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Environmental Impact Report Addendum for the  
**Slack and Grand Faculty/Staff Housing Project**  
California Polytechnic State University, San Luis Obispo

Facilities Planning  
& Capital Projects  
1 Grand Avenue, Building 70  
San Luis Obispo, CA 93407



**CAL POLY**

February 2024

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for the  
**Slack and Grand Faculty/Staff Housing Project**

Prepared for:

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## LIST OF ABBREVIATIONS

AB	Assembly Bill
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
Cal Poly or University	California Polytechnic State University, San Luis Obispo
CalEEMod	California Emissions Estimator Model
CALGreen	California Green Building Standards Code
Campus Master Plan	2035 Campus Master Plan
CEQA	California Environmental Quality Act
CO	carbon monoxide
CRLF	California red-legged frog
CSU	California State University
EHS	Cal Poly Environmental Health and Safety
EIR	Environmental Impact Report
GHG	greenhouse gas
GP	Guiding Principles
I/I	inflow and infiltration
LEED	Leadership in Energy and Environmental Design
LID	Low Impact Development
MS4s	Municipal Separate Storm Sewer Systems
MTCO <sub>2e</sub>	metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NO <sub>x</sub>	nitrogen oxides
NPDES	National Pollutant Discharge Elimination System
PM <sub>10</sub>	particulate matter with diameters generally 10 micrometers and smaller
PolyCAP	Cal Poly Climate Action Plan
ROG	reactive organic gases
SB	Senate Bill
sf	square feet
SLOAPCD	San Luis Obispo County Air Pollution Control District
SR	State Route
SWPPP	storm water pollution prevention plan
TDM	transportation demand management
VMT	vehicle miles traveled
WRF	water reclamation facility

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# 1 INTRODUCTION

This document constitutes Addendum #1 to the Final Environmental Impact Report (EIR) for the California Polytechnic State University, San Luis Obispo (Cal Poly or University) 2035 Campus Master Plan (Campus Master Plan) (State Clearinghouse No. 2016101003), certified by the California State University (CSU) Board of Trustees in May 2020. The Campus Master Plan addresses all aspects of future physical development and land use on the campus to accommodate growth in student enrollment and in fulfillment of Cal Poly's academic mission. This EIR addendum has been prepared to address minor changes to the Campus Master Plan related to the currently proposed Slack and Grand Faculty/Staff Housing Project, as well as changes in design of the proposed housing project and supporting water infrastructure since the certification of the Campus Master Plan EIR in 2020. This section of the EIR addendum describes the purpose of the addendum, presents an overview of the Campus Master Plan and EIR, and provides an updated description of the Slack and Grand Faculty/Staff Housing Project (project), including a discussion of changes that have been made to the project since it was evaluated in the Campus Master Plan EIR.

## 1.1 OVERVIEW OF THE CAMPUS MASTER PLAN AND EIR

The Campus Master Plan is a long-range planning document that guides the development and use of the University's main campus – the 1,321 acres adjacent to the City of San Luis Obispo that include most of the University's academic, administrative, and support facilities (Figures 1-1a, 1-1b, and 1-1c, Cal Poly Master Plan Map). As described in the Campus Master Plan, during the next two decades, the University anticipates developing new and replacement academic buildings, additional student and faculty/staff housing on-campus, additional recreation, event and entertainment spaces, and other support facilities to accommodate enrollment growth and emerging requirements for a supportive learning environment. The Campus Master Plan was initiated in 2019 to serve as a roadmap for this expansion and was approved by the CSU Board of Trustees in May 2020. The Campus Master Plan includes a series of planning principles and objectives tailored to the Cal Poly mission, culture, and campus. These planning principles serve the dual purpose of providing a practical framework for implementation of the Campus Master Plan and providing benchmarks that allow for an evaluation of whether proposed campus projects fulfill Campus Master Plan goals. The project, as described further below, would provide 33 new units of faculty/staff housing within the Master Plan Area and is considered to be generally consistent with the Campus Master Plan—more specifically, Guiding Principles (GPs) 07, 08, 11, 14, 16, 17, and 18, which state:

- ▶ **GP 07:** Land uses should be suitable to their locations considering the environmental features of the proposed sites.
- ▶ **GP 08:** The siting of new land uses and buildings should always be considered within the context of the greater campus. Functional connections among related activities should be considered, including the nature of activities, “adjacencies” and paths of travel.
- ▶ **GP 11:** Cal Poly should be sustainable with its land and resource planning, as well as site and building design, and operations. Cal Poly should meet or exceed all state and system-wide sustainability policies.
- ▶ **GP 14:** Cal Poly should evaluate both past investment and the need for future expansion when planning for new and redeveloped facilities.
- ▶ **GP 16:** Cal Poly should consider potential impacts – including but not limited to traffic, parking, noise, and glare – on surrounding areas, especially nearby single-family residential neighborhoods, in its land use planning, building and site design, and operations.
- ▶ **GP 17:** Cal Poly should inform local agencies and the community prior to amending the Master Plan or developing major new projects and provide opportunities for comments.
- ▶ **GP 18:** Cal Poly should maintain open communication with neighbors, stakeholders, and local public agencies, respecting the community context and potential impacts of campus development.

1. Administration	76. Old Power House	176. Faculty and Staff Workforce Housing
2. Cotchett Education	77. Rodeo Arena	177. Student Housing
3. Business	77A. Rodeo Support Facilities	178. Student Housing
5. Architecture and Environmental Design	79. Water Reclamation Facility	179. Student Housing
6. Christopher Cohan Center	81. Hillcrest	180. Warren J. Baker Center for Science and Mathematics
7. Advanced Technology Laboratories	82. Corporation Warehouse	181. William and Linda Frost Center for Research and Innovation
11. Agricultural Sciences	82D. IT Services Consolidation	182A-B. Student Support Services
13. Engineering	83. Technology Park	184A-C. South Via Carta Academic Complex
15. Cal Poly Corporation Administration	84. Technology Park II	186. Construction Innovations Center
17. Crop Science	105. Trinity Hall	187. Simpson Strong-Tie Material Demonstration Lab
17J. Crop Science Lab	106. Santa Lucia Hall	191. Engineering Projects Building
18. Dairy Science	107. Muir Hall	192. Engineering IV
18A. Leprino Foods Dairy Innovation Institute	108. Sequoia Hall	193. Northwest Polytechnic Center
19. Dining Complex	109. Fremont Hall	197. Bonderson Engineering Project Center
19A. Dining Commons Addition	110. Tenaya Hall	271. Village Drive Parking Structure
21. Engineering West	112. Vista Grande	371. Canyon Circle Parking Structure
25. Faculty Offices East	113. Sierra Madre Hall	371B. University Housing Depot
27. Health Center	114. Yosemite Hall	
27A. Health and Wellbeing Center Addition	115. Chase Hall	
28. Albert B. Smith Alumni and Conference Center	116. Jespersen Hall	
	117. Heron Hall	
31. University House	121. Cheda Ranch	
32. Oppenheimer Family Equine Center	121M. Cheda Ranch Modular House	
33. Clyde P. Fisher Science Hall	122. Parker Ranch	
34. Walter F. Dexter Building	124. Student Services	
35. Robert E. Kennedy Library	125M. Serrano Ranch Modular House	
35A. Academic Center Library Addition	129. Avila Ranch	
40. Engineering South	130. Grand Avenue Parking Structure	
41A. Grant M. Brown Engineering	131. Parking Structure 131	
41B. Baldwin and Mary Reinhold Aerospace Engineering	132. Northwest Campus Parking Structure	
41C. Aero Propulsion Lab	133. Orfaea Family and ASI Children's Center	
42. Robert A. Mott Physical Education	133F. Children's Center Addition	
42A. Anderson Aquatic Center	136. Irrigation and Training Research Center	
42B. Robert A. Mott Athletics Center Expansion	136B. Irrigation and Training Research Center Practice Fields	
42E. Tennis Clubhouse	138. Via Carta Parking Structure	
43. Recreation Center	142A-C. Creekside Village	
44. Alex and Faye Spanos Theatre	142D. Transit Center	
45. H. P. Davidson Music Center	143A-G. Northeast Academic Complex	
45A. Davidson Music Center Renovation/Addition	144A-C. Math and Science	
46. Old Natatorium	150. Poultry Science Instructional Center	
47. Faculty Offices North	151. Facilities Operations Center	
48X. Leaning Pine Arboretum	152. University-Based Retirement Community	
49. Farm Shop	153. Bella Montana	
50J. Mount Bishop Warehouse	154A. Animal Nutrition Center	
50K. Communications Services Storage	155. J and G Lau Family Meat Processing Center	
50L. Rose Float Lab	156. Grange Hall	
51. University House	157. Lohr Family Winery Building	
53. Science North	158. Distillery Building	
55. Beef Cattle Evaluation Center	159. Environmental Horticulture Science	
55E. Beef Cattle Evaluation Center Expansion	160. Baggett Stadium	
56. Swine Unit	160A. Dignity Health Baseball Clubhouse	
57. Veterinary Hospital	161. Bob Janssen Field	
60. Crandall Gymnasium	163. Sports Complex Lower Fields	
61. Alex G. Spanos Stadium	164. Oppenheimer Equestrian Center	
61A. Alex G. Spanos Stadium Expansion	170. Cerro Vista Apartments Complex	
62. Spanos Athletic Facility	171. Poly Canyon Village Complex	
65. Julian A. McPhee University Union	172. yakʔitʔutʔu Housing Complex	
72. Plant Conservatory	173. Student Housing	
75. Mustang Substation	174. Student Housing	
	175. Student Housing	

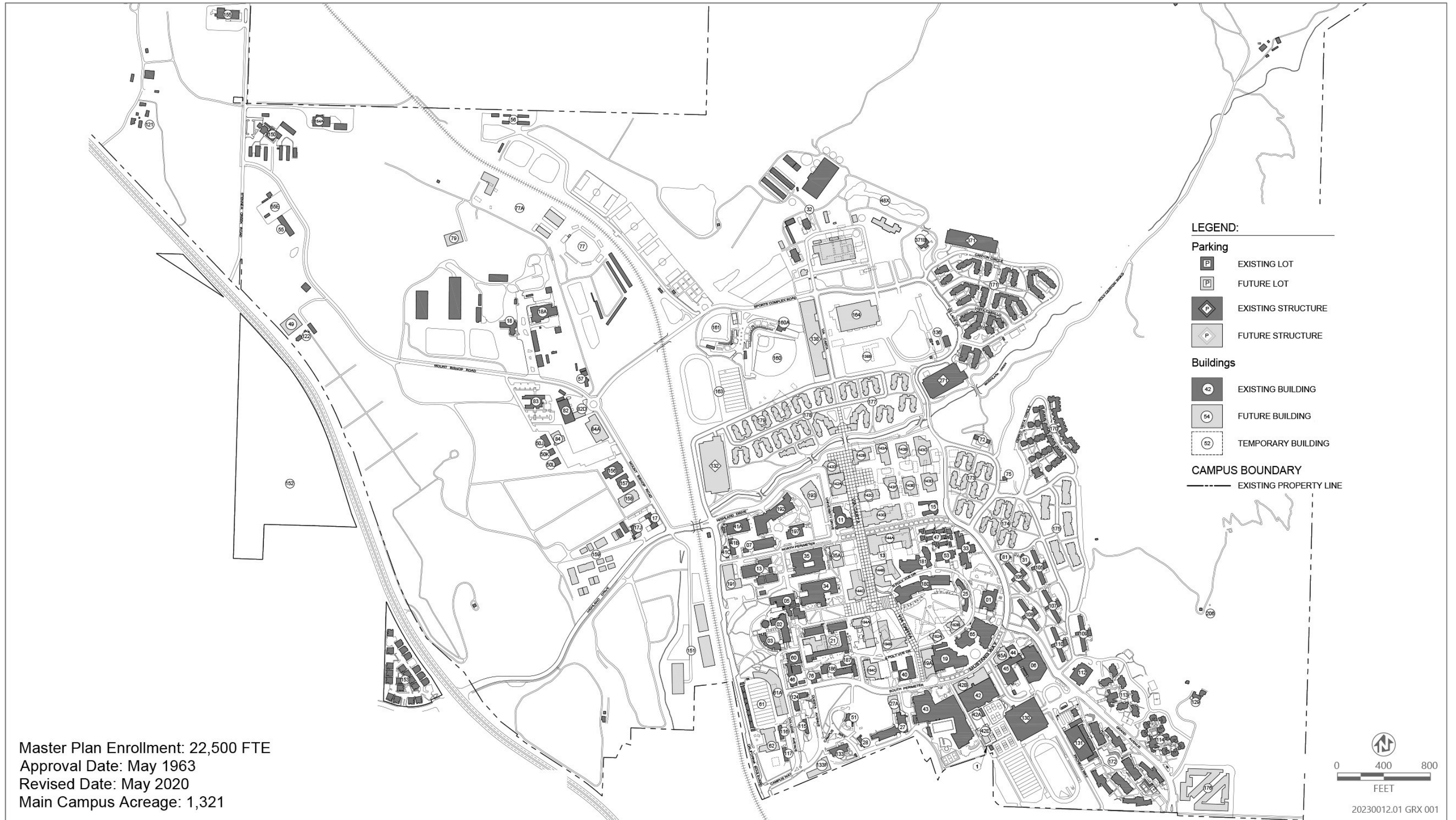
LEGEND:  
Existing Facility / Proposed Facility

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

20230012.01 GRX 003

Source: Cal Poly 2019.

**Figure 1-1a Cal Poly Master Plan Map Legend**



Source: Cal Poly 2019.

**Figure 1-1b Cal Poly Master Plan Map**

California Polytechnic State University, San Luis Obispo  
Slack and Grand Faculty/Staff Housing Project EIR Addendum



Source: Cal Poly 2019.

Figure 1-1c Cal Poly Master Plan Map – Academic Core

California Polytechnic State University, San Luis Obispo  
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Within the Campus Master Plan and as evaluated in the Campus Master Plan EIR (see Figures 1-1a through 1-1c), the project site was identified and envisioned for development of faculty/staff housing with 380 faculty/staff residential units, approximately 7,000 square feet (sf) of retail space, 12,000 sf of amenity space (i.e., pool/spa, club, and deck), and approximately 525 parking spaces. The previously evaluated faculty/staff housing project included the development of approximately 5.6 acres with 59 studio, 168 one-bedroom, 147 two-bedroom, and six three-bedroom units within two large triangular multi-family buildings. The on-site buildings were intended to be five stories (approximately 60 feet) in height, with little or no setback from the adjacent streets. See Figure 1-1c (Cal Poly Master Plan Map – Academic Core). As discussed in further detail in Section 1.4 below, this project is proposed to be substantially revised and reduced in density in consideration of the adjacent single-family residential uses across Slack Street and within the City of San Luis Obispo and for other feasibility considerations. The project is now proposed to provide 33 single-family two-story homes with a community garden and other recreational amenities within a modified project configuration that is approximately 8.5 acres in size.

Within the 8.5 acres, an existing and on-site drainage would be modified to include an on-site detention/retention basin in the western portion of the site to provide appropriate stormwater control and treatment. An additional 1.5 acres would be developed with a new water line and two water storage tanks to maintain adequate water pressure to the project site and other areas of campus.

The project will help Cal Poly fulfill the following Master Plan objectives (as provided on page 2-21 of the Campus Master Plan EIR):

- ▶ Support and advance the University's educational mission by guiding the physical development of the campus to accommodate gradual student enrollment growth up to a future enrollment of 22,500 FTES by year 2035 while preserving and enhancing the quality of campus life.
- ▶ Expand campus programs, services, facilities, and housing to support and enhance the diversity of students, faculty, and staff.
- ▶ Site campus facilities and housing to strengthen the campus's compact Academic Core and promote cross-disciplinary synergies between complementary academic, student/faculty support, and housing programs.
- ▶ Provide housing opportunities on campus primarily for University faculty and staff to promote recruitment and retention and enhance faculty and staff engagement with the campus. In addition, provide housing opportunities and complementary services that may be offered to nontraditional students such as graduate students, veterans, students with families; potentially alumni housing or a retirement community; and for members of the San Luis Obispo community.
- ▶ Provide and enhance campus facilities to create a more vibrant evening and weekend environment.
- ▶ Attain a modal shift from vehicles to more pedestrian, bicycle, and transit use.
- ▶ Advance campus-wide environmental sustainability and make progress toward goals of carbon neutrality and climate resilience.
- ▶ Consider the interface between Cal Poly and the surrounding communities with respect to shared economic health, housing, multimodal transportation, open space and agricultural resources, diversity, and public services.

## 1.2 PURPOSE OF AN EIR ADDENDUM

Once an EIR or other California Environmental Quality Act (CEQA) document has been prepared and certified/adopted for a project, no additional environmental review is necessary unless certain conditions are met, at which point subsequent review under CEQA may be necessary. Sections 15162–15164 of the State CEQA Guidelines define the following standards for determining the appropriate level of subsequent environmental review, and Section 15164 addresses the specific circumstances requiring the preparation of an addendum to an EIR.

- ▶ If changes to an approved project would result in new significant impacts or a substantial increase in the severity of impacts, then preparation and circulation of a Subsequent or Supplemental EIR for additional public review is required per Section 15162 and 15163 of the State CEQA Guidelines.
- ▶ If changes to an approved project or circumstances (including new information) surrounding the project would not result in new significant impacts or a substantial increase in the severity of significant impacts identified in the certified EIR, an addendum to the EIR may be prepared in accordance with Section 15164 of the State CEQA Guidelines. Public review of an addendum is not required under CEQA.

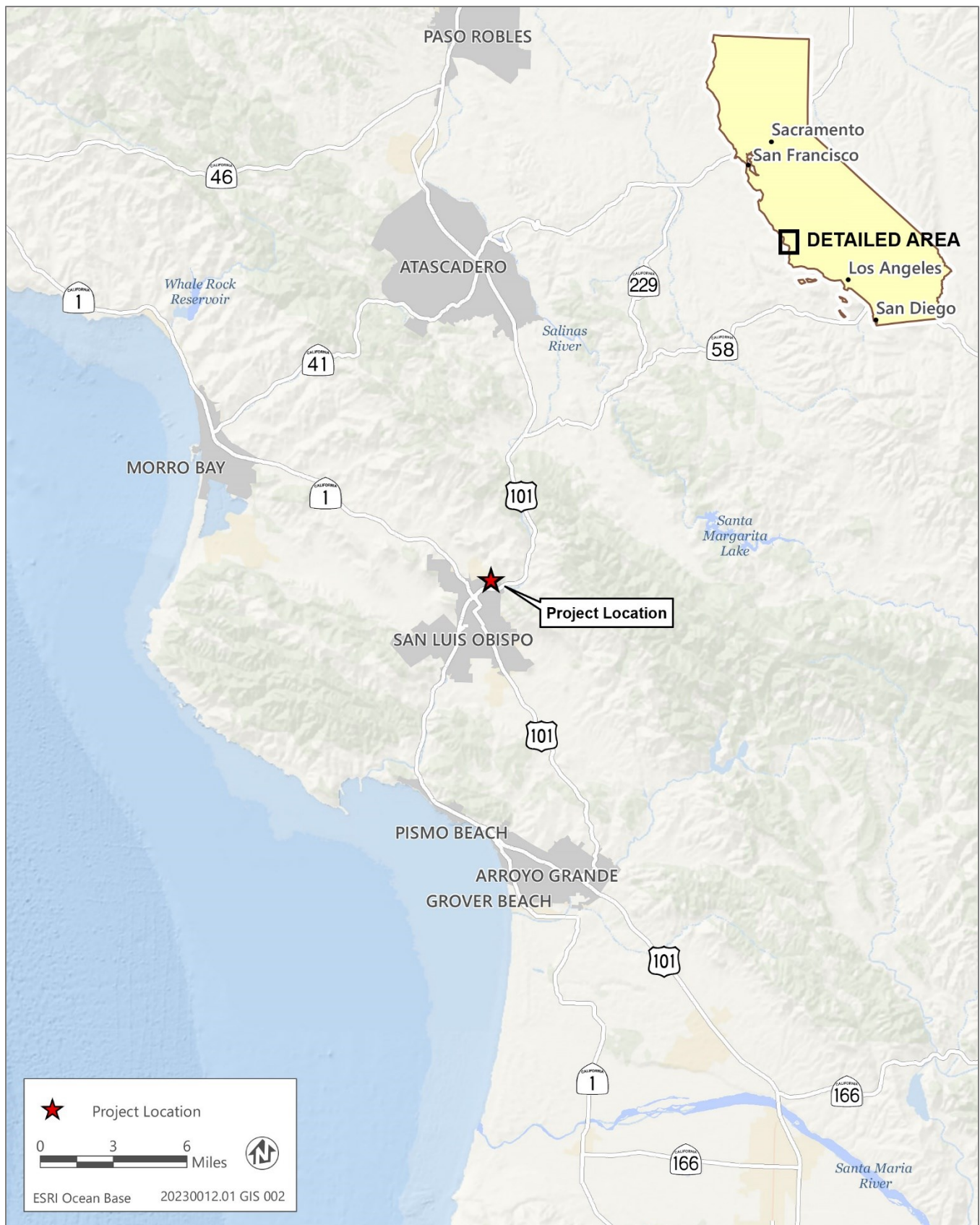
As demonstrated in the substantive analysis that follows below, the proposed revised project would not result in new significant impacts or a substantial increase in the severity of significant impacts identified in the Campus Master Plan EIR. Accordingly, an addendum to the Campus Master Plan EIR has been determined to be the appropriate environmental documentation for the project. Faculty/staff housing was contemplated for the project site in the Campus Master Plan and Campus Master Plan EIR; this addendum to the Campus Master Plan EIR, prepared pursuant to CEQA Guidelines Section 15164, addresses minor project changes, changed circumstances, and new information that has become available since the certification of the Campus Master Plan EIR.

## 1.3 PROJECT LOCATION

The Cal Poly campus, of which the project site is a part, occupies over 6,000 acres of unincorporated San Luis Obispo County, California, adjacent to the City of San Luis Obispo (Figure 1-2). Beyond academic/administrative and housing development, Cal Poly lands include rangelands, agricultural areas, and natural preserves. The majority of the developed campus is identified as the “Academic Core” (See Figure 1-1b) and includes agricultural support facilities and academic, housing, and administrative buildings. The Academic Core is generally bound by Highland Drive on the north, California Boulevard on the west, Slack Street on the south, and primarily undeveloped foothills on the east. An aerial of the project site is shown in Figure 1-4.

The project site is comprised of two areas totaling approximately 10 acres – an 8.5-acre area where all of the proposed residential development would occur and a 1.5-acre utility expansion area located up slope from the residential development area. The residential component of the project would be located in the East Campus portion of the Academic Core, on the lower elevation of the approximately 10-acre site northeast of the intersection of Slack Street and Grand Avenue. This site is currently open space that primarily serves as pasture for some of Cal Poly’s agricultural operations, as shown in Figure 1-5. The residential component of the project is adjacent to the Yosemite Residence Halls to the north, single-family residential housing across Slack Street to the south (within the City of San Luis Obispo), and the yakʔitʔutʔu residence halls across the street along Grand Avenue. The utility expansion area is also located within the East Campus, adjacent to an existing 500,000-gallon tank and a 600,000-gallon tank located east of Parking Lot K-1. A photo of the proposed utility improvements area is shown in Figure 1-6.



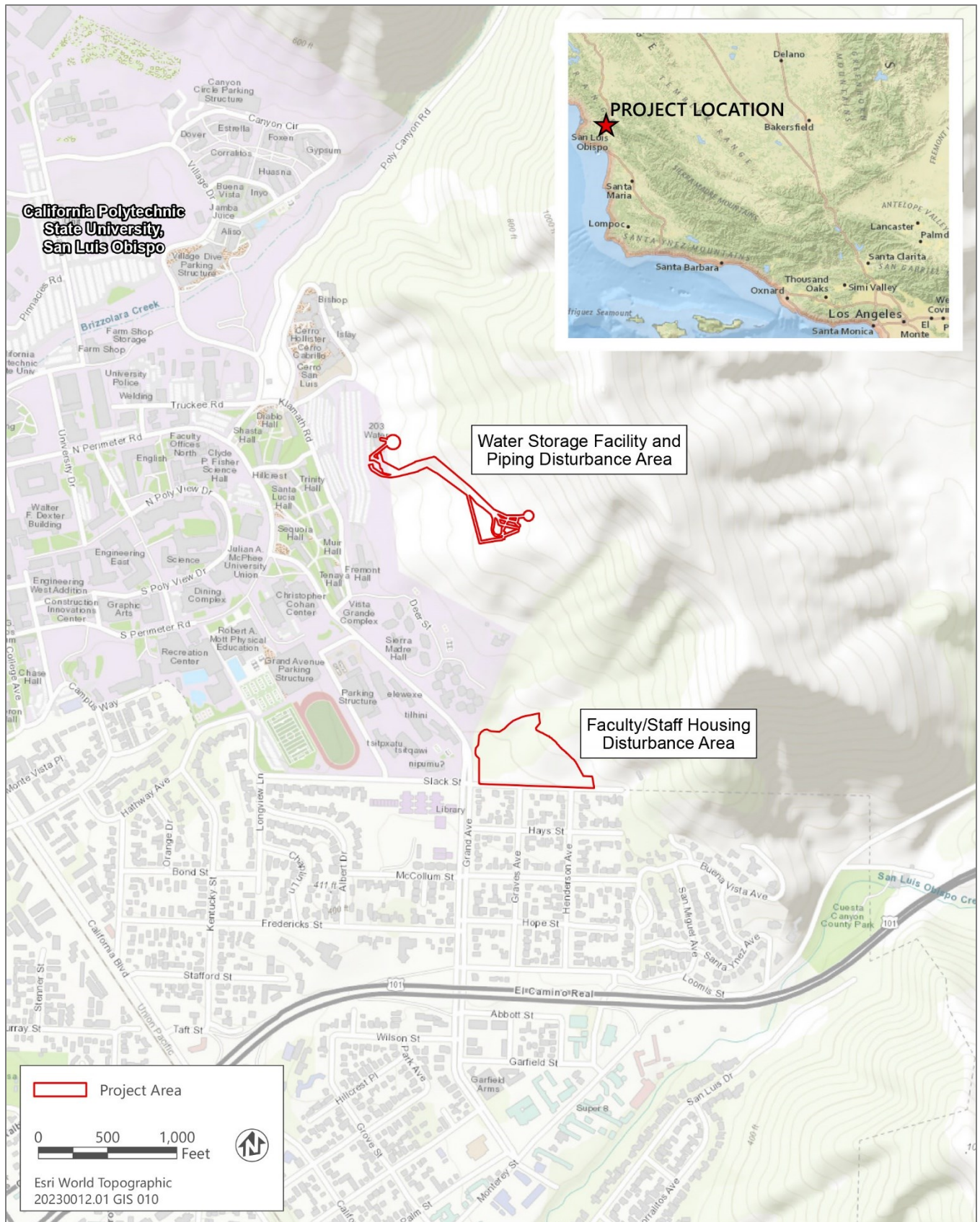


Source: Adapted by Ascent Environmental in 2023.

**Figure 1-2 Regional Location Map**

California Polytechnic State University, San Luis Obispo  
Slack and Grand Faculty/Staff Housing Project EIR Addendum

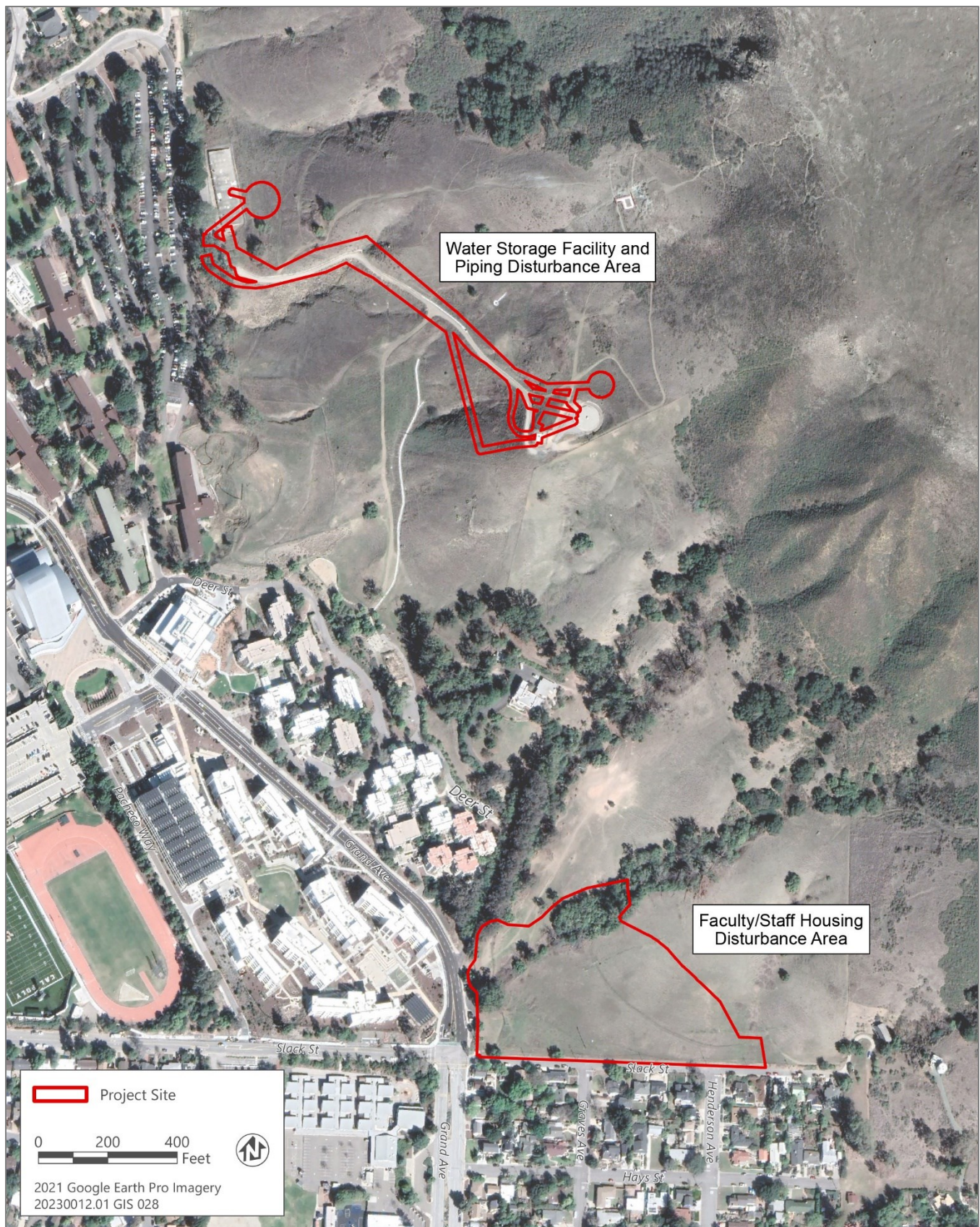




Source: Campus boundary downloaded from California School Campus Database in 2022. Adapted by Ascent Environmental in 2023.

**Figure 1-3 Project Location**





Source: Data received from RRM Design Group in 2023.

**Figure 1-4 Aerial View of Project Location**





Source: Photo taken by Ascent in 2023.

**Figure 1-5 Slack and Grand Faculty/Staff Housing site looking southwest towards the City of San Luis Obispo.**



Source: Photo taken by Ascent in 2023.

**Figure 1-6 Proposed utility improvements area looking northwest towards campus.**



## 1.4 PROJECT DESCRIPTION

As shown in Figure 1-7, the project proposes to develop 33 two-story, single-family, detached residences with supporting amenities for Cal Poly faculty and staff within the southeastern portion of campus. Improvements to the existing water tanks shown in Figure 1-4 would also occur as part of the project to support the housing.

The housing would be constructed along the north side of Slack Street, from the intersection at Grand Avenue east until just beyond the intersection with Slack Street and Henderson Avenue. Two internal roadways with community mailboxes and streetlights (approximately 30 feet in height) would be provided within the residential development area and would line up to match patterns of the adjacent City streets (Henderson Avenue and Graves Avenue). Fourteen of the residential buildings would front Slack Street and would be set back approximately 50 feet from the roadway edge with private driveways providing a direct connection to Slack Street. The total square footage for the single-family residences would be approximately 62,000 sf (approximately 1,900 sf per residence). Around each residence, appropriate landscaping, security lighting, and private open space would be provided within the yard areas outlined in Figure 1-7. Parking for up to two cars per residence (66 in total) would be provided within the ground floor of each residence with additional visitor parking provided in two surface parking lots along the extension of Henderson Avenue.

On-site residential buildings would be set back from both Grand Avenue (approximately 150 feet) and Slack Street (approximately 50 feet) to reduce the visibility of development to motorists, pedestrians, and bicyclists along both roadways. The proposed single-family homes would be reduced in height and scale compared to the previously evaluated project (comprised of two five-story buildings), which will reduce potential impacts on long-distance views of and through the area and maintain greater consistency of development with the residential neighborhood to the south.

In terms of amenities within the residential development area, the project would include a 1-acre detention basin in the western portion of the residential project site to ensure that stormwater flows associated with project's additional impervious areas do not exceed the rate of stormwater runoff compared to existing conditions. A community garden, basketball half court, and visitor parking areas would also be provided on-site, as shown in Figure 1-7. A pedestrian/bicycle path would be provided along the northern side of the residential component with a free-span bridge over the proposed detention basin. Additionally, as part of the project, existing landscaping and trees within the interior of the residential development area and along Slack Street and Grand Avenue would be retained to the extent feasible and enhanced with additional landscaping.

The project also includes the construction and operation of additional water storage facilities and associated piping. These facilities would be provided up-slope of the residential development directly adjacent to existing water supply infrastructure (as shown in Figure 1-4). More specifically, a 500,000-gallon water storage tank would be located east of Tenaya Hall and adjacent to an existing 500,000-gallon tank, and a 600,000-gallon water storage tank would be located east of Parking Lot K-1. Additional piping between the proposed and existing water storage facilities would be provided along an existing access road east of Parking Lot K-1. Existing piping would be abandoned in place. Both tanks would be located largely below grade, and the supporting piping would be located below ground surface and would not be visible from a distance.

As part of the project, the Campus Master Plan Map would also be amended as shown in Figures 1-8a through 1-8c to reflect the residential configuration and the new water storage facilities.

The project would be designed in a manner consistent with the current Campus Design Guidelines with respect to architectural design/features, building form, and colors in order to maintain a consistent and/or complementary aesthetic throughout the Cal Poly campus. It would also be developed at a density comparable to that of adjacent single-family housing located across Slack Street (and within the City of San Luis Obispo) with particular sensitivity to that neighborhood context. The objectives of the project are to promote and enhance faculty and staff retention and recruitment by offering quality residential housing at attainable rates; to strengthen the Cal Poly-San Luis Obispo community connection; and to reduce faculty and staff commutes (i.e., vehicle miles traveled, or VMT), associated greenhouse gas (GHG) emissions, and impacts on neighborhood traffic. All applicable mitigation measures identified in the Campus Master Plan EIR and included in the adopted Mitigation Monitoring and Reporting Program are part of the project and are listed in Appendix A of this addendum.

## 1.4.1 Circulation and Parking

The proposed circulation network for the project site is intended to be compatible with existing adjacent circulation patterns in the area and minimize the potential for substantial project-related vehicular traffic to affect local residential streets, including Grand Avenue and Slack Street. On-site circulation would include up to 14 private driveways associated with the proposed single-family residences located along Slack Street and two internal roadways that connect to Slack Street in alignment with Henderson Avenue and Graves Avenue. The two proposed on-site roadways and internal circulation would be one lane in each direction separating rows of single-family residences. The circulation framework for the project would integrate various transportation demand management strategies that reduce VMT from single-occupant automobile trips, such as:

- ▶ provide safe bicycle parking; and
- ▶ design and incorporate traffic-calming features within the development.

Parking would be provided for the development within the project site, up to 66 parking spaces (two within each single-family unit) for residents and visitor parking spaces located within two small surface lots along the extension of Graves Avenue within the project site.

Additionally, as shown in Figure 1-7, a pedestrian/bicycle path and free-span bridge would be provided along the northern edge of the residential development area to provide a more direct connection between the project site and Grand Avenue for pedestrians and cyclists travelling to and from the project site. The pathway would extend northward, around the proposed stormwater detention basin and realigned drainage before connecting with an existing recreational path in the northwestern portion of the site. In addition, sidewalks would be provided along the northern edge of Slack Street in order to provide for safe travel by pedestrians from the project site to existing sidewalks and bicycle lanes along Grand Avenue.

## 1.4.2 Utilities

As part of the project, on-site development would include utility connections to existing water, wastewater, and stormwater facilities along Slack Street. The project would include the realignment of an existing drainage to allow for improved stormwater flows through the area, and as noted above, a detention basin would be located in the western portion of the site to ensure adequate capacity of existing off-site stormwater facilities and a smaller linear detention basin would be located along the project site's boundary with Slack Street. In addition, to ensure adequate water pressure to the proposed new housing, improvements to the existing Cal Poly reservoirs north of the proposed faculty/staff housing would be necessary. This would include installation of two new water tanks: one 500,000-gallon tank located east of Tenaya Hall and adjacent to an existing 500,000-gallon tank and one 600,000-gallon tank located east of Parking Lot K-1. Both tanks would be largely placed below grade and not visible from off-site, similar to the existing tank facilities present on campus. In addition, the existing water lines that extend up slope would be abandoned in place and replaced with two 12-inch water lines that would extend along the existing maintenance road in the eastern portion of campus.



Source: Produced by RRM Design Group in 2023; Adapted by Ascent, Inc. in 2023.

**Figure 1-7 Conceptual Site Plan**

California Polytechnic State University, San Luis Obispo  
Slack and Grand Faculty/Staff Housing Project EIR Addendum



**LEGEND: Existing Facility / Proposed Facility**

1. Administration	113. Sierra Madre Hall
2. Cotchett Education	114. Yosemite Hall
3. Business	115. Chase Hall
5. Architecture and Environmental Design	116. Jespersen Hall
6. Christopher Cohan Center	117. Heron Hall
7. Advanced Technology Laboratories	121. Cheda Ranch
11. Agricultural Sciences	122. Parker Ranch
13. Engineering	123. Peterson Ranch
15. Cal Poly Corporation Administration	124. Student Services
17. Crop Science/Farm Store	125. Serrano Ranch
17J. Crop Science Lab	129. Avila Ranch
18. Dairy Science	130. Grand Avenue Parking Structure
18A. Leprino Foods Dairy Innovation Institute	131. Parking Structure 131
19. Dining Complex	132. Northwest Campus Parking Structure
19A. Dining Complex Addition	133. Orfalea Family and ASI Children's Center
21. Engineering West	133F. Children's Center Expansion
25. Faculty Offices East	136. Irrigation and Training Research Center (ITRC)
27. Health and Wellbeing Center	136B. ITRC Practice Fields
27A. Health and Wellbeing Center Addition	138. Via Carta Parking Structure
28. Albert B. Smith Alumni and Conference Center	142A. Creekside Village
31. University Housing	142B. Creekside Village
32. Oppenheimer Family Equine Center	142C. Creekside Village
33. Clyde P. Fisher Science Hall	142D. Transit Center
34. Walter F. Dexter Building	143A. Northeast Academic Complex
35. Robert E. Kennedy Library	143B. Northeast Academic Complex
35A. Academic Center Library Addition	143C. Northeast Academic Complex
40. Engineering South	143D. Northeast Academic Complex
41A. Grant M. Brown Engineering	143E. Northeast Academic Complex
41B. Baldwin and Mary Reinhold Aerospace Engineering Labs	143F. Northeast Academic Complex
41C. Aero Propulsion Lab	143G. Northeast Academic Complex
42. Robert A. Mott Athletics Center	144A. Math and Science
42A. Anderson Aquatic Center	144B. Math and Science
42B. Robert A. Mott Athletics Center Expansion	144C. Math and Science
42E. Tennis Clubhouse	150. Poultry Science Instructional Center
43. Recreation Center	151. Facilities Operations Complex
44. Alex and Faye Spanos Theatre	152. University Based Retirement Center
45. H. P. Davidson Music Center	153. Bella Montaña
45A. Davidson Music Center Addition	154A. Animal Nutrition Center
46. Old Natatorium	155. J and G Lau Family Meat Processing Center
47. Faculty Offices North	156. E & J Gallo Building
48X. Leaning Pine Arboretum	157. Lohr Family Winery
49. Farm Shop	158. Brewery/Distillery
50J. Mount Bishop Warehouse	159. Environmental Horticulture Science
50K. Communications Services Storage	160. Baggett Stadium
50L. Rose Float Lab	160A. Dignity Health Baseball Clubhouse
51. University House	161. Bob Janssen Field
53. Science North	163. Sports Complex Lower Fields
55. Beef Cattle Evaluation Center (BCEC)	164. Oppenheimer Equestrian Center
55E. Beef Cattle Evaluation Center (BCEC) Expansion	165. Oppenheimer Equestrian Center - Animal Health Sciences
56. Swine Unit	166. Ag Housing I
57. Veterinary Hospital	167. Ag Housing II
60. Crandall Gymnasium	170. Cerro Vista Apartments
61. Alex G. Spanos Stadium	171. Poly Canyon Village Apartments
61A. Alex G. Spanos Stadium Expansion	172. yak?itvutvu Residential Community
61L-N. Alex G. Spanos Stadium Concessions	173. Student Housing
62. Spanos Athletic Facility	174. Student Housing
65. Julian A. McPhee University Union	175. Student Housing
72. Plant Conservatory	176. Slack and Grand Housing (Faculty and Staff Workforce Housing)
75. Mustang Substation	177. Student Housing
76. Old Power House	178. Student Housing
77. Rodeo Arena	179. Student Housing
77A. Rodeo Support Facilities	180. Warren J. Baker Center for Science and Mathematics
79. Water Reclamation Facility	181. William and Linda Frost Center for Research and Innovation
81. Hillcrest	182A. Student Support Services
82. Corporation Warehouse	182B. Student Support Services
82D. IT Services Consolidation	184A. South Via Carta Academic Complex
83. Technology Park	184B. South Via Carta Academic Complex
84. Technology Park Expansion	184C. South Via Carta Academic Complex
105. Trinity Hall	186. Construction Innovations Center
106. Santa Lucia Hall	187. Simpson Strong-Tie Material Demonstration Lab
107. Muir Hall	191. Engineering Projects Building
108. Sequoia Hall	192. Engineering IV
109. Fremont Hall	193. Northwest Polytechnic Center
110. Tenaya Hall	197. Bonderson Engineering Project Center
112. Vista Grande Dining Complex	271. Village Drive Parking Structure
	371. Canyon Circle Parking Structure
	371B. University Housing Depot

20230012.01 GRX 008

Source: Cal Poly 2023.

**Figure 1-8a Cal Poly Master Plan Map Legend – Proposed Update**



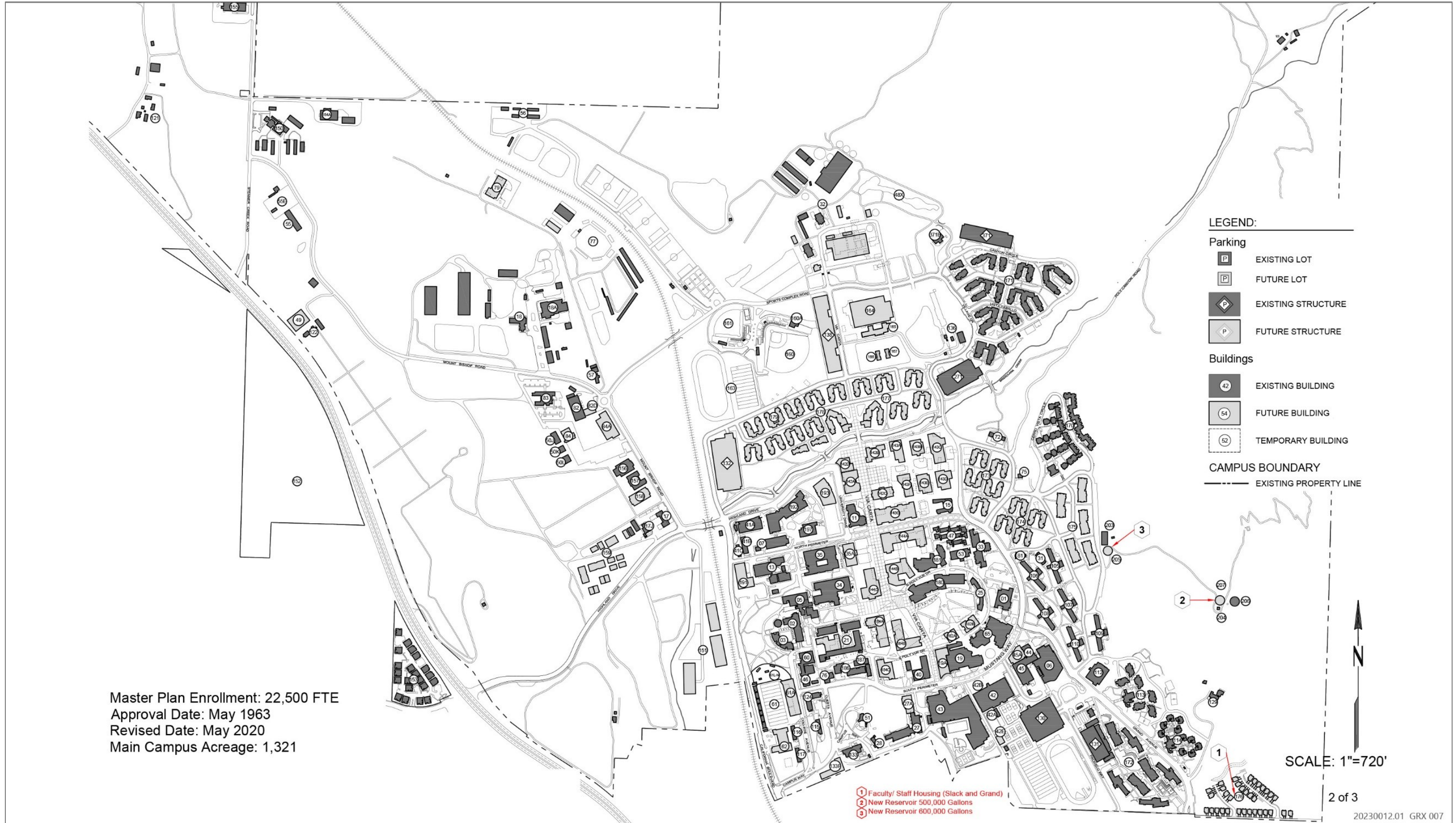
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Source: Cal Poly 2023.

Figure 1-8b Cal Poly Master Plan Map – Academic Core Proposed Update





Source: Cal Poly 2023.

Figure 1-8c Cal Poly Master Plan Map – Proposed Update

### 1.4.3 Sustainability

Cal Poly, as part of the CSU system, aims to exceed the energy efficiency and sustainability requirements of both the California Green Building Standards Code (CALGreen) and the California Energy Code. The development as a whole would achieve a minimum of Leadership in Energy and Environmental Design (LEED) Silver for Building Design and Construction, with a goal of LEED Gold. Proposed project sustainability features would include high-efficiency irrigation for landscaping; water-efficient plumbing; energy-efficient and CALGreen-compliant lighting and appliances; and durable exterior building materials, such as concrete/masonry walls. EnergyStar® appliances (e.g., air conditioning, refrigerators, microwaves, ovens, cooktops, washers, dryers, etc.) and LED (light-emitting diode) lighting would be provided for homeowners to achieve energy goals. The homeowners would be required to inform Cal Poly if and when they make improvements, including appliances, and Cal Poly would have the ability to reject the proposed improvements if they do not meet certain criteria, such as EnergyStar®.

### 1.4.4 Construction

**Construction Timeline.** Construction, which would take approximately 29 months, is estimated to begin in 2024 and be complete by 2026, with occupancy planned for the summer of 2026. Construction would generally occur Monday through Friday between the hours of 7:00 a.m. and 7:00 p.m., with the potential for weekend construction on Saturday between 7:00 a.m. and 7:00 p.m. No construction would occur on Sundays or holidays. As currently proposed, the hours of construction would be generally consistent with those set forth in the City of San Luis Obispo Noise Ordinance (San Luis Obispo Municipal Code Section 9.12.020), although as a state entity, Cal Poly is not subject to local regulations or ordinances.

**Construction Activities.** Construction activities would include site grading (including soil import) and excavation, utility trenching, building foundation pouring, and building construction. The following pieces of construction equipment are anticipated to be used during construction of the project:

- ▶ bobcat,
- ▶ boom lift,
- ▶ compressor,
- ▶ concrete pump trucks,
- ▶ concrete trucks,
- ▶ concrete/industrial saw,
- ▶ construction elevator,
- ▶ crane,
- ▶ drill rig,
- ▶ excavators,
- ▶ forklift,
- ▶ generator set,
- ▶ grader,
- ▶ haul trucks,
- ▶ man-lift,
- ▶ off-highway trucks,
- ▶ painting equipment,
- ▶ roller/compactor,
- ▶ rubber-tired or track dozer,
- ▶ scissor lift,
- ▶ scraper,
- ▶ tower crane,
- ▶ tractors/loaders/backhoe, and
- ▶ welding machine.

Development of the site would require the addition of soil and recontouring of portions of the project site to provide an appropriate area for development. Approximately 20,000 cubic yards of soils may be imported to the project site during construction along Grand Avenue from US 101. Currently, Cal Poly is intending to purchase soils from another development site located in the City of Avila Beach, south of the project site, that would otherwise be disposed of at a regional landfill. It is assumed that up to 50 truck trips would be required per day to deliver material to the project site. Consistent with Mitigation Measure 3.10-1 (explained in further detail below and provided as part of Appendix A), a haul route plan would be prepared and implemented as part of the project to prevent haul trucks from using dedicated residential streets (e.g., Henderson Avenue and Graves Avenue) during construction to the extent feasible.

Diesel construction equipment would be powered by Tier 4 engines, as required by the California Air Resources Board and US Environmental Protection Agency.

Before construction activities begin on any project component, temporary fencing would be installed around the active construction area, and other security measures, such as lighting, would be installed to prevent unauthorized access and promote site safety. Construction staging associated with the residential component would occur on-site and would be shifted as development occurs within the project site to maintain maximum feasible distance from existing residences across Slack Street. Construction staging associated with the water tank improvements would occur within Parking Lot K-1. Additionally, because the project would disturb more than 1 acre of land, the project would be required to obtain coverage under the State Water Resources Control Board Construction General Permit, which requires development of a storm water pollution prevention plan (SWPPP). During project construction activities, SWPPP best management practices (e.g., erosion control, site stabilization) would be implemented at the site to prevent construction-related silt or debris from affecting areas outside the site boundary.

**Construction Waste Management.** The project would generate construction debris during on-site clearing, demolition, and construction activities. In compliance with Section 5.408 of CALGreen, the project would implement a construction waste management plan for recycling and/or salvaging for reuse of at least 65 percent of nonhazardous construction/demolition debris. Additionally, the project would be required to meet LEED v4 requirements for waste reduction during construction.

**Construction Traffic Control.** During construction, periodic and temporary closure of one or both lanes of Slack Street may be necessary during construction of street improvements (e.g., curb and gutter) along Slack Street. Such closures are not anticipated to last for more than a few weeks and full closure of Slack Street would be minimized to the extent feasible. In the event a full closure of Slack Street is required, measures will be incorporated that would allow for notice to the impacted homeowners and to allow for vehicular travel to the existing residences located on Slack Street when active construction is not occurring. The project will include a construction traffic control plan that illustrates the location of the proposed work area; identifies the location of areas where the public right-of-way along Slack Street would be temporary closed or obstructed and the placement of traffic control devices necessary to perform the work; shows the proposed phases of traffic control; and identifies the periods when the traffic control would be in effect and, although not expected, the periods when work would prohibit access to private property from a public right-of-way. The traffic control plan would also provide information on access for emergency vehicles to prevent interference with emergency response.

## 1.4.5 Summary of Project Modifications

The following list summarizes the proposed changes to the development of faculty/staff housing at the project site compared to the approved Campus Master Plan:

- ▶ a reduction in density and scale going from 380 multi-family units with retail and amenity space and 525 parking spaces to 33 two-story single-family homes with 66 private parking spaces, guest parking, associated landscaping and circulation improvements,
- ▶ modification of previously anticipated limits of residential development to include an additional 1.9 acres to the east within Cal Poly property and the Master Plan Area,
- ▶ modification of an existing drainage on-site and addition of a detention/retention basin in the western portion of the site,
- ▶ a decrease in height and mass of proposed on-site buildings from two five-story, multi-family buildings within approximately 450,000 sf to 33 single-family homes with two stories, totaling 62,000 sf, and
- ▶ The addition of two water storage tanks and replacement of water supply pipeline infrastructure within 1.5 acres to serve the project.

## 1.5 PROJECT APPROVALS

This section identifies the discretionary actions required for project approval by state and regional agencies (Table 1-1). Discretionary approval would include, but would not be limited to, approval of the schematic designs for the project by the CSU Board of Trustees (Table 1-1).

**Table 1-1 Project Approvals**

<b>Authorizing Jurisdiction or Agency</b>	<b>Action</b>
<b>CSU Board of Trustees</b>	
Schematic plans for the project and other related actions and approvals, as necessary	Approval
<b>Division of the State Architect</b>	
Accessibility compliance	Approval
<b>State Fire Marshal</b>	
Facility fire and life safety compliance	Approval
<b>US Army Corps of Engineers</b>	
Clean Water Act Section 404 Permit	Approval
<b>US Fish and Wildlife Service</b>	
Section 7 consultation pursuant to Clean Water Act Section 404 Permit	Consultation
<b>California Department of Fish and Wildlife</b>	
Section 1600 Streambed Alteration Agreement	Approval
<b>Regional Water Quality Control Board</b>	
Waste Discharge Requirements (WDR) Permit Clean Water Act Section 401 Water Quality Certification National Pollutant Discharge Elimination System Permit (NPDES) – storm water pollution prevention plan and Notice of Intent to Comply with NPDES Construction Permit	Approval/Enforcement
<b>City of San Luis Obispo</b>	
Encroachment permit for work within Slack Street and right-of-way	Approval

Note: Compiled by Ascent Environmental in 2023.

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## 2 ENVIRONMENTAL ANALYSIS

This addendum to the Campus Master Plan EIR was prepared pursuant to CEQA Guidelines Section 15164 to address minor project changes, changed circumstances, and new information that has become available since the approval of the Campus Master Plan and certification of the Campus Master Plan EIR.

This chapter evaluates the environmental impacts of the revised Slack and Grand faculty-staff housing project, and related support facilities. As demonstrated in each resource topic discussed below in Sections 2.1 through 2.20, this chapter concludes that the changed circumstances, new information, and project changes would not result in new significant impacts or substantial increases in the severity of impacts previously identified in the Campus Master Plan EIR. Overall, the revised Slack and Grand Faculty/Staff Housing Project is well within the scope of the original housing project analyzed in the Campus Master Plan EIR, and a Subsequent or Supplemental EIR is not required.

Each environmental resource area that was analyzed in the Campus Master Plan EIR is discussed in further detail below.

### 2.1 AESTHETICS

The Campus Master Plan EIR analyzed aesthetics in Section 3.1. The Campus Master Plan EIR concluded that implementation of the Master Plan would result in significant and unavoidable impacts on scenic vistas, scenic highways, visual character, and lighting and glare in specific areas within the Cal Poly campus despite adherence to the Campus Master Plan's architectural guidelines and design principles. The project site is located in the East Campus area where no designated scenic vistas have been identified; however, views of the surrounding hillsides, the Morros, and the Santa Lucia Mountains, are visible throughout this subarea. The project site is located in an area of high viewer sensitivity, and the development originally envisioned in the Campus Master Plan (with a 380 unit/, five-store, mixed use multi-family residential development) was identified in the EIR as having the potential to result in a significant aesthetic impact due to a substantial degradation in the existing visual character or quality of views of the site and its surroundings. The EIR states that while views of the site would be largely compatible with existing campus development to the north and east, the then-proposed project would conflict with the visual character of the neighborhood to the south, particularly on Slack Street, which is characterized by single-story residences. Because of its sizeable footprint and height of the then-proposed faculty-staff housing project, the EIR concluded the development would substantially alter the existing visual character of the site. The Campus Master Plan EIR identifies Mitigation Measure 3.1-1 to reduce perceived massing of the buildings through landscaping, but impacts were nonetheless determined to be significant and unavoidable.

The Campus Master Plan EIR also evaluated Master Plan lighting impacts that could be a prominent source of nighttime lighting or glare and included Mitigation Measures 3.1a through 3.1d to reduce this potentially significant impact to a less than significant level. The Campus Master Plan EIR also evaluated visual impacts to scenic resources along a state scenic highway, where impacts were determined to be significant and unavoidable with respect to development within the West Campus only due to its proximity to scenic highway State Route (SR) 1. The project site is in the East Campus and is not visible from SR 1, and therefore visual impacts to scenic resources along a state scenic highway would be less than significant.

#### 2.1.1 Scenic Vistas and Visual Character

Overall, the scale, height and density of the proposed project (with 33 single family homes and associated site improvements) is meaningfully reduced in comparison to the original multi-family project analyzed in the Campus Master Plan EIR. The proposed development would also be further set back from its street frontages along Slack Street and Grand Avenue, the latter of which is a scenic roadway in the City of San Luis Obispo, in comparison to the original multi-family project. With the reduced height, density and increased setbacks, the proposed residential development would be compatible with the visual character and scale of the adjacent single-family homes along



Slack Street. The proposed residential component entails a slightly larger overall building footprint (spread over 8.5 acres) in comparison to the original multi-family project (5.6 acres). Specifically, the project site would extend further east along Slack Street in comparison to the original multi-family project, which would modify near- and mid-field views of this extended project footprint for viewers travelling on Slack Street and the adjacent residences. On balance, however, the visual impacts associated with the modest increase in the project footprint is offset by the reduced height, bulk and scale in comparison to the original multi-family project. The revised project would also continue to adhere to the 2035 Master Plan architectural and other guiding and design principles and Mitigation Measure 3.1-1 to address and minimize, where feasible, these aesthetic impacts to the visual character of this area. Cal Poly, as part of the project and as it pertains to landscaping along Slack Street, would comply with the City of San Luis Obispo's landscaping criteria and regulations (e.g., Chapter 12.38 of the City of San Luis Obispo Municipal Code). Based on the reduction in scale of the proposed development from five stories to two stories and with incorporation of applicable mitigation measures, the impacts to visual character resulting from development of the project site would be lessened and would not represent a substantial adverse change in aesthetic conditions. As a result, impacts would be reduced to a less than significant level and would not represent a new significant or substantially more adverse significant impact, compared to the impact conclusions of the Campus Master Plan EIR on pages 3.1-24 and 3.1-25.

With respect to the proposed water storage tanks and piping, these project components would not be visible off-site upon completion of construction, as the water tanks and piping would be located below ground surface. As a result, no substantial changes in visual character and no effect on scenic vistas would occur. Therefore, the currently proposed project would not result in new or more severe impacts compared to the previously evaluated project, and there would be no substantial increase in the severity of this impact as analyzed in the Campus Master Plan EIR.

## 2.1.2 Scenic Resources/Scenic Highways

SR 1, located directly west of the Campus Master Plan Area, is both a designated state scenic highway and an All-American Road in the National Scenic Byway system (Caltrans 2022). The East Campus is located over 0.5 mile east of SR 1, and approximately 0.4 mile north of US 101 (the nearest eligible, but not officially designated, state scenic highway), the natural changes in topography preclude views of the project site from SR 1 and US 101. Although Cal Poly is not subject to local regulations, it is worth noting that Grand Avenue, which serves as a primary gateway to campus, is identified as a scenic roadway in the City of San Luis Obispo General Plan Land Use and Circulation Element (applicable only to the portion of Grand Avenue located within City limits).

The currently proposed project involves a reduced height of on-site buildings and is set back from Grand Avenue, which would reduce the perception of urban development along Grand Avenue. Moreover, as noted on page 3.1-26 of the Campus Master Plan EIR, development within the East Campus where the project site is located would not occur along SR 1 and would not affect scenic resources associated with it. With respect to the proposed water storage tanks and piping, these project components would not be visible off-site upon completion of construction, as the water tanks and piping would be located below ground surface. As a result, no significant impacts to visual resources along a state scenic highway would occur as a result of the proposed utility improvements.

Therefore, the currently proposed project would not result in new or more severe impacts compared to the previously evaluated project, and there would be no substantial change from the previous conclusions in the Campus Master Plan EIR.

## 2.1.3 Light and Glare

As discussed in Impact 3.1-3 of the Campus Master Plan EIR, the Cal Poly campus contributes to the ambient nighttime light levels in the surrounding area. Implementation of the 2035 Master Plan, including development of the project site, would introduce new sources of light and glare associated with new buildings and facilities, but with mitigation, this impact was found to be less than significant. Mitigation Measures 3.1-3a through 3.1-3c would continue to apply to the project and require the use of nonreflective building surfaces, directional lighting, and implementation of a lighting plant to prevent light spillover. Consistent with the previously evaluated multi-family

housing project at this site, the proposed project would include new exterior security lighting, which, like other lighting on campus, would be directed downward and shielded to minimize light trespass. The proposed project would involve a lower scale of development (i.e., up to two floors compared to five), which would further reduce the potential for on-site lighting to be perceived from off-site locations and contribute to night-lighting effects. The project would also be designed in a manner consistent with the current Campus Design Guidelines pertaining to architectural features, building form, and colors and would not create a new significant source of glare at the project site. Overall, the proposed changes to the development of faculty/staff housing at the project site compared to the larger multi-family project analyzed in the Campus Master Plan EIR would not result in new or more severe impacts related to light and glare.

With respect to the proposed water storage tanks and piping, these project components would not be visible off-site upon completion of construction as the water tanks and piping would be located below ground surface. No high-mast lighting or reflective surfaces would be present at the water tanks, and as a result, no significant impacts related to light and glare would occur as a result of the proposed utility improvements.

Therefore, no substantial change on light and glare from the previous conclusions in the Campus Master Plan EIR would occur.

## 2.2 AGRICULTURE AND FORESTRY RESOURCES

As described in Section 3.2, "Agriculture and Forestry Resources," of the Campus Master Plan EIR, implementation of the 2035 Master Plan largely avoids designated Important Farmland (e.g., Prime, Unique, or Farmland of Statewide Importance); however, development within the western portion of the Campus Master Plan Area (e.g., the proposed Facilities Operations Complex) would be located on land designated as Prime Farmland. Because implementation of the Campus Master Plan would result in the conversion of up to 10 acres of Important Farmland to nonagricultural use, the Campus Master Plan EIR identified a significant impact and required implementation of Mitigation Measure 3.2-1, which involves the preservation of other campus agricultural land. However, as implementation of this mitigation measure would only prevent future loss of an equivalent acreage of Important Farmland and would not replace Important Farmland converted to development under the 2035 Master Plan, the impact would remain significant and unavoidable. As noted on page 3.2-6, no forestry resources are located within the Master Plan Area, including the project site, and no impacts on forestry resources would occur as a result of Campus Master Plan implementation.

Similar to the previously evaluated project, the site for the proposed project, including the additional area of disturbance (4.4 acres) within the Master Plan Area, would not be located on Important Farmland. The residential component of the project site is currently disturbed grazing land that does not qualify as Important Farmland. The proposed utility improvements for enhanced water supplies are located adjacent to existing water supply tanks and pipeline infrastructure and is otherwise surrounded by grazing lands that are not Important Farmlands. Thus, the proposed project would not significantly affect agricultural resources. Therefore, no new or more severe impacts with respect to agricultural resources would occur, and the impacts associated with the currently proposed project would be consistent with the conclusions of the Campus Master Plan EIR.

## 2.3 AIR QUALITY

Potential impacts on air quality resulting from long-term operation of the Campus Master Plan were analyzed in Section 3.3 of the Campus Master Plan EIR. The Master Plan Area, including the project site, is located within the jurisdiction of the San Luis Obispo County Air Pollution Control District (SLOAPCD), which is the primary agency responsible for planning to meet National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) in San Luis Obispo County. Consistent with state law, SLOAPCD adopted a Clean Air Plan for San Luis Obispo County in 2001 to address attainment of state ozone and particulate matter standards (2001 Clean Air Plan). The 2001 Clean Air Plan outlines SLOAPCD's strategies to reduce emissions from a wide variety of stationary and mobile sources, and a triennial report regularly documents the county's progress toward attainment. The county is currently designated as a nonattainment area for ozone with respect to the CAAQS and a nonattainment area for

particulate matter with diameters generally 10 micrometers and smaller (PM<sub>10</sub>) with respect to the NAAQS and CAAQS. For the purpose of this analysis, criteria air pollutant and ozone precursor emissions resulting from construction and operation of the project are compared to SLOAPCD’s mass emission thresholds, which are provided in Table 2.3-1, below.

The Campus Master Plan EIR concluded that implementation of the Campus Master Plan would result in significant and unavoidable impacts related to criteria air pollutant emissions because emissions associated with both construction and operation of the Campus Master Plan could exceed SLOAPCD thresholds. The Campus Master Plan EIR included a conservative quantitative analysis of construction related emissions of ROG, NO<sub>x</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> if multiple Campus Master Plan Projects were to be constructed at the same time. While the EIR determined the Campus Master Plan was overall consistent with the 2001 Clean Air Plan goals and objectives, the Campus Master Plan EIR concluded that if multiple projects were developed at the same time, the Campus Master Plan could exceed SLOAPCD individual project-level thresholds. These impacts were determined to remain significant following the implementation of mitigation measures (Mitigation Measures 3.3-2, 3.3-3a, and 3.3-3b) that require implementation of site-specific measures where feasible to reduce criteria pollutant and fugitive dust emissions, including the potential use of emulsified diesel fuel in all on-road and off-road construction equipment, the incorporation of additional shading at on-site parking spaces, and electrification of landscaping equipment. Note, Mitigation Measure 3.3-2 includes a list of emission reduction measures applicable to all Campus Master Plan projects plus additional emission reduction measures for individual Campus Master Plan projects that would individually exceed SLOAPCD thresholds.

For operational emissions, the Campus Master Plan EIR concluded that some of the larger Campus Master Plan projects were likely to result in long-term operational emissions that could exceed the SLOAPCD’s thresholds of significance for ROG and NO<sub>x</sub> combined, despite incorporation of Mitigation Measures 3.3-3 a and 3.3-3b. These Mitigation Measures likewise include measures applicable to all Campus Master Plan projects plus additional measures for Campus Master Plan Projects that would individually exceed applicable SLOAPCD operational thresholds.

The Campus Master Plan EIR also concluded that impacts related to odors arising from the planned water reclamation facility (WRF) (a near-term project under the Campus Master Plan) were significant and unavoidable after incorporation of feasible mitigation (Mitigation Measure 3.3-6). However, this mitigation measure is specific to the WRF and is not applicable to the currently proposed project nor is the WRF within close proximity to the proposed project.

**Table 2.3-1 SLOAPCD Significance Thresholds (pounds per day)**

	ROG	NO <sub>x</sub>	ROG + NO <sub>x</sub> Combined	CO	Diesel PM <sub>10</sub>	Fugitive PM <sub>10</sub>
<b>Regional Mass Emissions</b>						
Construction	NA	NA	137 lb/day; 2.5 tons/quarter	NA	7 lb/day; 0.13 tons/quarter	2.5 tons/quarter
Operation	NA	NA	25 lb/day; 25 tons/year	550 lb/day	1.25 tons/year	25 lb/day; 25 tons/year

Notes: ROG = reactive organic gases; NO<sub>x</sub> = oxides of nitrogen; CO = carbon monoxide; PM<sub>10</sub> = particulate matter with diameters generally 10 micrometers and smaller; lb/day = pounds per day; SLOAPCD = San Luis Obispo County Air Pollution Control District.

Source: Cal Poly 2020.

Construction and operational emissions of criteria air pollutants associated with the currently proposed project were calculated using the California Emissions Estimator Model (CalEEMod) version 2022.1 computer program (CAPCOA 2023). Modeling was based on project-specific information (e.g., housing units, building square footage, size of water tanks, and linear square footage of piping) where available, reasonable assumptions based on typical construction activities, and default values in CalEEMod that are based on the project’s location and land use type. See Appendix B for detailed modeling assumptions and calculations.

To more accurately represent the concentration of ROG emissions that would occur from the application of architectural coatings, off-model calculations assumed that architectural coatings would be applied throughout the building construction phase, as it is likely that architectural coatings would be applied to each building as it is constructed, rather than to all the buildings at the end of the project's construction.

These calculations do not take into consideration emission reductions that are expected to be achieved through incorporation of the standard construction emission reduction measures for all Campus Master Plan projects as set forth in Mitigation Measure 3.3-2. Thus, the project emissions will be less than what is shown in Table 2.3-2.

Criteria air pollutant emissions associated with construction of the project are summarized in Table 2.3-2, below.

**Table 2.3-2 Summary of Unmitigated Construction Criteria Pollutant Emissions**

	<b>ROG + NO<sub>x</sub> Combined (lb/day)</b>	<b>ROG + NO<sub>x</sub> Combined (tons/quarter)</b>	<b>Diesel PM (lb/day)</b>	<b>Diesel PM<sub>10</sub> (tons/quarter)</b>	<b>Fugitive PM<sub>10</sub> (tons/quarter)</b>
Project Construction	13.7	0.4	0.2	0.01	0.37
SLOAPCD CEQA Thresholds	137	2.5	7	0.13	2.5
Exceeds CEQA Thresholds?	No	No	No	No	No

Notes: ROG = reactive organic gases; NO<sub>x</sub> = oxides of nitrogen; PM<sub>10</sub> = particulate matter with diameters generally 10 micrometers and smaller; lb/day = pounds per day; SLOAPCD = San Luis Obispo County Air Pollution Control District.

Emissions of volatile organic compounds were amended using off-model calculations to account for phasing assumptions in CalEEMod.

Source: Modeled by Ascent Environmental in 2023. See Appendix B.

Table 2.3-2, above, demonstrates that the proposed project's unmitigated construction related emissions would not result in any exceedances of SLOAPCD thresholds for criteria air pollutants. This analysis also took into consideration concurrent construction emissions within the Cal Poly campus under the Campus Master Plan that could contribute to overall construction emissions. As noted on page 3.3-19 of the Campus Master Plan EIR, construction phasing for project under the Campus Master Plan was overlapped and included an initial assessment of previously proposed development at Slack and Grand of approximately 450,000 sf of multi-family residences and mixed uses. Based on the reduction in building square footage (approximately 86 percent less) compared to the previously proposed development and further confirmed by the relatively low emissions shown in Table 2.3-2 above, the currently proposed project, inclusive of other proposed development on campus (e.g., Student Housing Program, WRF, Spanos Athletic Facility/Football Center), would not result in an increase in overall Campus Master Plan construction emissions beyond what was analyzed in the Campus Master Plan EIR. Therefore, construction of the proposed project would not result in more severe impacts than those identified in the Campus Master Plan EIR, the project's construction related emissions would be well below SLOAPCD thresholds, and the overall construction impacts associated with the broader implementation of the Campus Master Plan remain significant and unavoidable. No substantial change from the previous conclusions in the Campus Master Plan EIR would occur, and Mitigation Measure 3.3-2 would still apply to the project.

On-site uses associated with operation of the project, including commuting, the use of electricity to power lights and appliances, heating and cooling, and the use of landscaping equipment, would generate emissions of criteria air pollutants and ozone precursors. Based on the reduced number of units, the level of on-site activity under the project would be less than the originally conceived multi-family project envisioned in the Campus Master Plan and analyzed in the Campus Master Plan EIR. In accordance with the goals of the CSU Sustainability Policy, it is expected that new development within the CSU system would not involve the use of natural gas. Table 2.3-3, below, provides a summary of the emissions associated with operation of the project. See Appendix B for detailed calculations and assumptions.

**Table 2.3-3 Summary of Unmitigated Operational Criteria Pollutant Emissions**

	<b>ROG + NO<sub>x</sub> Combined (lb/day)</b>	<b>ROG + NO<sub>x</sub> Combined (tons/year)</b>	<b>CO (lb/day)</b>	<b>Diesel PM<sub>10</sub> (tons/year)</b>	<b>Fugitive PM<sub>10</sub> (lb/day)</b>	<b>Fugitive PM<sub>10</sub> (tons/year)</b>
Mobile	0.4	0.1	0.14	0.0	0.03	0.0
Area	0.0	0.0	0.0	0.0	0.0	0.0
Energy	0.0	0.0	0.0	0.0	0.0	0.0
<b>Total</b>	<b>0.4</b>	<b>0.1</b>	<b>0.14</b>	<b>0.00</b>	<b>0.03</b>	<b>0.0</b>
SLOAPCD CEQA Thresholds	25	25	550	1.25	25	25
Exceeds CEQA Thresholds?	No	No	No	No	No	No

Notes: ROG = reactive organic gases; NO<sub>x</sub> = oxides of nitrogen; CO = carbon monoxide; PM<sub>10</sub> = particulate matter with diameters generally 10 micrometers and smaller; lb/day = pounds per day; SLOAPCD = San Luis Obispo County Air Pollution Control District.

Source: Modeled by Ascent Environmental in 2023. See Appendix B.

As shown in Table 2.3-3, above, operation of the project would not result in levels of criteria pollutant emissions in excess of SLOAPCD’s thresholds, and the impacts of the project would be less than significant. As stated above, the Campus Master Plan EIR concluded that operation emissions associated with implementation of the larger Campus Master Plan projects could result in exceedances of SLOAPCD thresholds for ozone (ROG and NO<sub>x</sub> combined and fugitive PM<sub>10</sub>) and that the impact would be significant and unavoidable, even with incorporation of Mitigation Measures 3.3-3a and 3.3-3b. The project would incorporate these mitigation measures (as applicable) and includes numerous design features to further reduce operational emissions, such as high-efficiency lighting and appliances, paved roadways, pedestrian and bicycle facilities, and all-electric energy supply. Additionally, the proximity of the project site to the rest of the Cal Poly campus would encourage the use of alternative modes of transportation, such as biking and walking. This would reduce the frequency of vehicle trips made by staff and faculty and therefore reduce the level of emissions associated with commuting. Therefore, operation of the project would not result in more severe impacts than those identified in the Campus Master Plan EIR. No substantial change from the previous conclusions in the Campus Master Plan EIR would occur, and Mitigation Measures 3.3-3a and 3.3-3b would still apply to the project.

## 2.4 ARCHAEOLOGICAL, HISTORICAL AND TRIBAL CULTURAL RESOURCES

The impacts on archaeological, historical and tribal cultural resources associated with implementation of the Master Plan were analyzed in Section 3.4 of the Campus Master Plan EIR. The Campus Master Plan EIR determined that Campus Master Plan implementation could result in significant impacts on both archaeological and historical resources in the Master Plan Area. As noted in the Campus Master Plan EIR, certain structures within the main campus either are considered historical or could be eligible for listing as a historical resource during implementation of the Master Plan. Redevelopment or renovation of such structures could result in damage to or destruction of historical buildings and structures, thereby resulting in a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines Section 15064.5. Mitigation Measure 3.4-1 was adopted and requires project-specific surveys and appropriate treatment (including preservation where possible) of historical structures. Nonetheless, because the potential for permanent loss of a historical resource or its integrity could not feasibly be avoided with the implementation of the Campus Master Plan, impacts on historical resources were determined to be significant and unavoidable. As the project site is vacant and does not contain any structures that could be considered historical, no impacts related to historical resources are anticipated.

With respect to archaeological resources, the Campus Master Plan EIR found that future development associated with the implementation of the Campus Master Plan could be located in areas that contain known or unknown archaeological resources, and ground-disturbing activities could result in discovery of or damage to as-yet-undiscovered archaeological resources as defined in State CEQA Guidelines Section 15064.5. With implementation of

Mitigation Measures 3.4-2a through 3.4-2c, which require site-specific surveys, documentation, and protection of archaeological resources (where possible), archaeological impacts would be reduced to a less than significant level.

Regarding potential impacts to tribal cultural resources, no tribal cultural resources meeting the regulatory criteria (Public Resources code Section 5024.1(c)) were identified in the Master Plan Area as part of the Campus Master Plan EIR. Nonetheless, it is possible that tribal cultural resources could be identified as Campus Master Plan projects are implemented. Through compliance with Public Resources Code and Health and Safety Code requirements, impacts on tribal cultural resources and human remains associated with Campus Master Plan implementation were determined to be less than significant.

## 2.4.1 Historical and Archaeological Resources

In 2019, as part of the Campus Master Plan EIR analysis, a cultural resources records search was conducted to evaluate and determine known historical and archaeological resources in the Campus Master Plan area, including the project site. With respect to the project site, the results of that records search were reviewed and a reconnaissance survey was conducted to determine whether archaeological or historical resources occur within the disturbance area of the previously proposed project. No historical or archaeological resources were identified within the project site as part of the records search. In addition, in 2023, another site-specific survey was conducted to determine the presence of historical or archaeological resources at the full project site (Ascent Environmental 2023). This survey confirmed that there are no historical structures located on the project site. Therefore, no impacts on historical resources would occur with implementation of the currently proposed project, and no changes to the significance conclusions of the Campus Master Plan EIR are necessary as a result of project implementation.

With respect to archaeological resources, no archaeological or other cultural resources were discovered during the 2023 survey, and no resources were identified within the bounds of the project site as part of the records search (Ascent Environmental 2023). Further, the project site, including the locations of proposed utility improvements, is not located within the zone of cultural sensitivity identified in the Campus Master Plan EIR. Therefore, continued implementation of Mitigation Measures 3.4-2a through 3.4-2c, including the provision to train construction personnel and treat archaeological resources encountered during construction appropriately, would ensure that project implementation would not result in new or more severe impacts on archaeological resources.

## 2.4.2 Tribal Cultural Resources

Assembly Bill (AB) 52 (Chapter 532, Statutes of 2014) established a formal consultation process for California Native American tribes as part of CEQA and equates significant impacts on tribal cultural resources with significant environmental impacts (CEQA Section 21084.2). AB 52 consultation requirements went into effect on July 1, 2015, for all projects that had not already published a Notice of Intent to Adopt a Negative Declaration or Mitigated Negative Declaration, or published a Notice of Preparation of an Environmental Impact Report prior to that date (Section 11[c]). Specifically, AB 52 requires that "prior to the release of a negative declaration, mitigated negative declaration, or environmental impact report for a project, the lead agency shall begin consultation" (21808.3.1 [a]), and that "the lead agency may certify an environmental impact report or adopt a mitigated negative declaration for a project with a significant impact on an identified tribal cultural resource only if" consultation is formally concluded (21082.3[d]). However, in the case of the current Slack and Grand Faculty/Staff Housing project, the lead agency has prepared this addendum to the previously certified Campus Master Plan EIR, in accordance with Section 15164 of the CEQA Guidelines. An addendum was determined to be the most appropriate document because none of the conditions described in Section 15162, calling for preparation of a subsequent EIR, have occurred. The addendum addresses minor technical changes or additions and confirms that the project is consistent with what was previously analyzed under the Campus Master Plan EIR. The addendum will not result in an additional certification; therefore, the AB 52 procedures specified in CEQA Sections 21080.3. 1(d) and 21080.3.2 do not apply, and no additional tribal consultation under AB 52 is required for this individual Campus Master Plan project. It should also be noted that as part of the site-specific cultural resources evaluation performed for the project (Ascent Environmental 2023), letters were provided to local tribes seeking information regarding potential known resources that may occur on or near the

project site. One response was received that did not identify any potential resources but did request an invitation to any grand opening ceremony to represent the indigenous peoples. No new information was presented as part of the recent cultural resource study nor as part of Cal Poly's continuing correspondence and coordination with local tribal entities that indicates a change in conditions that may require further analysis.

Therefore, no new circumstances have occurred, nor has any new information been found requiring new analysis or verification of potential impacts to archaeological, historical, or tribal cultural resources. The project would not result in new significant impacts or substantially more adverse impacts to archaeological, historical, or tribal cultural resources than those described in the Campus Master Plan EIR, and impacts would remain less than significant.

## 2.5 BIOLOGICAL RESOURCES

Potential impacts on biological resources that could result from implementation of the Campus Master Plan were analyzed in Section 3.5 of the Campus Master Plan EIR. Implementation of the 2035 Master Plan could result in disturbance to, or conversion of, habitat occupied by or suitable for several special-status plant and wildlife species. Disturbance to or loss of this habitat could result in loss of special-status wildlife if they are present, and loss of special-status wildlife or their habitat would be a significant impact. To reduce impacts, several mitigation measures were adopted in conjunction with the Campus Master Plan EIR, including Mitigation Measures 3.5-1a through 3.5-1e and 3.5-2a through 3.5-2x, which require site-specific consideration (depending on habitat type and conditions) of impacts for projects under the Campus Master Plan. Mitigation Measures 3.5-2a and 3.5-2b require surveys to identify and avoid overwintering monarch butterfly (*Danaus plexippus*) sites in the Master Plan Area. Mitigation Measures 3.5-2c through 3.5-2i require Cal Poly to conduct California red-legged frog habitat assessments in undeveloped areas of the campus, coordinate with appropriate resource agencies, and avoid California red-legged frogs during construction.

Mitigation Measures 3.5-2j through 3.5-2n apply to potential construction activities in Stenner and Brizzolara Creeks, as well as their tributaries and associated riparian areas. These mitigation measures require consultation with resource agencies prior to work in these areas of the Master Plan Area, as well as avoidance during construction to ensure that steelhead (*Oncorhynchus mykiss*) that may be present in these creeks are not significantly affected.

Mitigation Measure 3.5-2n, which identifies the preparation of a Trail Management Plan to identify and protect natural resources in the trail system, would also contribute to reducing potential impacts on steelhead to a less than significant level through establishing and managing trails within the Master Plan Area to minimize the number of creek crossings and providing pedestrian bridges to reduce foot traffic through creeks and tributaries.

Trees located in the Master Plan Area's riparian habitat, primarily along the aforementioned creeks, may provide suitable denning habitat for ringtail (*Bassariscus astutus*) and Monterey dusky-footed woodrat (*Neotoma fuscipes annectens*). Mitigation Measures 3.5-2o and 3.5-2p require surveys to identify ringtail dens, buffers and maternity season avoidance around construction/disturbance areas, and environmental monitoring to ensure that mitigation measures are implemented. Implementation of these measures would avoid or minimize adverse effects such that impacts on ringtail would be reduced to a less than significant level. In the vicinity of the proposed University-Based Retirement Community site and the proposed WRF site, Mitigation Measure 3.5-2s requires surveys for American badger (*Taxidea taxus*) to identify active burrows, buffers around active burrows, avoidance during the maternity season, and excavation of inactive burrows to prevent their reuse in construction areas. Implementation of these measures would avoid, minimize, and compensate for adverse effects such that impacts on American badger would be reduced to a less than significant level.

Western pond turtle (*Actinemys marmorata*) and Coast Range newt (*Taricha torosa torosa*) are known to occupy a variety of aquatic habitats in and adjacent to the Campus Master Plan Area, including Brizzolara Creek, Miossi Creek, Camp San Luis Obispo, Dairy Creek, and Stenner Creek. Mitigation Measure 3.5-2t would require surveys for western pond turtle and Coast Range newt to identify occupied aquatic and upland habitat, avoidance of eggs and nests of these species by delaying construction, and relocation of individuals outside of the work areas. Implementation of

these measures would avoid, minimize, and compensate for adverse effects such that impacts on western pond turtles and Coast Range newt would be reduced to a less than significant level.

All proposed Campus Master Plan projects that involve removal or disturbance of potentially suitable nesting locations for special-status birds, including demolition of buildings that could support nesting purple martins, during the nesting season (typically February 1 through September 15) have the potential to disturb nesting birds. Mitigation Measures 3.5-2u and 3.5-2v require either avoidance of nesting season or protection of nests in or in the vicinity of project construction. Implementation of these measures would avoid, minimize, and compensate for adverse effects such that impacts on special-status birds would be reduced to a less than significant level.

Mitigation Measures 3.5-2w and 3.5-2x require surveys for bats and, if found, avoidance of roosts and protection from construction activities through the creation of no-disturbance buffers and environmental monitoring. Implementation of this measure would avoid and/or minimize adverse effects such that impacts on bats would be reduced to a less than significant level.

Due to potential impacts on riparian habitat and wildlife corridors, several mitigation measures were adopted as part of the Campus Master Plan EIR to reduce the potential impacts of on-campus development within or in the vicinity of these areas. Implementing Mitigation Measure 3.5-3a would avoid and protect Brizzolara and Stenner Creeks by requiring the incorporation of a 50-foot buffer from the top of bank or outer extent of riparian area. Mitigation Measure 3.5-3b requires the incorporation of Low Impact Development (LID) principles to all projects located within 100 feet of waterways and riparian areas (including Brizzolara and Stenner Creeks.) Mitigation Measure 3.5-3c requires the installation of exclusion fencing for projects that do not require crossing the waterways. Mitigation Measure 3.5-3d requires that all project plans map and protect waterways and riparian areas, including locating project staging areas a minimum of 100 feet outside of the top of bank of the waterways or riparian areas (which may be reduced at the discretion of a qualified biologist). Mitigation Measure 3.5-3e requires the minimization of ground disturbance in sensitive natural community areas. Mitigation Measure 3.5-3f requires compensation for the loss of sensitive natural communities at a ratio sufficient to ensure no net loss of habitat function or acreage. Mitigation Measure 3.5-3g prohibits the planting of invasive plant species under all the 2035 Master Plan projects. Mitigation Measure 3.5i requires use of certified weed-free construction materials. Mitigation Measure 3.5-3j requires the treatment of invasive plant infestations in construction areas to prevent the spread of invasive plants. Mitigation Measure 3.5-3k identifies the need to develop the Trail Management Plan to identify and protect natural resources in the trail system. With implementation of these mitigation measures, impacts on sensitive habitats would be reduced to a less than significant level.

Mitigation Measure 3.5-4, as adopted for the Campus Master Plan, requires that wetlands and other waters of the United States and waters of the state be avoided to the extent feasible and that unavoidable losses of wetlands be compensated for in a manner that results in no net loss of wetland functions and values, thus reducing the significant impacts on state and federally protected wetlands to a less than significant level.

## 2.5.1 Special Status Species

With respect to the currently proposed project, a habitat assessment of the project site was conducted in March 2023, including a California red-legged frog (CRLF) (*Rana draytonii*) habitat assessment and reconnaissance level survey (pursuant to Mitigation Measure 3.5-2c). Biologists evaluated on-site conditions that may be affected by implementation of the currently proposed project. The project site consists primarily of pasture and developed areas, with one riparian area located along the northern border of the proposed residential development area. The proposed utility improvement area consists primarily of nonnative annual grassland and developed areas. Native vegetation includes coast live oak (*Quercus agrifolia*), coyote brush (*Baccharis pilularis*), California sage (*Artemisia californica*), coffeeberry (*Frangula californica*), California poppy (*Eschscholzia californica*), blue dicks (*Dipterostemon capitatum*), lupine (*Lupinus* spp.), purple needle grass (*Stipa pulchra*), and various other grasses. Many nonnative species were observed throughout, including slender wild oat (*Avena barbata*), barley (*Hordeum marinum*), bur clover (*Medicago polymorpha*), milk thistle (*Silybum marianum*), and coastal heron's bill (*Erodium cicutarium*). Ornamental trees and shrubs were observed outside of developed areas, including Peruvian pepper tree (*Schinus molle*), ornamental cacti (*Opuntia* spp.), and fountain grass



(*Pennisetum setaceum*). None of the special-status plant species identified in the Campus Master Plan EIR were noted within the project site; therefore, further implementation of Mitigation Measures 3.5-1a through 3.5-1d is not considered necessary with respect to the project. Cal Poly is currently preparing a trail management plan for the campus, consistent with Mitigation Measure 3.5-1e (which is not considered directly applicable to the currently proposed project).

The project site is not considered suitable habitat for monarch butterflies; consequently, Mitigation Measures 3.5-2a and 3.5-2b would not apply to the project.

As noted above and with respect to impacts on CRLF, a habitat assessment and reconnaissance-level survey (consistent with the requirements of Mitigation Measure 3.5-2c) has been performed and indicates that aquatic habitats within the project site provide "poor" or "unsuitable" breeding habitat for CRLF, and presence of the species for extended lengths of time is unlikely. However, "good" and "fair" breeding habitat is present within a 1-mile radius of the project site, suggesting the potential for CRLF movement through the project site. On the project site, the central and northwestern unnamed drainage channels were rated "poor" breeding habitat because of the short duration of ephemeral waters in the drainage channels and the presumed poor water quality due to disturbance and runoff from horse pastures. The drainage channels on the project site was rated "unsuitable" because water is present for a short duration, water is less than 1 foot deep, and the water quality is presumed to be poor. Therefore, it is unlikely that CRLF uses the aquatic features in the project site for breeding or for extended periods of time. The presence of suitable breeding habitat within 1 mile of the project site, however, indicates the potential for CRLF to use the project site intermittently for dispersal or foraging. However, due to consistent disturbance of the project site, the lack of refugia (leaf litter, low-lying brush, etc.) from predators, barriers to movement on three sides, and steep topographic conditions to the east, the potential for CRLF movement through the project site is considered low.

With respect to the potential presence of steelhead, the project site's unnamed drainage channels that are considered waters of the United States and waters of the State. The central drainage channel will be re-routed on site as part of the project. This drainage channel does not provide suitable habitat for steelhead. The channel ultimately connects to San Luis Obispo Creek via an existing City of San Luis Obispo stormwater collection system; the channel does not drain into Brizzolara or Stenner Creeks (which could contain habitat for steelhead).

Impacts to special status species associated with the currently proposed project would be consistent with the findings of the Campus Master Plan EIR and would remain less than significant. Cal Poly would be required to implement Mitigation Measures 3.5-2c through 3.5-2i for the project, and as a result, no new or more severe impacts would occur with respect to CRLF. With respect to steelhead and adopted Mitigation Measures 3.5-2j through 3.5-2n are not considered applicable to the currently proposed project as the project site does not contain suitable steelhead habitat and would not affect either Brizzolara or Stenner Creek or their tributaries. Consistent with Mitigation Measure 3.5-2o, construction of the currently proposed project would start in the spring of 2024, which would avoid ringtail breeding season, and no additional impacts would be anticipated. Mitigation Measures 3.5-2q and 3.5-2r would apply to the project, and preconstruction surveys for Monterey dusky-footed woodrat would be conducted prior to initiation of construction activities. On the basis of the habitat types present on the project site, Mitigation Measures 3.5-2s and 3.5-2t are not considered applicable to the project site, and significant impacts on American badger, western pond turtle, and Coast Range newt are not anticipated as a result of project implementation. However, prior to construction, surveys would be conducted for nesting birds and roosting bats, consistent with the requirements of Mitigation Measures 3.5-2u through 3.5-2x, with additional monitoring of any active nests or roosts to ensure that significant impacts on these species do not occur (consistent with the findings of the Campus Master Plan EIR).

## 2.5.2 Wetlands and Riparian Habitat

Based on the results of site surveys conducted in March 2023, habitat conditions have not changed compared to what was evaluated in the Campus Master Plan EIR. As noted above, the currently proposed project would involve construction within segments of an existing unnamed drainage channel (the central channel) along the northern boundary of the residential component of the project. As part of the project, this drainage would be modified and

realigned, resulting in impacts to approximately 0.05 acre of jurisdictional wetlands. The proposed pedestrian bridge (shown in Figure 1-7) would not involve in-channel work or impacts to the riparian zone but would cross a new stormwater detention basin that would be constructed as part of the project. Due to potential impacts to wetlands and riparian habitat, Campus Master Plan EIR Mitigation Measures 3.5-3b through 3j and Mitigation Measure 3.5-4 would apply to the project. Through implementation of these measures, including creating in-kind wetland and riparian habitat to achieve no net loss of habitat function or acreage, and preventing the introduction of invasive plants will ensure that impacts on on-site and downstream drainages are minimized and less than significant, consistent with the findings of the Campus Master Plan EIR.

Per Mitigation Measure 3.5-4, Cal Poly evaluated the feasibility of avoiding impacts to the wetlands in implementing the project. Cal Poly determined it was not feasible to avoid impacting the existing central drainage channel due to geotechnical, design and financial constraints. The project site is underutilized Cal Poly property and the proposed faculty and staff housing project represents the highest and best use of this site given its proximity to other single family homes, campus, transportation and other services. The project is also an important component of meeting the Campus Master Plan's key project objective of providing housing opportunities on campus for University faculty and staff to promote recruitment and retention and enhance faculty and staff engagement with the campus. The original project was deemed infeasible due to geotechnical concerns due to shallow bedrock conditions (between 1.5 and 8.5 feet below ground surface) to the immediate east of the project site as well as the intensity of hillside slopes (Earth Systems Pacific 2023). Such conditions would not allow for the more intense five story development originally contemplated. These geotechnical conditions also prevent the extension of the current residential project footprint from extending up slope further to the east, as use of this area would require extensive effort to remove bedrock (including blasting, which could substantially affect the neighborhood to the south). Cal Poly also considered multiple fit studies over the project site to achieve a unit density per acre that produced a financially and technically viable development project. It was first determined that due to topography and the associated site drainage requirements, any residential project at this site will require the import of fill but in order to minimize import of soil, while avoiding slopes greater than 20%, any feasible project configuration could not avoid impacting the central drainage channel and the jurisdictional wetlands and non-wetland waters of the U.S. and state. Financially, the project objective is to provide housing at an accessible cost for faculty and staff at approximately 20-30 percent below existing market rates. The University studied the financial feasibility of reducing the project by five housing units (for a total of 28 units). This was determined to be financially infeasible as the fixed project costs (design, engineering etc.) would remain relatively constant and would be allotted to a fewer number of units, driving the price of homes to levels above what is reasonably accessible to faculty and staff. Accordingly, the University concluded it is not feasible to avoid impacts to this drainage and its jurisdictional wetlands. See Appendix C for further information.

Although the area of disturbance has been modified compared to the previously evaluated faculty/staff housing at the project site, implementation of applicable Campus Master Plan EIR mitigation measures would ensure that impacts would remain less than significant.

### 2.5.3 Wildlife Movement Corridors and Nursery Sites

The project site is surrounded on three sides developed uses, including campus student housing, roadways and single family homes and is actively grazed and is comprised of disturbed pasture lands. As a result, site conditions are not conducive for use as a wildlife movement corridor or nursery site. As noted above, the proposed project would involve modification of an existing drainage channel. However, this drainage channel does not provide suitable movement and breeding habitat for aquatic species, including steelhead, due to its lack of consistent water and sufficient depths and direct connection to Brizzolara and Stenner Creeks. As a result, potential impacts to wildlife movement would be less than significant.

Thus, with implementation of the aforementioned mitigation measures from the Campus Master Plan EIR, no new or more severe impacts are anticipated.

## 2.6 ENERGY

Potential impacts related to energy and energy efficiency resulting from implementation of the Campus Master Plan were analyzed in Section 3.6 of the Campus Master Plan EIR. It was determined that impacts would be less than significant with respect to the consumption of energy and that no conflicts with state or local plans for renewable energy or energy efficiency would occur. More specifically, through adherence to and exceedance of current building code requirements, energy consumption associated with operation of new buildings and facilities under the Campus Master Plan would not result in the wasteful, inefficient, or unnecessary consumption of energy. Transportation-related energy associated with project implementation would be reduced on a per-service-population basis as compared with existing conditions.

All new buildings associated with the Master Plan, including the currently proposed project, would be constructed in accordance with current building code (i.e., California Energy Code) requirements, which includes energy efficiency requirements. Additionally, all project buildings would be designed to achieve a 30-percent reduction in energy use from compliance with the 2019 CALGreen Code pursuant to Mitigation Measure 3.8-1 in Section 3.8, "Greenhouse Gas Emissions," of the Campus Master Plan EIR, which includes several energy-reducing actions, such as installing energy-efficient appliances, high-efficacy lighting, and electric-powered space and water heating.

The project would increase energy consumption for temporary construction activities related to vehicle use and material transport. However, construction activities would be temporary and would not increase long-term energy or fuel demand. Construction activities would consume the amount of fuel/energy necessary to complete work in an efficient and timely manner. Once operational, the project would increase the use of energy associated with transportation and building use; however, the project would include various features that would reduce the number of vehicle trips and promote energy conservation, such as those required to achieve LEED Silver, including the site's proximity to the rest of the campus, which would encourage the use of alternative means of transportation, such as biking and walking. All project design features would meet or exceed CALGreen 2022 and Title 24 standards, where relevant, such as high-efficiency lighting and appliances in the proposed on-site residential units. Both construction and operational increases in energy consumption associated with the project were contemplated and analyzed in the Campus Master Plan EIR, which concluded that this impact would be less than significant and no mitigation measures were required.

According to Appendix F of the State CEQA Guidelines, the means to achieve the goal of conserving energy include decreasing overall per capita energy consumption, decreasing reliance on oil, and increasing reliance on renewable energy sources. Project energy consumption for building operation and transportation would support these goals due to the effects of existing state laws and requirements and project design that promotes energy conservation. For example, the proposed project would comply with the minimum energy performance standards of the California Building Code, which decrease per capita energy consumption. The proposed project would also support per capita energy consumption decreases through its uses of grid electricity, which is required by state legislation (e.g., Senate Bill [SB] 100) to source at least 60 percent of its supplies from renewable energy sources by 2030 and 100 percent from carbon-free sources by 2045. The project would not develop uses or involve activities that would conflict with goals of decreasing per capita energy consumption, decreasing reliance on oil (petroleum), increasing uses of renewable energy sources, or that would result in the wasteful, inefficient, or unnecessary consumption of energy. Therefore, no new energy-related impacts or impacts more severe than those described in the Campus Master Plan Draft EIR would occur with implementation of the project, and the use of energy for construction and operation of the project would not be considered wasteful, inefficient, or unnecessary.

## 2.7 GEOLOGY AND SOILS

### 2.7.1 Geotechnical Hazards

The Campus Master Plan EIR analyzed geology and soils in Section 3.7, "Geology and Soils." As noted in the Campus Master Plan EIR, all existing and potential development in the Campus Master Plan Area would be subject to strong

ground motion during a significant earthquake along faults in the vicinity of the campus; however, no known active faults pass through or are immediately adjacent to the campus. The campus is not located within any Alquist Priolo Special Studies Zone. Thus, the potential for fault rupture is described as low in the Campus Master Plan EIR. As noted in the Campus Master Plan EIR, all new buildings, including development at the project site, would be designed and constructed in conformance with CSU Seismic Requirements and the California Building Code. Impacts related to geological hazards identified in the Campus Master Plan EIR were generally determined to be less than significant; however, mitigation was adopted (Mitigation Measure 3.7-3) that requires individual Master Plan projects to prepare and implement the recommendations of a geotechnical analysis specific to a given project site, especially in areas where landslide risks may be present. Mitigation Measure 3.7-3 is applicable to the project site based on mapping provided in Figure 3.7-4 of the Campus Master Plan EIR. A site-specific geotechnical study was prepared for the residential component of the project during site planning and design due to the aforementioned constraints associated with shallow bedrock (at a depth below ground service ranging between 1.5 and 8.5 feet). The results of that study recommended compliance with California Building Code and CSU Seismic Requirements, consistent with the conclusions of the Master Plan EIR (Earth Systems Pacific 2023). Cal Poly has also evaluated potential geotechnical considerations with respect to the proposed utility improvements, consistent with this measure, and would comply with applicable California Building Code and CSU Seismic Requirements during installation of the utility infrastructure. Consistent with the conclusions of the Campus Master Plan EIR, no septic tanks or alternative wastewater disposal systems are proposed as part of the project.

Construction activities at the project site, such as grading and excavation, could increase the risk that soils would become unstable, which could eventually result in on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. Ground-disturbing construction activities associated with this development on soils that have a high shrink-swell potential and/or linear extensibility could result in adverse effects, such as damage to foundations from ground movement. However, implementation of Mitigation Measure 3.7-3 would require implementation of stabilization recommendations that would reduce the impact from potential seismic hazards and erosion. With adherence to the requirements of Mitigation Measure 3.7-3, as well as CSU Seismic Requirements and the California Building Code, which includes specific provisions for seismic safety, all the geology and soils-related impacts of the project would be less than significant. No new impacts related to geology and soils or impacts more severe than those analyzed in the Campus Master Plan EIR would occur.

## 2.7.2 Paleontological Resources

Potential impacts of the Campus Master Plan related to paleontological resources were analyzed in Section 3.7, "Geology and Soils," of the Campus Master Plan EIR. The Campus Master Plan EIR indicates that although the Campus Master Plan Area is underlain by Franciscan Complex (KJf) and young surficial (Qya) deposits, which are not known to host paleontological resources, discoveries of as-yet-unknown paleontological resources during ground-disturbing activities under development of the Campus Master Plan could still occur. Paleontological resources, such as trace fossils, mollusks, and marine reptiles, have been historically documented within the Franciscan Complex. For this reason, although there are no known paleontological resources, unique geologic formations, or sites are located within the Campus Master Plan Area, including the project site, a significant impact on paleontological resources could result if an inadvertent discovery is made during ground-disturbing activities associated with construction associated with implementation of the Campus Master Plan, including the currently proposed project.

Implementation of Mitigation Measure 3.7-7, which is applicable to the project, would require Cal Poly to retain a qualified paleontologist to evaluate the discovery and the implementation of appropriate treatment if a paleontological resource is found during ground-disturbing activities. This mitigation measure would reduce the potential impact associated with paleontological resources from a significant level to a less than significant level. For these reasons, implementation of the Campus Master Plan, inclusive of the currently proposed project, is not anticipated to result in the loss of paleontological resource or cause a change in the significance of such a resource. No new impacts related to paleontological resources or impacts more severe than those analyzed in the Campus Master Plan EIR would occur with implementation of the project.

## 2.8 GREENHOUSE GAS EMISSIONS

Potential impacts related to GHG emissions resulting from implementation of the Campus Master Plan were analyzed in Section 3.8 of the Campus Master Plan EIR. It was determined that impacts would be significant but mitigable with respect to generation of GHG emissions during construction and operation of uses anticipated under the Campus Master Plan. Mitigation Measure 3.8-1 requires energy efficiency measures to be implemented for all new construction project, such as the proposed project, to reduce operational emissions associated with future buildings and also requires that systemwide measures be incorporated to reduce overall campus emissions. Taking into consideration statewide reduction targets, including the CSU Sustainability Policy, the Campus Master Plan EIR determined that Master Plan implementation would not conflict with applicable plans and targets related to GHG reduction.

Generally, the currently proposed project represents a reduction in the overall intensity of development at the project site (reduced size, scope and number of residential units) as contemplated in the Campus Master Plan EIR, and potential GHG emissions associated with its development would be less than previously evaluated. However, due to the change in some use types (i.e., transitioning from mid-rise multi-family residential to single-family residential uses), the following discussion has been prepared to evaluate the potential changes in GHG emissions and GHG-related impacts as a result of project implementation.

### 2.8.1 Construction

Construction-related activities would generate GHG emissions through the use of heavy-duty off-road equipment, materials transport, and worker commute trips. For the purposes of this analysis, it was assumed that construction of the project would occur in one phase over the course of approximately two years (29 months), with construction activities beginning in 2024 and being completed in 2026.

Construction of the project would differ from that described in the Campus Master Plan in that the proposed buildings associated with the project may be up to two stories in height, whereas the Campus Master Plan EIR states that these buildings could reach five stories in height. Additionally, the overall number of residential units to be constructed has been reduced from 380 to 33. Table 2.8-1, below, summarizes the annual construction emissions generated over the course of the construction phase. Refer to Appendix B for construction assumptions, detailed input parameters, and results.

**Table 2.8-1 Project-Generated Construction Greenhouse Gas Emissions**

Construction Year	GHG Emissions (MTCO <sub>2e</sub> /yr)
2024	226
2025	304
2026	299
<b>Total</b>	<b>829</b>

Notes: Totals may not add due to rounding. GHG = greenhouse gas; MTCO<sub>2e</sub> = metric tons of carbon dioxide equivalent; yr = year.

Source: Modeled by Ascent Environmental in 2023. See Appendix B.

As shown in Table 2.8-1, above, annual GHG emissions resulting from construction would be 226 metric tons of carbon dioxide equivalent (MTCO<sub>2e</sub>) in 2024, 304 MTCO<sub>2e</sub> in 2025, and 299 MTCO<sub>2e</sub> in 2026. Total GHG emissions resulting from construction of the project would be 829 MTCO<sub>2e</sub>. Similar to the conclusions above for air quality, the project's GHG emissions would be less than that previously considered for the site under the Campus Master Plan EIR (a reduction in building construction square footage from 450,000 sf to 62,000 sf). As a result, construction of the project would not result in more severe impacts than those identified in the Campus Master Plan EIR. No substantial change from the previous conclusions in the Campus Master Plan EIR would occur, and Mitigation Measure 3.3-2 would still apply to the project.

## 2.8.2 Operations

Operation of the project would result in mobile-source GHG emissions associated with vehicle trips to and from the project site, area-source emissions from the operation of landscape maintenance equipment, energy-source emissions from the use of electricity, water-related energy consumption associated with water use and the conveyance and treatment of wastewater, and waste-generated emissions from the transport and disposal of solid waste. In accordance with the goals of the CSU Sustainability Policy, it is expected that new development within the CSU system would not involve the use of natural gas. Operation of the project is estimated to begin in 2026. Table 2.8-2, below, summarizes annual GHG emissions that would result from operation of the project.

**Table 2.8-2 Project-Generated Operational Greenhouse Gas Emissions**

<b>Emissions Source</b>	<b>GHG Emissions (MTCO<sub>2</sub>e/year)</b>
Mobile	447
Area	1
Energy	89
Water	2
Waste	5
Refrigerants	0
<b>Total</b>	<b>544</b>

Notes: Totals may not add due to rounding; GHG = greenhouse gas; MTCO<sub>2</sub>e/year = metric tons of carbon dioxide equivalent per year.

Source: Modeled by Ascent Environmental in 2023. See Appendix B.

As shown in Table 2.8-2, above, operation of the project would result in annual GHG emissions of 544 MTCO<sub>2</sub>e per year. As stated above, GHG emissions resulting from implementation of the Campus Master Plan were determined to be significant but mitigable within the Campus Master Plan EIR through incorporation of Mitigation Measures 3.8-1 and 3.8-2. Mitigation Measure 3.8-1, which requires the incorporation of sustainable design features (where appropriate) into developments proposed as part of the Campus Master Plan, would apply to the project. This would include achieving a 30-percent or greater reduction in Energy use compared to 2019 Building Code requirements (which was current at the time the Campus Master Plan EIR was written), the use of cool roofs, installation of solar on new buildings (where feasible), EV charging opportunities, and the use of EnergyStar® appliances, which is already a component of the project. In addition, the project would be subject to the most recent federal, state, local, and CSU policies, which dictate the inclusion of various project design features to reduce potential GHG emissions, such as CALGreen-compliant building design features. These policies also encourage the use of alternative means of transportation, such as biking and walking, and renewable energy sources, which the project will incorporate and encourage through providing proximate housing to campus faculty and staff. With respect to Mitigation Measure 3.8-2, implementation of this measure is applicable to the broader implementation of the Campus Master Plan and not to individual projects. With the project, Cal Poly would not exceed applicable GHG reduction targets but will continue to evaluate and consider the need for carbon offsets to achieve statewide and Cal Poly's GHG reduction targets. This requires consistent consideration of broader campus activities, including transportation demand management (TDM) efforts and building renovations to reduce campuswide emissions consistent with the CSU Sustainability Policy. As such, Mitigation Measure 3.8-2 is not considered individually applicable to the project. With the incorporation and implementation of Mitigation Measure 3.8-1, the project's GHG emissions will remain less than significant consistent with the conclusions in the Campus Master Plan EIR.

## 2.8.3 Consistency with Applicable Plans for Reducing GHG Emissions

### CONSISTENCY WITH 2022 SCOPING PLAN

The Campus Master Plan was evaluated under the California Air Resources Board 2017 Scoping Plan and found to be consistent with that Plan, including through incorporation of the GHG reducing components of Mitigation Measure 3.8-1. Since the approval of the Campus Master Plan, the California Air Resources Board has adopted its 2022 Scoping Plan which, like the 2017 Scoping Plan, lays out the framework for achieving the 85-percent reduction in 1990 emissions goal by 2045 and progress toward additional reductions. Appendix D of the 2022 Scoping Plan includes detailed GHG reduction measures and local actions that land use development projects can implement to support the Statewide goal. For CEQA analyses, the 2022 Scoping Plan states that projects should implement feasible mitigation, preferably measures that can be implemented on-site. The project would include many on-site GHG emissions reduction features including energy-efficient lighting and appliances, which would comply with the most recent version of CALGreen and other measures set forth in Mitigation Measure 3.8-1. The project would also include bicycle and pedestrian improvements (primarily along Slack Street), and potential installation of EV-ready parking spaces consistent with the requirements of the 2022 CALGreen. Additionally, the project would provide staff and faculty housing proximate to campus to reduce the need for commuting and therefore reduce transportation-related GHG emissions, aligning with the VMT reduction goals set forth in Appendix D of the 2022 Scoping Plan. The combination of these features would result in GHG emissions levels that would not conflict with the 2022 Scoping Plan. For these reasons, the project would contribute towards the state's GHG reduction goal, and therefore, the project would be considered consistent with the 2022 Scoping Plan.

### CONSISTENCY WITH CSU SUSTAINABILITY POLICY & OTHERS

The CSU Sustainability policy aims to reduce the environmental impact of construction and operation of buildings and to integrate sustainability across the curriculum. This includes the goals of reducing systemwide facility carbon emissions to 40 percent below 1990 levels consistent with SB 32, California's Global Warming Solutions Act of 2006 (Health and Safety Code Section 38566, effective January 1, 2017) (CSU 2022). As a component of further University development within the CSU system, the project would be required to comply with all policies within the CSU Sustainability Plan. While a portion of the total electricity demand would be sourced from the grid at full project buildout, SB 100 requires that all electricity sourced from utilities be carbon-neutral by 2045. Additionally, the project would not involve the use of natural gas on-site. Regarding water usage, the project would be required to include highly efficient, water-saving design and operational features, such as high-efficiency watering features (e.g., drought-tolerant landscaping) and EnergyStar® appliances (as noted above). Because of the implementation of the strategies and features listed above, the project would be consistent with the CSU Sustainability Plan, similar to the Campus Master Plan.

The project likewise remains consistent with the Second Nature Climate Leadership Commitment and Cal Poly Climate Action Plan (PolyCAP) as described in the Campus Master Plan EIR. These programs establish a goal for Cal Poly to achieve net zero emissions from all sources by 2050. As discussed above, the emissions limit developed for the 2035 Master Plan includes all emission scopes and would reduce the Campus Master Plan related emissions to 49 percent below 2015 levels by 2035. Achievement of this target would put the University on a trajectory toward net zero emissions by 2050. Additionally, many of GHG reduction measures detailed in these plans are included as project design features or as part of Mitigation Measure 3.8-1. For these reasons, the project would remain consistent with the Second Nature Climate Leadership Commitment and PolyCAP.

## 2.8.4 Summary

The project would be consistent with the 2022 Scoping Plan, the CSU Sustainability Policy, Second Nature Climate Leadership Commitment and PolyCAP due to the various design features of the project which reduce potential GHG emissions in a manner and to a degree which is consistent with the goals and policies of the applicable plans.

Therefore, the project would not conflict with an applicable plan adopted for the purpose of reducing the emissions of GHGs. Therefore, no new or more severe impacts related to GHG emissions would occur beyond those analyzed in the Campus Master Plan EIR.

## 2.9 HAZARDS AND HAZARDOUS MATERIALS

Potential impacts of the Campus Master Plan related to hazards and hazardous materials were determined not to be potentially significant during scoping of the Campus Master Plan EIR and were addressed as part of the Initial Study prepared for the Campus Master Plan.

A number of existing uses and operations on the Cal Poly campus regularly transport, use, and/or dispose of hazardous materials generated by campus operations. All known hazardous materials users, generators, and disposers are inventoried, in compliance with federal and state regulations, by the Cal Poly Environmental Health and Safety (EHS) Office. With implementation of the Campus Master Plan, inclusive of the currently proposed project, the transport, use, storage, and disposal of hazardous materials at Cal Poly may increase as result of increased student, faculty, and staff population on campus and the increased intensity of campus operations. However, existing and future campus operations would continue to be conducted in compliance with applicable regulations. More specifically, the EHS Office has prepared and adopted numerous programs, policies, and procedures intended to prevent accidents resulting from the release of hazardous materials. Moreover, as each project is developed and implemented, Cal Poly's EHS Office would be required to demonstrate compliance with applicable federal, state, and local regulations governing the transport, use, and disposal of hazardous materials. The EHS Office maintains an inventory of all known hazardous substances present within the Campus Master Plan Area. Therefore, and with respect to the currently proposed project, compliance with existing regulations and continuation of existing campus procedures would ensure that no significant impacts would occur with respect to the potential release of hazardous materials.

Only one school is located within 0.25 mile of the Cal Poly campus is the San Luis Obispo Classical Academy, located at the southwestern corner of Grand Avenue and Slack Street. Existing uses and operations on the Cal Poly campus already involve the handling of hazardous materials within a quarter mile of this high school, which is within 0.25 mile of the project site. Further, based on the proposed on-site uses, the currently proposed project would not introduce new or substantial hazardous materials within proximity to the school. The currently proposed project would include the use of small amounts of janitorial cleaners and landscape chemicals, which would also be handled in accordance with established CSU procedures. Therefore, the chances of emitting hazardous materials within 0.25 mile of a school is minimal. Thus, there would be less than significant impacts related to the routine transport, use, or disposal of hazardous materials; reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; and hazardous emissions or the handling of hazardous or acutely hazardous materials, substances, or waste within 0.25 mile of an existing or proposed school.

The Cal Poly campus is not known to be listed on a hazardous materials site list compiled pursuant to Government Code Section 65962.5 and is not included on the Department of Toxic Substances Control Hazardous Waste and Substance List (Cortese List), or any other list of hazardous materials sites. Therefore, consistent with the findings in the Campus Master Plan EIR, the project site is not result in significant impacts related to the disturbance of hazardous materials sites.

With respect to emergency response plans, although the potential exists for partial impedance and/or alteration of existing response routes, procedures, and evacuation plans as a result of altered building locations and potential road closures or realignments, all development identified in the Campus Master Plan would take place on the existing Cal Poly campus and would consider existing emergency routes, response procedures and action plans. Cal Poly's Department of Public Safety and EHS 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 Campus Master Plan. Further, the currently proposed project would not result in the adverse modification of any potential emergency evacuation or response routes. Further, the proposed modifications to Slack Street would include the widening of Slack Street, which would also serve to improve the ability for



emergency vehicles to access the area and improve emergency response. Therefore, no new or more severe impacts related to hazards and hazardous materials would occur beyond those analyzed in the Campus Master Plan EIR.

The Cal Poly campus includes areas located adjacent to undeveloped hillsides which could represent a wildfire risk, particularly under extreme weather and drought conditions. All new facilities developed pursuant to the Master Plan will include all required fire safety features, including emergency access. This issue is evaluated further in Section 2.19, "Wildfire."

## 2.10 HYDROLOGY AND WATER QUALITY

### 2.10.1 Water Quality Standards and Waste Discharge Requirements

Potential impacts of the Campus Master Plan related to hydrology and water quality were analyzed in Section 3.9, "Hydrology and Water Quality," of the Campus Master Plan EIR. The Campus Master Plan area is primarily located in an existing developed area, which contains an existing stormwater collection and conveyance systems. The Campus Master Plan EIR found that implementation of the Master Plan would result in an increase in the amount of impervious surfaces on the existing campus which may increase the amount of stormwater required to be collected and drained into the adjacent storm drains. The uses anticipated within the Campus Master Plan would not create effluent discharges from point sources and, thus, would not violate any waste discharge requirements. Infrastructure systems for the campus would comply with all federal, state, and county requirements for waste discharge. Based on the above, impacts with regard to the Master Plan project's potential to violate any water quality standards or waste discharge requirements were found to be less than significant.

Similar to the previously evaluated project under the Master Plan, the currently proposed project would not significantly affect water quality standards and waste discharge requirements. With project implementation, the development/disturbance of additional acreage compared to the previously evaluated multi-family housing project would occur; however, upon completion of construction, the level of impervious surfaces at the project site is not anticipated to increase compared to the previously evaluated development (due to the provision of on-site landscaping and planned pervious surfaces). Additionally and consistent with low-impact development (LID) techniques, the currently proposed project would include stormwater drainage improvements (e.g., an on-site detention basin and stormwater collection and drainage improvements) and would be subject to applicable regulations governing hydrology and water quality, including NPDES requirements, including General Permit No. CAS000004 for Waste Discharge Requirements for Storm Water Discharges from Small MS4s (Municipal Separate Storm Sewer Systems) (2013 General Permit) (SWRCB 2013). Because the project would disturb more than 1 acre of land, the project would also be required to obtain coverage under the State Water Resources Control Board Construction General Permit, which requires development of a SWPPP. During project construction activities, SWPPP best management practices (e.g., erosion control, site stabilization, etc.) would be implemented at the site to prevent construction-related silt or debris from affecting areas outside the site boundary.

In addition, as described above, the project will include re-routing of an existing drainage channel and the loss of 0.05 acre of jurisdictional wetlands. Consistent with Mitigation Measure 3.5-4, the University has determined it is not feasible to avoid impacting this drainage and limited wetlands and is pursuing authorization from the US Army Corps of Engineers for a Clean Water Act 404 dredge and fill permit. In conjunction with this effort, Cal Poly will also consult with and secure required permits from the Regional Water Quality Control Board including any required Clean Water Act section 401 Water Quality Certifications and Waste Discharge Requirements consistent with the requirements of the Porter-Cologne Water Quality Control Act.

With adherence to applicable regulations, including development of a SWPPP and associated best management practices, the project would result in less than significant impacts related to violation of water quality standards or waste discharge requirements, consistent with the findings of the Campus Master Plan EIR. Additionally, through renovation of the on-site drainage channel and native vegetation, the project would reduce the potential for sedimentation downstream of the project site, in a manner consistent with the San Luis Obispo Water Management

Plan (WMP), which provides objectives and guidance regarding waterways within San Luis Obispo and its tributaries (RRM 2023). No new or more severe impacts would occur beyond those analyzed in the Campus Master Plan EIR.

## 2.10.2 Groundwater

The Campus Master Plan EIR found that implementation of new land uses proposed under the 2035 Master Plan would not require additional pumping of groundwater to serve the University's potable water needs. However, implementation of the 2035 Master Plan could result in an increase in impervious surfaces within the main campus, which could reduce storm water infiltration with the underlying groundwater aquifers, and thus impede groundwater recharge. Mitigation Measure 3.9-3 was adopted as part of the approval of the Campus Master Plan and requires the preparation and implementation of a drainage plan for future development within the Master Plan Area, including the project site, when existing drainage patterns may be modified and/or new drainage infrastructure will be constructed. With respect to the project, the majority of the project site is currently unpaved, and the project would increase the level of impermeable surfaces at the project site and within the Master Plan Area upon completion of construction. The project would also include the realignment of the aforementioned on-site drainage channel and development of a detention basin in the western portion of the site, running generally adjacent to Grand Avenue. Mitigation Measure 3.9-3 of the Campus Master Plan EIR is considered applicable to the project and requires the provision of on-site stormwater detention facilities (such as the proposed detention basin within the western portion of the site). This measure's continued implementation would ensure that changes in on-site drainage do not interfere with groundwater recharge, consistent with the findings of the Campus Master Plan EIR, by requiring the detention of on-site stormwater flows so as to allow for groundwater percolation at a similar rate to existing conditions. Therefore, no new or substantially more severe impacts would occur beyond those identified in the Campus Master Plan EIR.

## 2.10.3 Drainage, Erosion, and Flooding

As described in the Campus Master Plan EIR, construction activities associated with development under the Campus Master Plan would include grading, demolition, and vegetation removal, which have the potential to temporarily alter drainage patterns. These activities could expose bare soil to rainfall and storm water runoff, which could accelerate erosion and result in sedimentation of storm water and, eventually, water bodies. The removal of vegetation, excavation, grading, stockpiling of soils for new buildings, and building foundations would create soil disturbance that could accelerate erosion, especially during storm events. In addition to erosion and sedimentation, construction materials, such as gasoline, diesel fuel, lubricating oils, grease, solvents, and paint, would be brought on site. If existing drainage patterns are substantially altered, this could result in an increase in the pollutant load in runoff, and eventually in nearby water bodies. New land use development would also result in increased rates of surface water runoff associated with new impervious surfaces and could promote increased erosion and sedimentation or other storm water contamination, and exceedance of the capacity of existing storm drain systems.

As described in the Campus Master Plan EIR, construction-related impacts would be avoided through preparation and implementation of SWPPP, including storm water runoff monitoring, and implement BMPs in service and construction activities, including construction site runoff control, which would prevent soil and construction wastes from leaving the construction site and entering the storm drain system. All future development under the 2035 Master Plan would also be required to implement LID techniques that result in hydrologic conditions that mimic the site's predevelopment condition. Such techniques include implementation of detention and retention basins throughout the site, limiting impervious coverage, and other runoff attenuating features such that stormwater runoff rates and volumes do not increase from existing conditions during storm events. Campus Master Plan projects are likewise required to incorporate post-development storm water BMPS to reduce non-point source pollution during operation. Further, the potential for development sites to generate polluted runoff would be minimized through mandatory compliance with the 2013 General Permit. Cal Poly would also be required to comply with Non-Traditional Small MS4 Permittee Provisions of the 2013 General Permit. Development under the Campus Master Plan would also be required to comply with SWPPP conditions. Therefore, from a campus-wide perspective, future development under the 2035 Master Plan would not result in a substantial increase in stormwater runoff or polluted runoff.

Due to these impacts, the project will implement Mitigation Measures 3.9-4a (which incorporates by reference Mitigation Measure 3.9-3 (see above)) and 3.9-4b to minimize the impacts of the project on the existing drainage pattern of the project site and the capacity of storm drain systems. Implementation of Mitigation Measure 3.9-4a would require development and implementation of a drainage plan with appropriate measures to maintain existing rain event flow rates and patterns to avoid potential impacts such as erosion or siltation, flooding, exceedance of capacity of existing or planned storm water drainage systems, provide additional sources of polluted runoff, or impede or redirect flood flows. Additionally, Mitigation Measure 3.9-4b would require evaluation and implementation of storm water BMPs for the project to ensure existing drainage maintains pre-development standards per the MS4 permit. As mentioned above, the proposed project involves changes to the previously contemplated development of faculty/staff housing at the project site, including the development of a detention basin in the western portion of the site and modification of the project site boundaries to include 4.4 additional acres to the north and east within Cal Poly property and the Master Plan Area. As currently sized and shown in Figure 1-7, the on-site detention basin would be approximately one acre in area and accommodate the additional stormwater flows associated with impervious areas at the project site as a result of on-site development. Additionally, the modification of the on-site drainage channel would retain a drainage pattern similar to existing conditions (draining generally northeast to southwest) and would maintain a natural vegetated bottom within the drainage. Native vegetation would also be provided along the banks of the recontoured drainage, pending further design and permitting by the US Army Corps of Engineers and Regional Water Quality Control Board. As noted above, the recontoured drainage channel would provide features that support native habitat and stability (i.e., less downstream sedimentation), consistent with the San Luis Obispo WMP (RRM 2023). Consistent with the aforementioned mitigation measures that would apply to the currently proposed project, the project would include stormwater drainage improvements, inclusive of the detention basin, that would ensure that off-site runoff would not exceed existing conditions during a storm event consistent with the applicable regulations described above governing hydrology and water quality. Therefore, impacts related to drainage, erosion or siltation on or off site, and flooding would remain less than significant, and no new or more severe impacts would occur beyond those analyzed in the Campus Master Plan EIR.

## 2.10.4 Flood Hazards, Tsunami, and Seiche

The Campus Master Plan EIR noted that portions of the Campus Master Plan Area are located within special flood hazard areas subject to inundation in a 100-year flood. Areas along Stenner and Brizzolara Creeks are located within special flood hazard areas subject to inundation by the 100-year flood, zone A (no base flood elevations determined) (FEMA 2019). The 100-year flood hazard area primarily runs along Brizzolara Creek at the northern edge of the Academic Core and East Campus. Near term projects under the 2035 Master Plan within flood zones along Brizzolara Creek flood zone only includes the Student Housing for Freshmen Students and the Facilities Operations Complex/interim parking lot. For this reason, introduction of development within flood hazard zones could result in risk of release of pollutants such as oil, pesticides, herbicides, sediment, trash, bacteria, and metals during a flood event within the Stenner and Brizzolara Creek flood hazard areas. Therefore, the Campus Master Plan EIR noted this impact would be potentially significant. Mitigation Measure 3.9-5 was adopted as part of the Campus Master Plan to avoid development in 100-year flood zones where feasible and incorporate design measures to address release of pollutants when development in this flood zone cannot be avoided. Implementation of this mitigation measure would ensure that the impacts from risks associated with risk of release of pollutants during inundation would be less than significant. The project site is not located within a special flood hazard area and is not subject to flooding during a 100-year or 500-year storm event (Cal Poly 2020). Therefore, no flooding impacts are anticipated and Mitigation Measure 3.9-5 is not considered applicable.

In addition, as discussed in Section 3.9, "Hydrology and Water Quality," the Campus Master Plan Area is not located within an identified dam inundation area on the Dam Inundation Map in the Safety Element of the County of San Luis Obispo's General Plan (San Luis Obispo County 1999). Regarding the potential for seiche to occur on reservoirs, seiche is not considered a significant risk in San Luis Obispo County because existing water bodies are not large enough to generate large waves (San Luis Obispo County 1999). The Master Plan Area is also sufficiently distant from the Pacific Ocean and sufficiently elevated to avoid hazards from tsunamis. For these reasons, impacts related to flood

hazards, tsunamis and seiche would be less than significant, and no new or more severe impacts would occur beyond those analyzed in the Campus Master Plan EIR.

## 2.11 LAND USE AND PLANNING

Potential impacts of the Campus Master Plan related to land use and planning were analyzed in the Initial Study of the 2035 Master Plan. As discussed in the Initial Study, the Campus Master Plan would continue the existing University uses of the campus, and all proposed facilities and improvements are located within the campus and, therefore, would not physically divide an established community. No natural community or habitat conservation plans are applicable to the campus. The currently proposed project is consistent with the proposed residential uses identified for the project site in the Campus Master Plan. The project would be constructed entirely on Cal Poly property, and therefore would be under the land use jurisdiction of the CSU Board of Trustees. There are no local ordinances or policies of the City of San Luis Obispo that would apply to projects on the Cal Poly campus, as the City does not have jurisdiction over Cal Poly lands. Nevertheless, the project does not propose a change in land use on the site and is consistent with the City of San Luis Obispo's zoning and General Plan land use designations applicable to the adjacent parcels (developed with single family homes) across Slack Street and located within City limits. The project's proposed improvements to Slack Street, including street widening and installation of sidewalks would also be considered consistent with the proposed improvements to the intersection of Slack Street and Grand Avenue, as described in the City's Transportation Element (City of San Luis Obispo 2014). Therefore, no new or more severe impacts related to land use and planning would occur with project implementation.

## 2.12 MINERAL RESOURCES

Potential impacts of the Master Plan related to mineral resources were analyzed in the Initial Study for the Campus Master Plan. As discussed in the Initial Study, the Campus Master Plan Area is not located within a regionally significant aggregate resources zone (Cal Poly 2020), and implementation of the Campus Master Plan would not result in the loss of known mineral resource or mineral resource recovery site. As the project site is located within the Master Plan Area, development of the currently proposed project would also not result in the substantial loss of known mineral resources that would be of value to the region or state. Therefore, no new or more severe impacts related to mineral resources would occur with project implementation.

## 2.13 NOISE

The Campus Master Plan EIR analyzed the noise impacts associated with the Campus Master Plan in Section 3.10, "Noise." The Campus Master Plan EIR evaluated short-term construction and long-term operational noise at nearby noise-sensitive receptors at a programmatic level. Because noise is a local issue, affecting the receptors closest to the noise-generating activities, this analysis is based on the anticipated location of project construction, as well as the operation characteristics of the project and site-specific considerations (e.g., vegetation and topography).

Regarding short-term construction noise, Impact 3.10-1 of the Campus Master Plan EIR found that implementation of the Campus Master Plan would result in temporary construction-period noise impacts to sensitive receptors near the campus and would be significant and unavoidable as construction noise would increase existing ambient noise levels beyond City noise standards after incorporating feasible mitigation (Mitigation Measure 3.10-1). (Cal Poly is not subject to local land use regulations, including City noise standards. The Campus Master Plan EIR, however, utilized the City's noise standards to evaluate potential noise related impacts.) Mitigation Measure 3.10-1 identifies a number of construction noise reduction measures to be incorporated into Campus Master Plan projects such as maintaining construction equipment, locating construction staging areas away from sensitive receptors to the extent feasible, potential inclusion of noise-attenuating features, and advance notification of construction activities to nearby residents. Despite the incorporation of these measures, the Campus Master Plan EIR concluded that construction noise impacts would remain significant and unavoidable.

With respect to long term increases in noise levels, vehicular (i.e., mobile source) noise associated primarily with increased vehicle traffic was determined to be less than significant, while operational stationary source noise was determined to be significant but mitigable. Mitigation Measures 3.10-3a through 3.10-3c were adopted and required site-specific and activity-specific mitigation to be implemented where appropriate. Of those mitigation measures, Mitigation Measure 3.10-3c would apply to the project and requires site specific consideration of mechanical equipment (e.g., HVAC systems) to prevent exposure of sensitive uses to excessive noise.

With respect to vibration, impacts were determined to be less than significant with incorporation of Mitigation Measures 3.10-4a and 3.10-4b, which require site-specific considerations whenever pile-driving is deemed necessary (e.g., development and implementation of a vibration control plan).

The currently proposed project would involve construction of a substantially reduced residential project from what was analyzed in the Campus Master Plan EIR. The project has transitioned from a 3-5 story 380-unit multi-family mixed-use project contemplated to 33 single-family two-story residences with associated parking, circulation and landscaping improvements, as well as new water supply infrastructure located up slope and further away from sensitive receptors. Given the reduced project scale, construction noise impacts are expected to be reduced overall. On-site buildings would now be limited to low-rise development and would not require pile-driving. As noted above in Section 1.4, construction would occur over a slightly larger area extending along Slack Street relative to the former multi-family project; however, from a noise impact analysis perspective, this slightly extended project area is not expected to meaningfully expand the noise impact radius compared to the original multi-family project that was evaluated in the Campus Master Plan EIR. This determination takes into consideration the potential need for additional and different equipment associated with the larger square footage of the previously proposed five-story multi-family buildings. The closest off-campus sensitive receptors (single-family residences located along the southern edge of Slack Street) are located across the street from anticipated construction, approximately 25 feet away. The nearest on-campus sensitive receptor to the proposed water tank/utility improvements is Fremont Hall, approximately 530 feet to the southwest. Based on the proposed development and site location in proximity to existing residences, Mitigation Measures 3.10-1 (construction-noise reduction measures) and 3.10-3c would apply to the project.

To evaluate anticipated construction noise at receptors located close to the project site, nearby sensitive land uses were identified, and construction noise modeling was conducted, using construction equipment and phasing assumptions employed in the air quality model prepared for this project. Noise levels from the anticipated loudest phase of construction (i.e., grading) was modeled assuming the simultaneous operation of a grader, an excavator, and a dozer, and noise levels were estimated at nearby receptors. A summary of modeled noise levels is presented below in Table 2.13-1.

**Table 2.13-1 Modeled Construction Noise Levels**

Sensitive Receptor Type	Location	Modeled Construction Noise Levels (dBA, L <sub>max</sub> at 50 feet)	Distance to Receptor (feet)	Modeled Construction Noise Levels (dBA, L <sub>max</sub> at receptor, feet)
Single-Family Residential	Southern edge of Slack Street	85.8	25	91.8
Fremont Hall	Northeast corner Klamath Road and Deer Road		530	65.3

Notes: dBA= A-weighted decibels; L<sub>max</sub> = maximum instantaneous noise levels; L<sub>eq</sub>= hourly average noise level

Source: Modeled by Ascent Environmental in 2023.

As shown above, maximum noise levels from construction could reach 91.8 dBA L<sub>max</sub> with typical average noise levels reaching 85.8 dBA L<sub>eq</sub> at 50 feet from construction activities. Note, the Campus Master Plan EIR assumed construction noise impacts reaching 92 dBA L<sub>max</sub>, consistent with the project's modeled construction noise levels. The single-family residences located along the southern edge of Slack Street (assuming some construction within Slack Street) are the receptors closest to anticipated construction activities. For the same reasons described in the Campus Master Plan EIR, this impact would remain significant and unavoidable. Mitigation Measure 3.10-1 would continue to apply and

would be required as part of the project. As noted on page 3.10-23 of the Campus Master Plan EIR, implementation of Mitigation Measure 3.10-1 may reduce construction noise levels by approximately 10 dBA, which would still exceed the established threshold of 75 dBA  $L_{max}$ .

As part of this addendum, Cal Poly is amending Mitigation Measure 3.10-1 to provide further clarity as it relates to the implementation of construction noise reduction measures and applicable performance standards. Mitigation Measure 3.10-1 includes noise reduction measures and performance standards applicable to construction staging and nighttime construction. These provisions would benefit from modest language modifications to more clearly state the applicable performance standard and implementation approach. The modified measure does not change the prior conclusion set forth in the Campus Master Plan EIR (nor the Findings adopted in May 2020 for the Campus Master Plan) that even with implementation of all feasible construction noise reduction mitigation measures, Campus Master Plan projects may result in a significant and unavoidable construction noise impact. Further, the scope of Mitigation Measure 3.10-1 is not materially modified nor reduced in scope with the proposed clarifying amendments. as shown below. Removed text is shown in strikethrough and new/amended text is shown with underline.

### **Mitigation Measure 3.10-1: Implement Construction-Noise Reduction Measures**

For all construction activities related to new/renovated structures, Cal Poly shall implement or incorporate the following noise reduction measures into construction specifications for contractor(s) implementation during project construction:

- ▶ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer recommendations. Equipment engine shrouds shall be closed during equipment operation.
- ▶ All construction equipment and equipment staging areas shall be located as far as feasible ~~possible~~ from nearby noise-sensitive land uses, and/or located to the extent feasible such that existing or constructed noise attenuating features (e.g., temporary noise wall or blankets) block line-of-sight~~te~~ between affected noise-sensitive land uses and construction staging areas.
- ▶ Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off-site instead of on-site, using electric powered equipment instead of pneumatic or internal combustion powered equipment) where feasible and consistent with building codes and other applicable laws and regulations.
- ▶ Stationary noise sources such as generators or pumps shall be located as far away from noise-sensitive uses as feasible.
- ▶ No less than 1 week prior to the start of construction activities at a particular location, notification shall be provided to nearby off-campus, noise-sensitive land uses (e.g., residential uses) that are located within 350 feet of the construction site (i.e., based on the construction noise modeling, distance at which noise-sensitive receptors would experience noise levels exceeding acceptable daytime construction-noise levels).
- ▶ When construction would occur within 350 feet of on-campus housing or other on-campus or off-campus noise-sensitive uses and may result in temporary noise levels in excess of 75  $L_{max}$  at the exterior of the adjacent noise-sensitive structure, temporary noise barriers (e.g., noise-insulating blankets or temporary plywood structures) shall be erected, if deemed to be feasible and effective, between the noise source and sensitive receptor such that construction-related noise levels are reduced to 75  $L_{max}$  or less at the receptor.]
- ▶ Loud construction activity (e.g., jackhammering, concrete sawing, asphalt removal, and large-scale grading operations) within 350 feet of adjacent primary school facilities, shall not occur during state standardized testing time periods for the surrounding school districts.
- ▶ When construction requires material hauling, a haul route plan shall be prepared for construction of each facility and/or improvement for review and approval by the Cal Poly that designates haul routes as far as feasible from sensitive receptors.

- ▶ The contractor shall designate a disturbance coordinator and post that person's telephone number conspicuously around the construction site and provide to nearby residences. The disturbance coordinator shall receive all public complaints and be responsible for determining the cause of the complaint and implementing any feasible measures to alleviate the problem.
- ▶ Construction activities (excluding activities that would result in a safety concern to the public or construction workers) shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday, where feasible. ~~Although potential impacts were determined to be significant and unavoidable, f~~For any construction activity that must extend beyond the daytime hours of 7:00 a.m. and 7:00 p.m. Monday through Saturday, occur on Sunday, or legal holidays and occurs within 2,000 feet of a residential building, Cal Poly shall comply, to the extent feasible, with ~~ensure that~~ the City of San Luis Obispo exterior noise level standard of 60 dBA Lmax for temporary construction noise ~~is not exceeded at off-campus~~ any residences. Typical residential structures with windows closed achieve a 25-30 dBA exterior-to-interior noise reduction (Caltrans 2002). Thus, using the lower end of this range, an exterior noise level of 60 dBA Lmax would result in interior noise levels of about 35 dBA Lmax, which would not result in a substantially increased risk for sleep disturbance. If exterior noise levels of 60 dBA Lmax are infeasible due to the type of construction activity and proximity to residential structures, achieving ~~ensuring~~ interior noise levels of do not exceed 45 dBA Leq or less, consistent with City standards, would prevent nearby ~~ensure~~ residents from being ~~are not~~ disturbed. ~~To achieve this performance standard, O~~ne or more of the following or equivalent measures shall be considered and implemented to the extent feasible and effective ~~where appropriate~~:
  - Use ~~of~~ noise-reducing enclosures and techniques around stationary noise-generating equipment (e.g., concrete mixers, generators, compressors).
  - Installation ~~of~~ temporary noise curtains ~~installed~~ as close as possible to the boundary of the construction site within the direct line of sight path of the nearby sensitive receptor(s) ~~that~~ and consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side.
  - Retain a qualified noise specialist to develop a noise monitoring plan and conduct noise monitoring to ensure that effective noise reduction measures are implemented to achieve ~~achieved the necessary reductions such that levels at the receiving land uses do not exceed~~ exterior noise levels of 60 dBA Lmax or less at off-campus residences for construction activity occurring during these noise-sensitive hours to the maximum extent feasible.

Through consideration of this addendum by CSU and issuance of a Notice of Determination for the addendum to the Campus Master Plan EIR, the Mitigation Monitoring and Reporting Program for the Campus Master Plan would also be updated to reflect Mitigation Measure 3.10-1, as amended for clarity.

As contemplated in the Campus Master Plan EIR, even with incorporation of the measures set forth in Mitigation Measure 3.10-1, the proposed project would still exceed local noise thresholds and would therefore result in significant and unavoidable construction noise impacts. Overall, it is expected the project would have a reduced noise impact in comparison to the original multi-family project proposed at this site. Thus, while the construction noise impacts would remain significant, such impacts are less than what was originally analyzed or contemplated in the Campus Master Plan EIR; therefore, no subsequent or supplemental environmental review is required for construction noise impacts.

Operational non-mobile noise sources were evaluated in the Campus Master Plan EIR, including noise associated with special events, parking (surface and structures), and rooftop mounted mechanical equipment. Regarding on-site parking, all proposed on-site parking would be located along the interior of the development in the form of driveways and roadway extensions into the site, such that typical noise sources include engines running, doors slamming, horns honking, car alarms and radios, and people talking, and similar to roadway noise, would not occur or subject nearby sensitive receptors to additional noise beyond what was previously evaluated in the Campus Master Plan EIR. Within the context of the Campus Master Plan EIR, implementation of Mitigation Measure 3.10-3c is intended to apply to larger, multi-story buildings like the previously proposed multi-family structures at the project site and would require appropriate location and/or shielding of stationary sources of noise associated with these

buildings. However, mechanical equipment (primarily air conditioning) that would be associated with the proposed single-family residential uses would be similar in size and scale to the equipment provided within the existing residential neighborhood to the south, and no substantial increases in operational non-mobile source noise would be anticipated. As a result, the project would not result in new or substantially worse impacts from operational non-mobile noise sources compared to the conclusions of the Campus Master Plan EIR.

The Campus Master Plan EIR evaluated long-term increases in operational traffic noise on local roadways. Traffic noise levels on a given roadway are directly related to the volume of vehicles that travel along that roadway. In other words, an increase in traffic volume would result in an increase in traffic noise. The number of daily vehicle trips and the daily diurnal travel patterns are driven by specific land use types. Thus, traffic noise modeling that was conducted for the Campus Master Plan EIR accounted for the various land use development (e.g., onsite academic, onsite residential) types and associated trip generation and subsequently traffic noise increases that would occur over the buildout of the Campus Master Plan. As discussed above, the project would not result in a change in land use type (residential) but would reduce the density of development compared to those previously evaluated for the project site. As a result, the project would not result in an increase in daily vehicle trips or associated traffic noise compared to estimated levels from the Campus Master Plan EIR. While the project would add two new access points along Slack Street, vehicles coming to/from the project site would not be expected to exceed 10 per hour (i.e., approximately 30 percent of the total number of single-family residences), and as a result, a significant increase in ambient traffic-related noise levels is not anticipated. In addition, the projected vehicle volumes associated with development of the project site would also be less than what was previously anticipated along Slack Street, as Slack Street was identified (on page 2-32 of the Campus Master Plan EIR) as a secondary vehicle access point for the previously proposed 380 multi-family residential units. Therefore, no new or more severe impacts with respect to noise would occur with project implementation.

Regarding ground vibrations, no pile-driving or the use of other impact equipment is proposed as part of the project; however, if such equipment were required, Mitigation Measures 3.10-4a and 3.10-4b would be implemented to ensure that vibration impacts would remain less than significant. Construction-related vibration would not result in any new or more severe impacts than those previously evaluated in the Campus Master Plan EIR.

## 2.14 POPULATION AND HOUSING

The Campus Master Plan EIR found that implementation of the Campus Master Plan would be consistent with San Luis Obispo Council of Governments projections, and the additional housing proposed on campus, as with all components of the Campus Master Plan, would be specifically intended to accommodate projected enrollment increases at Cal Poly through 2035. Faculty/staff housing proposed under the Campus Master Plan is intended to aid in faculty/staff recruitment to maintain the necessary faculty-to-student ratio at the University and implementation of the Campus Master Plan would not be growth inducing and would not result in the exceedance of local population projections. Additionally, the student and faculty/staff housing proposed as part of the Campus Master Plan would occur within existing campus boundaries, which constitute an urbanized area with established infrastructure. As urban infill, residential development proposed under the Campus Master Plan would neither encroach on isolated or open space areas nor remove physical impediments to growth. Thus, implementation of the Campus Master Plan, inclusive of the proposed project, would not directly or indirectly induce substantial growth in an undeveloped area. Master Plan implementation would also not result in the displacement of existing housing on or off campus. Furthermore, residential units intended for Cal Poly faculty and staff would be priced so as to be accessible to that demographic. The proposed project would not represent an increase in the number of dwelling units beyond what was previously evaluated such that an unplanned increase in population may occur, nor would the project remove existing housing. As noted on page 3.11-21 of the Campus Master Plan EIR, the need for faculty/staff housing is projected to occur gradually during implementation of the Campus Master Plan. With the reduction in the projected number of faculty/staff residences to be provided at the project site, the remaining faculty/staff projected to be housed on campus under the Master Plan EIR (347 at full buildout) would seek housing elsewhere. Cal Poly is currently evaluating opportunities for additional faculty/staff housing elsewhere within the Master Plan Area to ensure adequate faculty/staff housing on campus as contemplated in the Master Plan EIR. In addition, available housing has increased



in the county since completion of the Campus Master Plan EIR. On page 3.11-21 of the Campus Master Plan EIR, Cal Poly identified 15,015 available residential units. As of January 1, 2023, 16,336 residential units were available in the County, an increase of approximately 1,300, which would provide adequate housing opportunities for the additional faculty/staff at full buildout of the Campus Master Plan (DOF 2023). As a result, the project would provide, rather than result in the need for, additional housing, and impacts would be less than significant, consistent with the findings of the Campus Master Plan EIR. Therefore, no new or more severe impacts on population and housing would occur with project implementation.

## 2.15 PUBLIC SERVICES

Potential impacts of the Campus Master Plan related to public services including libraries, parks, and schools were analyzed in Section 3.12 of the Campus Master Plan EIR. Based on acceptable service ratios, and, taking into consideration the potential increase in on-campus population, no significant public services impacts were identified, and no mitigation measures were deemed necessary or adopted as part of the Campus Master Plan.

The currently proposed project would not result in an increase in campus enrollment beyond Campus Master Plan projections and would not result in an increase in the number of dwelling units previously envisioned for the project site. As described in Section 1.4, "Project Description," this project was previously evaluated as part of the Master Plan and included the development of up to 380 residential units. The currently proposed project would decrease the total number of units to 33. Compared to what was evaluated in the Campus Master Plan EIR, the height of proposed on-site buildings would also decrease from a maximum of 5 stories to a maximum of 2 stories along Slack Street. Consequently, additional equipment and/or public services facilities to house such equipment (e.g., a ladder truck) would not be necessary to serve the currently proposed project. The proposed development would be consistent with previously evaluated campus development and would not increase the service area for public service providers. Therefore, no new or more severe impacts on public services would occur with project implementation.

## 2.16 RECREATION

Potential impacts of the Master Plan related to recreation were also analyzed in Section 3.12 of the Campus Master Plan EIR. The Campus Master Plan EIR found that the additional demand for recreational resources created as a result of implementation of the Campus Master Plan would be met by existing campus facilities, as well as through the proposed enhancement of on-campus athletic and recreational facilities, construction of new athletic and recreational facilities on campus, open space enhancements, and the provision of passive and active recreational facilities as part of new campus housing projects. As a result, the Campus Master Plan EIR determined that implementation of the Campus Master Plan would not increase the use of neighborhood or regional parks or other recreational facilities; require the construction or expansion of recreational facilities that might have an adverse effect on the environment; or otherwise adversely affect existing recreational opportunities. Thus, impacts on recreational resources were found to be less than significant and no mitigation was required.

With respect to the currently proposed project and as shown in Figure 1-7, a pedestrian bridge and recreational trail that connects the proposed development to an existing trail along Grand Avenue would be provided in addition to pedestrian and bicycle connections along Slack Street. Additionally, a community garden and a basketball half court would be provided along the proposed roadway extensions to serve the proposed residential community. The currently proposed project would not result in an increase in the local population or an increase in campus enrollment/staffing beyond what was previously anticipated in the Campus Master Plan and evaluated as part of the Campus Master Plan EIR. Therefore, no new or more severe impacts on recreation would occur with project implementation.

## 2.17 TRANSPORTATION

The Campus Master Plan EIR analyzed the potential for new development under the Campus Master Plan to affect transportation (including multi-modal transportation) and conflict with applicable programs, plans, ordinances, or policies related to alternative transportation in Section 3.13, "Transportation." The EIR found that Campus Master Plan buildout would result in significant impacts related to VMT, transit service, and bicycle and pedestrian facilities but that feasible mitigation was available to reduce the impacts of the Campus Master Plan to less than significant. Mitigation Measures 3.13-1 through 3.13-4 were adopted as part of the Campus Master Plan EIR that includes the requirements to develop and implement a campuswide transportation demand management plan, monitor transit use and provide additional funding for increased service where necessary, and to monitor bicycle- and pedestrian-related conditions within and near the Master Plan Area and provide additional facilities to ensure public safety.

Although circulation, bicycle, and pedestrian facilities would be provided within the project site and along Slack Street as part of the project, the project would not result in any modifications to the existing roadway network (other than improving and widening Slack Street) or internal vehicle, bicycle, or pedestrian circulation of the local neighborhood or broader campus. Connections would be provided to existing facilities that would be designed to improve and enhance existing connections. For example, Slack Street would be modified to provide improved bicycle and pedestrian access along its northern edge within the project site for on-site residents and the existing residential neighborhood to the south, and access roads into the project site at Henderson Avenue and Graves Avenue would be designed to align with these connectors across Slack Street.

Additionally, the currently proposed project would result in fewer average daily vehicle trips compared to the previously evaluated project under the Campus Master Plan EIR. Based on accepted trip generation rates by the Institute of Transportation Engineers, the previously evaluated project (380 mid-rise, multi-family residential units and 7,000 sf of retail) would generate up to 1,985 average daily trips; whereas the currently proposed project (33 single-family detached residential units) would generate up to 312 average daily trips (ITE 2021). Therefore, the currently proposed project would generate fewer vehicle trips than what was previously evaluated.

While the Campus Master Plan EIR originally envisioned a much denser housing site that would allow for additional faculty and staff to be housed in proximity to their workplace, as detailed above, the original high density residential project was deemed infeasible due to geotechnical and other constraints. Nonetheless, the current project continues to further VMT reduction strategies by locating residential uses in proximity to employment. The project will continue to contribute to a reduction of VMT compared to existing conditions, consistent with the Campus Master Plan EIR and established VMT targets. As noted above, Cal Poly also continues to evaluate sites throughout the Master Plan Area for additional faculty/staff housing consistent with the overall goals of the Campus Master Plan. Further, Cal Poly is adaptively managing VMT and is currently finalizing a TDM plan that would provide a holistic view and implementation mechanism for the adaptive management of VMT throughout the Campus Master Plan Area. Through TDM Plan implementation (as required by Mitigation Measure 3.13-1), Cal Poly will actively continue to evaluate opportunities for further VMT reductions (including expanding transit opportunities, additional bicycle/pedestrian facilities, etc.). As a result, no new or more severe impacts related to vehicle trips or VMT are anticipated.

Further, the currently proposed project includes two new access roads aligning with Henderson Avenue and Graves Avenue as well as 14 individual driveways along Slack Street to serve the 33 single-family detached units. Assuming that up to 20 percent of the total number of single-family units may generate vehicle trips in a given hour, the addition of 10 vehicles per hour along a widened and improved Slack Street are not anticipated to interfere with existing and planned bicycle, pedestrian, and transit facilities in the area. Further, Slack Street (as described on page 2-32 of the Campus Master Plan EIR) was planned as a secondary vehicle access point for the originally envisioned 380 multi-family residential units. As a result, the project (as currently proposed) represents a reduction in the likely number of vehicle trips along Slack Street, compared to what was previously evaluated in the Campus Master Plan EIR. Combined with the planned improvements to Slack Street, including widening along the southern edge of the site (i.e., northern edge of Slack Street) and bicycle and pedestrian facilities, the currently proposed project would not result in potential conflicts with existing and applicable programs, plans, and policies related to alternative transportation, including bicycle, pedestrian, and transit facilities.

All on-site roadways would be designed and constructed in accordance with emergency access requirements, including Uniform Fire Code requirements, and as a result, adequate emergency access would be provided. No impacts related to roadways hazards or inadequate emergency access are anticipated. Therefore, no new or more severe impacts on transportation would occur with project implementation.

## 2.18 UTILITIES AND SERVICE SYSTEMS

### 2.18.1 Water Supply, Distribution, and Treatment

Section 3.14 of the Campus Master Plan EIR evaluated water supply and demand, as well as water storage and conveyance infrastructure, and concluded that development of the 2035 Master Plan would result in an increased campus population and development of new buildings, which would increase demand for water supply. Under the Campus Master Plan, adequate water supplies would be available to meet full Master Plan buildout upon completion of the WRF, the construction of which is required per Mitigation Measure 3.14-3 of the Campus Master Plan EIR. Cal Poly issued a Draft EIR for the WRF project in April 2023, and is currently preparing the Final EIR for certification. Additionally and irrespective of the WRF, Mitigation Measure 3.14-3 allows Cal Poly to operate new development under the Campus Master Plan, so long as adequate water supplies are available (taking into account changes in campus demand, sustainability features, and changes in water consumption behaviors). With implementation of Mitigation Measure 3.14-3, the water supply impact of the Campus Master Plan would be reduced to a less than significant level. Since certification of the Campus Master Plan EIR, Cal Poly's water demands have been reduced due to the installation on-campus sustainability features and other on-campus water reduction efforts. As shown in Table 3.14-6 of the Campus Master Plan EIR, these measures equate to a more than 90,000 gpd reduction in water demand by 2025.

In and of itself, the project as currently proposed represents an ~80 percent reduction in the number of residential units to be provided at the project site compared to what was evaluated in the Campus Master Plan EIR. Based on the per unit water demand factors provided in the water supply assessment completed for the Campus Master Plan EIR, the water demand of the proposed residential uses would be approximately 7,000 gpd and represents a 27,500 gpd reduction in water demand compared to campuswide water demands as stated in the Campus Master Plan EIR (Watearth 2019). Per Table 3.14-7 of the Campus Master Plan EIR, the projected water demand associated with the full build out of the Campus Master Plan inclusive of the previously proposed 380 residential unit faculty-staff housing project, was conservatively assumed to be 17,431 gpd more than anticipated water supplies in 2035 without the construction and operation of the WRF (Watearth 2019). Taking into consideration the reduction in on-site water demand at the project site due to the reduced project size and density and comparing that to what was evaluated in the Campus Master Plan, the currently proposed project would result in a campus water surplus of 10,000 gpd in 2025 compared to what was stated in the Campus Master Plan EIR and would eliminate the previously anticipated 17,431 gpd shortfall (without the WRF) as stated in the Campus Master Plan EIR. Accordingly, there are adequate water supplies to serve the proposed project even without the construction and operation of the WRF. Moreover, Cal Poly is currently pursuing approval of the new WRF and adaptively managing its current water use which will further increase and ensure adequate water supply to serve the Campus Master Plan at full buildout.

With respect to water conveyance infrastructure, implementation of the Campus Master Plan, inclusive of the currently proposed project, would increase the volume of potable water conveyed through the existing City connections. However, modeling completed as part of the Campus Master Plan EIR indicated that there would be adequate conveyance capacity to accommodate anticipated increases in water demand to support the development contemplated in the Campus Master Plan under average day demand, peak daily demand, and peak hourly demand. New campus development, such as the currently proposed project, would require connections to existing water supply pipelines, which are included as part of the analysis provided in this addendum. The Campus Master Plan EIR also acknowledged on page 3.14-14 that some adjustments to the water infrastructure system (specifically additional pumping capacity to reservoirs and tanks) would be necessary and that these facilities would be placed in areas where water supply utility infrastructure is available. The currently proposed project includes the addition of two water storage tanks and associated piping adjacent to existing piping and water storage tanks. The proposed facilities are

intended to ensure adequate water storage and pressure for daily use within the project site and more broadly within the Master Plan Area. Additional facilities, beyond what was previously identified in the Campus Master Plan EIR and evaluated as part of this addendum and the project, are not required. Thus, the impact would be less than significant.

Therefore, impacts associated with the current proposed project would be consistent with the findings of the Campus Master Plan EIR and would remain less than significant for water supply and demand, as well as the construction of new or expanded water infrastructure. Further, the aforementioned mitigation measure related to water supply and facilities are considered campuswide mitigation and would not be individually applicable to the project. No new or more severe impacts would occur.

## 2.18.2 Wastewater Treatment and Disposal

Section 3.14 of the Campus Master Plan EIR also evaluated wastewater treatment and conveyance capacity, wastewater treatment facilities, and exceedance of applicable wastewater treatment requirements. The Campus Master Plan EIR concluded that implementation of the Campus Master Plan (and the associated increased campus population levels) would increase wastewater flows. With incorporation of mitigation, Campus Master Plan implementation would not exceed the capacity of existing and connecting infrastructure to collect and treat the additional flows through 2030. Mitigation Measure 3.14-4a requires operation of the WRF prior to other development on campus or that Cal Poly otherwise reduce wastewater flows such that adequate wastewater capacity is available to serve development that may be constructed prior to initiation of the WRF. This includes the implementation of inflow and infiltration (I/I) reduction projects and additional water conservation measures through the Cal Poly Utility Master Plan and Mitigation Measure 3.14-4b.

As noted above and with respect to Mitigation Measure 3.14-4a, Cal Poly is currently pursuing the development of an on-campus WRF which would increase its wastewater treatment capacity to address potential increases in wastewater flows associated with implementation of the Campus Master Plan that would otherwise be conveyed to the City's wastewater treatment system. The WRF is anticipated to be complete and operational in 2026. Cal Poly has also implemented (and continues to implement) several water conservation actions that would reduce wastewater generation, such as replacing toilets, urinals, faucets, and showerheads with low-flow alternatives. In addition, Cal Poly, in cooperation with the City, has initiated several I/I reduction projects to reduce peak wet weather flows, and these improvements to Cal Poly's collection system are ongoing. Cal Poly has a demonstrated history of collaborating with the City on upgrades to the City's sewer interceptor when it reaches capacity to increase pipe size and capacity as necessary to accommodate Cal Poly flows. Although no such actions are proposed at this time, it is anticipated that similar actions would be taken in the future to reduce the potential for future wet weather flows and avoid exceeding the current 1.2-mgd conveyance capacity agreement between Cal Poly and the City. Similar to potable water supplies and infrastructure, continued implementation of Mitigation Measures 3.14-4a and 3.14-4b by Cal Poly require operation of the WRF before any increase in wastewater generation occurs beyond 2019 conditions and implementation of capital improvements (including reducing I/I within existing pipes) to ensure there remains adequate capacity of the wastewater collection and treatment system. It should be noted that implementation of Mitigation Measure 3.14-4a as it relates to the WRF and 3.14-4b are campuswide and related to implementation of the Campus Master Plan, as a whole. Consistent with the requirements of Mitigation Measure 3.14-4a, prior to occupancy of the project, Cal Poly would be required to demonstrate that adequate wastewater capacity is available to serve the project if operation of the proposed residential uses is deemed necessary prior to operation of the WRF. As a result and through compliance with the adopted mitigation measures related to wastewater treatment and disposal, impacts related to construction of new on- and off-site wastewater facilities would be less than significant, consistent with the findings of the Campus Master Plan EIR.

As discussed above, construction of the project would differ from the Campus Master Plan in that the proposed project would be significantly less intense in terms of the number of units and occupants (i.e., 33 single family homes versus 380 multi-family units and retail uses). As a result, the proposed project would generate less wastewater than previously anticipated and evaluated as part of the Campus Master Plan EIR. The proposed project modifications would not result in an increase in the local population or an increase in campus enrollment above what was projected in the Campus Master Plan and Campus Master Plan EIR. Therefore, the currently proposed project is consistent with

the amount of growth and utility demand analyzed in the Campus Master Plan EIR. Further and as noted above, the aforementioned mitigation measures related to wastewater facilities are considered campuswide mitigation and would not be individually applicable to the project. No new or more severe impacts would occur.

### 2.18.3 Solid Waste Disposal

Section 3.14 of the Campus Master Plan EIR evaluated the solid waste generation as a result of Campus Master Plan implementation, as well as the availability of solid waste disposal facilities to accommodate the projected waste stream. Under the Campus Master Plan, the average tons per year generated within the Master Plan Area is anticipated to increase by approximately 1,100 tons per year based on generation rates for employees (i.e., faculty and staff) by 2035. With the reduction in the overall number of units to be provided at the project site as part of the project, the amount of waste generated at the project site is projected to also be less than what was previously evaluated. However, as the project would not modify the student enrollment or faculty/staff growth projections for the campus as a whole, the projected increase in solid waste generation within the Master Plan Area would remain the same as what was provided in the Campus Master Plan EIR. Nonetheless, the project would not result in solid waste generation in excess of state or local standards or the capacity of local infrastructure, and no new or more severe impacts would occur.

### 2.18.4 Energy Facilities

Section 3.14 of the Campus Master Plan EIR also evaluated the potential for Campus Master Plan implementation, inclusive of the project, to require the development of new electrical, natural gas, or telecommunication facilities. The construction of new energy facilities within the Master Plan Area would be limited to electrical connections, modernization of existing facilities, and the provision of energy storage/generation facilities associated with larger development projects identified as part of the Campus Master Plan. As a result, the potential impacts of those facilities are considered to be addressed as part of the Campus Master Plan EIR, and no additional impacts beyond those identified within the broader EIR would occur. Similarly, the project would connect to existing electrical and telecommunication facilities provided by Cal Poly and would not necessitate separate energy distribution or generation facilities. Of note, the project would not include natural gas connections for sustainability reasons and in accordance with the CSU Sustainability Policy. As a result, no new or more severe impacts would occur.

## 2.19 WILDFIRE

As stated in the Campus Master Plan EIR and consistent with County of San Luis Obispo Safety Element (San Luis Obispo County n.d.), the project site is not located within a very high fire hazard severity zone established by the California Department of Forestry and Fire Protection (CAL FIRE). In December 2022, CAL FIRE released draft maps as an update to current wildfire risk zones, which modified the designation of the project site from medium to high but did not designate any portion of the project site as a very high fire hazard risk (CAL FIRE 2022). However, as of the writing of this document, these maps have yet to be adopted and are still undergoing public comment. Nonetheless, no areas of the project site are located within a very high fire hazard zone under the currently adopted or proposed revisions to wildfire hazard mapping. Further, based on wildfire history in the area (e.g., within a 10-mile radius of the project site), the majority of wildfires in the area have been associated with equipment/vehicle use and powerlines. Near the project site, wildfires have been limited to areas of California sagebrush scrub, which is not present on the project site nor would it be located within 300 feet of the project site. The project would be designed in accordance with current Fire Code requirements, including the provision of defensible space and vegetation management. The proposed development would also be subject to the procedures and conditions of the Cal Poly Emergency Operations Plan and Evacuation Annex Plan, as managed by the Cal Poly Department of Emergency Management. Cal Poly is also in the midst of preparing a vegetation management plan/fire fuels reduction plan that would further reduce fire risk, including risks to structures and/or campus population, do not occur. Therefore, no new or more severe impacts are anticipated as a result of project implementation, consistent with the findings of the Campus Master Plan EIR.

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