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NOTICE OF PREPARATION: DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: September 25, 2013

TO: Responsible and Trustee Agencies
Other Interested Parties

FROM: California State University Board of Trustees and
California Polytechnic State University, San Luis Obispo

PROJECT: California Polytechnic State University, San Luis Obispo Student Housing South Project

The California State University Board of Trustees (Trustees) will be the lead agency for the preparation of an environmental impact report (EIR) for the California Polytechnic State University, San Luis Obispo (University) Student Housing South Project (project). A detailed description of the project is provided in the attached Initial Study.

The Trustees and the University need to know the views of your agency relative to the scope and content of the analysis to be provided in the EIR. In accordance with the time limits prescribed by State law, your response must be sent at the earliest date possible but not later than 30 days after receipt of this notice. Please send your comments to:

CSU Board of Trustees
c/o Nicole Carter, Senior Planner
SWCA Environmental Consultants
1422 Monterey Street, C200
San Luis Obispo, CA 93401

We would also appreciate the name(s) of contact personnel at your agency. A public scoping meeting is being scheduled; a separate notice of the meeting will be provided. If you have any questions regarding the project or this notice, please call me at 805.543.7095, extension 6822, or email me at ncarter@swca.com.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nicole Carter', written over a light blue horizontal line.

Nicole Carter
Planner
(on behalf of the Trustees)

Attached: Initial Study

**INITIAL STUDY
FOR
STUDENT HOUSING SOUTH**

**Prepared for:
CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO**

Prepared by:

SWCA Environmental Consultants
1422 Monterey Street, Suite C200
San Luis Obispo, California 93401

September 2013

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TABLE OF CONTENTS

<u>Section</u>	<u>Page</u>
Introduction	5
Compliance with CEQA	5
Purpose of the Initial Study	5
Project Location and Setting	5
Project Objectives	6
Project Description	13
Applicable Regulations	17
Initial Study Environmental Checklist	19
I. Aesthetics	21
II. Agriculture and Forestry Resources	22
III. Air Quality	23
IV. Biological Resources	25
V. Cultural Resources	26
VI. Geology and Soils	27
VII. Greenhouse Gas Emissions	28
VIII. Hazards and Hazardous Materials	29
IX. Hydrology and Water Quality	31
X. Land Use Planning	33
XI. Mineral Resources	34
XII. Noise	35
XIII. Population and Housing	36
XIV. Public Services	36
XV. Recreation	38
XVI. Transportation/Traffic	38
XVII. Utilities and Service Systems	40
XVIII. Mandatory Findings of Significance	42
Determination	43
Citations	44
List of Preparers	44

Figures

Figure 1. Project Vicinity	7
Figure 2. Project Location	8
Figure 3. Site Map	9
Figure 4. Site Photographs	10
Figure 5. Residential Communities Plan, 2001 Master Plan	14

Tables

Table 1. Residential Complexes Completed Since 2001	13
Table 2. Constraints to Residential Development	15
Table 3. Parking Facility Occupancy	16

Attachments

Attachment A. Master Plan Mitigation Incorporated Into the Project

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INTRODUCTION

California Polytechnic State University, San Luis Obispo (the University or Cal Poly) proposes to construct approximately 1,475 beds of freshman housing and a 300 to 500-space parking structure at the present location of the General (G)-1, G-4 and Residential (R)-2 parking lots. This project is subject to the discretionary approval of The California State University (CSU) Board of Trustees (The Trustees) and is, therefore, a project under the California Environmental Quality Act (CEQA).

COMPLIANCE WITH CEQA

The Trustees, as the lead agency in this project, have entered into the environmental review process to assess potential impacts that could arise from the construction and occupancy of the proposed project. Through this documentation process, The Trustees ensure that all of the possible environmental effects of the proposed project are fully disclosed according to the requirements of CEQA.

PURPOSE OF THE INITIAL STUDY

This initial study has been prepared to assess the impacts of the proposed project, as required by CEQA. The project requires discretionary approval of The Trustees, who will act as the lead agency.

The Trustees have prepared this initial study to determine if the project would have a significant effect on the environment. The purposes of the initial study are to:

- Provide the lead agency with information to use in deciding whether to prepare an environmental impact report (EIR) or negative declaration;
- Enable the lead agency to modify the project to avoid adverse impacts before an EIR is prepared, thereby enabling the project to qualify for a negative declaration;
- Document the factual basis for the finding, in a negative declaration, that a project will not have a significant impact on the environment.

The University has elected to prepare an EIR for the project. This document serves to scope the analysis of the EIR and provide information to interested parties regarding the project.

PROJECT LOCATION AND SETTING

Cal Poly is located northeast of the city of San Luis Obispo, approximately midway between San Francisco and Los Angeles on California's central coast. The university campus occupies over 6,000 acres. University lands include range and agricultural areas as well as natural preserves, in addition to more developed areas. The more developed portion of campus is identified as the "campus instructional core" and includes agricultural support facilities and academic, housing, and administrative buildings. The campus instructional 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.

The project location and project boundaries are shown in Figures 1, 2, and 3. The project site is located at the southeastern edge of the campus instructional core northwest of the intersection of Grand Avenue and Slack Street. The Grand Avenue and Slack Street entrance is the main entry point for the campus. The site is currently occupied by the G-1, G-4, and R-2 parking lots and encompasses approximately 12 acres. These parking lots provide approximately 1,327 surface parking spaces for staff, campus residents, and the general population.

The site is bordered by Slack Street and the former Pacheco Elementary School to the south. The site is elevated approximately 6-10 feet above Slack Street and is screened by this topographical separation and existing mature trees. The former school is owned by the San Luis Coastal Unified School District but is leased to several entities. As of July 2013, the buildings most proximate to the project site are occupied by several private schools. Other occupants of the facility include a public preschool and public children's therapeutic services.

Residential neighborhoods are located to the east and west of the former school, south of the project site. Residences in these areas are predominantly single family, and include many units rented to students. Proximate campus development includes the Performing Arts Center, Vista Grande Dining, and Sage Restaurant to the north; student residence halls, a parking kiosk, and vacant University-owned land to the east; and a parking structure, athletic fields, and athletic facilities to the west. The project location is shown in Figures 1, 2, and 3. Representative photos of the site are provided as Figure 4.

PROJECT OBJECTIVES

The project is being pursued with the following objectives:

- Reallocate beds currently occupied by freshman in complexes designed for upperclassmen.
- Reduce the use of triple-bed configurations in existing units.
- Address ongoing excess demand for on-campus housing.
- Progress towards the goal of housing 100% of the freshman class on campus.
- Continue to enrich and develop the residential community on campus.
- Continue to reduce impacts associated with commuting students, including traffic and related air quality impacts.
- Continue to utilize campus lands for the “highest and best use” including reallocation of excess parking areas for instructional or residential uses within the developed campus instructional core.

Figure 1. Project Vicinity



Figure 2. Project Location

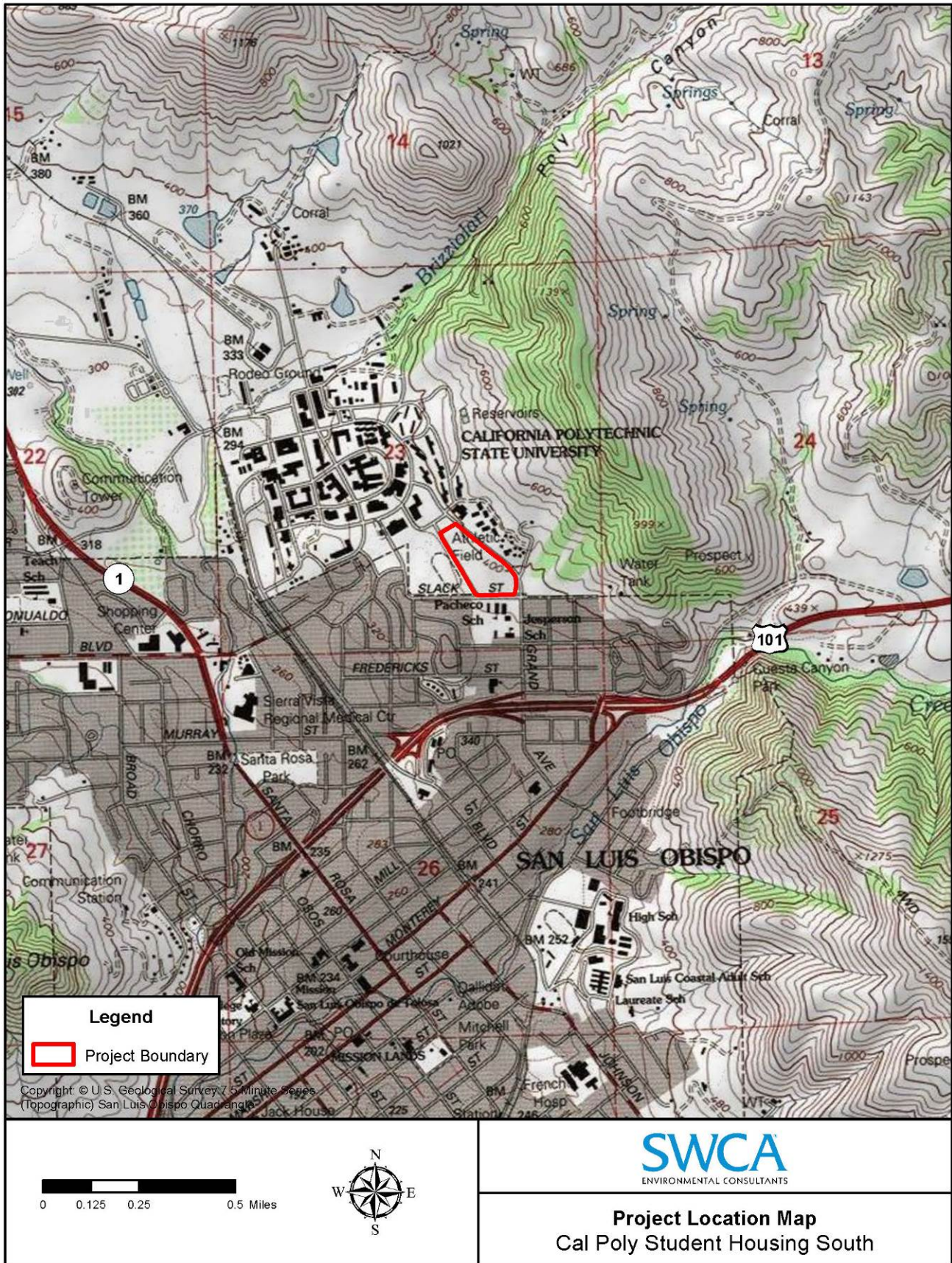


Figure 3. Site Map

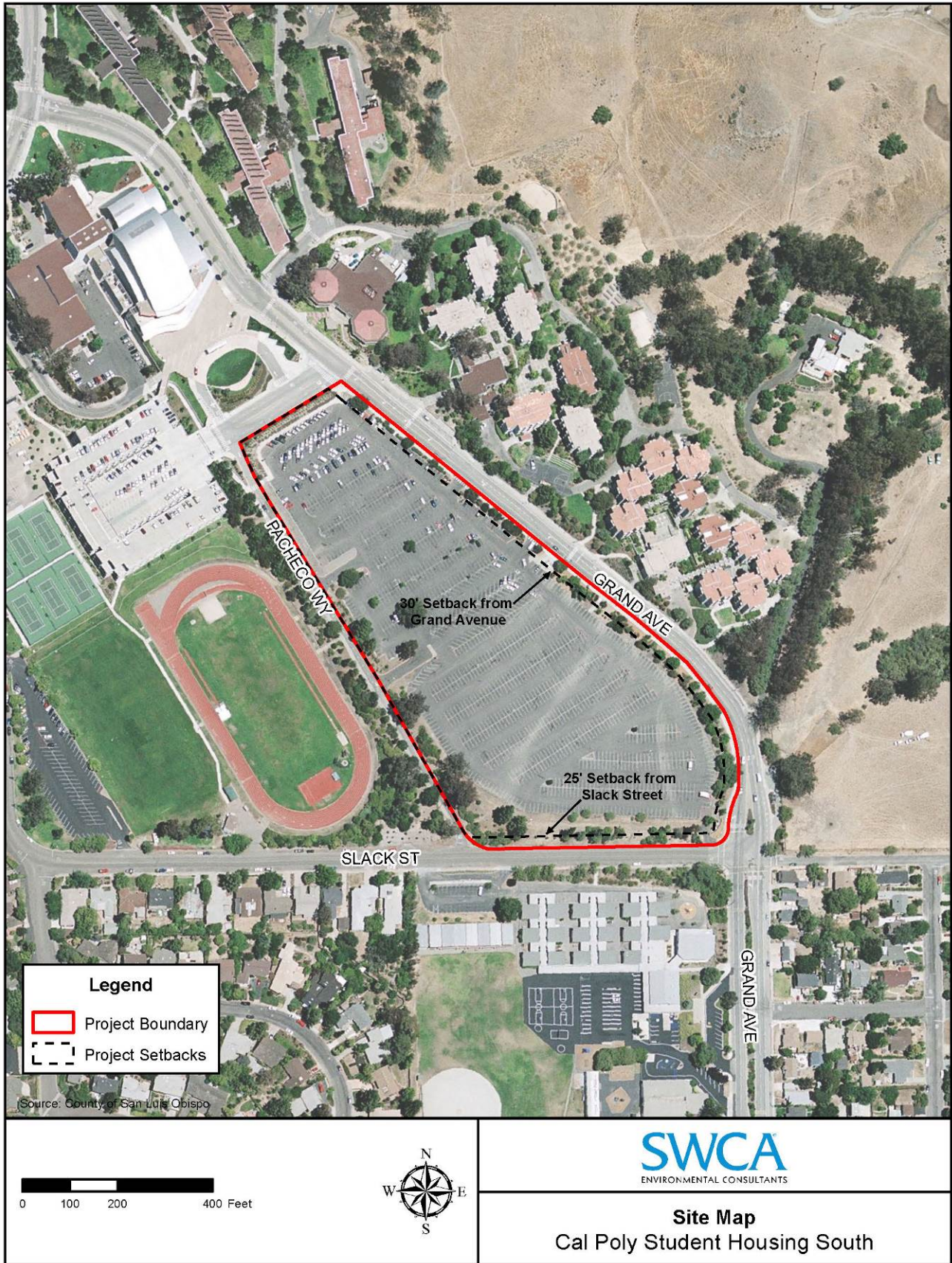


Figure 4. Site Photographs



PHOTO 1:

View of the site from the intersection of Grand Avenue and Slack Street.



PHOTO 2:

View of the site north from Slack Street.

Figure 4. Site Photographs, continued



PHOTO 3:

View across the southern portion of the site west from Grand Avenue.



PHOTO 4:

View of the site to the south from the entrance off Grand Avenue

Figure 4. Site Photographs (continued)



PHOTO 5:

View across the mid-portion of the site to the west.



PHOTO 6:

View east from the intersection of Longview Lane and Slack Street, 850 feet east of the project site

PROJECT DESCRIPTION

Background. The 2001 Cal Poly Master Plan is the primary document governing land use and capital improvements on campus through the year 2020. The Master Plan includes several elements which guide development on campus, including, but not limited to: Campus Instructional Core, Residential Communities, Circulation, and Parking. The Master Plan establishes land uses for the entire campus and outlines principles to guide future development. The Master Plan does not set specific standards for development; however, development pursuant to the Master Plan is conditioned by mitigation measures outlined in the Master Plan EIR, as applicable (refer to Attachment A).

The Residential Communities element identifies constraints associated with housing on campus and communitywide, outlines principles to guide the housing program on campus, and identifies several locations for housing communities on University lands (refer to Figure 5). Housing constraints on campus at the time the Master Plan was prepared included limited choice of housing type, restrictive meal plans, and long waiting lists. Off-campus, constraints included low vacancy rates, high costs, neighborhood concerns, and issues with access to the campus. A program of residential development was prepared for the Master Plan in response to ongoing housing constraints. Since the Master Plan was adopted, several of the planned housing complexes have been constructed (refer to Table 1).

Table 1. Residential Complexes Completed Since 2001

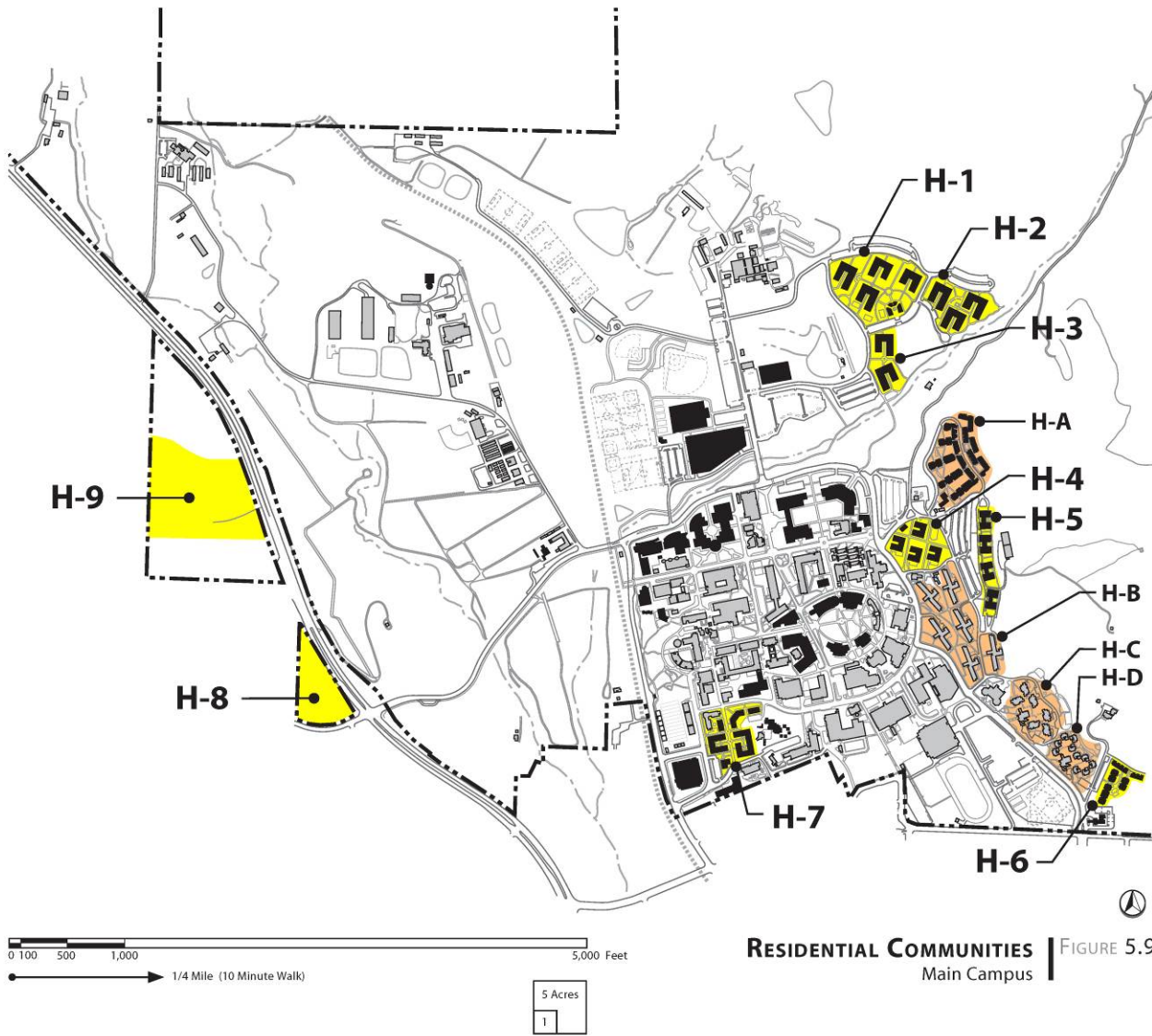
Housing Project	Name	Notes
H-1, H-2, and H-3	Poly Canyon Village	The three housing site were combined, and amended to increase total beds from 1,620 to 2,660 in an apartment configuration. Constructed in 2008.
H-8	Bella Montana	Constructed in 2006. Provides 69 condominiums for faculty and staff.
H-A	Cerro Vista Apartments	Construction was completed in 2003. Provides 796 beds in an apartment configuration.

With the completion of the complexes outlined in Table 1, Cal Poly offers 6,239 beds in student housing, a significant increase from the 2,838 beds available at the time of Master Plan adoption. The percent of students housed on campus has increased from approximately 16% in 2001 to over 35% in 2012¹; however, the current demand continues to exceed the available supply. The existing bed count includes over 600 beds in triple occupancy to meet some portion of the excess demand, and the campus continues to maintain a waiting list. Therefore, Cal Poly continues to explore additional residential development options on campus.

As noted in Figure 5, several additional housing sites have been included in the housing program. However, the University has identified constraints to development on the following mapped locations (refer to Table 2).

¹ Brailsford & Dunlavy, 2013. Cal Poly Student Housing Market Study Final Report.

Figure 5. Residential Communities Plan, 2001 Master Plan



RESIDENTIAL COMMUNITIES | FIGURE 5.9
Main Campus

LEGEND

- New Residential Communities**
- H-1** Apartment Style Residences - 720 Beds
- H-2** Apartment Style Residences - 540 Beds
- H-3** Apartment Style Residences - 360 Beds
- H-4** North Mountain Housing Redevelopment
Apartment Style Residences - 420 Beds (120 beds net)
- H-5** Dormitory Style Residences - 512 Beds
- H-6** Apartment Style Residences - 136 Beds
- H-7** Apartment Style Residences - 612 Beds
- H-8,9** Off-Campus Housing - Faculty and Staff

- Existing Residential Communities**
- H-A** New Housing - Underway
- H-B** South Mountain (Red Brick) Residence Halls
- H-C** Sierra Madre Hall
- H-D** Yosemite Hall

Note: Apartment Style Residences will accommodate returning students

Table 2. Constraints to Residential Development

Housing Project	Notes
H-4	The Master Plan envisioned redevelopment of the existing North Mountain Housing to net a gain of 120 beds. The North Mountain Housing units were completed in 1953, and are not financed. The University has determined that the temporary loss of housing units would be detrimental, and that the increased debt burden would not be cost-effective.
H-5	This project would entail the replacement of a portion of a surface parking lot with 512 dormitory-style beds. Site constraints, including slope and drainage, limit potential bed count on this site and significantly increase costs associated with development.
H-6	The Master Plan identified the potential for 136 apartment-style beds at this location. Subsequent site review identified slope and drainage constraints which would severely limit potential bed count on-site.
H-7	The Master Plan identified the potential for 612 apartment-style beds in this location. Subsequent environmental review of the area in the Mustang Stadium EIR (2004) identified the historic resource potential of structures in the area, further limiting the development potential in this portion of campus.

Constraints at the remaining housing sites identified in the Master Plan have led to the consideration of the proposed site for residential development. Under the current proposal, the bed count identified in the Master Plan for housing (H) sites H-4 through H-7 would be consolidated at the current site and the complexes at sites H-4 through H-7 would not be pursued under the current Master Plan. The project is intended to meet existing and projected demand for housing. The project does not increase enrollment over current levels. The Poly Canyon Village project, developed in 2008, included an amendment to the total Master Plan bed count, and an EIR was certified for the project. The proposed housing does not increase bed count over projections in the Master Plan, as amended.

The proposed site is currently designated for Parking and Recreation, Athletics, and Physical Education. The Master Plan would be amended to reflect the alteration in the land use, the parking and residential community elements, as well as the ultimate project footprint. The Master Plan amendment is limited to location of beds; total bed count projected, enrollment projected, and other aspects of the residential community plan would be unchanged. Development of a parking structure in this location requires a Master Plan amendment to denote the ultimate footprint.

Other campus planning documents have already identified the potential for residential use of the proposed site. The 2010 Campus Land Use and Design Guidelines (Guidelines) “zone” the area in question “R-4.” Allowable uses are specified as “residential uses, with parking and related support services, including open spaces, recreation facilities, study areas, and retail.” The Guidelines were developed using both direction given in the Master Plan and subsequent studies throughout the campus. The Guidelines are intended as an advisory document and have not been formally adopted. The difference in land use specified for the proposed site in the Guidelines as opposed to the Master Plan indicates an evolution in both the housing program and in the understanding of constraints to development on campus.

Parking. Parking on campus is managed by the Parking Services division of the University Police Department. Parking has evolved considerably since adoption of the current Master Plan, resulting in several changes in development and management strategies. At the time of Master Plan adoption, parking supplies were constrained, as a much higher percentage of the campus population commuted. Several new structures and surface lots, including remote storage lots, were programmed in the Master Plan to accommodate projected demand, and consolidate supply. Two structures were completed as part of the Poly Canyon Village housing project, a new gravel parking lot was constructed off Mount Bishop Road, and an additional parking structure was programmed and approved as part of the Mustang (Spanos) Stadium project. The stadium parking has not yet been built and is not currently programmed for construction. Two additional parking structures were proposed in the Master Plan for locations north of the library, but have not been pursued to date.

Additional, approved parking structures have not been built in part because of declining use of existing parking facilities. Reductions in use are associated with reduced commute trips to campus, increased on-campus housing, and reductions in parking demand from campus residents. Implementation of the Master Plan has also included improvements in bicycle and pedestrian systems in and near campus, including striping, signage, bicycle racks, closure of South Perimeter Road, and installation of pathways along California Boulevard, as well as the continuation of bus and carpool subsidies. These factors have combined to create excess capacity in the existing parking facilities on campus. Table 3 outlines general occupancy statistics for several campus parking facilities.

Table 3. Parking Facility Occupancy

Facility	Capacity	Average Occupancy	Percent Occupancy
<i>General (Non-Residential Parking)</i>			
H-1	366	23	6%
H-12	436	417	96%
H-14	367	108	30%
H-16	506	365	72%
G-1	426	354	83%
Grand Avenue Structure	618	561	91%
<i>Resident Only Parking</i>			
R-1	789	718	91%
R-3	940	532	57%
R-4	971	604	62%
<i>Combined Residential/General Parking</i>			
R-2/G-4	898	503	56%

Source: University Police Department and Fehr & Peers, July 2013.

Although use fluctuates depending on the season and events on campus, such as construction projects, tours, and special events, parking facilities on campus generally provide excess capacity. The R-2/G-4 lot on site, for example, is used for overflow parking for tours and construction worker vehicle parking.

The Master Plan, while programming several new parking facilities, set forth a joint goal of reducing parking demand by 2,000 spaces. New parking facilities were intended to consolidate, rather than expand, parking, and to provide redevelopment opportunities in areas of existing surface lots. Although the project site was not initially proposed for housing, the Master Plan allowed for redevelopment of a portion of the site with Recreation, Athletics, and Physical Education land uses. As stated previously, subsequent planning documents, such as the 2010 Design Guidelines, anticipated redevelopment of the site with housing. Consolidation of parking on-site, reduction in parking spaces, and redevelopment of a portion of the site is generally consistent with principles outlined in the Master Plan.

Project Components

Grading and Site Preparation. Initial site preparation would include removal of pavement and other existing features. Where feasible, the University recycles debris on campus; for this project, it is assumed that paving debris and lighting features would be disposed of off-site at an approved landfill. According to the Geotechnical Report (Earth Systems 2013) prepared for the project there is evidence of undocumented fill underlying the existing parking area. The project assumes excavation of approximately 5 feet of soil across the entire site, or 2.6 million cubic feet (96,800 cubic yards). Excavated material may be recompacted and reused on-site, used

elsewhere on campus, or may be exported.² Existing landscaping, which consists mainly of mature, non-native trees, will be removed. Primary access for construction vehicles will be provided off Grand Avenue, with alternate access provided via Pacheco Way to Slack Street.

Structures. The project will provide approximately 1,475 beds in several three- to five-story towers totaling approximately 450,000 gross square feet. The Campus Design Guidelines note that site design should orient towards Grand Avenue, and that site design should improve aesthetics at the Grand Avenue and Slack Street entrance to campus. Design guidance includes articulation and staggering for buildings over 35 feet in height, to reduce the impression of a continuous wall. The Guidelines also specify setbacks from major roadways—at least 25 feet from Slack Street and 30 feet from Grand Avenue, as shown in Figure 3.

For the purposes of this analysis, it is assumed that housing structures would cover most of the site, with the parking structure generally located on the northern portion. However, the ultimate configuration of housing and parking has yet to be determined. Development will be set back pursuant to the Design Guidelines, and buildings will be staggered. It is assumed that buildings or parking located closer to Slack Street will be three to four stories high. Taller structures, up to five stories, will be located to the north, in the site's interior.

Building height is assumed to be a maximum of 75 feet. Design components will include articulated facades, and staggering of roofs, buildings, and facades. Proposed retail use is limited to a small coffee shop or similar use designed for residents. Structures will be fully outfitted with sprinklers for fire suppression.

The project will consist of large student suites with double occupancy bedrooms and will include shared showers and restrooms. Each suite will have approximately 50 students and 1 resident advisor. Amenities within suites will include a refrigerator, living room and study room. Full kitchens will not be provided in the units. Outdoor areas will be landscaped with turf and drought tolerant landscaping, and pathways will be installed connecting to campus.

Utilities. For the purposes of this analysis, it is assumed that the project will require entirely new on-site water infrastructure, wastewater infrastructure, and gas and electrical power infrastructure, as well as new on-site stormwater facilities. The majority of improvements to infrastructure will occur on-site, or on nearby developed portions of campus (within existing road rights-of-way). Upgrades to infrastructure will include removal of surface materials (generally concrete or landscaping), installation of new or larger capacity lines and pipes, and backfill and resurfacing. Heating for climate control and water would be provided by one of three options: additional capacity at the central plant, installation of a cogeneration or fuel cell system on-site, or installation of approximately 10 boilers within the buildings.

Access and Parking. Primary access to the site will be provided from Grand Avenue. The parking program is still being developed, however a 300-500 space parking structure is anticipated, and is the basis for the analysis provided in this document.

Service and emergency vehicle access along Pacheco Way will be retained. Additional emergency vehicle access will be provided from points along Grand Avenue and the existing northern access road (current entry point for the G-1 parking structure).

Timing/Schedule. Construction of the project is expected to occur in one phase over approximately 31 months beginning in 2016.

APPLICABLE REGULATIONS

As stated previously, the Cal Poly Master Plan provides the framework for planning and policy guidance for development on campus. The Master Plan EIR includes mitigation applicable to development on campus. Master Plan mitigation measures are incorporated into the project description (attached as Appendix A).

² The topical analyses in this document assume export of all material to Cold Canyon Landfill or to another receiving site at a similar distance. This is considered a reasonable worst-case scenario.

The project does not increase current enrollment or the bed count projected in the Master Plan, as amended to date. Where the project is consistent with the Master Plan and no new substantive information exists, this is noted and analysis references the Master Plan and Master Plan EIR documents.

NPDES Phase II Regulations (Non-point Source Stormwater Pollution Prevention). The project encompasses an area more than 1 acre in size; therefore, a Stormwater Pollution Prevention Plan (SWPPP) will be prepared for the project pursuant to the approval of the Regional Water Quality Control Board (RWQCB). The SWPPP will outline site management practices for site preparation, construction, and post-construction phases of the project. The project will utilize Low Impact Design (LID) to improve infiltration of stormwater.

INITIAL STUDY ENVIRONMENTAL CHECKLIST

This section discusses potential environmental impacts associated with approval of the proposed project.

Required Information

Project Title: Student Housing South

Lead Agency: California State University Board of Trustees

Contact Person: Joel Neel
Facilities Planning and Capital Projects
Building 70
Cal Poly State University
San Luis Obispo, CA 93407
(805) 756-2193

Project Location: Campus Instructional Core, Cal Poly State University, San Luis Obispo

Project Sponsor: Facilities Planning, Housing

Master Plan Designation: Recreation, Athletics, and Physical Education

Project Description: Development of 1,475 beds in up to five-story towers on 12 acres, removal of approximately 1,300-space surface parking lot, and construction of a 300 to 500-space parking structure

Surrounding Land Uses and Setting: Athletics to west, Performing Arts Center to the north, residential halls and open land to east, city of San Luis Obispo to the south (roads, former school site, residences)

Other Agencies Whose Approval is Required: Regional Water Quality Control Board, County of San Luis Obispo Air Pollution Control District

CEQA Guidance

Appendix G of the State CEQA Guidelines was used in answering the checklist questions:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the discussion. A “No Impact” answer is adequately supported if the discussion shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained when it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
4. “Negative Declaration: Less than Significant with Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less-than-significant level (mitigation measures from earlier analyses may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (State CEQA Guidelines Section 15063[c][D]). In this case, a brief discussion should identify the following:
 - a) *Earlier Analysis Used.* Identify and state where they are available for review.
 - b) *Impacts Adequately Addressed.* Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) *Mitigation Measures.* For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. *Supporting Information Sources:* A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a) the significance criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significance

Identification of the potential for residual significant adverse environmental impacts would trigger the need for preparation of an EIR. For issue areas in which no significant adverse impact would result or impacts would be reduced to a less-than-significant level by mitigation, further analysis is not required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS				
Would the proposal:				
a. Have a substantial adverse effect on a scenic vista?	X			
b. Substantially damage scenic resources, including, but not limited to, tree, rock outcroppings, and historic buildings within a scenic state highway?	X			
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	X			
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in this area?			X	

Environmental Setting

The proposed site is a surface parking lot, located near the intersection of Grand Avenue and Slack Street. Existing development on-site consists of earthen banks at the eastern and southern edges, a landscaped border with a mix of mature trees, light standards, and striped pavement for parking. The lot is regularly occupied with vehicles, including tour buses. Existing views of the site are dominated by parked cars partially screened by landscape trees. Grand Avenue, where it fronts the project site, provides sporadic visual access to the Morros to the west. The City of San Luis Obispo (City) Conservation and Open Space Element designates the one-block stretch of Grand Avenue where it approaches the campus entrance as “moderate scenic value.” The Master Plan does not designate visually sensitive areas.

Discussion of Checklist Answers

a. The project would affect the visual environment in both the short and long-term. Short-term, construction of the project would necessitate removal of existing vegetation, installation of temporary construction fencing and signage, and re-grading of the site to accommodate the site plan. Construction will involve staging of materials and equipment visible from surrounding roadways. Construction of project components will occur over three years, during which time a variety of vehicles, equipment, materials, and unfinished structures will be visible. Aesthetic impacts associated with construction are temporary, limited to the duration of the activity. Mitigation is recommended to reduce impacts during this period.

The development of the project would introduce three- to five-story-tall residential and parking structures into the view which would dominate views of the site. Impacts are considered potentially significant and will be addressed further in the EIR.

b. Scenic resources in the vicinity of the project include the campus gateway and the hillsides east of campus. The EIR will address the impacts of the project on scenic resources in the area.

c. The project will introduce three- to five-story-tall residential and parking structures into the viewshed. The impacts of proposed development are considered potentially significant and will be addressed further in the EIR.

d. The project will include lighting for safety and ambience. The existing nighttime visual environment includes light from standards along the street and within the parking area. Lighting design for the site will be subject to mitigation outlined in the Master Plan EIR, which generally requires shielding and downcasting of light, in addition to minimization of spillover to off-campus areas. The project will not

substantially alter nighttime lighting levels in the area; the area is currently lit to levels consistent with an urban environment. Impacts are considered less than significant and will not be addressed further in the EIR.

Conclusion

The EIR will address aesthetic impacts, including short-term construction impacts, and impacts to views associated with proposed development. Impacts associated with lighting are not considered significant and will not be addressed further.

Issues	Potentially Significant Impact	Potentially Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES				
<p>In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.</p> <p>Would the project:</p>				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d. Result in the loss of forest land or conversion of forest land to non-forest use?				X
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Environmental Setting and Discussion of Checklist Answers

a-d. The project site consists of a paved surface parking lot within the campus instructional core. Construction of the project would not impact farmland, including farmland under Williamson Act contract, and would not impact timber or forestland. The project would not involve other changes in the environment such as road or other infrastructure improvements near an agricultural or forested area which would result in indirect conversion of farm or forestland. There is no impact.

Conclusion

There are no impacts to forestry or agricultural resources associated with the project. These issues will not be addressed further in the EIR.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY				
Where available, the significance criteria established by the applicable air quality management or pollution control district may be relied upon to make the following determinations.				
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?			X	
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	X			
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	X			
d. Expose sensitive receptors to substantial pollutant concentrations?	X			
e. Create objectionable odors affecting a substantial number of people?			X	

Environmental Setting

The project is located within the South Central Coast Air Basin, which includes San Luis Obispo, Santa Barbara, and Ventura Counties. The Air Basin is in non-attainment for ozone and respirable particulate matter (PM₁₀). The San Luis Obispo Air Pollution Control District (SLOAPCD) has primary authority for controlling air pollution in San Luis Obispo County, and works cooperatively with other districts in the air basin. Guidance for the evaluation and mitigation of air quality impacts is provided in the following SLOAPCD documents:

- PM Report, 2005
- CEQA Handbook, 2012

Current conditions are considered the environmental setting or baseline. In the case of the proposed project, the baseline condition includes a 1,327-space parking lot. Existing conditions also include general campus operations—the site is located along a major campus transportation corridor (Grand Avenue), with a parking

structure to the northwest and campus residences to the east. The project site is located within 100 feet of a former elementary school site, which is currently leased to private elementary schools.

Campus operations, including vehicle traffic, contribute to existing emissions and pollutant levels in the area. The University has a multi-pronged approach to the reduction of air quality impacts associated with operations based in large part on strategies set forth in the 2001 Master Plan. These include, but are not limited to:

- Increased on-campus housing
- Development of on-campus markets and other opportunities to reduce shopping trips
- Continued bus subsidies
- Improved bus shelters and signage/information
- Improved bicycle facilities, including new pathways along the Union Pacific Railroad (UPRR) and California Boulevard, bicycle racks, improved striping, and signage on campus
- Closure of South Perimeter Drive to vehicle traffic
- Improved pedestrian pathways and signage on campus

Continued development of on-campus housing and reductions in parking are consistent with previous efforts to reduce vehicle trips and air emissions associated with campus operations.

Discussion of Checklist Answers

- a. The applicable air quality plan is the SLOAPCD Clean Air Plan (2001). The plan projects air quality emissions and standard attainment goals based on growth rates in population and vehicle travel in San Luis Obispo County. The project would not conflict with or obstruct the Clean Air Plan. The project would not alter enrollment growth rates for the University. The project is consistent with local planning efforts to reduce reliance on vehicles, improve pedestrian facilities, and shorten commutes. The project would not have significant adverse effects related to Clean Air Plan implementation.
- b. The EIR will provide modeling of construction and operational emissions resulting from the project using the most recent version of the California Emissions Estimator Model (CalEEMod Version 2013.2). Worksheets outlining the model assumptions will be included. Impacts are considered potentially significant.
- c. The EIR will address cumulative air quality impacts. Impacts are considered potentially significant pending further investigation in the EIR.
- d. The project site is within an existing, developed urban and campus environment, which includes residents, primary school children, and other sensitive receptors. The proximity of sensitive receptors poses special conditions which warrant additional discussion in the EIR, particularly addressing idling of vehicles. Impacts are considered potentially significant pending further investigation.

The project site is located more than 1,500 feet from U.S. Highway 101 (US 101). The project site is considered too distant for emissions associated with that roadway to pose a special risk to the residents on-site. Emissions associated with operation of US 101 will not be considered further in the EIR.

Site soils have been tested and do not contain naturally-occurring asbestos (see documentation in Appendix B). This issue will not be addressed further in the EIR. Manmade sources of asbestos such as transite pipe are not anticipated but will be discussed in the EIR.

- e. The project is residential in nature and would not be a source of objectionable odors, and future residents would not be exposed to objectionable odors. Impacts are considered less than significant and no further analysis is necessary.

Conclusion

The project is consistent with the Clean Air Plan. The EIR will model emissions associated with the project and discuss impacts to sensitive receptors, and potential for discovery of manmade sources of asbestos. The project would not be a source of objectionable odors, and will not cause exposure to naturally-occurring asbestos. These topics will not be addressed further in the EIR.

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

Environmental Setting

The project site is a paved surface parking lot, bordered by individual, generally non-native, planted ornamental trees. There are no water features or other natural features or habitat located on the site.

Discussion of Checklist Answers

- a. The site generally lacks habitat to support sensitive species. Existing trees may provide suitable nesting habitat for birds, including nesting migratory birds. Additional analysis of impacts to nesting birds will be provided in the EIR. Impacts are considered potentially significant.
- b. There is no riparian habitat or other sensitive natural community located on or near the project site. There is no impact and this issue will not be addressed further in the EIR.
- c. There are no wetland features on-site or otherwise hydrologically connected to the site. Drainage downslope of the project is via existing urban storm drain infrastructure. There are no impacts to wetlands associated with construction or operation of the project. This issue will not be addressed further in the EIR.
- d. The site, with the exception of the mature trees planted at the perimeter, does not provide habitat for native resident or migratory wildlife species, and lacks structure and connectivity required for use as a movement corridor. The site is paved, used by vehicles, and located within an urban area. However, removal of trees on site may affect nesting birds. Additional analysis of impacts to nesting birds will be provided in the EIR. Impacts to native resident or migratory wildlife and their movements are otherwise considered less than significant and will not be addressed further in the EIR.
- e. The project would not conflict with University policies regarding biological resources. The University does not have an adopted tree preservation policy and the project would not have an adverse effect on nearby trees within the city limits. Master Plan policies which address biological resources generally call for the siting of new development proximate to or within existing developed areas, and avoidance of sensitive areas such as creeks. The project consists of infill development in an existing developed portion of campus, and is, therefore, consistent with guidance provided in the Master Plan. Impacts are considered less than significant. This issue will not be addressed further in the EIR.
- f. The project site is not within an area subject to a Habitat Conservation Plan (HCP) or Natural Community Conservation Planning (NCCP), or other local or regional conservation planning document. There is no impact.

Conclusion

The site is a developed parking lot located in an urban area. Habitat for wildlife is limited to use of mature trees on site for nesting birds, which will be addressed in the EIR. The project will not otherwise have significant impacts related to biological resources.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES				
Would the proposal:				
a. Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?				X
b. Cause a substantial adverse change in the significance of an archeological resource pursuant to §15064.5?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	X			
d. Disturb any human remains, including those interred outside of formal cemeteries?				X

Environmental Setting and Discussion of Checklist Answers

a-d. The site is underlain by fill material and bedrock. There is no evidence of prior occupation of the site with buildings or populations. The fill diminishes the potential for buried resources during the majority of the excavation effort. However, should the ultimate project design and construction methodologies require installation of caissons or otherwise require disturbance of bedrock formations, impact to paleontological resources may occur. Bedrock on-site consists of sandstone, shale, and claystone of the Franciscan Melange, which has the potential to yield fossilized remains. The EIR will provide further analysis of potential discovery of fossilized remains. Impacts are considered potentially significant.

Conclusion

Based on the results of the records searches completed for the 2001 Master Plan, and the presence of fill on-site, the project will not impact cultural resources. However, bedrock formations underlying the site may yield fossilized remains. The EIR will address impacts related to fossilized remains. All other impacts are considered less than significant and will not be addressed further in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. GEOLOGY AND SOILS				
Would the project:				
a. Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated in the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	X			
ii. Strong seismic ground shaking?		X		
iii. Seismic-related ground failure, including liquefaction?		X		
iv. Landslides?		X		
b. Result in substantial soil erosion or loss of topsoil?	X			

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Be located on a geologic unit or soil that is unstable, or that would become unstable because of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	X			
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	X			
e. Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

Environmental Setting

A Geotechnical Report has been prepared for the project by Earth Systems, Inc. The EIR will provide an analysis of geotechnical impacts based on information provided in that report.

Discussion of Checklist Answers and Conclusion

- a-d. A Geotechnical Report has been prepared for the project by Earth Systems, Inc. The EIR will provide an analysis of geotechnical impacts based on information provided in that report.
- e. The project will be supported by a developed wastewater system; no alternative systems, such as septic systems, are proposed. There is no impact and no further analysis is required.

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

Environmental Setting

Greenhouse gas (GHG) emissions are associated with the phenomenon of climate change. GHGs are emitted from a variety of sources, including intensive agricultural operations, and the production and use of fossil fuels.

To address climate change, California passed Assembly Bill 32, the California Global Warming Solutions Act (2006). The legislation enacted GHG emissions reduction goals for the state, specifically requiring the reduction of emissions to 1990 levels by the year 2020. Subsequent legislation directed the California Air Resources Board to develop statewide thresholds.

The SLOAPCD has approved thresholds for greenhouse gas emissions and incorporated guidance for analysis in the 2012 CEQA Air Quality Handbook. The evaluation of GHG emissions impacts can be performed using qualitative analysis, a Bright-Line Threshold, which assigns a numerical value to annual emissions, or an Efficiency-Based Threshold, which assesses impacts per capita.

Other factors beyond specific projects are at work in reducing GHG emissions, including fuel efficiency standards for vehicle, and alterations in the mix of power sources contributing to the state’s grid. The CSU system, including Cal Poly, is working to meet the reduction targets mentioned previously. CSU is currently considering inventories of emissions, and developing system-wide strategies for reductions. Executive Order 987 established sustainability goals, including increased energy efficiency in operations and design, increased use of renewable sources of power, and “green” purchasing standards. Cal Poly monitors compliance with these goals through the biennial “Sustainability Report” most recently published in 2012.

Discussion of Checklist Answers and Conclusion

a-b. The EIR will model generation of GHG emissions using CalEEMod. Impacts are considered potentially significant pending further investigation.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. HAZARDS AND HAZARDOUS MATERIALS				
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	X			
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f. For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	X			

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
h. Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Environmental Setting

There are no known hazardous materials sites within or adjacent to the project site. The project is in a moderate to high severity risk area for fire. The site is not within an Airport Review area. The site is within a developed campus and urban area with established infrastructure for emergency response and evacuation.

Discussion of Checklist Answers

a. The project is residential in nature. Construction and operation of the project will not create a substantial risk to people or the environment associated with the routine use, transport, or disposal of hazardous waste. Materials used on-site will be typical of other campus projects and will include cleaning and other maintenance products. Proper use and storage of such materials is sufficient to reduce risks associated with exposure. Construction equipment, if damaged, can release fuel, oil, lubricants, and other materials into the environment and expose workers and the campus population. The campus requires contractors to prepare, maintain, and implement management plans for upset and accident condition on-site, including protocols for stop work, spill containment, notification, and remediation. These measures are considered sufficient to reduce risks associated with use of such materials during construction. Impacts are considered less than significant and no further analysis is required in the EIR.

b. Upset and accident conditions which may release hazardous materials into the environment are most likely during the construction phase of the project. Construction equipment, if damaged, can release fuel, oil, lubricants, and other materials into the environment and expose workers and the campus population. The campus requires contractors to prepare, maintain, and implement management plans for upset and accident condition on-site, including protocols for stop work, spill containment, notification, and remediation. These measures are considered sufficient to reduce risks associated with accidents. Materials used on-site during operation will be typical of other campus residential areas and will include cleaning and other maintenance products. Proper use and storage of such materials is sufficient to reduce risks associated with exposure. Impacts are considered less than significant and no further analysis is required in the EIR.

c. The EIR will include an assessment of emissions associated with the project. The proximity of sensitive receptors poses special conditions which warrant additional analysis in the EIR.

The site has tested negative for naturally-occurring asbestos (Earth Systems 2013; memo attached in Appendix B). No known man-made sources of asbestos (such as abandoned transite pipe) are known to exist on-site; however, given the undocumented nature of fill underlying the site, such materials may be encountered. The EIR will address potential discovery of manmade sources of asbestos on site.

The project site is located more than 1,500 feet from US 101. The project site is considered too distant for emissions associated with that roadway to pose a special risk to the residents on-site. No further discussion of this source will be provided in the EIR.

d. The site is not a known hazardous waste or materials site. There is no impact and no further analysis is warranted.

e-f. The project is not located in the vicinity of a public or private airport. The closest airport, San Luis Obispo County Regional Airport, is located approximately 3.5 miles to the south and there are no airstrips on campus. There is no impact and no further analysis is warranted.

- g. The project is located within the developed campus instructional core. The EIR will address sufficiency of emergency access. Impacts are considered potentially significant pending further investigation.
- h. The campus is at an elevated fire hazard risk because of proximity to undeveloped land to the north and east. The project is located within the developed campus instructional core within a 5-minute response time from the nearest California Department of Forestry and Fire Protection (CAL FIRE) station. The project site is served by existing fire suppression infrastructure (i.e., hydrant systems). The project is required to comply with existing Fire and Building Code regulations intended to reduce risk of damage to property and persons. Applicable regulations address roofing and roof access, fire flow (water) infrastructure, design of hydrant systems, fire protection systems (sprinklers and alarms), fire extinguishers, and structure egress. The project must also comply with access requirements (primary and secondary), provide adequate fire lanes, and maintain defensible space. The project's location in a developed area with existing fire suppression infrastructure reduces risks associated with wildland fire to a less than significant level and no further analysis is required.

Conclusion

The EIR will address impacts related to air quality emissions, including proximity of sensitive receptors, and potential discovery of manmade sources of asbestos. The EIR will also address impacts related to emergency access. The project site has tested negative for naturally-occurring asbestos, is not in the vicinity of an airport, is not within a known hazardous materials site, and does not pose a significant fire risk. These issues will not be addressed further in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HYDROLOGY AND WATER QUALITY				
Would the project:				
a. Violate any water quality standards or waste discharge requirements?	X			
b. Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	X			
d. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	X			
e. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	X			

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
f. Otherwise substantially degrade water quality?	X			
g. Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h. Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i. Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j. Inundation by seiche, tsunami, or mudflow?				X

Environmental Setting

The project will utilize existing campus water systems for supply. The University owns a share of Whale Rock Reservoir, in addition to surface and groundwater rights.

Existing drainage patterns on-site are sheet flow across the paved surface parking lot to existing drainage infrastructure in Grand Avenue and Slack Street. The topography of the site is gently sloping to steeply sloping at the site boundaries. There are no creeks or other natural water features near the site. Underlying soils are a mix of undocumented fill and bedrock.

Discussion of Checklist Answers

- a. The site is currently developed with a paved surface parking lot, which discharges to a developed storm water system. The project would remove most of the parking, replacing the existing land use with residential structures, a parking structure, landscaping, and pedestrian and vehicle access pathways.

The project will involve disturbance over the entire 12-acre site. The site is bordered by existing developed campus and urban infrastructure, including paved sidewalks and streets, and developed storm drainage infrastructure. During construction, particularly during initial site clearance and excavation, the project would pose short-term risks associated with erosion, sediment transport, and off-site flooding. Construction equipment on-site would pose risk of release of fuels, lubricants, and other contaminants. Natural waterways are not at risk; impacts would occur in the storm drain system and on neighboring property.

The project includes development of residential uses, with replacement of approximately 300 to 500 spaces of parking. Risks to water quality associated with ongoing operation of the site are limited to leaking hydrocarbons from vehicles. The project will not increase impervious surfaces over existing conditions, and would result in fewer cars parked on site.

The project is greater than 1 acre in size, and the University or its designee is, therefore, required to prepare a SWPPP which will cover site preparation, active construction, and post-construction conditions. The SWPPP must be approved by the RWQCB prior to activity on the site. The EIR will provide further information regarding storm water associated with the project, and potential impacts related to water quality standards. Impacts are considered potentially significant pending further investigation in the EIR.

- b. The project will not be served by groundwater. Domestic supplies on campus are provided by existing entitlements to Whale Rock Reservoir via the City's treatment plant at Stenner Creek. The existing pavement on-site prevents infiltration of precipitation. The project will increase the infiltration capacity of

the site compared to existing conditions. Impacts are considered less than significant and no further analysis is required in the EIR.

- c-d. The existing drainage pattern of the site is sheet flow to surrounding streets and storm drains. The site contains no natural drainage features. The project will include the design and installation of new stormwater collection and conveyance systems pursuant to building code standards. The project will also be subject to measures outlined in the SWPPP. The EIR will provide further information regarding storm water associated with the project, and potential impacts to drainage patterns. Impacts are considered potentially significant pending further investigation in the EIR.
- e. The project will not increase stormwater reaching existing drainage systems; the site is currently paved and runoff is directed to developed stormwater systems. The project will include the design and installation of new stormwater collection and conveyance systems pursuant to building code standards. The project will also be subject to measures outlined in the SWPPP. The EIR will provide further information regarding storm water associated with the project, and potential impacts to drainage patterns. Impacts are considered potentially significant pending further investigation in the EIR.
- f. The EIR will address whether the project otherwise substantially degrade water quality. Impacts are considered potentially significant pending further investigation in the EIR.
- g-j. The project site is not located in a 100-year flood hazard area. The project is not located in an area at risk from inundation by dam or levee failure, and is not in an area at risk of mudflow, tsunami, or seiche. There is no impact and no further analysis in the EIR is required.

Conclusion

The project site is currently occupied by a paved surface parking lot, which will largely be removed to develop residential and parking structures. The project will include new stormwater systems designed to currently applicable codes, and the project will be required to have a SWPPP prepared, approved, and implemented. The EIR will address stormwater and related impacts; the project will not utilize groundwater, and is not located in a flood hazard area; no further analysis of these topics is warranted.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. LAND USE PLANNING				
Would the project:				
a. Physically divide an established community?				X
b. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	X			
c. Conflict with any applicable habitat conservation plan or natural community conservation plan?				X

Environmental Setting

Development on campus is regulated by the 2001 Master Plan. The Master Plan sets forth principles to guide development of the campus and extended ranches, including principles regarding Residential Communities and Parking.

Discussion of Checklist Answers

- a. The site is on campus, and is currently developed as a surface parking lot. The development of the site with residential structures would not physically divide an established community. There is no impact and no further analysis is required.
- b. The project will require minor amendment of the Master Plan in order to approve the ultimate project footprint. The project will be assessed for consistency with applicable plans and policies, including the Master Plan.
- c. There are no HCPs or NCCPs which cover the project site. There is no impact and no further analysis is required.

Conclusion

The EIR will address consistency of the project with applicable plans and policies, including the Master Plan. The project will not physically divide an established community and will not conflict with conservation plans; therefore, no further analysis of these topics is warranted.

	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. MINERAL RESOURCES				
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b. Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?				X

Environmental Setting and Discussion of Checklist Answers

- a-b. There are no known mineral resources located on the project site. There is no impact and no further analysis is warranted.

Conclusions

There would be no impact to mineral resources as a result of the project. The EIR will not provide further analysis of this topic.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. NOISE				
Would the project result in:				
a. Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	X			
b. Exposure of persons to or generation of excessive groundbourne vibration or groundbourne noise levels?	X			
c. A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
d. A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	X			
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f. For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Environmental Setting

The existing ambient noise environment is dominated by periodic vehicle traffic along Grand Avenue and Slack Street, and operation of the existing parking lot. Other contributors to the existing noise environment include periodic generalized crowd noise on campus, bus traffic, and amplified sound at the outdoor athletic fields. US 101 is located approximately 1,500 feet south of the project site. Traffic noise from this source is not discernible at the project site (SWCA staff site visit, August 2013).

Discussion of Checklist Answers

- a-d. The project will generate both construction-related and operational noise. Construction-related noise is a short-term, periodic, and temporary impact of the project. Earthmoving, materials handling, stationary equipment, and construction vehicles generate noise during clearing, excavation, grading, structure, and utility construction. Once operational, noise sources will be limited due to the predominantly residential nature of the project. The EIR will assess impacts related to noise.
- e-f. The project is not in the vicinity of a public airport or private airstrip. There is no impact and no further analysis is required.

Conclusion

Impacts associated with construction and operational noise will be addressed further in the EIR. The project is not in the vicinity of an airport or airstrip and therefore no further analysis of noise associated with these sources is warranted.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. POPULATION AND HOUSING				
Would the project result in:				
a. Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b. Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c. Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

Environmental Setting and Discussion of Checklist Answers

- a. The project consists of the development of approximately 1,475 beds of student housing to serve the existing freshman population. The project will serve an existing student population, and will not result in extension of infrastructure to new locations. The project does not increase enrollment or faculty and staff counts. The project will not, therefore, induce substantial population growth. Impacts are considered less than significant and no further analysis is required.
- b-c. The project site is occupied by a surface parking lot. The construction of the project will not displace housing or populations. There is no impact and no further analysis is required.

Conclusion

Impacts to population and housing are considered less than significant and no further analysis is required.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
XIV. PUBLIC SERVICES				
a. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
i. Fire protection?			X	
ii. Police protection?			X	
iii. Schools?				X
iv. Parks?				X

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less-Than-Significant Impact	No Impact
v. Other Public Facilities?				X

Environmental Setting

The University is provided fire protection through a contractual agreement with CAL FIRE. University Police are charged with protecting public safety, with reinforcement from City and County of San Luis Obispo law enforcement through mutual aid agreements.

Discussion of Checklist Answers

- a-i. The campus is served by CAL FIRE for emergency response and fire suppression. The project site is served by existing fire suppression infrastructure (i.e., hydrant systems). The project is required to comply with existing Fire and Building Code regulations intended to reduce risk of damage to property and persons. Applicable regulations address roofing and roof access, fire flow (water) infrastructure, design of hydrant systems, fire protection systems (sprinklers and alarms), fire extinguishers, and structure egress. The project must also comply with access requirements (primary and secondary), provide adequate fire lanes, and maintain defensible space. The implementation of the project would result in additional campus structures requiring protection. However, by complying with existing fire codes, the University minimizes risk to the extent feasible. No new or physically altered fire service facilities are anticipated as a result of this project; therefore, no environmental impacts associated with construction of new facilities are expected. Impacts are considered less than significant. No further investigation of this issue is required in the EIR.
- a-ii. The campus is served by University police. The University police may call upon City and County of San Luis Obispo law enforcement for backup as needed. The project would not alter enrollment; therefore, the total population served by University police would not be affected by this project. The project would increase the number of on-campus residents; however, the area under patrol would not increase. No new or physically altered police facilities are anticipated as a result of this project; therefore, no environmental impacts associated with construction of new facilities are expected. Impacts are considered less than significant. This issue will not be addressed further in the EIR.
- a-iii. The project would not increase populations of school-age children, or otherwise increase potential demand for school facilities. There is no impact and no further analysis is required.
- a-iv. Student residents will be served by recreational facilities on campus. The project would not increase population in the City, necessitating additional park space. There is no impact and no further analysis is required.
- a-v. The project would not adversely impact other governmental facilities such as libraries or government functions. There is no impact and no further analysis is required.

Conclusion

Impacts to public services are considered less than significant. No further analysis is required in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. RECREATION				
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Environmental Setting

Students and student residents alike are served by existing recreational facilities on campus, which are generally concentrated west of the project site. Facilities include the recently expanded and renovated Recreation Center, Mott Gym, and outdoor athletic fields. Additional fields are provided on the north side of campus. The campus offers additional outdoor recreational opportunities through a system of hiking, biking, and running trails throughout the campus ranches.

Discussion of Checklist Answers

a-b. The project would not increase enrollment and, therefore, would not result in additional impacts to existing campus recreational facilities. The project would not increase use of City parks or recreational facilities or result in substantial physical deterioration of City facilities. The project would not result in construction of recreational facilities which may adversely affect the environment. The University actively manages recreational facilities and programs on campus; major facilities proximate to the proposed project recently underwent substantive upgrades. Impacts are less than significant and this issue will not be addressed further in the EIR.

Conclusion

Impacts to recreation are considered less than significant. This issue will not be carried forward to the EIR analysis.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. TRANSPORTATION/TRAFFIC				
Would the proposal:				
a. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	X			
b. Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	X			

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d. Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	X			
e. Result in inadequate emergency access?	X			
f. Result in inadequate parking capacity?	X			
g. Conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	X			

Environmental Setting

The California State University (CSU) has developed and adopted a systemwide Transportation Impact Study Manual (TSM) (November 2012), which provides guidance for the evaluation of impacts to transportation from CSU projects. The TSM sets forth significance thresholds, and guidance for the preparation of Transportation Impact Analysis (TIA). In accordance with the TSM, Fehr & Peers is preparing a TIA for the proposed project.

Discussion of Checklist Answers

- a-b. The project would generate traffic during both construction and operational phases. During construction, equipment, worker trips, and materials deliveries will have temporary impacts to the area road network. Closure of the existing parking lot may result in diversion of trips to other area intersections, and development of additional on-campus housing will alter the travel patterns of those housed. The TIA being prepared for the project will address impacts related to both construction and operation of the project. Impacts are considered potentially significant pending further investigation.
- c. The project would not impact air traffic patterns. There is no impact and this issue will not be addressed further in the EIR.
- d. The TIA will assess whether the project poses specific safety hazards. Impacts are considered potentially significant pending further investigation in the EIR.
- e. The EIR will review the site plan and determine whether adequate emergency access is being provided. The University is required to comply with applicable standards and regulations regarding the provision of emergency access. Impacts are considered potentially significant pending further investigation in the EIR.
- f. The TIA will assess capacity within the existing parking system on campus. Impacts are considered potentially significant pending further investigation in the EIR.
- g. The TIA will address impacts to alternative transportation modes. Impacts are considered potentially significant pending further investigation in the EIR.

Conclusion

Impacts associated with transportation and traffic will be addressed further in the EIR. A Transportation Impact Analysis is being prepared for the project pursuant to the CSU Guidelines.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. UTILITIES AND SERVICE SYSTEMS				
Would the project:				
a. Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	X			
b. Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	X			
c. Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could have significant environmental effects?	X			
d. Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements necessary?	X			
e. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	X			
f. Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	X			
g. Comply with federal, state, and local statutes and regulations related to solid waste?	X			

Environmental Setting

The City provides wastewater collection and treatment services to the University through a contractual agreement, which provides Cal Poly a share of the City's sewer collection and treatment infrastructure. The University is responsible for providing and maintaining collections infrastructure on campus. Stormwater is likewise handled jointly by the University and the City; the University is responsible for collection infrastructure on campus. Water is provided from a variety of sources; potable water is provided from the University's Whale Rock Reservoir entitlement via the City's treatment plant at Stenner Creek. Solid waste is disposed of at Cold Canyon Landfill.

Discussion of Checklist Answers

- a. The City's wastewater treatment plant is located at Prado Road. Existing plant capacity totals 5.1 million gallons per day (mgd). Current citywide flows, including Cal Poly, total approximately 4.2 mgd. Cal Poly's current share totals approximately 0.471 mgd, calculated as a monthly average. Cal Poly's average daily flow, calculated annually, is currently 0.251 mgd; peak flow months total 0.313 mgd. The EIR will quantify wastewater flow resulting from the project and determine whether sufficient capacity exists. Impacts are considered less than significant.
- b. The project will require the construction of new wastewater collection and water distribution infrastructure on and adjacent to the site. The majority of new infrastructure will be installed within the project boundaries, and will be sized to support the proposed buildings and ultimate configurations. It is anticipated that additional upgrades may be required to existing main lines on campus; repair or

replacement of such lines will occur within existing road rights-of way or otherwise developed portions of campus adjacent to the site. Impacts of infrastructure construction will be addressed in the EIR.

- c. Stormwater on-site currently sheet flows across the paved surface parking area to landscaped areas and surrounding streets. The development of the site would include an entirely new stormwater drainage and conveyance system, largely built within the confines of the site or within campus rights-of-way adjacent to the site. Impacts of infrastructure construction will be addressed in the EIR.
- d. The University obtains water from both surface and groundwater sources. Cal Poly owns 33% capacity in Whale Rock Reservoir, located east of the town of Cayucos. The 33% ownership translates into approximately 13,707 acre feet (AF) in normal years. The City, which also has ownership in the reservoir, has modeled safe annual yields (SAY) for water users. The SAY for Cal Poly's share is currently estimated at 1,384 AF per year (AFY). Average total demand for the last 3 years on record is 1,071 AF. Agricultural and landscape irrigation demand is a significant portion of the total; average agricultural demand for the same period was 501 AF (47% of total) and annual water demand for irrigation averaged 280 AF (26%). Approximately 288 AFY (27%) was used for indoor or domestic purposes during that period. The current water surplus for Whale Rock Reservoir averages 313 AFY, 560 AFY for the entire campus when groundwater supplies are included.

The EIR will quantify projected water demand associated with the project and campus growth through a Water Supply Assessment. Impacts are considered potentially significant pending further analysis. The analysis will also discuss adequacy of water supplies to provide sufficient flows for fire protection.

- e. Refer to a., above. Impacts to the capacity of the City's treatment plant will be addressed in the EIR.
- f-g. As documented in the University's 2012 Sustainability Progress Report, Cal Poly has a 50% diversion goal for solid waste. The University has met or exceeded that goal since 2003, with almost 80% diversion achieved in 2010. According to the Sustainability Report:

Paper, cardboard, aluminum, glass, and plastics are collected and sent to recycling facilities. Campus Dining sends food waste to a composting operation. The University also encourages recycling through its procurement policies: to the extent possible, all products must be recyclable or made from recycled materials.

The University also requires contractors to divert as much waste as possible during construction projects. Recent development projects on campus have achieved construction diversion rates as high as 97%.

Solid waste which is not diverted by the University is transported to the Cold Canyon Landfill. The landfill is located approximately 7 miles from San Luis Obispo. The landfill serves private entities and municipalities throughout San Luis Obispo County. The landfill has recently expanded and now operates near 50% of permitted capacity (250,000 tons per year [TPY] of a 500,000 TPY capacity).

The EIR will quantify solid waste volumes during construction and operational phases of the project, and assess whether sufficient capacity exists. Impacts are considered potentially significant pending further investigation.

Conclusion

Impacts associated with utilities will be addressed further in the EIR.

Issues	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE				
a. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife species population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	X			
b. Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of probable future projects)	X			
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	X			

Discussion of Checklist Answers

- a. As described throughout this document, the project may degrade the quality of the environment, including through air quality and traffic congestion. The EIR will address the project’s potential to degrade the environment.
- b. The EIR will address the project’s contribution to cumulative impacts.
- c. As described throughout this document, the project may degrade the quality of the environment, including air quality and traffic congestion. The EIR will provide further analysis of environmental impacts which may affect humans.

DETERMINATION

Pursuant to Sections 15152 and 15168 of the State CEQA Guidelines, this initial study has been prepared to evaluate the potential impacts of the proposed project.

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because of the mitigation measures described in the initial study. **A NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a significant effect(s) on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, there **WILL NOT** be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project.


Name

9/25/13
Date

CITATIONS

Brailsford & Dunlavey, 2013. Cal Poly Student Housing Market Study Final Report
Cal Poly Master Plan and FEIR, 2001
Cal Poly WQMP, 2005
Campus Land Use and Design Guidelines, 2010
Parking Structure I EIR, 1997
Sustainability for Cal Poly Facilities & Operations, Fourth Biennial Progress Report, 2012

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ATTACHMENT A. MASTER PLAN MITIGATION INCORPORATED INTO THE PROJECT

Topic	Mitigation Measures Incorporated From the Master Plan	Notes
Aesthetics	<p>All exterior lighting associated with the proposed Master Plan shall be hooded. No unobstructed beam of light shall be directed toward sensitive uses (e.g., Brizzolara Creek, Drumm Reservoir, environmental and Horticultural Sciences (EHS), and neighborhoods). The use of reflective materials in all structures shall be minimized (e.g., metal roofing, expanses of reflective glass on west-facing walls).</p>	
Aesthetics	<p>Parking Structures. All interior lighting associated with proposed parking structures shall be directed internally with lamp “cut-off shields.</p> <p>Unobstructed beams of light shall not be directed toward land uses outside the structures and shall not interfere with vehicular traffic on nearby streets.</p> <p>Examples of specifications for minimizing light and glare include the following:</p> <p>All lights must be shielded to avoid glare and light spill-over onto adjacent areas and onto public right-of-way areas;</p> <p>Landscape illumination should be done with low level, unobtrusive fixtures;</p> <p>Parking structure lighting shall be designed to provide the minimum safe lighting levels. Per IES standards, this is 6 foot-candles (fc) maintained throughout internal to the structure, and 1 fc minimum on the roof;</p> <p>The use of reflective materials on the exterior of all structures shall be minimized;</p> <p>Internal lightwells will be provided to maximize the amount of natural light;</p> <p>Light fixtures will include a vertical component to create an even distribution of light;</p> <p>Solid rails shall be included around the perimeter to block light spillage from headlights on cars within the structure; and</p> <p>All roof light fixtures shall be located on the interior columns to keep light from spilling out on to adjacent areas, and will include “cut-off” shields.</p>	
Air Quality	<p>The University shall consult with the APCD prior to the project to determine the applicability of the following:</p> <ul style="list-style-type: none"> A. Employ measures to avoid the creation of dust and air pollution B. Unpaved areas shall be wetted down, to eliminate dust formation, a minimum of twice a day or as needed to prevent air borne dust from leaving the site. When wind velocity exceeds 15 mph, the site shall be watered down more frequently C. Store all volatile liquids, including fuels or solvents, in closed containers D. No open burning of debris, lumber or other scrap will be permitted E. Properly maintain equipment to reduce gaseous pollutant emissions F. Exposed areas, new driveways and sidewalks shall be seeded, treated with soil binders, or paved as soon as possible G. Cover stockpiles of soil, sand and other loose materials H. Cover trucks hauling soil, debris or other loose materials I. Sweep project area streets at least once daily J. All PM10 mitigation measures required must be included on grading and building plans. In addition, the contractor or builder shall designate a person or persons to monitor the dust control program, and to order increased watering, when necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be progress. The name and telephone number of the monitor shall be provided to the APCD prior to the start of work at the site. K. The Contractor shall maintain continuous control of dust resulting from construction operations. Particular care must be paid to door openings to prevent construction dust and debris from entering adjacent areas. L. If airborne dust is leaving the site or becoming a nuisance, the Contractor 	

Topic	Mitigation Measures Incorporated From the Master Plan	Notes
	<p>shall water exposed areas.</p> <p>M. Water down the project site, access routes, and lay down areas proactively to ensure dust does not become a nuisance.</p> <p>N. The campus reserves the right to request watering of the site whenever dust complaints are received</p> <p>O. During construction, the amount of disturbed area shall be minimized</p> <p>P. Onsite vehicle speeds shall be reduced to 15 mph or less</p> <p>Q. Exposed ground areas that are left exposed after project completion shall be sown with a fast-germinating native grass seed and watered until vegetation is established</p> <p>R. After clearing, grading, earth moving, or excavating is completed, the entire area of disturbed soil shall be treated immediately by watering or revegetating or spreading soil binders or jute netting to minimize dust generation until the area is paved or otherwise developed so that dust generation will be minimized</p> <p>S. All roadways, driveways, and sidewalks associated with construction activities shall be paved as soon as possible. In addition, building and other pads shall be laid as soon as possible after grading, unless seeding or soil binders are used.</p>	
Geology	<p>Landslide. Mitigation measures would need to be developed on the basis of site-specific study of the landslide.</p> <p>The general degree of required mitigation would depend on the findings, which could range from: 1) finding that the existing landslide is relatively stable and therefore no significant mitigation is needed; to 2) the existing landslide is marginally stable and will require extensive strengthening and/or subsurface drainage improvements to provide adequate factors of safety for design and construction. This EIR therefore recommends that such a study be performed to estimate the factor of safety of the existing landslide for existing static and earthquake loading conditions, and to evaluate what impact the proposed site improvements could have on the stability of the landslide. The study will specify mitigation measures for any site improvements that are needed.</p>	<p>The geotechnical study addresses this issue; information will be provided in the EIR</p>
Noise	<p>Cal Poly shall apply the following during construction:</p> <p>Cal Poly Standard Requirements</p> <p>A. The requirements of the Article are in addition to those of Article 4.02 of the Contract General Conditions.</p> <p>B. Maximum noise levels within 1,000 feet of any classroom, laboratory, residence, business, adjacent buildings, or other populated area; noise levels for trenchers, pavers, graders and trucks shall not exceed 90 dBA at 50 feet as measured under the noisiest operating conditions. For all other equipment, noise levels shall not exceed 85 dBA at 50 feet.</p> <p>C. Equipment: equip jackhammers with exhaust mufflers and steel muffling sleeves. Air compressors should be of a quiet type such as a "whisperized" compressor. Compressor hoods shall be closed while equipment is in operation. Use electrically powered rather than gasoline or diesel powered forklifts. Provide portable noise barriers around jack hammering, and barriers constructed of 3/4-inch plywood lined with 1-inch thick fiberglass on the work side.</p> <p>D. Operations: keep noisy equipment as far as possible from noise-sensitive site boundaries. Machines should not be left idling. Use electric power in lieu of internal combustion engine power wherever possible. Maintain equipment properly to reduce noise from excessive vibration, faulty mufflers, or other sources. All engines shall have properly functioning mufflers.</p> <p>E. Scheduling: schedule noisy operations so as to minimize their duration at any given location, and to minimize disruption to the adjoining users. Notify the Trustees and the Architect in advance of performing work creating unusual</p>	

Topic	Mitigation Measures Incorporated From the Master Plan	Notes
	<p>noise and schedule such work at times mutually agreeable.</p> <p>F. Do not play radios, tape recorders, televisions, and other similar items at construction site.</p> <p>G. When work occurs in or near occupied buildings, the Contractor is cautioned to keep noise associated with any activities to a minimum. If excessively noisy operations that disrupt academic activities are anticipated, they must be scheduled after normal work hours.</p> <p>H. All work in the area of the residence halls will be restricted to 10:00 a.m. to 10:00 p.m., seven days per week, throughout the year. No work will be allowed in the residence hall areas during the finals week. University reserves the right to stop construction work, including but not limited to noisy work, during the following events: Spring and Winter Commencement, Open House, Finals Week, residence hall move-in, or at other times that may be identified by the University. University reserves the right to stop noisy work at any time when said work disrupts classes or other planned events.</p> <p>In addition to these standard measures, the following measures are recommended:</p> <ul style="list-style-type: none"> • A haul route plan shall be prepared for review and approval by the University which designates haul routes as far as possible from sensitive receptors. • Stockpiling and vehicle staging areas shall be located as far as practical from occupied structures. • Whenever practical, the noisiest construction operations shall be scheduled to occur together in the construction program to avoid continuous periods of noise generation. Scheduling of noisier construction activities shall also take advantage of summer sessions and other times when classes are not in session. • Project construction activities that generate noise in excess of 60 dB at the project site boundary shall be limited to the hours of 7 a.m. to 6 p.m. <p>Pile Driver Use. If possible, the use of pile drivers shall be minimized in construction. Alternative techniques that produce less noise, such as drilled or bored piles, shall be considered.</p>	
Safety	<p>Circulation Plan. Where vehicle and pedestrian routes and residential areas conflict with construction activities, a circulation plan will be developed, which will include warning signs and detours, as well as efforts to minimize noise in residential areas.</p>	