

The Draft EIR was circulated for a 45-day public review period, as required by state law, beginning November 16 and ending December 30, 2005. At the request of members of the community, the Draft EIR review period was extended 13 days to January 12, 2006. During this 58-day public review period, the University received written comments on the Draft EIR.

CSUN also held a meeting November 29, 2005, in conjunction with circulation of the Draft EIR to obtain public input on the content of the Draft EIR and to address questions regarding the Draft EIR. Interested parties attended the meeting and provided input.

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

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

Pursuant to Section 15132 of the State *CEQA Guidelines*, the Final EIR for the 2005 Master Plan consists of the following:

- (a) The Draft EIR, including all of its appendices, is incorporated by reference in this Final EIR.

The complete Draft EIR document is on file with, and available for public review at, the following locations:

- Office of Facilities Planning, Design & Construction, University Hall Room 325, California State University, Northridge
- Oviatt Library, California State University, Northridge
- City of Los Angeles Public Library, 9051 Darby Avenue, Northridge

The EIR may also be reviewed on the Internet at <http://www.csun.edu/envision2035/>.

- (b) A list of persons, organizations, and public agencies commenting on the Draft EIR.
- (c) Copies of all letters received by the University during the Draft EIR public review period and responses to significant environmental points concerning the Draft EIR raised in the letters.
- (d) Revisions to the Draft EIR.
- (e) Any other information added by the Lead Agency.

## **1.6 Level of Environmental Review**

Under CEQA, a program EIR is prepared for a series of actions that can be characterized as one large project, with related actions forming logical parts in a chain of contemplated actions (*CEQA Guidelines* §15168(a)). A program EIR allows the lead agency to consider broad policy alternatives and program-wide mitigation measures early in the program process; subsequent project-specific activities are evaluated in light of the program EIR to determine if additional environmental documentation is required (*CEQA Guidelines* 15168(b) and (c)). A program-level analysis is intended to provide the public and decision makers with an overview of the potential environmental impacts associated with one large project. A project EIR examines the environmental impacts of a specific development project, including planning, construction, and operations.

The University has developed sufficient detail concerning the following six Master Plan Phase 1 projects to permit project-level evaluation of potential environmental impacts in the Draft EIR: the Transit Center, Parking Structure G3, the Science 5 facility, University Park Student Housing, a Student Housing Administration Building, and 250 Faculty/Staff housing units. Six Master Plan Phase 2 projects are also evaluated in this EIR: Parking Structure G6; Faculty Offices and Lecture Hall; two Lecture/Laboratory facilities; the Student Recreation Center; and 100 Faculty/Staff housing units.

In addition, the University has developed sufficient site detail for the Valley Performing Arts Center, originally evaluated at the program level in the 1998 Master Plan, to enable its evaluation at the project level in the Draft EIR.

The remainder of the 2005 Master Plan is evaluated at the program level in the Draft EIR. The University does not anticipate proceeding with development of all proposed Master Plan projects in the immediate future, nor has it developed sufficient project detail to enable analysis of project-specific impacts at this time. Because of the long-term nature of the 2005 Master Plan, the precise nature, size, and location of all the programs and facilities proposed under the Master Plan cannot be accurately projected at this time. Additional environmental review of Master Plan project will be undertaken as needed during subsequent Master Plan implementation.

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

The University Office of Facilities Planning, Design & Construction solicited proposals from independent consultants to prepare the EIR for the proposed Project. Subsequently, the University selected and retained Impacts Sciences, Inc. to prepare the EIR. Impact Sciences prepared the EIR under the supervision and direction of the University.

The EIR for the 2005 Master Plan Update project reflects the University's independent judgment. The University has exercised independent judgment in accordance with Public Resources Code § 21082.1(c)(3) in retaining its own environmental consultant in the preparation of the EIR, as well as reviewing, analyzing and revising material prepared by the consultant.

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

## **3.0 FINDINGS OF FACT**

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

This section identified the significant unavoidable impacts that require a statement of overriding considerations to be issued by the Board of Trustees, pursuant to Section 15093 of the CEQA Guidelines, if the California State University, Northridge, 2005 Master Plan Update is approved. Based on the

analysis contained in the EIR, the following impacts have been determined to fall within the “significant unavoidable impacts” category: impacts to air quality attributable to construction equipment emissions and operational emissions from project-related traffic; noise impacts associated with construction activities; direct and cumulative traffic impacts at two intersections, three street segments, and three freeway segments; and impacts to off-site water and wastewater facilities improvements.

## *Air Quality*

### **SUMMARY OF POTENTIAL IMPACTS**

#### **Master Plan Project**

An evaluation of the air quality impacts associated with the Master Plan project is found in Section 3.2, Air Quality, of the Draft EIR.

#### Construction-related impacts

Maximum Master Plan construction emissions would exceed the South Coast Air Quality Management District’s (SCAQMD’s) volatile organic compounds (VOC), nitrogen dioxide (NO<sub>x</sub>), and carbon monoxide (CO) thresholds of significance during the project construction period.

#### Operation-related impacts

The Phase 2 near-term project in full operation would generate total summertime or wintertime emissions that would exceed SCAQMD recommended thresholds for VOC (summertime) and NO<sub>x</sub> (wintertime). The Master Plan at build-out and in full operation would generate total summertime or wintertime emissions that would exceed SCAQMD recommended thresholds for VOC (summertime), NO<sub>x</sub> (wintertime), and PM<sub>10</sub> (both summertime and wintertime) during Phases 1 to 4 (the PM<sub>10</sub> threshold would be exceeded only in Phase 4). Mitigation measures are required to reduce these impacts to the extent feasible.

The proposed Master Plan is not expected to include any point sources that would be permitted by the SCAQMD as regulated. The Master Plan implementation would be consistent with the 2003 AQMP and, therefore, would not jeopardize the long-term attainment of the air quality standards predicted in the 2003 AQMP. The project also does not exceed the additional indicators of potential air quality impacts, including: interference with the attainment of the federal or state ambient air quality standards by either violating or contributing to an existing or projected air quality violation; result in population increases

within an area which would be in excess of that projected by SCAG in the AQMP, or increase the population in an area where SCAG has not projected that growth for the project's build-out year; generate vehicle trips that cause a CO hotspot or project could be occupied by sensitive receptors that are exposed to a CO hotspot; create, or be subjected to, an objectionable odor that could impact sensitive receptors; have hazardous materials on site and result in an accidental release of toxic air emissions or acutely hazardous materials posing a threat to public health and safety; emit a toxic air contaminant regulated by SCAQMD rules or that is on a federal or state air toxics list; be occupied by sensitive receptors within one quarter mile of an existing facility that emits air toxics identified in SCAQMD Rule 1401; or emit carcinogenic or toxic air contaminants that individually or cumulatively exceed the maximum individual cancer risk of ten in one million. No mitigation measures are required.

### **Cumulative Impacts**

The Draft EIR evaluated the cumulative impact of the project based on methodology outlined on pages 3.2-32 through 3.2-33 of the Draft EIR. Based on the results of the three approaches identified in the *CEQA Air Quality Handbook* to determine the cumulative significance of land use projects, the Master Plan project would cause not significant cumulative impacts on air quality. However, the operational emissions associated with the proposed project would exceed the recommended thresholds of significance for VOC, NO<sub>x</sub>, and/or PM<sub>10</sub>. Because the South Coast Air Basin is designated as nonattainment for the state and federal ozone and PM<sub>10</sub> standards, the Master Plan project, which would create individually significant air quality impacts for these pollutants or their precursors (VOC and NO<sub>x</sub> are precursors of both ozone and PM<sub>10</sub>), is considered to contribute to cumulatively significant air quality impacts.

### **MITIGATION MEASURES**

The Board of Trustees finds that there are no feasible measures available to mitigate the air quality impacts attributable to construction and increased vehicular emissions to a level less than significant. However, the following feasible mitigation measures would partially reduce the identified impacts.

Construction-related impacts

CSUN shall include the following SCAQMD-recommended measures in its construction contract conditions:

AIR-1 Develop and implement a construction management plan, as approved by CSUN prior to issuance of a grading permit, which includes the following measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD:

- a. Configure construction parking to minimize traffic interference.
- b. Provide temporary traffic controls during all phases of construction activities to maintain traffic flow (e.g., flag person).
- c. Schedule construction activities that affect traffic flow on the arterial system to off-peak hours to the degree practicable.
- d. Re-route construction trucks away from congested streets.
- e. Consolidate truck deliveries when possible.
- f. Provide dedicated turn lanes for movement of construction trucks and equipment on and off site.
- g. Maintain equipment and vehicle engines in good condition and in proper tune as per manufacturers' specifications and per SCAQMD rules, to minimize exhaust emissions.
- h. Suspend use of all construction equipment operations during second stage smog alerts. Contact the SCAQMD at 800/242-4022 for daily forecasts.
- i. Use electricity from power poles rather than temporary diesel- or gasoline-powered generators.
- j. Use methanol- or natural gas-powered mobile equipment and pile drivers instead of diesel if readily available at competitive prices.
- k. Use propane- or butane-powered on-site mobile equipment instead of gasoline if readily available at competitive prices.

AIR-2 Develop and implement a dust control plan, as approved by CSUN prior to issuance of a grading permit, which includes the measures recommended by the SCAQMD, or equivalently effective measures approved by the SCAQMD, as provided in Rule 403 regarding fugitive dust from construction activities.

AIR-3 All on- and off-road construction equipment shall, to the extent feasible as determined by CSUN, use emulsified diesel fuel.

Operation-related impacts

AIR-4 CSUN shall comply with applicable Title 24 of the Uniform Building Code (UBC) energy conservation requirements.

AIR-5 To the extent CSUN has not previously implemented the following transportation control measures, as soon as reasonably feasible, CSUN, or its designee, will:

- a. Provide preferential parking spaces on campus for employee carpools and vanpools;
- b. Schedule truck deliveries and pickups for off-peak hours where feasible and require that delivery trucks turn off their engines if the anticipated duration of idling exceeds 5 minutes; and
- c. Participate in public outreach programs that promote alternative methods of transportation.

**FINDINGS**

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the project air quality impacts attributable to construction- and vehicular-related emissions. Pursuant to Section 21081(a)(1) of the Public Resources Code, changes or alterations have been required in, or incorporated into, the project which would mitigate, in part, the significant air quality impacts attributable to construction and increased vehicle trips identified in the Final EIR. However, there are no feasible mitigation measures that would reduce the identified significant impact to a level below significant. Therefore, these impacts must be considered unavoidably significant even after implementation of all feasible air quality mitigation measures. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other benefits, including the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the EIR and the identified air quality impacts are thereby acceptable because of specific overriding considerations (see Statement of Overriding Considerations).

## ***Noise (Construction-related)***

### **SUMMARY OF POTENTIAL IMPACTS**

#### **Master Plan Project**

An evaluation of the construction-related noise issues associated with the project is found in Section 3.4, Noise, of the Draft EIR. Construction-related noise would exceed existing ambient exterior noise levels by more than 5 dB(A) at existing off-site noise sensitive uses, as allowed by the Municipal Code. Mitigation measures are required to reduce these impacts to the extent feasible. The daily transport of construction workers to and from the project site is expected to cause temporary increases in noise levels along project roadways; however, this traffic would not be a substantial percentage of daily volumes in the area and, thus, would not increase levels by more than 3 dB(A). No mitigation measures are required.

#### **Cumulative Impacts**

The Draft EIR evaluated the cumulative impact of the construction-related noise impacts on pages 3.4-36 through 3.4-37. The nearest related project, located at 9423 Reseda Boulevard, less than 0.25 mile west of the western campus boundary by itself would generate noise levels above the acceptable City of Los Angeles noise threshold for construction activities and above thresholds for on-site uses. The combination of construction activities associated with the related project and projects associated with the 2005 Master Plan could all or partially occur during the same period. Therefore, there is the potential for combined construction noise impacts if activities are occurring simultaneously. While the projects would implement standard construction techniques to reduce noise, the combined noise effect of related projects and the project's contribution would be cumulatively significant.

### **MITIGATION MEASURES**

The Board of Trustees finds that there are no feasible measures available to mitigate the construction-related noise impacts to a level less than significant. However, the following feasible mitigation measures would partially reduce the identified impacts.

NOISE-1 As per Section 41.40 of the City of Los Angeles Noise Ordinance, construction operations shall be limited to the hours of 7 AM to 6 PM, Monday through Friday, and 8 AM to 6 PM on Saturdays and holidays. No construction operations shall be permitted on Sundays.

- NOISE-2 As per Section 112.05 of the City of Los Angeles Noise Ordinance, all technically feasible measures shall be implemented to reduce noise levels of construction equipment operating within 500 feet of residential areas in cases where noise levels exceed 75 dB(A) at 50 feet from the noise source. Technically feasible measures include, but are not limited to, changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent land uses in advance of construction work, ensuring that construction equipment is fitted with modern sound reduction equipment, and installing temporary acoustic barriers around stationary construction noise sources.
- NOISE-3 Equipment used for project construction shall be hydraulically- or electrically-powered impact tools (e.g., jack hammers) wherever possible to avoid noise associated with compressed air exhaust from pneumatically-powered tools. Where use of pneumatically-powered tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used. A muffler could lower noise levels from the exhaust by up to about 10 dB(A). External jackets on the tools themselves shall be used where feasible; this could achieve a reduction of 5 dB(A). Quieter procedures shall be used (such as drilling rather than impact equipment) wherever feasible. The project applicant shall require construction contractors to ensure that construction equipment is fitted with sound reduction equipment, per manufacturer's specifications.
- NOISE-4 As per the City of Los Angeles Noise ordinance, CSUN shall post signs prior to construction activities with a phone number for residents to call with noise complaints. As per the City of Los Angeles Noise ordinance, CSUN shall post signs prior to construction activities with a phone number for residents to call with noise complaints. In addition, complaints may be directed to the University Office of Facilities Planning, Design and Construction at (818) 677-2561.
- NOISE-5 Prior to construction, noise barriers with a sound transmission coefficient (STC) that would attenuate noise levels at off-site noise sensitive uses for all construction phases shall be specified by an acoustical engineer.

## **FINDINGS**

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the project construction-related noise impacts. Pursuant to Section 21081(a)(1) of the Public Resources Code, changes or alterations have been required in, or incorporated into, the project which would

mitigate, in part, the significant construction-related noise impacts. However, there are no feasible mitigation measures that would reduce the identified significant impact to a level below significant. Therefore, these impacts must be considered unavoidably significant even after implementation of all feasible construction-related noise mitigation measures. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other benefits, including the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the EIR and the identified construction-related noise impacts are thereby acceptable because of specific overriding considerations (see Statement of Overriding Considerations).

### *Transportation and Traffic*

#### **SUMMARY OF POTENTIAL IMPACTS**

##### **Master Plan Project**

An evaluation of the transportation and traffic impacts associated with the Master Plan project is found in Section 3.8, Transportation/Traffic of the Draft EIR. Development of the Master Plan project would generate construction-related traffic. The addition of construction-related vehicles would have a significant impact on traffic flow on neighboring residential streets. With implementation of Mitigation Measure TRAF-14, the construction-related traffic impact would be less than significant.

Implementation of the CSUN Master Plan would result in significant impacts to 34 intersections in the project vicinity. With implementation of recommended mitigation, impacts at 32 intersections would be less than significant. Even with implementation of mitigation measures, impacts at the following two intersections remain significant and unavoidable:

- Zelzah Avenue & Devonshire Street during the AM peak hour; and
- Balboa Boulevard & Devonshire Street during the PM peak hour.

Implementation of the CSUN Master Plan would significantly impact street segment operating conditions and would result in neighborhood intrusion on local residential streets in the following three locations:

- Dearborn Street west of Darby Avenue;
- West University Drive/Etiwanda Avenue south of Nordhoff Street; and

- Prairie Street east of Zelzah Avenue

No feasible mitigation exists to reduce impacts at these three street segments, and impacts would remain significant and unavoidable.

Implementation of the CSUN Master Plan would result in significant impacts along the following three freeway segments:

#### Westbound

- SR-118 between Balboa Boulevard and Havenhurst Avenue (AM peak period)
- SR-118 between Woodley Avenue and the I-405 (AM peak period)

#### Eastbound

- SR-118 between Reseda Boulevard and Balboa Boulevard (AM peak period)

No feasible mitigation exists to reduce impacts to the above freeway segments, and impacts would remain significant and unavoidable.

Emergency access to CSUN would not be substantially altered as a result of Master Plan implementation, and thus would not result in hazards to safety from design features or incompatible uses; inadequate emergency access or access to nearby uses; or result in hazards or barriers for pedestrians or bicyclists. No mitigation measures are required.

A portion of the new students and any associated new staff or faculty would likely utilize the existing public transportation system to commute to the CSUN campus. One of the five CSUN Master Plan Key Features is Parking and Transportation Management. The Parking and Transportation Management component includes an Alternative Transportation Plan with a target parking demand reduction of 12.5 percent. The Alternative Transportation Plan consists of six components for achieving the parking demand reduction goal. The Parking and Transportation Management component also includes reconfigured campus roadways to reinforce the pedestrian zone and a second intracampus tram circulator route. The CSUN Master Plan would not conflict with adopted policies, plans, or programs supporting alternative transportation. No mitigation measures are required.

Parking Structure G3 and Parking Structure G6, developed as part of the near-term Master Plan projects, would provide 1,994 and 2,769 new parking spaces, respectively. The remaining near-term projects would not generate a demand for parking that would exceed the supply provided by parking structures G3, G6, and existing parking sources. No mitigation measures are required for near-term Master Plan projects parking impacts.

The total projected parking demand, under 2035 conditions, is 15,457 spaces for those commuting to the campus and 3,394 spaces for residents. Parking for the proposed faculty/staff housing and retail components would be provided separately. The overall total projected demand is 18,851 spaces. The simple projected parking demand would result in a parking deficiency as it exceeds the proposed on-campus supply by 1,323 spaces. The demand plus a five percent contingency of 909 spaces is 16,196 spaces for commuters and 3,564 for residents. The overall project demand with a 5 percent contingency is 19,760 parking spaces. Under the parking demand reduction program, which could reduce parking demand during the peak periods by approximately 12.5 percent, the campus demand would be 17,413 spaces with the 5 percent contingency and 16,616 without. Under this program and with the incorporation of the contingency to improve circulation, the campus is projected to have a parking surplus of 115 spaces. As a parking surplus would exist under 2035 conditions, impacts to parking capacity would be less than significant. No mitigation measures are required.

Program-level analysis of regional arterial streets determined that Master Plan build-out would not generate the required minimum 50 trips to local CMP arterial intersections and further analysis was, therefore, not necessary.

While transit trips generated on the CSUN campus are projected to increase, significant impacts on transit system capacity are not anticipated given the number of new transit trips projected relative to the planned substantial increases in future transit system capacity. No mitigation measures are required.

### **Cumulative Impacts**

For the purpose of the EIR, potential traffic-related cumulative impacts were assessed based on the growth projections and the list of related projects in the Northridge community of the City of Los Angeles. These impacts were incorporated into the impact analysis from the outset and have, therefore, been discussed under Master Plan impacts and near-term Master Plan projects impacts, above.

## MITIGATION MEASURES

The Board of Trustees finds that, based upon substantial evidence in the record, the potential construction-related impacts of the Master Plan project will be reduced to less than significant levels by implementation of mitigation measure TRAF-14 by CSU/CSUN. The changes, or alterations, in the form of off-site roadway improvements identified as mitigation measures TRAF-1 through TRAF-14, are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that public agency.

TRAF-1 The City of Los Angeles Adaptive Traffic Control System (ATCS) should be implemented at the following intersections, as needed, as Master Plan development projects are implemented:

- Amigo Avenue/SR-118 westbound ramps & Rinaldi Street (int. #1)
- Reseda Boulevard & Rinaldi Street (int. #2)
- Balboa Boulevard & SR-118 westbound ramps (int. #4)
- Balboa Boulevard & SR-118 eastbound ramps (int. #5)
- Reseda Boulevard & Chatsworth Street (int. #6)
- Zelzah Avenue & Chatsworth Street (int. #7)
- Balboa Boulevard & Chatsworth Street (int. #8)
- Reseda Boulevard & Devonshire Street (int. #9)
- Lindley Avenue & Devonshire Street (int. #10)
- Zelzah Avenue & Devonshire Street (int. #11)
- Balboa Boulevard & Devonshire Street (int. #12)
- Woodley Avenue & Devonshire Street (int. #13)
- I-405 southbound ramps/Blucher Avenue & Devonshire Street (int. #14)
- Woodley Avenue & Nordhoff Street (int. #40)
- I-405 southbound ramps & Nordhoff Street (int. #41)
- I-405 northbound ramps & Nordhoff Street (int. #42)

TRAF-2 The City of Los Angeles Automated Traffic Surveillance and Control (ATSAC) and Adaptive Traffic Control System (ATCS) system should be implemented at the following intersections, as needed, as Master Plan development projects are implemented:

- Tampa Avenue & Lassen Street (int. #16)
- Wilbur Avenue & Lassen Street (int. #17)
- Reseda Boulevard & Lassen Street (int. #18)
- Lindley Avenue & Lassen Street (int. #19)
- Zelzah Avenue & Lassen Street (int. #20)
- Balboa Boulevard & Lassen Street (int. #21)
- Tampa Avenue & Plummer Street (int. #22)
- Reseda Boulevard & Plummer Street (int. #24)
- Zelzah Avenue & Plummer Street (int. #25)
- Balboa Boulevard & Plummer Street (int. #27)
- Reseda Boulevard & Prairie Street (int. #28)
- Zelzah Avenue & Prairie Street (int. #29)
- Reseda Boulevard & Nordhoff Street (int. #33)
- East University Drive/Lindley Avenue & Nordhoff Street (int. #36)
- Zelzah Avenue & Nordhoff Street (int. #37)
- Balboa Boulevard & Nordhoff Street (int. #39)
- Lindley Avenue & Parthenia Street (int. #44)

TRAF-3 The intersection of White Oak Avenue & Plummer Street (int. #26) should be signalized as Master Plan development projects are implemented.

TRAF-4 An eastbound through lane should be added to the intersection of White Oak Avenue & Plummer Street (int. #26) as Master Plan development projects are implemented.

- TRAF-5 The northbound approach to the intersection of Amigo Avenue/SR-118 Westbound Ramps & Rinaldi Street (int. #1) should be restriped to provide one shared through/left-turn lane and two right-turn only lanes as Master Plan development projects are implemented.
- TRAF-6 The southbound approach on Balboa Boulevard to the intersection of Balboa Boulevard & SR-118 Westbound Ramps (int. #4) should be restriped to provide two through lanes, one shared through/right-turn lane and one right-turn lane as Master Plan development projects are implemented.
- TRAF-7 The eastbound Chatsworth Street approach to the intersection of Balboa Boulevard & Chatsworth Street (int. #8) should be restriped to provide a left-turn pocket lane as Master Plan development projects are implemented.
- TRAF-8 The eastbound Devonshire Street approach to the intersection of Zelzah Avenue & Devonshire Street (int. #11) should be restriped to provide another through lane as Master Plan development projects are implemented. The eastbound approach would consist of one left-turn lane, three through lanes and a right-turn only lane.
- TRAF-9 The northbound Zelzah Avenue approach to the intersection of Zelzah Avenue & Plummer Street (int. #25) should be restriped to provide another through lane as Master Plan development projects are implemented. The northbound approach would consist of one left-turn lane, two through lanes and one shared through/right-turn lane. The northbound departure would need to be restriped to have three receiving lanes.
- TRAF-10 The westbound Plummer Street shared through/right lane approach to the intersection of Plummer Street & Balboa Boulevard (int. #27) should be restriped to create a 10-foot through lane and a 10-foot right-turn only lane as Master Plan development projects are implemented.
- TRAF-11 Balboa Boulevard should be widened to a dedicated right-turn lane on the southbound approach to the intersection of Balboa Boulevard & Devonshire Street (int. #12) as Master Plan development projects are implemented. The southbound approach would consist of one left-turn lane, three through lanes, and one right-turn only lane.
- TRAF-12 The west side of the southbound I-405 ramps at the I-405 Southbound Ramps/Blucher Avenue & Devonshire Street (int. #14) should be widened to provide one left-turn only lane and two right-turn only lanes as Master Plan development projects are implemented.

TRAF-13 The southbound approach (freeway off-ramp) at the I-405 Southbound Ramps & Nordhoff Street (int. #41) should be widened to provide one left-turn only lane and two right-turn only lanes as Master Plan development projects are implemented.

TRAF-14 CSUN shall state in its construction contract conditions that construction traffic shall be routed in such a way to reduce the use of neighboring residential streets to the greatest extent feasible during all Master Plan construction activities.

## **FINDINGS**

The Board of Trustees finds that the above mitigation measures are feasible and will reduce the project impacts to a less than significant level at all except two intersections, three street segments, and three freeway segments, as identified above. No feasible mitigation exists to reduce impacts to the identified intersections, street and freeway segments to less than significant levels. Implementation of identified off-site roadway improvements is within the responsibility of the City of Los Angeles Department of Transportation and Caltrans, not CSU. These agencies can and should implement the identified mitigation measures. Therefore, pursuant to Section 21081(a)(1) of the Public Resources Code, changes or alterations in the form of off-site roadway improvements, are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that public agency. Because implementation of the mitigation measures set forth above is the responsibility of an agency other than CSU/CSUN, and because implementation of these measures may be disputed by the responsible agencies, mitigation of the identified impacts to the intersections, street segments and freeway segments identified above cannot be assured by CSU, and such impacts must be considered significant and unavoidable. Further, even with implementation of all identified mitigation measures, no feasible mitigation exists to reduce impacts to the two intersections, three street segments and three freeway segments identified in the EIR to less than significant levels. Therefore, these impacts must be considered unavoidably significant even after implementation of all feasible off-site roadway mitigation measures. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other benefits, including the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the EIR and the identified traffic impacts are thereby acceptable because of specific overriding considerations (see Statement of Overriding Considerations).

## ***Public Utilities: Water Demand and Supply***

### **SUMMARY OF POTENTIAL IMPACTS**

#### **Master Plan Project**

An evaluation of the water demand and supply impacts associated with the Master Plan project is found in Section 3.9, Public Utilities: Water Demand and Supply, of the Draft EIR. As determined by the City of Los Angeles Department of Water and Power (LADWP), sufficient water supplies are available to serve the project upon implementation of the CSUN Master Plan. No mitigation measures are required. The existing on-and off-campus water facilities systems will need to be upgraded and extended to meet the future demands of the 2035 Master Plan. The University is responsible for all lines within its property and for making connections to the LADWP's lines off-campus. Connection to the LADWP's lines will require coordination with the LADWP to ensure the off-site LADWP improvements can accommodate on-campus improvements. Feasible mitigation is available to reduce the off-site water supply facilities to less than significant levels. However, even with implementation of new on-campus and off-site improvements, impacts with regard to off-site water service facilities will be significant and adverse because implementation of the mitigation measures is the responsibility of an agency other than CSU/CSUN.

#### **Cumulative Impacts**

The Draft EIR evaluated the cumulative impact of the project on page 3.9-16 of the Draft EIR. The EIR concluded that the implementation of the project-related mitigation measures and the implementation of similar mitigation measures by other related projects would reduce any potentially significant cumulative impacts with regard to the local water supply, water demand and on-site water system to a level that is less than significant. Cumulative impacts to off-site water supply facilities would be significant and unavoidable.

### **MITIGATION MEASURES**

The following changes, or alterations, in the form of off-site water facilities improvements, are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that public agency.

- WAT-1: CSU, CSUN, or its designee shall consult with the City of Los Angeles Department of Water and Power on exact sizing and extensions required for water lines that will serve each project component at the time it undertakes site-specific design plans.
- WAT-2: CSU, CSUN, or its designee shall comply with the requirements of Government Code §54999 with respect to connections to off-site water facilities and improvements to off-site water facilities.

## **FINDINGS**

The Board of Trustees finds that the above mitigation measures are feasible and will reduce the project water facilities impacts to a less than significant level. Implementation of identified off-site water facilities improvements are within the responsibility of the City of Los Angeles, Department of Water and Power, not CSU. This agency can and should implement the identified mitigation measure. Therefore, pursuant to Section 21081(a)(1) of the Public Resources Code, changes or alterations in the form of off-site water facilities improvements, are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that public agency. Because implementation of mitigation measure WAT-2 set forth above is the responsibility of an agency other than CSU/CSUN, and because implementation of these measures may be disputed by the responsible agency, mitigation of the identified impacts to the off-site water facilities identified above cannot be assured by CSU, and such impacts must be considered significant and unavoidable. Therefore, these impacts must be considered unavoidably significant even after implementation of the feasible off-site water facilities mitigation measure. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other benefits, including the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the EIR and the identified off-site water facilities impacts are thereby acceptable because of specific overriding considerations (see Statement of Overriding Considerations).

## ***Public Utilities: Wastewater***

### **SUMMARY OF POTENTIAL IMPACTS**

#### **Master Plan Project**

An evaluation of the wastewater impacts associated with the Master Plan project is found in Section 3.9, Public Utilities: Wastewater, of the Draft EIR. Adequate capacity exists at Hyperion Treatment Plant to serve CSUN upon implementation of the Master Plan. No mitigation measures are required.

With implementation of new on-and off-site improvements, the CSUN Master Plan would not cause significant environmental effects related to the construction of new wastewater treatment facilities. Feasible mitigation is available to reduce the off-site wastewater collection and conveyance facilities to less than significant levels. However, even with the implementation of the recommended mitigation measures, impacts to the off-site wastewater collection and conveyance facilities would be significant and adverse because implementation of the mitigation measures is the responsibility of an agency other than CSU/CSUN.

Implementation of the CSUN Master Plan would not result in an exceedance of wastewater treatment requirements, as regulated by the Los Angeles Regional Water Quality Control Board (LARWQCB). No mitigation measures are required.

#### **Cumulative Impacts**

The Draft EIR evaluated the cumulative impact of the Master Plan project on page 3.10-11 of the Draft EIR. The EIR concluded that the proposed project would result in an incremental increase in demand for wastewater facilities. However, the implementation of the mitigation measures proposed and the implementation of similar mitigation measures by other related projects would reduce any potentially significant cumulative impacts with regard to the wastewater treatment system to a level that is less than significant. The project's contribution to cumulatively considerable impacts on off-site wastewater collection and conveyance facilities would be significant and unavoidable.

### **MITIGATION MEASURES**

The following changes, or alterations, in the form of off-site wastewater facilities improvements, are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that public agency.

WW-1: CSU, CSUN, or its designee shall consult with the City of Los Angeles Department of Public Works on exact sizing and extensions required for wastewater lines that will serve each project component at the time it undertakes site-specific design plans.

WW-2: CSU, CSUN, or its designee shall comply with the requirements of Government Code §54999 with respect to connections to off-site wastewater facilities and improvements to off-site wastewater facilities.

## **FINDINGS**

The Board of Trustees finds that the above mitigation measures are feasible and will reduce the project impacts to a less than significant level. Implementation of identified off-site wastewater facilities improvements are within the responsibility of the City of Los Angeles, Department of Public Works, not CSU. This agency can and should implement the identified mitigation measure. Therefore, pursuant to Section 21081(a)(1) of the Public Resources Code, changes or alterations in the form of off-site wastewater facilities improvements, are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that public agency. Because implementation of mitigation measure WW-2 set forth above is the responsibility of an agency other than CSU/CSUN, and because implementation of these measures may be disputed by the responsible agency, mitigation of the identified impacts to the off-site wastewater facilities identified above cannot be assured by CSU, and such impacts must be considered significant and unavoidable. Therefore, these impacts must be considered unavoidably significant even after implementation of the feasible off-site wastewater facilities mitigation measure. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other benefits, including the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the EIR and the identified off-site wastewater facilities impacts are thereby acceptable because of specific overriding considerations (see Statement of Overriding Considerations).

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

This section identifies significant adverse impacts of the project that require findings to be made under Section 21081 of the Public Resources Code and Section 15091 of the CEQA Guidelines. Based on

information in the EIR, the Board of Trustees finds that, based upon substantial evidence in the record, adoption of the mitigation measures set forth below will reduce the identified significant impacts to less than significant levels. Based on the analysis contained in the EIR, the following impacts have been determined to fall within the category of impacts that can be reduced to less than significant levels with implementation of the mitigation measures set forth below: Aesthetics; Hazards and Hazardous Materials; and Noise (operation-related).

## *Aesthetics*

### **SUMMARY OF POTENTIAL IMPACTS**

#### **Master Plan Project**

An evaluation of the aesthetics impacts associated with the Master Plan project is found in Section 3.1, Aesthetics, of the Draft EIR.

The CSUN Master Plan would not have a substantially adverse impact to scenic vistas, as no scenic vistas have been identified in local land use plans. The CSUN Master Plan would not substantially damage scenic resources, trees, rock outcroppings, and/or historic buildings within a state scenic highway. The CSUN Master Plan would not substantially degrade the existing visual character or quality of the site and its surroundings. Through the implementation of the lighting design guidelines, the CSUN Master Plan would not create a new source of substantial light that would adversely affect nighttime views in the area.

The Master Plan proposes four new playing fields along Zelzah Avenue. These playing fields would incorporate field lighting fixtures to allow for nighttime recreational activities. In addition, two new parking structures are proposed along Zelzah Avenue and another two along Darby Avenue. The parking structures would include lighting within the structure, fixtures mounted along the façade, and light poles on the top level of the structure. The lighting associated with the proposed playfields and parking structures would be a prominent source of nighttime light within the area. With mitigation, the impacts are considered less than significant.

Implementation of the Master Plan is not expected to result in a new source of substantial glare. New structures on campus would be constructed with materials that are non-reflective, such as stucco. Glass incorporated into building facades would either be composed of low-reflectivity glass or would be

finished with a non-glare coating. Landscaping, paving, and other surface areas within the campus would not increase or create reflective conditions. Therefore, impacts would be less than significant.

### **Cumulative Impacts**

The Draft EIR evaluated the cumulative aesthetics impacts of the Master Plan project on page 3.1-35 of the Draft EIR. The EIR concluded that Master Plan implementation would not result in a significant contribution to cumulatively considerable impacts.

### **MITIGATION MEASURES**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential aesthetic impacts of the Master Plan project will be reduced to less than significant levels by implementation of the following mitigation measures:

- AES-1 Field lighting associated with all playfields along Zelzah Avenue shall be equipped with shields and hoods to avoid the creation of nighttime sky glow or light spillover to the greatest extent possible.
- AES-2 Field lighting associated with all playfields along Zelzah Avenue shall be directed downward or onto playing surfaces to avoid the creation of nighttime sky glow.
- AES-3 Field lighting associated with all playfields along Zelzah Avenue shall be directed away from residences across Zelzah Avenue to the east.
- AES-4 Consistent with the Landscape Master Plan, pine and sycamore tree plantings shall be installed along the Zelzah Avenue campus perimeter as needed to screen light emitted by playfield fixtures.
- AES-5 Field lighting associated with all playfields along Zelzah Avenue shall be used only when the fields are being utilized during nighttime hours.
- AES-6 Lighting associated with parking structures PS-B1, PS-B5-N, PS-G3, PS-G4, and PS-G6 shall be equipped with shields and hoods to avoid the creation of nighttime sky glow and light spillover to the greatest extent possible.

AES-7 Lighting associated with parking structures PS-B1, PS-B5-N, PS-G3, PS-G4, and PS-G6 shall be directed downward and to avoid the creation of nighttime sky glow, and inward to the greatest extent possible.

AES-8 Consistent with the Landscape Master Plan, pine and sycamore tree plantings, and tall grasses shall be installed along the Zelzah Avenue and Darby Street campus perimeters as needed to screen lighting associated with parking structures PS-B1, PS-B5-N, PS-G3, PS-G4, and PS-G6.

## **FINDINGS**

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

### ***Hazards and Hazardous Materials***

## **SUMMARY OF POTENTIAL IMPACTS**

### **Master Plan Project**

An evaluation of the hazards and hazardous materials impacts associated with the project is found on Section 3.3, Hazards and Hazardous Materials, of the Draft EIR.

Presently, the CSUN campus is not known to be listed on a hazardous materials site list compiled pursuant to Government Code §65962.5. However, due to the unknown state of hazardous materials site listings with respect to the CSUN campus, construction and operational activities associated with implementation of the proposed Master Plan could have the potential to create a hazard to the public and/or the environment. Mitigation measures are required that would reduce these potential impacts to less than significant levels.

Implementation of the proposed 2005 Master Plan would not result in the creation of significant hazards to the public through the routine storage, transport, and/or disposal of hazardous materials. Implementation of the Master Plan is not anticipated to introduce new hazards or hazardous materials onto the CSUN campus; instead, quantities of existing hazardous materials used on campus may incrementally increase as the campus population and operations increase. Additional use of hazardous

materials would be documented in the annual UP Forms and would be subject to Environmental Health and Safety's existing programs, policies and procedures related to hazards and materials safety. No mitigation measures are required.

The project would not 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. Implementation of the Master Plan is not anticipated to introduce new hazards or hazardous materials onto the CSUN campus; instead, quantities of existing hazardous materials used on campus may incrementally increase as the campus population and operations increase. The Environmental Health and Safety Office is aware of, and oversees, all hazardous materials present on the CSUN campus in compliance with federal, state, and local regulations. In the unlikely event of a real or potential release, the Environmental Health and Safety Office's emergency procedure for Hazardous Materials Spills/Releases is employed. This procedure requires immediate notification of the real or potential release to the Environmental Health and Safety Office, which then contacts the Los Angeles Fire Department (LAFD) and the Cal/EPA. No mitigation measures are required.

The project would not emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school, and in the event of a real or potential release of a hazardous substance, the emergency response procedures currently in place at CSUN would be employed upon implementation of the proposed Master Plan, thus preventing significant impacts from occurring at the adjacent Northridge Academy High School. No mitigation measures are required.

The CSUN Master Plan would not interfere with the CSUN Department of Public Safety's and/or the Environmental Health and Safety Office's emergency preparedness recommendations and/or campus emergency response and evacuation procedures. CSUN's Department of Public Safety and Environmental Health and Safety Office would review and update all emergency preparedness recommendations and campus emergency response and evacuation procedures to reflect changes in campus layout through implementation of the proposed Master Plan. No mitigation measures are required.

### **Cumulative Impacts**

The Draft EIR evaluated the cumulative impact of the Master Plan project on pages 3.3-13 through 3.3-14 of the Draft EIR. The EIR concluded that implementation of the Master Plan project would result in a less

than significant contribution to a cumulatively considerable increase in the presence of hazardous materials on the University campus and in the project area.

## **MITIGATION MEASURES**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential hazards and hazardous materials impacts of the Master Plan project will be reduced to less than significant levels by implementation of the following mitigation measures:

- HAZ-1 For each proposed project to be implemented under the CSUN Master Plan, CSUN shall consult specified comprehensive lists of contaminated sites to determine whether the site contains hazardous materials (PRC §21092.6, Government Code §65962.5). Where a proposed project is identified on one of the lists, CSUN shall determine whether the site's hazardous materials pose a significant threat to the public and/or the environment.
- HAZ-2 If a proposed project site is listed as a contaminated site and poses a significant threat to the public and/or the environment, in accordance with Mitigation Measure HAZ-1, or if site contamination is known or believed to exist by CSUN, CSUN shall, as necessary, conduct a Phase I environmental assessment of that site. Based on the results of the Phase I environmental assessment, in conjunction with the LARWQCB and/or DTSC, CSUN and the agency(s) shall determine whether or not additional investigation is needed on the proposed project site. The results of each investigation shall be shared with the Los Angeles Regional Water Quality Control Board (LARWQCB) and/or the California State Department of Toxic Substances Control (DTSC), as well as the City of Los Angeles Environmental Affairs Department.
- HAZ-3 If additional study is deemed to be needed and CSUN intends to proceed with the proposed project, additional investigation of the site shall be conducted in compliance with the requirements set forth by either LARWQCB or DTSC. The environmental evaluation shall include review of the historical use of the property, field sampling and analysis, estimates the potential threat to public health, and assesses potential impacts from off-site sources to the project. Based on review of the additional environmental assessment, either LARWQCB or DTSC would then make a decision on the potential risks posed by the site. This determination shall include one of three options: (1) further investigation is needed through additional more intensive investigations, (2) a removal action is needed; a cleanup agreement would be made between either LARWQCB or DTSC and CSUN, or (3) No Further Action is needed on the site.

HAZ-4 If removal action is required, CSUN shall take necessary steps to ensure proper handling of hazardous materials removed from the site and minimize the potential risks in accordance with the requirements of the public health oversight agency (LARWQCB or DTSC). In accordance with the requirements of these agencies, the appropriate agencies and City of Los Angeles departments shall be notified of the presence of, and removal actions plans for, hazardous materials on the campus.

HAZ-5 CSUN shall incorporate information regarding site investigations in subsequent environmental review documents prepared for specific projects, which shall be available to the public for review and comment as required by CEQA. The public has the opportunity to review the site-specific investigations through either LARWQCB's or DTSC's public review process

## **FINDINGS**

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

### ***Noise (Operation-related)***

## **SUMMARY OF POTENTIAL IMPACTS**

### **Master Plan Project**

An evaluation of the off-site and on-site operation-related noise impacts associated with the Master Plan project is found in Section 3.1, Noise, of the Draft EIR. Implementation of the CSUN Master Plan would not result in a significant increase in the off-site ambient noise levels measured at the property line of affected noise uses. Implementation of the CSUN Master Plan would result in increased roadway noise in excess of the dB(A) "normally acceptable" threshold for multi-family uses (along Zelzah Avenue south of Lassen Street and along Lassen Street east of Lindley Avenue). Mitigation was identified to reduce these impacts to less than significant levels.

### **Cumulative Impacts**

The Draft EIR evaluated the cumulative impact of the construction-related noise impacts on pages 3.4-37 through 3.4-40. Cumulative noise impacts would primarily occur as a result of increased traffic on local roadways due to ambient growth and other developments in the vicinity of the project site. The EIR determined that the project would not result in a considerable contribution to cumulative roadway noise or on-site noise level increases.

### **MITIGATION MEASURES**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential operation-related noise impacts of the Master Plan project will be reduced to less than significant levels by implementation of the following mitigation measures:

NOISE-6 CSUN shall install a solid barrier between the roadway and on-site residential uses along Zelzah Avenue, between Lassen Street and Parking Lot G7, and along Lassen Street, between Lindley Avenue and Zelzah Avenue. The solid barrier would reduce noise levels by 5 to 10 dB(A).<sup>1</sup> CSUN shall consult with a certified acoustical engineer to determine the appropriate height and material of the wall to ensure that noise levels are reduced 5 to 10 dB (A).

NOISE-7 Sound attenuation measures shall be incorporated into the design to minimize noise impacts generated by operation of the aboveground parking structure on the surrounding campus. These measures may include a half-wall on the grade-level parking deck and/or full walls on the sides of the structure that are facing nearby receptors and/or noise control louvers on selected structure facades that potentially influence receptor areas. Acoustical analysis shall be performed to demonstrate that the aboveground parking structure does not result in noise levels that exceed state standards at exterior on-site residential and school uses. These components shall be incorporated into the plans to be submitted by the applicant to CSUN for review and approval prior to the issuance of building permits.

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<sup>1</sup> U.S. Department of Transportation, Federal Highway Administration, *Highway Noise Mitigation*, (Springfield, Virginia: U.S. Department of Transportation, Federal Highway Administration, September 1980), p. 18.

## **FINDINGS**

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

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

#### ***3.3.1 Environmental Effects Discussed in the EIR Found to Be Less Than Significant and Not Requiring Mitigation***

This section identifies impacts of the project that are less than significant and do not require mitigation measures. Based on information in the EIR, the Board of Trustees finds that, based upon substantial evidence in the record, the following impacts have been determined to fall within this category: Population and Housing; Public Services (Police Protection and Fire Protection); and Recreation.

## **POPULATION AND HOUSING**

### **Summary of Potential Impacts**

#### ***Master Plan Project***

An evaluation of the population and housing impacts associated with the Master Plan project is found in Section 3.5, Population and Housing, of the Draft EIR. In addition to being consistent with the Southern California Association of Governments (SCAG) and Northridge Community Plan projections, the additional housing proposed on campus, as with all components of the 2005 Master Plan, is specifically intended to accommodate projected enrollment increases at CSUN through 2035. Faculty/staff housing is intended to aid in faculty/staff recruitment to maintain the necessary faculty:student ratio at the University. Master Plan implementation is not growth inducing and would not result in the exceedance of local population projections. Implementation of the CSUN Master Plan would not directly or indirectly induce substantial growth. Implementation of the CSUN Master Plan would not displace existing housing, especially affordable housing. No mitigation measures are required.

### *Cumulative Impacts*

The Draft EIR evaluated the cumulative impact of the Master Plan project on page 3.5-8 of the Draft EIR. The EIR concluded that the Master Plan would not contribute to cumulatively considerable population growth or housing availability impacts.

### **Findings**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential population and housing impacts of the project are less than significant and no mitigation measures are required.

## **PUBLIC SERVICES: FIRE PROTECTION SERVICE**

### **Summary of Potential Impacts**

#### *Master Plan Project*

An evaluation of the fire protection impacts associated with the Master Plan project is found in Section 3.6, Public Services: Fire Protection Services, of the Draft EIR. Implementation of the CSUN Master Plan would not result in inadequate emergency access or access to nearby uses either during construction or operation. Implementation of the CSUN Master Plan would not increase fire hazard in areas with flammable brush, grass, or trees during either construction or operation. Implementation of the CSUN Master Plan would not have an effect upon, or result in a need for, new or altered government services in the area of fire protection during either construction or operation. No mitigation measures are required.

### *Cumulative Impacts*

An evaluation of the cumulative fire protection impacts associated with the Master Plan project is found on pages 3.6-19 through 3.6-20 of the Draft EIR. The EIR concluded that implementation of the Master Plan is not expected to contribute to cumulatively considerable impacts.

### **Findings**

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

## **PUBLIC SERVICES: POLICE PROTECTION SERVICES**

### **Summary of Potential Impacts**

#### *Master Plan Project*

An evaluation of the police protection impacts associated with the Master Plan project is found in Section 3.6, Public Services, Police Protection Services, of the Draft EIR. Implementation of the CSUN Master Plan would not increase demand for police services at the time of project buildout compared to the expected level of service available. Implementation of the CSUN Master Plan would include security and/or design features that would reduce the demand for police services. No mitigation measures are required.

#### *Cumulative Impacts*

An evaluation of the cumulative police protection impacts associated with the Master Plan project is found on pages 3.6-20 through 3.6-21 of the Draft EIR. The EIR concluded that implementation of the Master Plan would not contribute to cumulatively considerable impacts.

### **Findings**

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

## **RECREATION**

### **Summary of Potential Impacts**

#### *Master Plan Project*

An evaluation of the recreation impacts associated with the project is found in Section 3.7, Recreation, of the Draft EIR. Implementation of the CSUN Master Plan would not 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. Implementation of the CSUN Master Plan would include its own recreational facilities. No additional recreational facilities would be required. Implementation of the CSUN Master Plan would not affect existing recreational opportunities at CSUN or in the Northridge Community Plan area. No mitigation measures are required.

### ***Cumulative Impacts***

The Draft EIR evaluated the cumulative recreation impact of the Master Plan project on page 3.7-7 of the Draft EIR. The EIR concluded that implementation of the Master Plan project would result in a less than significant contribution to a cumulatively considerable increase in demand for the Northridge community's existing recreational facilities.

### **Findings**

The Board of Trustees finds that, based upon substantial evidence in the record, the potential recreation impacts of the project are less than significant and no mitigation measures are required.

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

Section 15128 of the *CEQA Guidelines* requires an EIR to contain a statement briefly indicating the reasons that various possible significant effects of a project were determined not to be significant and were, therefore, not discussed in detail in the EIR. Section 7.0, Effects Not Found to Be Significant, of the Draft EIR addresses the potential environmental effects that have been found not to be significant as a result of the distribution of a Notice of Preparation (NOP), the responses to the NOP and the NOP scoping process. Based on the NOP scoping process, potential impacts on the following resources were determined to be less than significant without the implementation of mitigation measures and are, therefore, not discussed in detail in this EIR: Agricultural Resources; Biological Resources; Cultural Resources; Geotechnical/Soils; Hydrology and Water Quality; Land Use and Planning; Mineral Resources; Public Services (Libraries, Parks, Schools) and Public Utilities (Solid Waste Disposal).

## **4.0 FINDINGS REGARDING CONSIDERATIONS WHICH MAKE ALTERNATIVES ANALYZED IN THE EIR INFEASIBLE.**

Based on the entire record, the Board of Trustees finds that the EIR identified and considered a reasonable range of feasible alternatives to the proposed project which are capable, to varying degrees, of reducing identified impacts.

The EIR evaluates three alternatives in accordance with CEQA guidelines: the No Project Alternative; the Reduced FTE Alternative; and the No Faculty/Staff Housing Alternative. A summary of each alternative and the feasibility of each is provided below.

## **No Project Alternative**

### ***Description***

CEQA requires the evaluation of a No Project alternative in order to compare the effects of a proposed project to the existing, or reasonably foreseeable future, conditions on a site. The No Project Alternative evaluated in this Draft EIR evaluates retention of CSUN's existing 25,000-FTE enrollment ceiling and future development of the campus in accordance with the existing master plan. For purposes of the No Project Alternative, it is assumed the proposed 2005 Master Plan for the CSUN campus would not be adopted. Campus development and growth would continue in conformance with the existing 1998 Master Plan. The University's student enrollment ceiling, or cap, would remain at 25,000 full-time equivalents (FTEs), which it is currently approaching. The number of faculty and staff would remain at or near current levels. Although significant portions of the 1998 Master Plan, which was developed as a plan for campus reconstruction following the 1994 Northridge earthquake, have been implemented, any projects contained in the current master plan and not yet implemented could be built, including 200,000 square feet of biotechnology space on the north campus proposed but not yet developed; 300,000 of entertainment industry space; and 379,000 sf of main campus academic space. However, none of the proposals in the 2005 Master Plan would be implemented, including the development of new and expanded academic and administrative facilities; student support and recreational facilities; student and faculty/staff housing; landscaping, open space, and pedestrian circulation improvements; transportation improvements; parking facilities; or campus utility system and infrastructure upgrades.

### ***Environmental Effects***

The No Project alternative would avoid all of the significant, unavoidable impacts: air quality, noise (construction-related), traffic, water supply (off-site infrastructure) and wastewater (off-site infrastructure) associated with the proposed Master Plan. Since the Master Plan is intended to fulfill the CSU Trustee's 2003 directive that CSU campuses plan for projected system-wide increases of 107,000 FTEs by 2011, the No Project alternative could result in the redistribution of project impacts to other campuses, since CSUN would be precluded from accommodating its share of the projected enrollment increase and students would likely seek educational opportunities elsewhere.

### ***Relation to Project Objectives***

The No Project alternative would prevent attainment of the basic project objectives as identified in Section 1.4, above. The No Project alternative would prevent CSU Northridge from accommodating projected

student enrollment demands for the State of California or revising its existing campus master plan to accommodate the projected increases.

### ***Feasibility***

The No Project alternative is infeasible because it would not meet any of the project objectives; it would prevent CSUN from meeting projected student enrollment demands in accordance with its legislative mandate to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to attend (Ed. Code §66202.5); and, it would not provide any of the benefits outlined in the Statement of Overriding Considerations.

### **Reduced FTE Alternative**

#### ***Description***

Under the Reduced FTE Alternative, CSUN would increase its enrollment cap to 30,000 FTEs by the 2034-2035 academic year, rather than the 35,000 FTE cap proposed under the Master Plan. The number of student residential housing units to be built on campus would be reduced by 50 percent, from 2,688 to 1344. The proposed number of new parking spaces would also be reduced somewhat because of reduced demand for student residential parking.

The number of remaining Master Plan projects implemented under this alternative would decrease compared to the proposed project. Even though a reduced future enrollment of 30,000 students would still necessitate new facilities and improvements to existing facilities, the new developed square footage would likely be decreased by half compared to the proposed project, given the CSU system average of 115,000 gross square feet (gsf) per 1,000 FTE students.

#### ***Environmental Effects***

The Reduced FTE Alternative would result in the same potentially significant impacts as the 2005 Master Plan, although impacts would be proportionately reduced. Implementation of this alternative would reduce trip generation and associated impacts on area intersections and street and freeway segments. However, since many of the affected roadways and freeway segments are projected to be operating at unacceptable levels by the date of project build out even without the proposed project, implementation of this alternative would nonetheless likely result in significant impacts on the same roadway and freeway segments as full build out of the 2005 Master Plan.

### ***Relation to Project Objectives***

The Reduced FTE alternative would prevent attainment of many of the basic project objectives as identified in Section 1.4, above. Because the Reduced FTE Alternative would not enable CSUN to accommodate the full 10,000 FTEs projected by 2035, and because Master Plan projects to be implemented would be adjusted to accommodate this lower enrollment cap, this alternative would not meet CSUN's basic project objectives related to accommodation of its share of increased enrollment and the provision of associated academic and residential opportunities. Lowering the enrollment cap may also result in prospective students seeking educational opportunities elsewhere in the region, thereby shifting enrollment growth to other schools.

### ***Feasibility***

The Reduced FTE alternative is infeasible because it would not meet many of the project objectives; it would not meet CSUN's basic project objectives related to accommodation of its share of increased enrollment and the provision of associated academic and residential opportunities; and, it would not provide many of the benefits outlined in the Statement of Overriding Considerations.

## **No Faculty and Staff Housing Alternative**

### ***Description***

Under the No Faculty/Staff Housing Alternative, the portion of campus north of Lassen Street would not be developed with housing for faculty and staff or commercial uses to serve that residential community, but instead would be developed in the future with academic, administrative, or student support facilities as the University's need for such facilities arose, and at a density consistent with the Master Plan program for the remainder of campus. Additionally, the proposed faculty/staff housing in the Northwest Precinct, at the corner of Halsted Street and Darby Avenue, would not be built. CSUN would still raise its enrollment cap to 35,000 FTEs and all other Master Plan components and projects would be implemented.

### ***Environmental Effects***

This alternative would result in the same potentially significant impacts as the 2005 Master Plan, although impacts would be proportionately reduced. Implementation of this alternative would reduce the number of vehicle trips associated with the residential and commercial uses, and associated impacts

on area intersections and street and freeway segments. However, since many of the affected roadways and freeway segments are projected to be operating at unacceptable levels by the date of Master Plan build out even without project implementation, implementation of the No Faculty/Staff Housing Alternative would nonetheless likely result in significant and unavoidable impacts on the same roadway and freeway segments as full build out of the 2005 Master Plan.

### ***Relation to Project Objectives***

The No Faculty and Staff Housing alternative would prevent attainment of many of the basic project objectives as identified in Section 1.4, above. The No Faculty/Staff Housing Alternative would not enable CSUN to meet its basic project objectives of providing on-campus housing to aid in faculty and staff recruitment. This could effectively preclude the University from achieving the necessary faculty:student ratio, which could in turn reduce its ability to meet project objectives related to the accommodation of projected enrollment increases; increasing opportunities for interactions and collaborations between students and faculty; and development as a regional center for intellectual, cultural, and lifelong learning.

### ***Feasibility***

The No Faculty and Staff Housing alternative is infeasible because it would prevent attainment of many of the basic project objectives as identified in Section 1.4, above; it would negatively impact the University's ability to recruit and retain quality faculty and staff in support of its educational mission; and, it would not provide many of the benefits outlined in the Statement of Overriding Considerations.

## **5.0 FINDINGS WITH RESPECT TO MITIGATION OF SIGNIFICANT ADVERSE IMPACTS, AND ADOPTION OF MITIGATION MONITORING PLAN**

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

The CSU Board of Trustees is vested with "full power and responsibility in the construction and development of any state University campus, and any buildings or other facilities or improvements

connected with the California State University” (California Education Code §66606). This is discussed in detail in the Draft EIR in Section 1.13, CSU Mitigation Limitations, and in the Final EIR in Section 3.0, Written Comments and Responses to Comments Topical Response 7, Traffic/Parking.

Implementation of identified off-site roadway, off-site water facilities, and off-site wastewater facilities improvements are within the responsibility and jurisdiction of other public agencies. These agencies can and should implement the identified mitigation measures. Therefore, pursuant to Section 21081(a)(1) of the Public Resources Code, changes or alterations in the form of off-site roadway improvements, off-site water facilities, and off-site wastewater facilities are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that public agency. Because implementation of the mitigation measures set forth above is the responsibility of an agency other than CSU/CSUN, and because implementation of these measures may be disputed by the responsible agencies, mitigation of the identified impacts to the intersections, street segments and freeway segments identified above cannot be assured by CSU, and such impacts must be considered significant and unavoidable. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other benefits, including the provision of employment opportunities for highly trained workers, make infeasible the alternatives identified in the EIR and the identified traffic, off-site water facilities and off-site wastewater facilities impacts are thereby acceptable because of specific overriding considerations (see Statement of Overriding Considerations).

The Board of Trustees finds that each mitigation measure within the responsibility and jurisdiction of the CSU is a binding condition of project approval, fully enforceable by the Board. Section 21081.6 of the Public Resources Code requires the Board of Trustees to adopt a monitoring or compliance program regarding the changes in the Project and mitigation measures imposed to lessen or avoid significant effects on the environment. The Mitigation Monitoring and Reporting Program for the California State University, Northridge 2005 Master Plan Update project is hereby adopted by the Board of Trustees because it fulfills the CEQA mitigation monitoring requirements:

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