



ADDENDUM NO. 4 to the
California Polytechnic State University
Campus Master Plan Environmental Impact Report
Student Housing Program (2nd Addendum)

Prepared for:

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ADDENDUM No. 4 to the
CALIFORNIA POLYTECHNIC STATE UNIVERSITY
CAMPUS MASTER PLAN ENVIRONMENTAL IMPACT REPORT
FOR THE
Student Housing Program (2nd Addendum)

Prepared for:



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LIST OF ABBREVIATIONS

2001 Clean Air Plan	Clean Air Plan for San Luis Obispo County in 2001
AB	Assembly Bill
BMP	best management practice
CAAQS	California Ambient Air Quality Standards
CAL FIRE	California Department of Forestry and Fire Protection
Cal Poly or University	California Polytechnic State University, San Luis Obispo
CALGreen	California Green Building Standards Code
Campus Master Plan	Cal Poly or University 2035 Campus Master Plan
CBC	California Building Code
CEQA	California Environmental Quality Act
CSU	California State University
dBA	A-weighted decibels
DOC	California Department of Conservation
EHS	Cal Poly Environmental Health and Safety
EIR	Environmental Impact Report
FHSZ	Fire Hazard Severity Zone
GHG	greenhouse gases
LEED	Leadership in Energy and Environmental Design
LID	low-impact design
MTCO _{2e}	metric tons of carbon dioxide equivalent
NAAQS	National Ambient Air Quality Standards
NPDES	National Pollutant Discharge Elimination System
SLOAPCD	San Luis Obispo County Air Pollution Control District
SR	State Route
SWPPP	storm water pollution prevention plan
SWRCB	State Water Resources Control Board
TDM	transportation demand management
VMТ	vehicle miles traveled
WRF	wastewater reclamation facility
WUI	wildland urban interface

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1 INTRODUCTION

This document constitutes Addendum No. 4 to the Final Environmental Impact Report (EIR) for the California Polytechnic State University, San Luis Obispo (Cal Poly or University) 2035 Campus Master Plan (Campus Master Plan) (State Clearinghouse No. 2016101003), certified by the California State University (CSU) Board of Trustees in May 2020. The Campus Master Plan addresses all aspects of future physical development and land use on the campus to accommodate growth in student enrollment and in fulfillment of Cal Poly's academic mission. This EIR addendum constitutes the second addendum prepared for the Student Housing Program (Student Housing Addendum No. 2), where the first addendum (Student Housing Addendum No. 1) was adopted in July 2024.¹ This EIR addendum has been prepared to address minor changes to the number, height, and layout of the residence halls buildings of the Student Housing Program since consideration of the project in the Student Housing Addendum No. 1.

This section of the EIR addendum describes the purpose of the addendum, presents an overview of the Campus Master Plan and EIR, as amended by Student Housing Addendum No. 1, and provides a description of the proposed modifications to the Student Housing Program (also referred to as the modified project) since it was evaluated in the Student Housing Addendum No. 1 in 2024 (referred to as the Student Housing Project as Amended by Addendum No. 1).

1.1 OVERVIEW OF THE CAMPUS MASTER PLAN AND EIR, AS AMENDED BY THE STUDENT HOUSING ADDENDUM NO. 1

The Campus Master Plan is a long-range planning document that guides the development and use of the University's main campus – the 1,321 acres adjacent to the City of San Luis Obispo that include most of the University's academic, administrative, and support facilities (Figures 1-1a, 1-1b, and 1-1c, Cal Poly Master Plan Map). As described in the Campus Master Plan, through 2035, the University anticipates developing new and replacement academic buildings, additional student and faculty/staff housing on-campus, additional recreation, event and entertainment spaces, and other support facilities to accommodate enrollment growth and emerging requirements for a supportive learning environment. The Campus Master Plan was initiated in 2019 to serve as a roadmap for this expansion and was approved by the CSU Board of Trustees in May 2020.

Within the Campus Master Plan and as evaluated in the Campus Master Plan EIR (Cal Poly 2020), the project site was identified and envisioned for development of on-campus student housing for first- and second-year students, who benefit from the on-campus housing experience and are required to live on campus per Cal Poly policy. The majority of existing and planned student housing is located on the east side of the campus in this general area.

As originally proposed in the Campus Master Plan EIR (see Section 2.6.1, Land Use: North Campus, page 2-26 of the Final EIR), the Student Housing Program would have removed five smaller student housing buildings that provide less than 70 students beds each and constructed nine new on-campus residence halls of up to five stories in height. The project site for the expanded first- and second-year housing is numerically identified as Buildings 174 and 175 in the Campus Master Plan EIR figures. Student Housing Addendum No. 1 discussed the expanded footprint of Building 175 which encompassed the footprint of Building 174, and thus Building 174 is not shown on Figures 1-1b and 1-1c in this addendum. The Campus Master Plan EIR anticipated the construction of new student housing units as near term projects (i.e., by 2030), albeit in a different location (Buildings 177 and 178). The Master Plan established a target of a net increase of approximately 2,660 student beds by 2025, an additional 1,500 beds by 2027, and up to 7,200 net new student beds to be online at Master Plan buildout, as shown in Table 2-9 of the Campus Master Plan EIR.

In addition, the existing Red Bricks student housing facilities (i.e., Trinity Hall, [Building 105], Muir Hall, [Building 107], Fremont Hall, [Building 109], Tenaya Hall, [Building 110], Sequoia Hall, [Building 108], and Santa Lucia Hall, [Building 106]) were envisioned in the Campus Master Plan, and evaluated in the Campus Master Plan EIR, to be renovated to

¹ Please note, Student Housing Addendum No. 1 was Addendum No. 2 prepared to the Campus Master Plan EIR.

provide more modern, efficient student housing accommodations. The existing Hillcrest building (Building 81), which is located adjacent to Lassen Hall and Santa Lucia Hall, and University Housing building (Building 31) provide support services to the campus and were anticipated to remain according to the Campus Master Plan EIR. However, with Addendum No. 1, Building 81 will be removed. With renovation of the Red Bricks student housing facilities, the same number of beds would continue to be provided as under existing conditions (i.e., 1,525 student beds).

In July 2024, the CSU approved Addendum No. 2 to the 2035 Campus Master Plan (hereinafter referred to as Student Housing Addendum No. 1), which addressed minor changes to the Student Housing Program compared to what was originally contemplated in the Campus Master Plan and evaluated in the Campus Master Plan EIR (refer to Figure 1-1d). Per the project evaluated in Addendum No. 1, the nine residence halls would have increased building heights to a maximum of nine stories instead of five stories as envisioned under the Campus Master Plan and evaluated in the Campus Master Plan EIR. The residence hall buildings were proposed to be designed and constructed in a manner consistent with the current Campus Design Guidelines pertaining to architectural features, building form, and colors. They were also proposed to be developed at an increased density comparable to the adjacent South Mountain Halls but in a manner complementary to the nearby higher-density Cerro Vista Apartment Complex and Poly Canyon Village Complex. The nine new residence halls were proposed to provide up to 4,500 proposed student beds, for a net increase of 4,155 student beds.

As evaluated under the Student Housing Addendum No. 1 (Cal Poly 2024), development was envisioned to begin in July 2024 and extend through June 2032. Renovation of the Red Bricks and Building A student housing buildings are currently under construction.

Under the Campus Master Plan and as evaluated within the Campus Master Plan EIR, construction staging was generally anticipated to be contained within the project site. However, in the Student Housing Addendum No. 1, the nearby Facilities Operations Complex (Master Plan Map Site 151) was evaluated to be used in the interim as a construction staging area and temporary surface parking for construction workers and other staff working on the Student Housing Project as Amended by Addendum No. 1. By utilizing the nearby Facilities Operations Complex as an interim construction staging area, Student Housing Addendum No. 1 determined that construction truck trip numbers and distances would be reduced compared to using other on-campus sites located further away.

1.	Administration	121.	Cheda Ranch
2.	Cotchett Education	122.	Parker Ranch
3.	Business	123.	Peterson Ranch
4.	Research Development Center	124.	Student Services
5.	Architecture and Environmental Design	125.	Serrano Ranch
6.	Christopher Cohan Center	129.	Avila Ranch
7.	Advanced Technology Laboratories	130.	Grand Avenue Parking Structure
11.	Agricultural Sciences	131.	Parking Structure 131
13.	Engineering	132.	<i>Northwest Campus Parking Structure</i>
15.	Mustang Commons	133.	Orfalea Family and ASI Children's Center
17.	Crop Science/Farm Store	133F.	<i>Children's Center Expansion</i>
17J.	Crop Science Lab	136.	Irrigation and Training Research Center (ITRC)
18.	Dairy Science	136B.	ITRC Practice Fields
18A.	Leprino Foods Dairy Innovation Institute	138.	<i>Via Carta Parking Structure</i>
19.	Dining Complex	142A-C.	<i>Creekside Village</i>
21.	Engineering West	142D.	<i>Transit Center</i>
25.	Faculty Offices East	143A-G.	<i>Northeast Academic Complex</i>
27.	Health and Wellbeing Center	144A-C.	<i>Math and Science</i>
27A.	<i>Health and Wellbeing Center Addition</i>	144B.	<i>Math and Science</i>
28.	Albert B. Smith Alumni and Conference Center	144C.	<i>Math and Science</i>
31.	University Housing	145.	Lynda and Stewart Resnick Student Success Center
32.	Oppenheimer Family Equine Center	150.	Poultry Science Instructional Center
33.	Clyde P. Fisher Science Hall	151.	<i>Facilities Operations Complex</i>
34.	Walter F. Dexter Building	152.	<i>University Based Retirement Center</i>
35.	Robert E. Kennedy Library	153.	Bella Montaña
35A.	<i>Academic Center Library Addition</i>	154A.	Animal Nutrition Center
40.	Engineering South	155.	J and G Lau Family Meat Processing Center
41A.	Grant M. Brown Engineering	156.	E & J Gallo Building
41B.	Baldwin and Mary Reinhold Aerospace Engineering Labs	157.	Lohr Family Winery
41C.	Aero Propulsion Lab	158.	<i>Brewery/Distillery</i>
42.	Robert A. Mott Athletics Center	159.	George Wurzel Plant Sciences Building
42A.	Anderson Aquatic Center	160.	Baggett Stadium
42B.	<i>Robert A. Mott Athletics Center Expansion</i>	160A.	Dignity Health Baseball Clubhouse
42E.	Tennis Clubhouse	161.	Bob Janssen Field
43.	Recreation Center	163.	Sports Complex Lower Fields
44.	Alex and Faye Spanos Theatre	165.	Charles and Claire Jacobson Animal Health Center
45.	H. P. Davidson Music Center	166.	Ag House I
45A.	<i>Davidson Music Center Addition</i>	167.	Ag House II
46.	Old Natatorium	170.	Cerro Vista Apartments
47.	Faculty Offices North	171.	Poly Canyon Village Apartments
48X.	Leaning Pine Arboretum	172.	yak?itutu Residential Community
49.	<i>Farm Shop</i>	173.	<i>Student Housing</i>
50J.	Mount Bishop Warehouse	174.	<i>Student Housing- (see legend/note)</i>
50K.	Communications Services Storage	175.	<i>Student Housing</i>
50L.	Rose Float Lab	176.	Vista Meadows
51.	University House	177.	<i>Student Housing</i>
53.	Science North	178.	<i>Student Housing</i>
55.	Beef Cattle Evaluation Center (BCEC)	179.	<i>Student Housing</i>
55E.	<i>Beef Cattle Evaluation Center (BCEC) Expansion</i>	180.	Warren J. Baker Center for Science and Mathematics
56.	Swine Unit	181.	William and Linda Frost Center for Research and Innovation
57.	Veterinary Hospital	182A-B.	<i>Student Support Services</i>
60.	Crandall Gymnasium	184A-C.	<i>South Via Carta Academic Complex</i>
61.	Alex G. Spanos Stadium	186.	Construction Innovations Center
61A.	<i>Alex G. Spanos Stadium Expansion</i>	187.	Simpson Strong-Tie Material Demonstration Lab
65.	Julian A. McPhee University Union	191.	<i>Engineering Projects Building</i>
72.	Plant Conservatory	192.	Engineering IV
74.	John Madden Football Center (formally 62)	193.	<i>Northwest Polytechnic Center</i>
75.	Mustang Substation	197.	Bonderson Engineering Project Center
76.	Old Power House	271.	Village Drive Parking Structure
77.	Rodeo Arena	371.	Canyon Circle Parking Structure
77A.	<i>Rodeo Support Facilities</i>	371B.	University Housing Depot
79.	Water Reclamation Facility		
81.	Hillcrest		
82.	Distribution Warehouse		
82D.	<i>IT Services Consolidation</i>		
83.	Technology Park		
84.	Technology Park II		
84A.	<i>Technology Park III</i>		
105.	Trinity Hall		
106.	Santa Lucia Hall		
107.	Muir Hall		
108.	Sequoia Hall		
109.	Fremont Hall		
110.	Tenaya Hall		
112.	Vista Grande		
113.	Sierra Madre Hall		
114.	Yosemite Hall		
115.	Chase Hall		
116.	Jespersen Hall		
117.	Heron Hall		

LEGEND:

Existing Facility / Proposed Facility

NOTE:

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

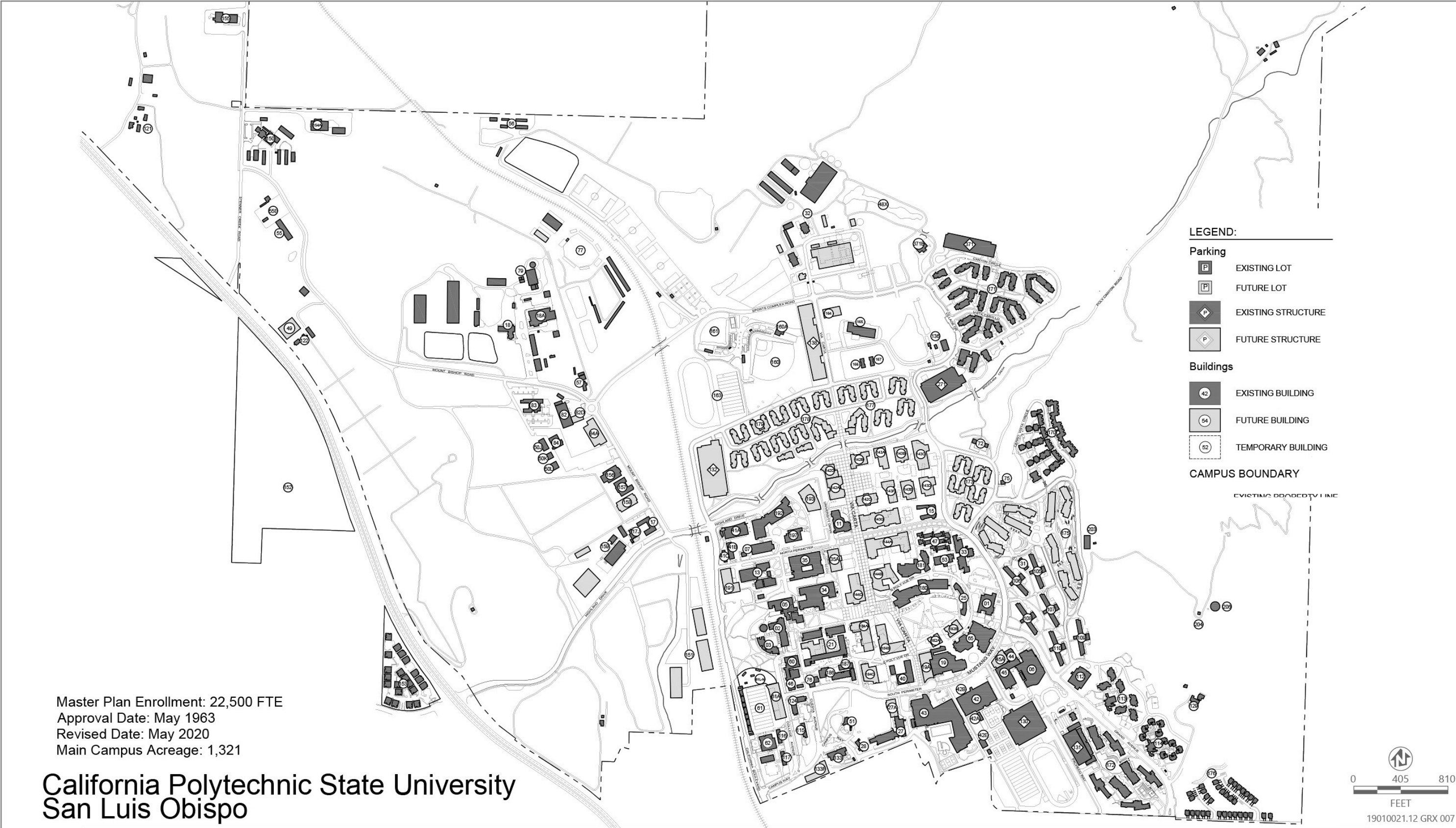
174. Student Housing was incorporated into the complex of Bldg 175 as discussed within the Student Housing Addendum #1, thus removed from the Master Plan Map.

1900021.12 GRX 008

Source: Provided by Cal Poly in 2026.

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

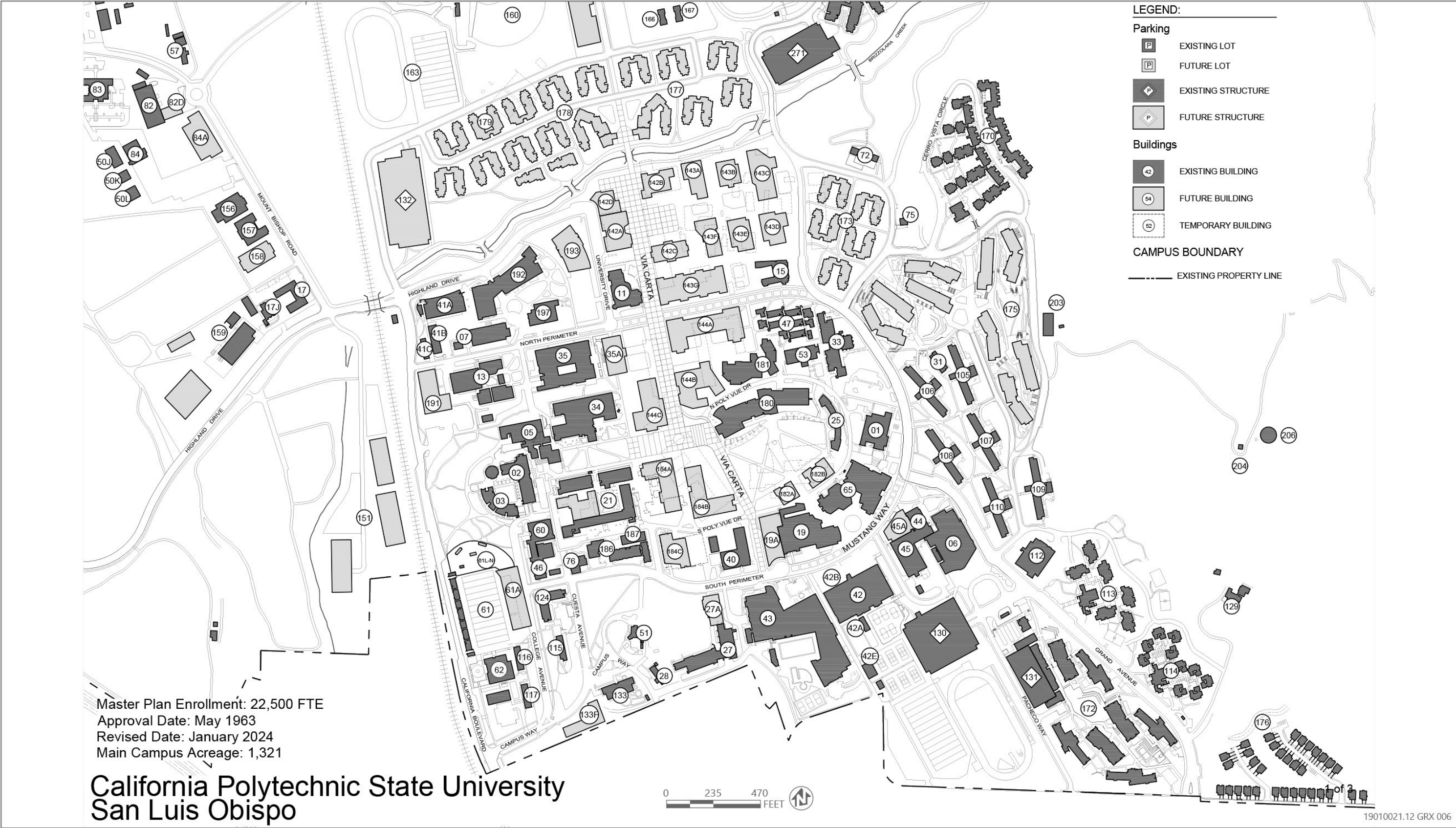
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Source: Provided by Cal Poly in 2026.

Figure 1-1b Existing Cal Poly Master Plan Map

California Polytechnic State University, San Luis Obispo
Student Housing Program EIR Addendum No. 2



Source: Provided by Cal Poly in 2026.

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



Source: Image provided by Steinberg Hart in 2024; adapted by Ascent in 2024.

Figure 1-1d Conceptual Site Plan for Student Housing Project as Amended by Addendum No. 1

California Polytechnic State University, San Luis Obispo
Student Housing Program EIR Addendum No. 2

1.2 SUMMARY OF PROPOSED MODIFICATIONS

After the approval of the Student Housing Project as Amended by Addendum No. 1 in July 2024, Campus began developing the construction methodology, which identified the modular building system as being the most efficient and cost-effective. As the construction methodology process progressed, Cal Poly determined that increasing maximum building heights would eliminate the need to construct all nine residence hall buildings while maintaining the same number of student beds as established for the Student Housing Project as Amended by Addendum No. 1. Using this approach, Cal Poly has identified cost and schedule efficiencies by reducing the number of building foundations that would need to be constructed by utilizing the benefits of the modular building system, which allows for higher module stacking. This revision to the construction methodology allows Campus to reduce the overall construction schedule for the Student Housing Project as Amended by Addendum No. 1 and better respond to unknown future student housing demands.

Is there a location in the text to note that these modifications are reflective of achieving cost and schedule efficiencies through redesign of the buildings structural components

As such, the proposed modified project consists of eight residence hall buildings with building heights up to 10 stories in addition to minor changes to the building layout and orientation. These modifications are reflective of achieving cost and schedule efficiencies through redesign of the buildings structural components. To evaluate these project modifications, an updated site plan (Figure 1-4) is being evaluated within this addendum. The following describes the modified project as compared to what was approved per Student Housing Addendum No. 1:

- ▶ Maximum building heights for the residence hall buildings would be increased to 10 stories under the modified project compared to nine stories approved per Student Housing Addendum No. 1.
- ▶ Eight residence hall buildings would be developed under the modified project compared to the nine residence hall buildings evaluated for the Student Housing Project as Amended by Addendum No. 1. Residence hall buildings A, B, C, D, E, F, H, and I would be constructed, while Building G would be removed (refer to Figures 1-1d and 1-4). The removal of Building G would allow for more open space to accommodate a landscaped open lawn area surrounding Buildings F, H, and I. A new pedestrian path, Mountain Lane, would connect South Perimeter Road and Klamath Road across the center portion of the project site. Open space areas with pedestrian walkways and landscaping, including ornamental trees, would be provided throughout the project site, similar to what was described in the Student Housing Addendum No. 1.
- ▶ Buildings C, D, and E would be reoriented but would continue to occupy the same approximate building footprints as previously described under the Student Housing Project as Amended by Addendum No. 1.
- ▶ Buildings F, H, and I would be reoriented to face east-west instead of north-south but would continue to be located in the same general area as described under the Student Housing Project as Amended by Addendum No. 1 (refer to Figures 1-1d and 1-4).

All other components of the Student Housing Project as Amended by Addendum No. 1 would remain unchanged under the modified project and are not discussed within this EIR addendum. Furthermore, the modified project would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds).

As the modified project would not involve changes to the overall Master Plan Area, the types of uses under the Campus Master Plan, and would not increase the overall level of planned development under the Campus Master Plan, it is considered a minor change to the Campus Master Plan and Student Housing Project as Amended by Addendum No. 1. For this reason, the modified project would be consistent with the existing Campus Master Plan map and would not require revisions at this time.² All applicable mitigation measures identified in the Campus Master Plan EIR, as amended by the Student Housing Addendum No. 1, and as included in the adopted Mitigation

² Once final design has been approved, administrative changes to the Campus Master Plan map may be required to reflect the final building count and locations within the project site.

Monitoring and Reporting Program for the Campus Master Plan EIR, have been incorporated as part of the proposed modified project. Refer to Appendix A of this addendum for the list of mitigation measures applicable to the modified project.

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

- ▶ Support and advance the University's educational mission by guiding the physical development of the campus to accommodate gradual student enrollment growth up to a future enrollment of 22,500 Full-Time Equivalent Students by year 2035 while preserving and enhancing the quality of campus life.
- ▶ Expand campus programs, services, facilities, and housing to support and enhance the diversity of students, faculty, and staff.
- ▶ Site campus facilities and housing to strengthen the campus's compact Academic Core and promote cross-disciplinary synergies between complementary academic, student/faculty support, and housing programs.
- ▶ Provide and enhance campus facilities to create a more vibrant evening and weekend environment.
- ▶ Attain a modal shift from vehicles to more pedestrian, bicycle, and transit use.
- ▶ Advance campus-wide environmental sustainability and make progress toward goals of carbon neutrality and climate resilience.
- ▶ Consider the interface between Cal Poly and the surrounding communities with respect to shared economic health, housing, multimodal transportation, open space and agricultural resources, diversity, and public services.

Furthermore, the modified project is considered to be generally consistent with the Campus Master Plan – more specifically, Guiding Principles (GPs) 04, 07, 08, 10, 11, 14, 16, 17, and 18, which state:

- ▶ **GP 04:** The percentage of students living in on-campus housing should be increased and Cal Poly should continue to develop into a livable residential campus, where academic facilities, housing, recreation, social places, and other support facilities and activities are integrated.
- ▶ **GP 07:** Land uses should be suitable to their locations considering the environmental features of the proposed sites.
- ▶ **GP 08:** The siting of new land uses and buildings should always be considered within the context of the greater campus. Functional connections among related activities should be considered, including the nature of activities, "adjacencies" and paths of travel.
- ▶ **GP 10:** Campus buildings should incorporate the best design elements regarding massing, human scale, materials, articulation, architectural interest, sustainability and connections with surrounding buildings and spaces. Design should reflect authenticity and attention to details in materials, historical context and architectural style.
- ▶ **GP 11:** Cal Poly should be sustainable with its land and resource planning, as well as site and building design, and operations. Cal Poly should meet or exceed all state and system-wide sustainability policies.
- ▶ **GP 14:** Cal Poly should evaluate both past investment and the need for future expansion when planning for new and redeveloped facilities.
- ▶ **GP 16:** Cal Poly should consider potential impacts – including but not limited to traffic, parking, noise, and glare – on surrounding areas, especially nearby single-family residential neighborhoods, in its land use planning, building and site design, and operations.
- ▶ **GP 17:** Cal Poly should inform local agencies and the community prior to amending the Master Plan or developing major new projects and provide opportunities for comments.
- ▶ **GP 18:** Cal Poly should maintain open communication with neighbors, stakeholders, and local public agencies, respecting the community context and potential impacts of campus development.

1.3 PURPOSE OF AN EIR ADDENDUM

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

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

As demonstrated in the substantive analysis in Chapter 2, the modified project would not result in new significant impacts or a substantial increase in the severity of significant impacts identified in the Campus Master Plan EIR, as amended by the Student Housing Addendum No. 1. Accordingly, an addendum to the Campus Master Plan EIR has been determined to be the appropriate environmental documentation for the project. Student housing was contemplated for the project site in the Campus Master Plan and Campus Master Plan EIR, as amended by the Student Housing Addendum No. 1; this addendum to the Campus Master Plan EIR, prepared pursuant to CEQA Guidelines Section 15164, addresses minor project changes, changed circumstances, and new information that has become available since the certification of the Campus Master Plan EIR and approval of Student Housing Addendum No. 1.

1.4 PROJECT LOCATION

The Cal Poly campus, of which the project site is a part, occupies over 6,000 acres of unincorporated San Luis Obispo County, California, adjacent to the City of San Luis Obispo (Figure 1-2). Beyond academic/administrative and housing development, Cal Poly lands include rangelands, agricultural areas, and natural preserves. Of this, the Master Plan Area covers 1,339 acres and is divided into five subareas (Academic Core, North Campus, East Campus, West Campus, and Outer Master Plan Area). The majority of the developed campus is identified as the “Academic Core” subarea with primarily housing and supporting development located within the East Campus. The Academic Core is generally bound by Highland Drive on the north, California Boulevard on the west, Slack Street on the south, and primarily undeveloped foothills on the east.

As shown in Figure 1-3, the project site is approximately 23 acres in size and is located within the East Campus, along its boundary with the Academic Core and North Campus. More specifically, the project site is located directly south of Truckee Road/Village Drive, north of Deer Road/Grand Avenue, east of South Perimeter Road, and west of an existing water storage tank. The project site is currently developed and includes the North Mountain Halls (Shasta, Diablo, Palomar, Lassen, and Whitney) and the South Mountain Halls (Trinity, Muir, Fremont, Tenaya, Sequoia, and Santa Lucia), as well as the University House and Hillcrest building. Consistent with the Student Housing Addendum No. 1, construction staging would be provided within the easternmost portion of the project site and within approximately 7.5 acres at the future site of the Facilities Operations Complex, which was previously evaluated as part of the Student Housing Addendum No. 1.



Source: Adapted by Ascent Environmental in 2025.

Figure 1-2 Regional Location

California Polytechnic State University, San Luis Obispo
Student Housing Program EIR Addendum No. 2



Figure 1-3 Project Location

1.5 PROJECT DESCRIPTION

As described in Section 1.2, “Summary of Proposed Modifications,” the modified project consists of modifications to the number, height, and layout of the residence hall buildings component of the Student Housing Project as Amended by Addendum No. 1; all other components of the Student Housing Project as Amended by Addendum No. 1 described in the Student Housing Addendum No. 1 would remain unchanged by the modified project and are not discussed within this EIR addendum.

1.5.1 Modified Residence Hall Buildings

As discussed above, the modified project would develop eight residence hall buildings with maximum building heights of 10 stories compared to nine residence hall buildings with maximum building heights of nine stories evaluated for the Student Housing Project as Amended by Addendum No. 1 (refer to Figure 1-4). While Building G would be eliminated under the modified project, reducing the number of residence hall buildings from nine to eight, the number of additional student beds would not change (increase or decrease) from what was evaluated for the Student Housing Project as Amended by Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). Under the current project, building heights could vary but would be restricted to maximum building heights up to 10 stories.

Under the modified project site plan, the overall layout of the residence buildings would primarily remain the same as evaluated for the Student Housing Project as Amended by Addendum No. 1, but Building G would be eliminated from the site plan for a total of eight residence hall buildings remaining (i.e., Buildings A, B, C, D, E, F, H, and I) (refer to Figures 1-1d and 1-4). In addition, Buildings C, D, and E would be re-oriented in direction but would continue to occupy a similar footprint as previously analyzed. The removal of Building G would allow for a greater open, landscaped lawn area, consistent with the open space areas and landscaping between the remaining buildings throughout the site. With the removal of Building G, Buildings F, H, and I would be re-oriented to have a different layout and occupy a different footprint within the same project area as previously analyzed for the Student Housing Project as Amended by Addendum No. 1. Open space areas with pedestrian walkways and landscaping, including ornamental trees, would continue to be provided throughout the project, similar to what was described in the Student Housing Addendum No. 1.

The modified project would be designed to provide student housing options as described and evaluated in the Student Housing Addendum No. 1. Furthermore, as described in the Student Housing Addendum No. 1, development under the modified project would continue to be phased to prevent any temporary net decreases in student housing capacity at the campus. Development of the residence hall buildings began in 2025 and is envisioned to extend through 2033 with one building anticipated to be completed each year. As noted above, the Campus Master Plan anticipated up to 7,200 new student beds on campus, where 4,100 were anticipated to be constructed by 2027 and an additional 1,500 by 2030. The modified project would include up to 4,500 new beds, which would not change (increase or decrease) from what was envisioned in the Campus Master Plan and evaluated in the Campus Master Plan EIR, as amended by the Student Housing Addendum No. 1. Therefore, the scale of development under the modified project is consistent with the projections of the Campus Master Plan and evaluated in the Campus Master Plan EIR, as amended by the Student Housing Addendum No. 1.

The modified project would continue to provide pedestrian pathways linking the surrounding residential communities, inviting the campus to the site, and enhancing a connection to the academic core. The modified project would be designed in a manner consistent with the current Campus Design Guidelines with respect to architectural design/features, building form, and colors in order to maintain a consistent and/or complementary aesthetic throughout the Cal Poly campus. It would also be developed at a density comparable to adjacent campus housing and with sensitivity to neighborhood context, including compatibility with the surrounding residential neighborhoods, including nearby Cerro Vista. The modified project would be consistent with the Campus Master Plan objectives for student housing, and the goals of the student housing program operated by University Housing, which are to progress toward the goal of housing 100 percent of the first- and second-year students on campus; continue to enrich and develop the residential communities on campus; promote a 24/7 residential campus living-learning mode; advance innovation in campus housing through technology and space enhancement; and cultivate an environment of equity and wellbeing.



Source: Image provided by Cal Poly in 2026; adapted by Ascent in 2026.

Figure 1-4 Modified Project Conceptual Site Plan

1.5.2 Open Space and Landscaping

As noted above, on-site recreational amenities would be provided as part of the project and may include walking trails, outdoor communal areas, and fitness rooms. Additionally, existing landscaping and trees along the periphery of the site would be retained to the extent feasible and enhanced with additional landscaping from the Cal Poly landscape palette. The modified project under the updated site plan would continue to provide walking paths connecting the eight residence buildings to the other surrounding housing buildings (i.e., Red Brick buildings) and student support and academic buildings, such as the Student Success Center. With the removal of Building G and reorientation of Buildings F, H, and I compared to the site plan under the Student Housing Project as Amended by Addendum No. 1, a larger area of landscaped greenspace would be provided under the modified project.

1.5.3 Sustainability Features

Cal Poly, as part of the CSU system, aims to exceed the energy efficiency and sustainability requirements of both the California Green Building Standards Code (CALGreen) and the California Energy Code. The modified project would achieve a minimum of Leadership in Energy and Environmental Design (LEED) Silver for Building Design and Construction, with a goal of LEED Gold. Modified project sustainability features would include high-efficiency irrigation for landscaping; water-efficient plumbing; energy-efficient and CALGreen-compliant lighting and appliances; and durable exterior building materials, such as concrete/masonry walls.

1.5.4 Circulation System

No changes to the vehicle circulation system described and evaluated in the Student Housing Addendum No. 1 would occur with implementation of the modified project. Under the modified project site plan, the plaza proposed in the middle of the project site would be removed and Mountain Lane would be extended to connect directly to Klamath Road, which would provide access through the site. New pedestrian footpaths would be provided along the re-oriented Buildings F, H, and I to ensure pedestrian access to each building and throughout the site.

1.5.5 Construction

As noted above, construction of all other components of the Student Housing Project as Amended by Addendum No. 1 described and evaluated in the Student Housing Addendum No. 1 would remain unchanged by the modified project. Similar to the Student Housing Project as Amended by Addendum No. 1 as described in the Student Housing Addendum No. 1, construction of the modified project would consist of modular units transported to and assembled at the project site, where construction staging would occur both on-site and on the off-site future Facilities Operations Complex site. Construction of the modified project commenced in 2025 with Building A and is anticipated to extend through 2033, with one building expected to commence construction each year. Construction would generally occur Monday through Friday between the hours of 7:00 a.m. and 7:00 p.m., with the potential for weekend construction on Saturday between 7:00 a.m. and 7:00 p.m. No construction would occur on Sundays or holidays.

The Campus Master Plan EIR documented the overall expected construction emissions from activities within the Campus Master Plan implementation and identified, on an annual basis, that aggregated campus-wide construction activities starting in 2021 could result in significant impacts regarding criteria air pollutants. The Campus Master Plan EIR evaluated the potential air quality emissions associated with construction of the total projected development (i.e., building square footage of approximately 220,000 sf/year) and land use types (e.g., residential, academic, and recreational) of the Campus Master Plan over a 15-year planning horizon, with the short-term projects (including the proposed project) distributed over the first 9 years and the long-term projects over the remaining 6 years. That analysis assumed that demolition, new construction, and overlap of multiple phases of construction activities could occur within the same year. Further, in the analysis conducted for Addendum 1, emissions modeling was conducted for the proposed housing development, which demonstrated that emissions would not exceed the SLOAPCD thresholds of significance. The proposed modifications by Addendum (#2) would result in less acreage of

construction, due to the reduction from nine to eight buildings, and would therefore, be within the previously modeled (Addendum 1 and Master Plan EIR) development envelope contemplated. Thus, the proposed modifications presented in this Addendum (#2) would not result in exceedances of the SLOAPCD thresholds of significance or substantially more severe impacts to air quality.

Additionally, the modified project would be required to comply with all construction requirements established for the overall Student Housing Program, including the State Water Resources Control Board (SWRCB) Construction General Permit, Section 5.408 of CALGreen, and LEED v4 requirements for waste reduction during construction. Construction traffic would also be required to comply with the construction traffic control plan prepared and implemented for the overall Student Housing Program, which illustrates the location of the proposed work area; identifies the location of areas where the public right-of-way would be closed or obstructed, and the placement of traffic control devices necessary to perform the work; shows the proposed phases of traffic control; and identifies the periods when the traffic control would be in effect and, although not expected, the periods when work would prohibit access to private property from a public right-of-way. The traffic control plan would also provide information on access for emergency vehicles to prevent interference with emergency response.

1.6 PROJECT APPROVALS

This section identifies the discretionary actions required for project approval by state and regional agencies (Table 1-1).

Table 1-1 Project Approvals

Authorizing Jurisdiction or Agency	Action
CSU Board of Trustees	
Schematic plans for the project and other related actions and approvals, as necessary	Approval
Division of the State Architect	
Accessibility compliance	Approval
Regional Water Quality Control Board	
National Pollutant Discharge Elimination System Permit (NPDES) – storm water pollution prevention plan and Notice of Intent to Comply with NPDES Construction Permit	Approval/Enforcement

Note: Compiled by Ascent Environmental in 2026.

2 ENVIRONMENTAL ANALYSIS

This addendum to the Campus Master Plan EIR was prepared pursuant to CEQA Guidelines Section 15164 to address minor project changes, changed circumstances, and new information that has become available since the approval of the Campus Master Plan and certification of the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1.

This chapter evaluates the environmental impacts of the modified project. As demonstrated in each resource topic discussed below in Sections 2.1 through 2.19, this chapter concludes that the changed circumstances, new information, and current project modifications would not result in new significant impacts or substantial increases in the severity of impacts previously identified in the Campus Master Plan EIR, as amended by the Student Housing Addendum No. 1. Overall, the modified project is well within the scope of the Campus Master Plan as analyzed in the Campus Master Plan EIR, amended by the Student Housing Addendum No. 1, and a Subsequent or Supplemental EIR is not required.

Each environmental resource area that was analyzed in the Campus Master Plan EIR and Student Housing Addendum No. 1 is discussed in further detail below.

2.1 AESTHETICS

2.1.1 Student Housing Project as Amended by Addendum No. 1

SCENIC VISTAS AND VISUAL CHARACTER

As described in Section 3.1, "Aesthetics," of the Campus Master Plan EIR, the Campus Master Plan EIR concluded that implementation of certain Master Plan projects would result in significant and unavoidable impacts on scenic vistas, scenic highways, visual character, and lighting and glare despite adherence to the Campus Master Plan's architectural guidelines and design principles. The project site is located in the East Campus area where no designated scenic vistas have been identified; however, views of the surrounding hillsides, the Morros, and the Santa Lucia Mountains, are visible throughout this subarea. The project site was previously identified and evaluated in the Campus Master Plan EIR for higher density student residence halls and is not considered an area of high viewer sensitivity. The Campus Master Plan EIR concluded this component of the Campus Master Plan would be compatible with the existing visual character and quality of the surrounding sites and would not have a significant impact on scenic vistas or visual character.

As evaluated under the Student Housing Project as Amended by Addendum No. 1, maximum building heights of the residence halls increased from five stories to up to nine stories in height; however, the project site would remain largely hidden from near-distance views due to intervening topography, campus buildings and landscaping. In addition, the Student Housing Project as Amended by Addendum No. 1 would implement the design review standards under CSU and Cal Poly requirements to ensure the buildings are compatible with surrounding buildings and other features. Furthermore, long distance views of the project site were evaluated to determine whether substantive changes in such views would occur with implementation of the Student Housing Project as Amended by Addendum No. 1, with particular focus on the increased building height. Figure 2-1 identifies three viewpoints of the Cal Poly campus that were selected. Figures 2-2a, 2-3a, and 2-4a provide renderings that identify the extent to which the Student Housing Project as Amended by Addendum No. 1 would be visible from publicly accessible viewpoints and whether long-distance views of the area might change. As shown in the figures below, Student Housing Addendum No. 1 determined that the Student Housing Project as Amended by Addendum No. 1 would be largely obscured from long-distance views by existing landscaping and topography. The Student Housing Project as Amended by Addendum No. 1 would be partially visible within Figures 2-2a and 2-3a, although primarily from Viewpoint 1, which is 1.25 miles from the project site. These figures show negligible changes to the long-distance

viewsheds, with the residence halls representing a continuation of campus buildings and infrastructure. As such, Student Housing Addendum No. 1 concluded that the Student Housing Project as Amended by Addendum No. 1 would not preclude long-distance views through the area. Therefore, no new or substantially more severe impacts would occur than were identified in the Master Plan EIR. Mitigation Measure 3.1-1 of the Campus Master Plan EIR would not apply to the Student Housing Project as Amended by Addendum No. 1, and no additional mitigation would be required.

In terms of visual character, the Student Housing Project as Amended by Addendum No. 1 would increase the height of the residence hall buildings to up to nine stories but is otherwise consistent with what was analyzed in the Campus Master Plan EIR. As part of the Cal Poly design review process and in accordance with the Cal Poly Construction Standards, the Student Housing Project as Amended by Addendum No. 1 would still be required to provide landscaping and other features to soften the visual interface between the proposed development and existing development, including on-campus structures. Compliance with the Cal Poly Construction Standards would ensure that the potential changes in visual conditions on-site would not substantially degrade the visual character of the surrounding areas in comparison to what was previously evaluated as part of the Campus Master Plan EIR. Furthermore, the land use designation (Residential East Campus) of the project site would not change under the Student Housing Project as Amended by Addendum No. 1. Therefore, no new or substantially more severe impacts would occur than were identified in the Master Plan EIR. Mitigation Measure 3.1-1 of the Campus Master Plan EIR would not apply to the Student Housing Project as Amended by Addendum No. 1, and no additional mitigation would be required.

SCENIC RESOURCES WITHIN A STATE HIGHWAY

The Campus Master Plan EIR evaluated visual impacts to scenic resources along a state scenic highway, where impacts were determined to be significant and unavoidable due to the campus' proximity (primarily the West Campus) to scenic highway State Route (SR) 1.

Student Housing Addendum No. 1 determined that the Student Housing Project as Amended by Addendum No. 1 would not result in new or more severe impacts to scenic resources within a State scenic highway compared to the original student housing project evaluated in the Campus Master Plan EIR, and there would be no substantial change from the previous conclusions in the Campus Master Plan EIR. Although Cal Poly is not subject to local regulations, it is worth noting that Grand Avenue, which serves as a primary gateway to campus, is identified as a scenic roadway in the City of San Luis Obispo General Plan Land Use and Circulation Element (applicable only to the portion of Grand Avenue located within City limits). The portion of the project site identified for the residence hall buildings is not located along Grand Avenue and is not visible from the section of Grand Avenue that is identified as scenic by the City of San Luis Obispo. As development of the project site would not occur in an area that is visible from or along the segment of Grand Avenue that is identified as a scenic roadway within the City, no significant impacts to scenic resources along this local roadway would occur.

State Route (SR) 1, located approximately 1.15 miles west of the project site, is the only designated state scenic highway in the vicinity of the Cal Poly campus. SR 1 derives its scenic highway designation from the natural, scenic views when in motion, driving north or south along the roadway. Since the project site would not include development up the adjacent hillside, a majority of the scenic viewshed of the hills and hillsides when passing the project site's location would be preserved and there would be a negligible difference in the views extending from SR 1 to the eastern edge of the Cal Poly campus. Furthermore, development within the East Campus where the project site is located would not occur along SR 1. Due to this distance (as well as intervening topography, development, and vegetation along Stenner and Brizzolara creeks and elsewhere) between the project site and SR 1, Student Housing Addendum No. 1 concluded that the Student Housing Project as Amended by Addendum No. 1 would not significantly affect scenic resources within a state scenic highway and impacts would be less-than-significant. No mitigation was required.

LIGHT AND GLARE

The Campus Master Plan EIR determined that potentially significant impacts caused by new sources of light and glare would be reduced to less-than-significant through implementation of Mitigation Measures 3.1a through 3.1d, which require the use of non-reflective materials, lighting plans for certain Master Plan projects, directional lighting, and installation of vegetated barriers as needed.

Student Housing Addendum No. 1 concluded that construction and operation of the residence halls would include exterior and security lighting, which could potentially contribute to indirect lighting/glare on adjacent land uses. However, the Student Housing Project as Amended by Addendum No. 1 would continue to be designed consistent with the Cal Poly Campus Design Guidelines for architectural features, building form, and colors, would continue to comply with Mitigation Measures 3.1-3a and 3.1-3c from the Campus Master Plan EIR requiring non-reflective materials and shielded, directional lighting to prevent glare or light spillover. Therefore, the Student Housing Addendum No. 1 concluded that the Student Housing Project as Amended by Addendum No. 1 would not result in new or more severe impacts to light and glare compared to the original student housing project in the Campus Master Plan, and there would be no substantial change from the previous conclusions in the Campus Master Plan EIR. Mitigation Measures 3.1-3a and 3.1-3c from the Campus Master Plan EIR are applicable to the Student Housing Project as Amended by Addendum No. 1.

2.1.2 Modified Project

SCENIC VISTAS AND VISUAL CHARACTER

As shown in Figure 1-4, the modified project would occur within the same project site as evaluated for the Student Housing Project as Amended by Addendum No. 1 although it would modify the number and layout of the residence hall buildings as well as would increase maximum building heights from nine to 10 stories compared to what was previously analyzed for the Student Housing Project as Amended by Addendum No. 1. To assess the visual difference between the approved and modified projects, Figures 2-2b, 2-3b, and 2-4b provide renderings that identify the extent to which the modified project would be visible from publicly accessible viewpoints and whether long-distance views of the area might change compared to those under the Student Housing Project as Amended by Addendum No. 1. As shown in Figures 2-2b, 2-3b, and 2-4b and compared to Figures 2-2a, 2-3a, and 2-4a, long-range views of the project site would not substantially change between the approved and modified projects. While the increase in building heights by one story and the reorientation of some of the residence hall buildings would result in slightly different views of the project site, the degree of change between the approved and modified projects would be negligible. Furthermore, the modified project's maximum building heights of 10 stories would be consistent with building heights of existing structures located nearby, including the Cerro Vista Apartments to the north.

The buildings are partially visible within Figures 2-2a and 2-3a as rendered from the Student Housing Project as Amended by Addendum No. 1, although primarily from Viewpoint 1, which is 1.25 miles from the project site. The modified project would not significantly alter the long-distance views of the project site from Viewpoint 1 and Viewpoint 2 compared to the Student Housing Project as Amended by Addendum No. 1. Under the modified project, the buildings are also slightly partially visible at the upper right corner of the building from Viewpoint 3 (Figure 2-4b) compared to the Student Housing Project as Amended by Addendum No. 1 where the buildings were minimally visible from Viewpoint 3 (Figure 2-4a). However, this change is very minimal and would not affect long-distance views of the project site. The increase in maximum building heights and the reorientation of the residence hall buildings would cause minimal changes to these viewsheds, and as such, the project would not preclude long-distance views through the area. In addition, because the modified project would be developed on the same project site as evaluated for the Student Housing Project as Amended by Addendum No. 1, near- and long-distance views would be largely limited due to existing, intervening buildings, landscaping, and topography similar to the Student Housing Project as Amended by Addendum No. 1. Therefore, no new or substantially more severe impacts to scenic vistas would occur with implementation of the modified project compared to what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1.

SCENIC RESOURCES WITHIN A STATE HIGHWAY

The modified project would be located within the same project site as the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1. Renderings for the modified project's site plan were prepared by Cal Poly to better assess the extent to which views would change from SR 1 compared to the Student Housing Project as amended by Addendum No. 1, as shown in Figures 2-2a and 2b, 2-3a and 3b, and 2-4a and 4b. Comparing the renderings between the Student Housing Project as amended by Addendum No. 1 and the proposed modified project, the increase in maximum building heights and reorientation of some of the residence hall buildings would cause minimal changes to views along SR 1. The modified project would continue to only be partially visible from one viewpoint (Viewpoint 1) along SR 1. Due to this distance (as well as intervening topography, development, and landscaping) between the project site and SR 1, the modified project would not significantly affect scenic resources within a state scenic highway. Furthermore, as result of varying topography the proposed modified project's building height is visually similar to the of other buildings within the viewshed, including the Cerro Vista Apartments to the north. Therefore, the modified project would not result in new or more severe impacts to scenic resources within a State scenic highway, and there would be no substantial change from the previous conclusions in the Campus Master Plan EIR as amended by Student Housing Addendum No. 1. No mitigation is required.

LIGHT AND GLARE

The modified project would reduce the number of residential halls from nine to eight compared to the Student Housing Project as Amended by Addendum No. 1, which would slightly reduce the amount of exterior and security lighting on the project site. Regardless, the modified project still be designed to be consistent with the Cal Poly Campus Design Guidelines for architectural features, building form, and colors, and would be required to implement Mitigation Measures 3.1-3a and 3.1-3c from the Campus Master Plan EIR requiring non-reflective materials and shielded, directional lighting to prevent glare or light spillover. Therefore, the modified project would not result in new or more severe impacts to light and glare compared to the Student Housing Project as Amended by Addendum No. 1, and there would be no substantial change from the previous conclusions in the Campus Master Plan EIR as amended by Student Housing Addendum No. 1. Mitigation Measures 3.1-3a and 3.1-3c from the Campus Master Plan EIR are applicable to the modified project.

In terms of visual character, the site plan of the modified project would continue to incorporate landscaping and pockets of open space between the residential halls to soften the visual interface between the proposed development and existing development. The removal of Building G and new layout of Buildings F, H and I would add additional open space lawn area surrounding Buildings F, H, and I and would be consistent with the open space and landscaping throughout the rest of the site. Continued compliance with the construction requirements established for the overall Student Housing Program, as described in Section 1.5.5, "Construction," would ensure that the potential changes in visual conditions on-site would not substantially degrade the visual character of the surrounding area compared to what was analyzed in Student Housing Addendum No. 1. Furthermore, the land use designation (Residential East Campus) of the project site would not change under the modified project. Therefore, the modified project would not result in new or more severe impacts to scenic vistas or visual character compared to Student Housing Project as Amended by Addendum No. 1 previously evaluated, and there would be no substantial change from the previous conclusions in the Campus Master Plan EIR as amended by Student Housing Addendum No. 1.



Source: CPSHP View Shed Study 2024.

Figure 2-1 Viewpoint Locations

California Polytechnic State University, San Luis Obispo
Student Housing Program EIR Addendum



Source: CPSHP View Shed Study 2024.

Figure 2-2a Renderings of Student Housing Project as Amended by Addendum No. 1 from Viewpoint 1

California Polytechnic State University, San Luis Obispo
Student Housing Program EIR Addendum



Source: CPSHP View Shed Study 2025.

Figure 2-2b Renderings of Modified Project from Viewpoint 1



Source: CPSHP View Shed Study 2024.

Figure 2-3a Renderings of Student Housing Project as Amended by Addendum No. 1 from Viewpoint 2



Source: CPSHP View Shed Study 2025.

Figure 2-3b Renderings of Modified Project from Viewpoint 2



Source: CPSHP View Shed Study 2024.

Figure 2-4a Renderings of Student Housing Project as Amended by Addendum No. 1 from Viewpoint 3

California Polytechnic State University, San Luis Obispo
Student Housing Program EIR Addendum



Source: CPSHP View Shed Study 2025.

Figure 2-4b Renderings of Modified Project from Viewpoint 3

2.2 AGRICULTURE AND FORESTRY RESOURCES

2.2.1 Student Housing Project as Amended by Addendum No. 1

As described in Section 3.2, “Agriculture and Forestry Resources,” of the Campus Master Plan EIR, implementation of the Campus Master Plan largely avoids impacts to designated Important Farmland (e.g., Prime, Unique, or Farmland of Statewide Importance). However, development within the West Campus, and specifically the proposed Facilities Operations Complex site, would be located on land designated as Prime Farmland, where impacts were determined to be significant and unavoidable even with implementation of Mitigation Measure 3.2-1. Development outside of the West Campus would not affect land designated as Prime Farmland and therefore, Mitigation Measure 3.2-1 would not be applicable. As noted on page 3.2-6 of the Campus Master Plan EIR, no forestry resources are located within the Master Plan Area, and no impacts on forestry resources would occur as a result of Campus Master Plan implementation. With respect to Williamson Act lands, campus lands are state lands and are not eligible for Williamson Act agreements, nor are they subject to local zoning controls; therefore, this issue is not relevant to the Campus Master Plan.

As discussed in Student Housing Addendum No. 1, the project site would not be located on agricultural lands, forestry resources, or on land enrolled in a Williamson Act contract, similar to the original student housing project evaluated in the Campus Master Plan EIR, and would not convert agricultural land to nonagricultural uses, as shown in the California Department of Conservation (DOC) Important Farmland Map. As such, no new or substantially more severe impacts would occur. Mitigation Measure 3.2-1 would not apply to the Student Housing Project as Amended by Addendum No. 1, and no additional mitigation would be required. Thus, Student Housing Addendum No. 1 determined that the Student Housing Project as Amended by Addendum No. 1 would not significantly affect agricultural resources. No new or more severe impacts with respect to agricultural resources would occur, and impacts associated with the Student Housing Project as Amended by Addendum No. 1 would be consistent with the conclusions of the Campus Master Plan EIR. No mitigation was required.

2.2.2 Modified Project

As shown in Figure 1-4, the modified project would occur within the same project site as evaluated for the Student Housing Project as Amended by Addendum No. 1 although would modify the number and layout of the residence hall buildings as well as would increase maximum building heights from nine to 10 stories. Because the modified project would not change the project site boundaries or intended use of the site from those previously evaluated in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1, implementation of the modified project would not impact land designated as Important Farmland. Therefore, the modified project would not result in new or more severe impacts related to agriculture and forestry resources compared to what was previously analyzed in the Campus Master Plan EIR as amended by the Student Housing Addendum No. 1. No significant impacts would occur and no mitigation is required.

2.3 AIR QUALITY

2.3.1 Student Housing Project as Amended by Addendum No. 1

The Master Plan Area, including the project site, is located within the jurisdiction of the San Luis Obispo County Air Pollution Control District (SLOAPCD), which is the primary agency responsible for planning to meet National Ambient Air Quality Standards (NAAQS) and California Ambient Air Quality Standards (CAAQS) in San Luis Obispo County. Consistent with state law, SLOAPCD adopted a Clean Air Plan for San Luis Obispo County in 2001 (2001 Clean Air Plan) to address attainment of state ozone and particulate matter standards. The 2001 Clean Air Plan outlines SLOAPCD’s strategies to reduce emissions from a wide variety of stationary and mobile sources, and a triennial report

regularly documents the county's progress toward attainment. The county is currently designated as a nonattainment area for ozone with respect to the CAAQS and a nonattainment area for particulate matter with diameters generally 10 micrometers and smaller (PM₁₀) with respect to the NAAQS and CAAQS.

Potential impacts on air quality resulting from construction, implementation and long-term operation of the Campus Master Plan were analyzed in Section 3.3 of the Campus Master Plan EIR. The Campus Master Plan EIR determined that air quality impacts related to conflicting with the air pollution control district long-term air quality planning efforts, and exposing sensitive receptors to substantial pollutant concentrations and toxic air contaminants would be less-than-significant. However, the Campus Master Plan EIR concluded that buildout of the Campus Master Plan would result in significant and unavoidable air quality impacts related to construction and long-term criteria air pollutants and exposure of sensitive receptors to objectionable odors even with implementation of Mitigation Measures 3.3-2, 3.3-3a, 3.3-3b, and 3.3-6.

Student Housing Addendum No. 1 determined that implementation of the Student Housing Project as Amended by Addendum No. 1 would be consistent with the number of student beds projected in the Campus Master Plan for the near term and that overall construction and operational air quality emissions would be within the emissions projected in the Campus Master Plan EIR. In addition, construction and operational activities from the Student Housing Project as Amended by Addendum No. 1 would not represent substantial odor sources given the intended residential uses. To the extent any chemicals are used in project cleaning or maintenance activities, those would be utilized in accordance with applicable regulations, and would be properly stored and contained, thereby limiting potential odors. Therefore, Student Housing Addendum No. 1 concluded that the Student Housing Project as Amended by Addendum No. 1 would not result in new or substantially more severe air quality impacts beyond what was previously analyzed in the Campus Master Plan EIR. Student Housing Addendum No. 1 also determined that Mitigation Measures 3.3-2, 3.3-3a, 3.3-3b, and 3.3-6 were not applicable to the Student Housing Project as Amended by Addendum No. 1, and no additional mitigation was required.

2.3.2 Modified Project

Compared to Student Housing Project as Amended by Addendum No. 1 as evaluated in Student Housing Addendum No. 1, the modified project would reduce the number of residence hall buildings from nine to eight buildings but would increase maximum building height from nine to 10 stories as well as reorient some of the residence hall buildings. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). With the elimination of one building, it is reasonable to assume that construction and operational air quality emissions would be similar or reduced compared to those evaluated for the Student Housing Project as Amended by Addendum No. 1. Since the Student Housing Project as Amended by Addendum No. 1 was determined to have less-than-significant air quality impacts, it is also reasonable to conclude that the modified project would also have less-than-significant air quality impacts. As a result, no new or more severe impacts to air quality would occur with implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. No mitigation would be required.

2.4 ARCHAEOLOGICAL, HISTORICAL AND TRIBAL CULTURAL RESOURCES

2.4.1 Student Housing Project as Amended by Addendum No. 1

HISTORICAL AND ARCHAEOLOGICAL RESOURCES

The impacts on archaeological, historical and tribal cultural resources associated with implementation of the Campus Master Plan were analyzed in Section 3.4 of the Campus Master Plan EIR. The Campus Master Plan EIR determined that implementation of the Campus Master Plan could result in significant impacts on both archaeological and historical resources in the Master Plan Area. Regarding potential impacts to historic resources, as noted in the Campus Master Plan EIR, certain structures within the main campus either are considered historical or could be eligible for listing as a historical resource during implementation of the Master Plan. Redevelopment or renovation of such structures could result in damage to or destruction of historical buildings and structures, thereby resulting in a substantial adverse change in the significance of a historical resource as defined in State CEQA Guidelines Section 15064.5. Mitigation Measure 3.4-1 was adopted and requires project-specific surveys and appropriate treatment (including preservation where possible) of historical structures. Nonetheless, because the potential for permanent loss of a historical resource or its integrity could not be feasibly avoided with the implementation of the Campus Master Plan, impacts on historical resources were determined to be significant and unavoidable.

With respect to archaeological resources, the Campus Master Plan EIR found that future development associated with the implementation of the Campus Master Plan could be located in areas that contain known or unknown archaeological resources, and ground-disturbing activities could result in discovery of or damage to as-yet-undiscovered archaeological resources as defined in State CEQA Guidelines Section 15064.5. With implementation of Mitigation Measures 3.4-2a through 3.4-2c, which require site-specific surveys, documentation, and protection of archaeological resources (where possible), archaeological impacts associated with the implementation of the Campus Master Plan would be reduced to a less-than-significant level.

As part of the analysis from Student Housing Addendum No. 1, a cultural resources records search was conducted in 2019, which found no known historic or archaeological resources within the project site. Therefore, Student Housing Addendum No. 1 determined that the Student Housing Project would not result in adverse impacts to historical or archaeological resources with implementation of with Mitigation Measures 3.4-1, 3.4-2a, 3.4-2b, and 3.4-2c of the Campus Master Plan EIR. Compliance with Mitigation Measure 3.4-1 of the Campus Master Plan EIR was achieved through evaluation of the on-site structures, and since the structures were determined not to be historic or otherwise eligible for listing as a historic resource, no additional mitigation would be required. For these reasons, Student Housing Addendum No. 1 determined that the Student Housing Project as Amended by Addendum No. 1 would not result in new circumstances, nor has new information been identified that would alter the previous conclusions of the Campus Master Plan EIR. No new or more severe impacts with respect to agricultural resources would occur, and impacts associated with the Student Housing Project as Amended by Addendum No. 1 would be consistent with the conclusions of the Campus Master Plan EIR. Mitigation Measures 3.4-2a, 3.4-2b, and 3.4-2c from the Campus Master Plan EIR are applicable to the Student Housing Project as Amended by Addendum No. 1.

TRIBAL CULTURAL RESOURCES

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

Assembly Bill (AB) 52 consultation requirements did not apply to the Student Housing Project as Amended by Addendum No. 1 because it was processed as an addendum to the certified Campus Master Plan EIR rather than a new or subsequent CEQA document. Nonetheless, Cal Poly has a history of coordination with local tribes, including the yak tityu tityu (Northern Chumash) and Torres Martinez Desert Cahuilla Indians, and will continue this practice for campus development. No tribal cultural resources meeting CEQA criteria were identified, and consistent with existing regulatory requirements, any future discoveries would be appropriately managed. For these reasons, Student Housing Addendum No. 1 determined that no new circumstances would occur with implementation of the Student Housing Project as Amended by Addendum No. 1, nor has new information been identified that would alter the previous conclusions of the Campus Master Plan EIR. The Student Housing Project as Amended by Addendum No. 1 would not result in new or substantially more severe impacts to tribal cultural resources. No mitigation was required.

2.4.2 Modified Project

HISTORICAL AND ARCHAEOLOGICAL RESOURCES

The modified project would be developed on the same project site as the Student Housing Project as Amended by Addendum No. 1, which was determined to not contain any historical or archaeological resources per the cultural resources record search conducted for the Student Housing Project as Amended by Addendum No. 1 in 2019. In addition, because the modified project would reduce the number of residential hall buildings compared to the Student Housing Project as Amended by Addendum No. 1 from nine to eight buildings, the amount of ground disturbance required during construction and thus, the potential to encounter unknown, buried archaeological resources would be reduced compared to what was analyzed for the Student Housing Project as Amended by Addendum No. 1. With continued implementation of Mitigation Measures 3.4-2a through 3.4-2c from the Campus Master Plan EIR as amended by Student Housing Addendum No. 1, which require a pre-construction survey, training of construction personnel, documentation, and protection of archaeological resources (where possible), no significant impacts to archaeological resources would occur. Therefore, the modified project would not create new or more severe impacts to historical or archaeological resources beyond those previously analyzed in the Campus Master Plan EIR as amended by Student Housing Addendum No. 1. Mitigation Measures 3.4-2a through 3.4-2c from the Campus Master Plan EIR are applicable to the modified project.

TRIBAL CULTURAL RESOURCES

Similar to the Student Housing Project as Amended by Addendum No. 1, the modified project is being processed as an addendum to the certified Campus Master Plan EIR rather than a new or subsequent CEQA document and as such, AB 52 consultation requirements do not apply. Nonetheless, Cal Poly will continue its practice of ongoing coordination with local tribes, including the yak tityu tityu (Northern Chumash) and Torres Martinez Desert Cahuilla Indians, throughout campus development. No tribal cultural resources meeting CEQA criteria were identified, and consistent with existing regulatory requirements, any future discoveries would be appropriately managed. For these reasons, the modified project would not result in new or substantially more severe impacts to tribal cultural resources beyond those previously analyzed in the Campus Master Plan EIR as amended by Student Housing Addendum No. 1. No mitigation is required.

2.5 BIOLOGICAL RESOURCES

2.5.1 Student Housing Project as Amended by Addendum No. 1

The impacts on biological resources associated with implementation of the Campus Master Plan were analyzed in Section 3.5 of the Campus Master Plan EIR. The Campus Master Plan EIR determined impacts to biological resources to be less than significant with implementation of adopted mitigation measures specific. Potential impacts identified in the

Campus Master Plan EIR included disturbance to or conversion of habitat occupied by or suitable for special-status plant and wildlife species, degradation or loss of state or federally riparian habitat or protected wetlands, and interference with wildlife movement corridors, which could result in significant impacts if such species are present. To reduce impacts, Mitigation Measures 3.5-1a through 3.5-1e and 3.5-2a through 3.5-2x from the Campus Master Plan EIR, which require site- and species-specific considerations of impacts for projects developed under the Campus Master Plan. With implementation of these mitigation measures, the Campus Master Plan EIR determined that implementation of the Campus Master Plan would not result in significant impacts to biological resources.

To support the analysis of the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1, a biological resources reconnaissance survey was conducted of the project site in November 2022 to evaluate and/or confirm the potential for sensitive biological resources compared to what was identified in the Campus Master Plan EIR. The biological resources reconnaissance survey concluded that the development portion of the project site is located within an entirely developed area of the campus (see Campus Master Plan EIR Figures 3.5-1 and 3.5-2) and is not located on or adjacent to potential habitat for special status species, wetland or riparian habitat, or wildlife movement corridor or nursery site. The project site is dominated by paved areas, including parking lots and existing residence halls, and landscaping, none of which would be considered sensitive with respect to biological resources. No construction, including temporary staging, would be required north of Klamath Road and Cerro Vista Circle at the project site's northern boundary. No demolition or removal of wetlands, riparian habitat, native trees and vegetation or other potential biological resource would occur as a result of development of the Student Housing Project as Amended by Addendum No. 1. In the event that improvements to existing drainages are required as design and planning continues for the Student Housing Project as Amended by Addendum No. 1, Cal Poly would adhere to the requirements of Mitigation Measures 3.5-3j and 3.5-4 to the extent applicable.

Within the landscaped areas of the project site and the portions of the project site proposed for demolition or renovation, however, the potential does exist for nesting birds and roosting bats. Construction activities, including building demolition, exterior renovation work, vehicle use, ground disturbing activities, construction crews working within close proximity of nesting trees or roosts, and disturbance to or removal of nesting trees could result in a potentially significant impact on tricolored blackbird, grasshopper sparrow, burrowing owl, western yellow-billed cuckoo, white-tailed kite, least Bell's vireo, loggerhead shrike, purple martin, and other native nesting birds, if present. Therefore, Mitigation Measures 3.5-2u through 3.5-2x was determined to apply to the Student Housing Project as Amended by Addendum No. 1 and requires pre-construction surveys for active nests/roosts within and adjacent to the project site. If nesting birds or roosting bats are identified, appropriate buffers and monitoring protocols would be implemented to ensure that disturbance of an active nest or roost does not occur. With implementation of the above mitigation measures, the Student Housing Addendum No. 1 determined that implementation of the Student Housing Project as Amended by Addendum No. 1 would not result in significant impacts to biological resources and no new or substantially more severe impacts would occur beyond those previously disclosed in the Campus Master Plan EIR. Mitigation Measures 3.5-2u through 3.5-2x of the Campus Master Plan EIR are applicable to the Student Housing Project as Amended by Addendum No. 1.

2.5.2 Modified Project

Compared to Student Housing Project as Amended by Addendum No. 1 as evaluated in Student Housing Addendum No. 1, the modified project would reduce the number of residence hall buildings from nine to eight buildings but would increase maximum building height from nine to 10 stories as well as reorient some of the residence hall buildings. As such, the modified project would disturb a slightly reduced area within the project site compared to the Student Housing Project as Amended by Addendum No. 1 since one less building footprint would be included and would continue to include pockets of open space and landscaping throughout the project site. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1, which is located within an entirely developed area of the campus and is not located on or adjacent to potential habitat for special status species, wetland or riparian habitat, or wildlife movement corridor or nursery site. Furthermore, the project site is currently dominated by paved areas, including parking lots and existing residence halls, and landscaping, none of which would be considered sensitive with respect to biological resources.

However, similar to the Student Housing Project as Amended by Addendum No. 1, construction of the modified project would have the potential to disturb existing landscaped areas which could be used by nesting birds and roosting bats. Implementation of Mitigation Measures 3.5-2u through 3.5-2x would therefore be applicable to the modified project, similar to the Student Housing Project as Amended by Addendum No. 1, which requires pre-construction surveys for active nests/roosts within and adjacent to the project site. Once constructed, more open space and landscaping would be provided compared to the Student Housing Project as Amended by Addendum No. 1 with the elimination of Building G, which could provide additional habitat for nesting birds and roosting bats.

In addition, no demolition or removal of wetlands, riparian habitat, native trees and vegetation or other potential biological resource would occur as a result of development of the modified project. In the event that improvements to existing drainages are required as design and planning continues for the modified project, Cal Poly would adhere to the requirements of Mitigation Measures 3.5-3j and 3.5-4 to the extent applicable, similar to the Student Housing Project as Amended by Addendum No. 1. For these reasons, the modified project would not result in new or more severe impacts to biological resources beyond those disclosed in the Campus Master Plan EIR as amended by Student Housing Addendum No. 1. Mitigation Measures 3.5-2u through 3.5-2x of the Campus Master Plan EIR are applicable to the modified project.

2.6 ENERGY

2.6.1 Student Housing Project as Amended by Addendum No. 1

The Campus Master Plan EIR determined that impacts would be less-than-significant with respect to the consumption of energy and that no conflicts with state or local plans for renewable energy or energy efficiency would occur. Potential impacts analyzed included the operational use of energy in new buildings, transportation-related energy demand, and temporary energy consumption during construction activities. The Campus Master Plan EIR assumed all Master Plan development projects would continue to comply with the California Energy Code and achieve a 30-percent reduction in energy use from 2019 CALGreen Code requirements pursuant to Mitigation Measure 3.8-1 of the Campus Master Plan EIR, which requires energy-reducing features such as efficient appliances, lighting, and electric-powered space and water heating.

Student Housing Addendum No. 1 determined that implementation of the Student Housing Project as Amended by Addendum No. 1 would also result in less-than-significant energy impacts as construction-related energy use would be temporary, limited by idling restrictions in accordance with SLOAPCD requirements, potential use of alternative-fuel equipment, and best available construction practices. The Student Housing Project as Amended by Addendum No. 1 would also not result in long-term energy demand as it would exceed Title 24 Building Energy Efficiency Standards and achieve a minimum of LEED Silver to reduce energy use, which establishes minimum efficiency standards related to various building features, including appliances, water and space heating and cooling equipment, building installation and roofing, and lighting. Project adherence to the increasingly stringent building efficiency standards, as well as the Campus Master Plan and Cal Poly's Construction Standards, would reduce the Student Housing Project as Amended by Addendum No. 1's energy consumption to be consistent with applicable plans, policies, and regulations adopted for avoiding or mitigating environmental effects related to energy. The Student Housing Project as Amended by Addendum No. 1 would also support per capita energy consumption decreases by locating additional students on campus (and associated vehicle emission reductions associated with commuting) and through its uses of grid electricity, which is required by state legislation (e.g., Senate Bill 100) to source at least 60 percent of its supplies from renewable energy sources by 2030 and 100 percent from carbon-free sources by 2045. The project would not develop uses or involve activities that would conflict with goals of decreasing per capita energy consumption, decreasing reliance on oil (petroleum), increasing uses of renewable energy sources, or that would result in wasteful, inefficient, or unnecessary consumption of energy. Therefore, Student Housing Addendum No. 1 concluded that no new energy-related impacts or impacts more severe than those described in the Campus Master Plan EIR would occur with implementation of the Student Housing Project as Amended by Addendum No. 1. No mitigation was required.

2.6.2 Modified Project

The modified project would decrease the number of residence hall buildings from nine to eight by removing Building G, increase maximum building height from nine to 10 stories, re-orient Buildings C, D, and E, and change the layout and orientation of Buildings F, H, and I compared to previously evaluated for the Student Housing Project as Amended by Addendum No. 1. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). With the elimination of one building, it is reasonable to assume that energy consumption during construction and operation would be reduced compared to the Student Housing Project as Amended by Addendum No. 1 due to the reduction in building square footage. Since the Student Housing Project as Amended by Addendum No. 1 was determined to have less-than-significant energy impacts, it is also reasonable to conclude that the modified project would also have less-than-significant energy impacts. In addition, the modified project would continue to comply with existing state laws and requirements, including exceeding Title 24 Building Energy Efficiency Standards, and would be designed to promote energy conservation by achieving a minimum of LEED Silver to reduce energy use, in accordance with Appendix F of the State CEQA Guidelines. As a result, no new or more severe impacts to energy would occur with implementation of the modified project compared to what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. No mitigation is required.

2.7 GEOLOGY AND SOILS

2.7.1 Student Housing Project as Amended by Addendum No. 1

GEOTECHNICAL HAZARDS

Impacts related to geology and soils were evaluated within Section 3.7 of the Campus Master Plan EIR. The Campus Master Plan EIR determined impacts related to geotechnical hazards (i.e., ground shaking, ground failure or liquefaction, and landslides) to be less than significant with implementation of Mitigation Measure 3.7-3, which requires site-specific geotechnical investigations.

As noted in Student Housing Addendum No. 1, the Student Housing Project as Amended by Addendum No. 1 is located within a relatively flat, developed portion of campus but is adjacent to areas of relatively high landslide risk. While the Student Housing Project as Amended by Addendum No. 1 itself would not exacerbate existing seismic hazards risks associated within any regional faults, the Student Housing Project as Amended by Addendum No. 1, as contemplated in the Campus Master Plan, would result in an increased on-campus residential population and a resulting increased exposure of people to seismic-related risks. In addition to compliance with CSU Seismic Policy requirements and the California Building Code (CBC), Mitigation Measure 3.7-3 is applicable to the Student Housing Project as Amended by Addendum No. 1, which requires preparation of a site-specific geotechnical evaluation to determine appropriate soil compaction and building stabilization and other stabilizing measures to be incorporated into project design and implemented with project construction. Therefore, through compliance with the CBC and CSU Seismic Policy requirements along with implementation of Mitigation Measure 3.7-3, Student Housing Addendum No. 1 concluded that the Student Housing Project as Amended by Addendum No. 1 would not result in new or substantially more severe impacts related to strong seismic ground shaking, seismic-related ground failure, including liquefaction, or landslides beyond those described in the Campus Master Plan EIR. Mitigation Measure 3.7-3 of the Campus Master Plan EIR is applicable to the Student Housing Project as Amended by Addendum No. 1.

SOIL EROSION, LOSS OF TOPSOIL, UNSTABLE SOIL, EXPANSIVE SOIL

The Campus Master Plan EIR determined that impacts related to the loss of topsoil or substantial erosion would be less than significant with adherence to existing regulatory and permitting requirements for building construction and stormwater control, which provide adequate protection against soil erosion and loss of topsoil. In addition, the Campus Master Plan EIR concluded that impacts related to unstable and expansive soils would be reduced to less than significant with implementation of Mitigation Measure 3.7-3, which requires that a site-specific geotechnical investigation that addresses the potential for unstable and/or expansive soils be performed to provide data for the architect and/or engineer to responsibly design a given project. The recommendations of that site-specific report would then be incorporated into the design and construction of the project and ensure that on-site soils are compacted and/or stabilized appropriately.

Student Housing Addendum No. 1 determined that impacts related to loss of topsoil, erosion, and unstable and expansive soils would be less than significant with adherence to regulatory and permitting requirements, including the CBC, National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction Activity (Construction General Permit) and a storm water pollution prevention plan (SWPPP), as well as with implementation of Mitigation Measure 3.7-3. Therefore, Student Housing Addendum No. 1 concluded that the Student Housing Project as Amended by Addendum No. 1 would not result in new or substantially more severe impacts related to loss of topsoil, erosion, and unstable and expansive soils beyond those described in the Campus Master Plan EIR. Mitigation Measure 3.7-3 of the Campus Master Plan EIR is applicable to the Student Housing Project as Amended by Addendum No. 1.

PALEONTOLOGICAL RESOURCES

The Campus Master Plan EIR determined that while the potential to encounter buried paleontological resources are considered low, the potential still occurs which could result in significant impacts if such resources are encountered. However, implementation of Mitigation Measure 3.7-7 would reduce impacts to a less-than-significant level, as it requires any paleontological resources encountered during construction to be evaluated and treated appropriately in accordance with the recommendations of a qualified paleontologist.

Student Housing Addendum No. 1 determined that while the potential for the project site to contain paleontological resources would be considered low, Mitigation Measure 3.7-7 from the Campus Master Plan EIR would still be applicable to the Student Housing Project as Amended by Addendum No. 1 during ground-disturbing construction activities. Therefore, impacts to paleontological resources would be reduced to less than significant, consistent with the determination of the Campus Master Plan EIR. No new or substantially more severe impacts associated with paleontological resources would occur beyond what was previously disclosed in the Campus Master Plan EIR. Mitigation Measure 3.7-7 from the Campus Master Plan EIR is applicable to the Student Housing Project as Amended by Addendum No. 1.

2.7.2 Modified Project

GEOTECHNICAL HAZARDS

Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). Therefore, the modified project would not increase the on-campus residential population compared to the Student Housing Project as Amended by Addendum No. 1 and thus would not increase the risk of exposure of people to seismic hazards. Similar to the Student Housing Project as Amended by Addendum No. 1, the modified project would be required to implement Mitigation Measure 3.7-3 in addition to adhering to the requirements of the CBC and CSU Seismic Policy requirements to ensure site-specific geotechnical considerations are incorporated into the design and construction of

the modified project to ensure risk from geotechnical hazards are minimized to the greatest extent feasible. For these reasons, no new or substantially more severe impacts related to geotechnical hazards would occur with implementation of the modified project compared to what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. Mitigation Measure 3.7-3 of the Campus Master Plan EIR is applicable to the modified project.

SOIL EROSION, LOSS OF TOPSOIL, UNSTABLE SOIL, EXPANSIVE SOIL

Because the modified project would reduce the number of residence hall buildings from nine to eight compared to the Student Housing Project as Amended by Addendum No. 1, the amount of ground disturbance is anticipated to be similar or reduced compared to the Student Housing Project as Amended by Addendum No. 1 previously analyzed in Student Housing Addendum No. 1. The modified project would continue to adhere to regulatory and permitting requirements and would implement Mitigation Measure 3.7-3 to ensure site-specific considerations are incorporated into the new design for the modified project. Therefore, no new or more severe impacts related to soil erosion, loss of topsoil, unstable soil, and expansive soil would occur with implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. Mitigation Measure 3.7-3 of the Campus Master Plan EIR is applicable to the modified project.

PALEONTOLOGICAL RESOURCES

As previously described, the modified project would be located within the same project site as the Student Housing Project as Amended by Addendum No. 1 and therefore would have the same potential to encounter unknown, buried paleontological resources. Similar to the Student Housing Project as Amended by Addendum No. 1, the modified project would continue to comply with Mitigation Measure 3.7-7, which would reduce impacts to paleontological resources to less than significant, consistent with the findings of the Campus Master Plan EIR and Student Housing Addendum No. 1. No new or substantially more severe impacts associated with paleontological resources would occur with the implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by the Student Housing Addendum No. 1. Mitigation Measure 3.7-7 from the Campus Master Plan EIR is applicable to the modified project.

2.8 GREENHOUSE GAS EMISSIONS

2.8.1 Student Housing Project as Amended by Addendum No. 1

The Campus Master Plan EIR determined that impacts related to the generation of greenhouse gases (GHG) emissions during construction and operation of development anticipated under the Campus Master Plan would be reduced to a less-than-significant level with implementation of Mitigation Measure 3.8-1 and 3.8-2. Mitigation Measure 3.8-1 requires energy efficiency measures to be implemented for all new construction projects to reduce operational emissions associated with future buildings and also requires that systemwide measures be incorporated to reduce overall campus emissions. Mitigation Measure 3.8-2 requires the purchasing of GHG offsets to further reduce GHG emissions. Taking into consideration statewide reduction targets, including the CSU Sustainability Policy, the Campus Master Plan EIR determined that Campus Master Plan implementation would not conflict with applicable plans and targets related to GHG reduction.

The Student Housing Addendum No. 1 concluded that GHG impacts associated with the construction and operation of the Student Housing Project as Amended by Addendum No. 1 would be reduced to less-than-significant with implementation of Measure 3.8-1. Taking into consideration the reduced vehicle travel associated with more students living on campus, the Student Housing Project as Amended by Addendum No. 1 would result in a net increase of 2,674 metric tons of carbon dioxide equivalent (MTCO₂e). However, both construction and operation of the Student Housing Project as Amended by Addendum No. 1 were previously evaluated as part of the overall Campus Master

Plan implementation in the Campus Master Plan EIR, which already concluded that development, including the Student Housing Project as Amended by Addendum No. 1, would result in an increase in GHG emissions from construction vehicle trips, construction equipment, construction and operational energy use, and operational mobile sources. With implementation of Mitigation Measures 3.8-1 and 3.8-2 of the Campus Master Plan EIR, both construction and operational emissions associated with the Student Housing Project as Amended by Addendum No. 1 would be reduced to be consistent with applicable thresholds, including the achievement of Cal Poly, CSU, and state GHG emission reduction targets in 2035, and on a trajectory to achieve 2050 emission reduction targets. The Student Housing Project as Amended by Addendum No. 1 would continue to include many onsite GHG emissions reduction features including energy-efficient lighting and appliances, which would comply with the most recent version of CALGreen and other measures set forth in Mitigation Measure 3.8-1. No new or substantially more severe impacts associated with GHG emissions would occur beyond what was previously disclosed in the Campus Master Plan EIR. Mitigation Measure 3.8-1 and 3.8-2 from the Campus Master Plan EIR is applicable to the Student Housing Project as Amended by Addendum No. 1.

2.8.2 Modified Project

The modified project would decrease the number of residence hall buildings from nine to eight compared to the Student Housing Project as Amended by Addendum No. 1 by removing Building G but would increase maximum building height from nine to 10 stories as well as reorient the layout of some of the residence hall buildings. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). Therefore, the modified project would not increase the on-campus residential population compared to the Student Housing Project as Amended by Addendum No. 1 and thus operational GHG emissions would remain similar (i.e., 2,674 MTCO₂e) as described for the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1.

The modified project would continue to implement Mitigation Measures 3.8-1 and 3.8-2 of the Campus Master Plan EIR to reduce the construction and operational emissions to be consistent with applicable thresholds, including the achievement of Cal Poly, CSU, and state GHG emission reduction targets in 2035, and on a trajectory to achieve 2050 emission reduction targets. In addition, the modified project would continue to be subject to the most recent federal, state, local, and CSU policies, which dictate the inclusion of various project design features to reduce potential GHG emissions, such as CALGreen-compliant building design features. The modified project design would not involve the use of natural gas on-site and continue to include sustainability features such as high-efficiency irrigation for landscaping, water-efficient plumbing, energy-efficient and CALGreen-compliant lighting and appliances, and durable exterior building materials. The project would also remain consistent with the Second Nature Climate Leadership Commitment and Cal Poly Climate Action Plan as originally described for the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1. Therefore, no new or substantially more severe impacts associated with generation of GHG emissions would occur with the implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by the Student Housing Addendum No. 1. Mitigation Measures 3.8-1 and 3.8-2 from the Campus Master Plan EIR is applicable to the modified project.

2.9 HAZARDS AND HAZARDOUS MATERIALS

2.9.1 Student Housing Project as Amended by Addendum No. 1

The Campus Master Plan EIR determined impacts to hazards and hazardous materials to be less than significant, and were addressed as part of the Initial Study prepared for the Campus Master Plan. All known hazardous materials users, generators, and disposers are inventoried, in compliance with federal and state regulations, by the Cal Poly Environmental Health and Safety (EHS) Office. Compliance with existing regulations and continuation of existing campus

procedures would ensure that no significant impacts related to creation of significant hazards to the public through routine transport, use, disposal, and risk of upset would occur.

As previously evaluated in Student Housing Addendum No. 1, the project site is not located within 0.25-mile of a school, within an airport land use compatibility plan area or within 2 miles of an airport, or on a site listed on a hazardous materials site list compiled pursuant to Government Code Section 65962.5, the California Department of Toxic Substances Control Hazardous Waste and Substance List (Cortese List), or any other list of hazardous materials sites (DTSC 2024). Furthermore, the Student Housing Project as Amended by Addendum No. 1 does not include any modification of existing roadways or roadway improvements, which could affect existing emergency access throughout the Cal Poly campus.

While construction of the Student Housing Project as Amended by Addendum No. 1 would likely involve the temporary storage, use, and transport of hazardous materials (e.g., asphalt, fuels, lubricants, paint, solvents, cleaners), the Student Housing Project as Amended by Addendum No. 1 would be required to use, store, and transport hazardous materials in compliance with State and federal regulations, which would ensure the risk of release of hazardous materials would be minimized to the greatest extent feasible. Any disposal of hazardous materials during construction activities would occur in a manner consistent with applicable regulations and at an appropriate off-site disposal facility. Furthermore, student housing land uses typically do not involve the use of significant quantities of hazardous materials that would create a hazardous condition to the public or environment through accidental release, and operation of the project would not introduce new or substantial hazardous materials to campus. Compliance with regulatory requirements would ensure that construction and operation of the Student Housing Program would not result in a significant impact associated with the accidental release of hazardous materials are anticipated. Therefore, no new or substantially more severe impacts associated with hazards and hazardous materials would occur beyond what was previously disclosed in the Campus Master Plan EIR. No mitigation was required.

The Student Housing Addendum No. 1 determined that the project site is not located in or near a high or very high fire hazard severity zone established by the California Department of Forestry and Fire Protection (CAL FIRE) (2009, 2024). As stated in the Campus Master Plan EIR and Student Housing Addendum No. 1, the project does not involve development adjacent to natural areas that could otherwise be anticipated to increase wildfire risk. Nevertheless, all new facilities developed pursuant to the Master Plan will include all required fire safety features, including emergency access. This issue is evaluated further in Section 2.19 "Wildfire."

2.9.2 Modified Project

Compared to the Student Housing Project as Amended by Addendum No. 1, the modified project would decrease the number of residence hall buildings from nine to eight by removing Building G but would increase maximum building height from nine to 10 stories as well as reorient the layout of some of the residence hall buildings. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and thus, would not change the circumstances or conclusions of the Student Housing Addendum No. 1 as it relates hazards in proximity to schools and airports, and being located on a hazardous waste site. In addition, the modified project would not change (increase or reduction) the number of student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 and therefore, would not increase the risk of exposure to hazardous materials. Under the modified project, building types and construction methods would remain unchanged from what was previously evaluated for the Student Housing Project as Amended by Addendum No. 1. The increase in maximum building heights from nine to 10 stories would not create new hazardous conditions. Continued regulatory compliance would ensure that construction and operation of the modified project would not result in a significant impact associated with the accidental release of hazardous materials and risk of hazardous conditions.

Similar to the Student Housing Project as Amended by Addendum No. 1, the modified project does not include any modifications to existing roadways or roadway improvements, which could interfere with emergency access to and around the project site. Adequate emergency access would continue to be provided during construction and operation of the modified project. While closure of surrounding roadway is not anticipated as part of implementation

of the modified project, if determined necessary at a later time, appropriate signage and traffic controls would be provided to ensure the safe passage of traffic (including emergency vehicles). Cal Poly's Department of Public Safety and EHS Office would review and update all emergency preparedness recommendations and campus emergency response and evacuation procedures to reflect changes in campus layout through implementation of the Campus Master Plan. Therefore, the modified project would not result in new or more severe impacts to hazards and hazardous beyond what was previously evaluated in the Campus Master Plan EIR as amended by Student Housing Addendum No. 1. No mitigation is required.

Since approval of the Campus Master Plan and approval of Student Housing Addendum No. 1, the California Department of Forestry and Fire Protection (CAL FIRE) issued updated Fire Hazard Severity Zone (FHSZ) maps for the state (CAL FIRE 2025). The project site located within the local responsibility area (LRA), meaning the financial responsibility of preventing and suppressing wildfires is primarily the responsibility of a Local agency (OSFM 2026). Based on the updated FHSZ maps, the majority of the project site is designated as a high FHSZ while the remainder of the site is designated as moderate FHSZ (CAL FIRE 2025). The site is also located within the wildland urban interface (WUI), which is classified as dense housing adjacent to vegetation that can burn in a wildfire (CAL FIRE 2026). However, the change in the number of buildings, building heights, and the layout would not change (increase or decrease) the risk of wildland fires at the project site due to its proximity to open space area on its eastern boundary. In addition, as the modified project would not change the number student beds (increase or decrease) relative to the Student Housing Project as Amended by Addendum No. 1, the modified project would not increase the risk of exposing people or structures to wildland fires compared to the Student Housing Project as Amended by Addendum No. 1 as determined by Student Housing Addendum No. 1. No new or substantially more severe wildfire impacts would occur with implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by the Student Housing Addendum No. 1. No mitigation is required.

2.10 HYDROLOGY AND WATER QUALITY

2.10.1 Student Housing Project as Amended by Addendum No. 1

WATER QUALITY STANDARDS AND WASTE DISCHARGE REQUIREMENTS

Potential impacts of the Campus Master Plan related to hydrology and water quality were analyzed in Section 3.9, "Hydrology and Water Quality," of the Campus Master Plan EIR. The Campus Master Plan area is primarily located in an existing developed area, which contains an existing stormwater collection and conveyance systems. The Campus Master Plan EIR evaluated the potential for development under the Campus Master Plan, including the original student housing project, to violate water quality standards or otherwise substantially degrade surface water quality, and determined that compliance with existing regulations, including NPDES requirements and associated best management practices (BMPs) during construction and operation, would ensure that polluted runoff would not enter existing nearby creeks and groundwater as a result of plan implementation and development.

The Student Housing Addendum No. 1 determined impacts to water quality associated with implementation of the Student Housing Project as Amended by Addendum No. 1 to be less than significant with regulatory compliance. During construction, the Student Housing Project as Amended by Addendum No. 1 would comply with all federal, state, and local laws and regulations, including the NPDES Construction General Permit and SWPPP requirements, which would ensure that construction activities do not result in stormwater discharges that would violate water quality standards or waste discharge requirements established by the Central Coast Regional Water Quality Control Board or otherwise substantially degrade surface or groundwater quality. During operation, the Student Housing Project as Amended by Addendum No. 1 would achieve a minimum LEED Silver for Building Design and Construction, with a goal of LEED Gold. Sustainability features pertinent to hydrology and water quality would include high-efficiency irrigation for landscaping and water-efficient plumbing. As such, no new or substantially more severe water quality impacts would occur beyond what was previously analyzed in the Campus Master Plan EIR. No mitigation was required.

GROUNDWATER

The Campus Master Plan EIR found that implementation of new land uses proposed under the Campus Master Plan would not require additional pumping of groundwater to serve the University's potable water needs. However, the Campus Master Plan EIR determined that campus development could alter/modify existing drainage and add impervious surfaces, which could reduce stormwater infiltration to the San Luis Obispo Valley Groundwater Basin. Mitigation Measure 3.9-3, which requires preparation of project-specific drainage plans and supportive hydrologic analysis, was adopted and requires the preparation and implementation of a drainage plan and hydrologic analysis that meets specified performance criteria for future development within the Master Plan area when existing drainage patterns may be modified, including potential increases in impermeable surfaces.

Student Housing Addendum No. 1 determined that while the majority of the project site is developed and/or paved, and the Student Housing Project as Amended by Addendum No. 1 would represent a negligible increase in impermeable surfaces upon completion of construction, even with providing similar open space and other permeable areas as originally envisioned under the Campus Master Plan. Nevertheless, the Student Housing Project as Amended by Addendum No. 1 would modify areas of the project site such that drainage could incrementally change compared to existing conditions. As such, Mitigation Measure 3.9-3 of the Campus Master Plan EIR was determined to be applicable to the Student Housing Project as Amended by Addendum No. 1, which would ensure that changes in on-site drainage do not interfere with groundwater recharge and meets the performance criteria of Mitigation Measure 3.9-3. Therefore, no new or substantially more severe impacts would occur beyond what was previously analyzed in the Campus Master Plan EIR. Mitigation Measure 3.9-3 from the Campus Master Plan EIR is applicable to the Student Housing Project as Amended by Addendum No. 1 and no additional mitigation was required.

DRAINAGE, EROSION, AND RUNOFF

The Campus Master Plan EIR determined that impacts associated alteration of drainage patterns would be reduced to a less-than-significant level with implementation of Mitigation Measures 3.9-4a, and 3.9-4b in addition to regulatory compliance. Mitigation Measures 3.9-4a and 3.9-4b require Cal Poly to provide additional on-site consideration, such as on-site detention features and landscaping to increase permeability, for any additional paving or changes in drainage with future Campus Master Plan projects. Construction-related impacts would be minimized through preparation and implementation of SWPPP, including storm water runoff monitoring, and implementation of BMPs and low-impact design (LID). Once constructed, development under the Campus Master Plan would be required to incorporate post-development storm water BMPs to reduce non-point source pollution during operation in addition to compliance with the applicable SWRCB General Permit and the Non-Traditional Small MS4 Permittee Provisions of the applicable General Permit. Development under the Campus Master Plan would also be required to comply with SWPPP conditions. Therefore, with compliance with the above described permit requirements and mitigation measures, implementation of the Campus Master Plan would not result in a substantial increase in stormwater runoff or polluted runoff.

Student Housing Addendum No. 1 determined that redevelopment of the project site with the Student Housing Project as Amended by Addendum No. 1 would result in similar amounts of impervious surfaces as existing conditions. Nevertheless, Student Housing Addendum No. 1 concluded that Mitigation Measures 3.9-4a and 3.9-4b are applicable to the Student Housing Project as Amended by Addendum No. 1 and would ensure that Cal Poly implements and verifies appropriate BMPs and LID strategies, including additional permeable areas and on-site detention, to ensure that on-site generated stormwater does not exceed existing conditions. Therefore, no new or more severe impacts would occur beyond those analyzed in the Campus Master Plan EIR. Mitigation Measures 3.9-4a and 3.9-4b from the Campus Master Plan EIR are applicable to the Student Housing Project as Amended by Addendum No. 1 and no new mitigation was required.

The Campus Master Plan EIR concluded that risks from inundation from tsunamis, lakefront flooding, and seiche are considered low and focused the analysis on flooding within mapped flood zones. The Campus Master Plan EIR determined that impacts from risks associated with risk of release of pollutants during inundation would be less than significant with implementation of Mitigation Measure 3.9-5, which requires all development under the Campus

Master Plan to be sited to avoid the 100-year flood zone to the extent practicable. The Campus Master Plan EIR noted that areas along Stenner and Brizzolara Creeks are located within special flood hazard areas subject to inundation by the 100-year flood, Zone A (no base flood elevations determined). The 100-year flood hazard area primarily runs along Brizzolara Creek at the northern edge of the Academic Core and East Campus. Near-term projects under the Campus Master Plan within flood zones along Brizzolara Creek includes the Student Housing for Freshmen Students, located approximately 0.5 northwest of the project site, and the project's West Campus temporary construction staging area and future home of the Facilities Operations Complex.

Student Housing Addendum No. 1 determined that the project site containing the Student Housing Project as Amended by Addendum No. 1 is not located within a special flood hazard area and is not subject to flooding during a 100-year or 500-year storm event. As such, no flooding impacts are anticipated, and Mitigation Measure 3.9-5 is not considered applicable to the Student Housing Project as Amended by Addendum No. 1. Therefore, no new or more severe impacts would occur beyond those analyzed in the Campus Master Plan EIR. No mitigation was required.

FLOOD HAZARDS, TSUNAMI, AND SEICHE

The Campus Master Plan EIR determined that impacts related to water quality and groundwater plans would be considered less than significant as Cal Poly would continue to adhere to all applicable plans, permits, and regulations governing water quality, and the Campus Master Plan would not increase Cal Poly's use of groundwater. Therefore, the Campus Master Plan would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. Construction and operation of future development under the Campus Master Plan would be required to comply with the SWRCB 2013 General Permit, as well as SWPPP requirements, and implement any associated/necessary BMPs. Further, the use of LID techniques would control storm water flow and discharges and prevent contamination of surface water resources.

Student Housing Addendum No. 1 also concluded less-than-significant impacts as the Student Housing Project as Amended by Addendum No. 1 would be required to prepare a SWPPP and implement BMPs and LID techniques during construction and operation to ensure that surface and groundwater quality conditions are not significantly adversely affected by project implementation. As a result, no new or substantially more severe impacts would occur beyond what was previously evaluated in the Campus Master Plan EIR. No mitigation was required.

2.10.2 Modified Project

While the modified project would eliminate one residence hall building and reorient the layout of the residence hall buildings compared to the Student Housing Project as Amended by Addendum No. 1, the modified project would still occur on the same project site as previously evaluated for the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1, which was larger than one acre. As such, the modified project would continue to comply with all applicable federal, state, and local laws and regulations, including the NPDES Construction General Permit and SWPPP requirements, to ensure that construction activities do not result in stormwater discharges that would violate water quality standards or waste discharge requirements established by the Central Coast Regional Water Quality Control Board or otherwise substantially degrade surface or groundwater quality. In addition, the modified project would also achieve a minimum LEED Silver for Building Design and Construction, with a goal of LEED Gold, similar to the Student Housing Project as Amended by Addendum No. 1. Therefore, no new or substantially more severe water quality impacts would occur with implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by the Student Housing Addendum No. 1. No mitigation is required.

Compared to the Student Housing Project as Amended by Addendum No. 1, the modified project would decrease the number of residence hall buildings from nine to eight by removing Building G and would reorient the layout of some of the residence hall buildings. While the area of impervious surface would decrease under the modified project compared to the Student Housing Project as Amended by Addendum No. 1 due to one less building footprint, the modified project would reorient some of the residence hall buildings which could incrementally change

drainage conditions compared to existing conditions. As such, Mitigation Measure 3.9-3 of the Campus Master Plan EIR would still be applicable to the modified project and would ensure that changes in on-site drainage do not interfere with groundwater recharge and that the proposed drainage patterns under the modified project would meet the performance criteria of Mitigation Measure 3.9-3. Therefore, no new or substantially more severe impacts would occur with implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. Mitigation Measure 3.9-3 from the Campus Master Plan EIR is applicable to the modified project.

Compared to the Student Housing Project as Amended by Addendum No. 1, the modified project would decrease the number of residence hall buildings from nine to eight by removing Building G and would reorient the layout of some of the residence hall buildings. While the area of impervious surface would decrease under the modified project compared to the Student Housing Project as Amended by Addendum No. 1 due to one less building footprint, the modified project would reorient some of the residence hall buildings which could incrementally change drainage conditions compared to existing conditions. Mitigation Measures 3.9-4a and 3.9-4b from the Campus Master Plan EIR would still be applicable to the modified project to ensure Cal Poly implements and verifies appropriate BMPs and LID strategies, including additional permeable areas and on-site detention, to ensure that on-site generated stormwater does not exceed existing conditions. In addition, the modified project would continue to comply with all applicable laws and regulations, including but not limited to the SWRCB General Permit, NPDES General Construction Permit, including preparation of a project-specific SWPPP, and the Non-Traditional Small MS4 Permittee Provisions of the applicable General Permit. Therefore, no new or substantially more severe impacts would occur with implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. Mitigation Measure 3.9-4a and 3.9-4b from the Campus Master Plan EIR are applicable to the modified project.

FLOOD HAZARDS, TSUNAMI, AND SEICHE

The modified project would be located within the same project site as the Student Housing Project as Amended by Addendum No. 1 as evaluated in Student Housing Addendum No. 1. Similar to the site conditions described in Student Housing Addendum No. 1, the project site is still identified as being located outside of special flood hazard area and is not subject to flooding during a 100-year or 500-year storm event (FEMA 2026). As such, no flooding impacts are anticipated to occur with implementation of the modified project, and Mitigation Measure 3.9-5 is not considered applicable to the modified project. Therefore, no new or more severe impacts would occur with implementation of the modified project beyond those analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. No mitigation is required.

WATER QUALITY CONTROL PLAN OR SUSTAINABLE GROUNDWATER MANAGEMENT PLAN

While the modified project would reduce the number of buildings, increase building heights, and reorient the layout of the residence hall buildings compared to the Student Housing Project as Amended by Addendum No. 1, the modified project would also continue to comply with all applicable regulations, including preparation of a SWPPP and implementation of BMPs and LID techniques during construction and operation to ensure that surface and groundwater quality conditions are not significantly adversely affected by project implementation. As a result, no new or substantially more severe impacts would occur with implementation of the modified project beyond what was previously evaluated in the Campus Master Plan EIR, as amended by Student Housing No. 1. No mitigation was required.

2.11 LAND USE AND PLANNING

2.11.1 Student Housing Project as Amended by Addendum No. 1

The Campus Master Plan EIR determined impacts to land use and planning to be less than significant because the Campus Master Plan would continue the existing University uses of the campus, and all proposed facilities and improvements would be located within the Campus Master Plan Area.

Student Housing Addendum No. 1 determined that while the Student Housing Project as Amended by Addendum No. 1 would increase the number of student beds provided onsite due to the increase in building heights, this increase would remain well within what was contemplated and analyzed in the Campus Master Plan EIR on a campus-wide basis. Furthermore, development of the Student Housing Project as Amended by Addendum No. 1 would occur entirely on Cal Poly property and therefore would be under the land use jurisdiction of the CSU Board of Trustees. There are no local ordinances or policies of the City of San Luis Obispo that would apply to the project site, as the City does not have jurisdiction over Cal Poly lands. Since the project site is located entirely within the Campus Master Plan Area, the Campus Master Plan is considered the applicable land use plan and the Student Housing Project as Amended by Addendum No. 1 would be subject to the applicable Campus Master Plan policies and Campus Master Plan EIR mitigation measures. For this reason, Student Housing Addendum No. 1 determined that implementation of the Student Housing Project as Amended by Addendum No. 1 would not conflict with any land use plan, policy, or regulation, or physically divide an established community. No new or more severe impacts would occur beyond what was previously disclosed in the Campus Master Plan EIR. No mitigation is required.

2.11.2 Modified Project

The modified project would decrease the number of residence hall buildings from nine to eight compared to the Student Housing Project as Amended by Addendum No. 1 by removing Building G but would increase maximum building height from nine to 10 stories as well as reorient the layout of some of the residence hall buildings. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). Therefore, the modified project would not increase the on-campus residential population compared to the Student Housing Project as Amended by Addendum No. 1 as described in Student Housing Addendum No. 1. For these reasons, the modified project would not change the land use conditions or circumstances described for the Student Housing Project as Amended by Addendum No. 1. Therefore, the modified project would not conflict with the provisions of the Campus Master Plan that were adopted for the purpose of avoiding or mitigating an environmental effect. No new or more severe impacts related to land use and planning would occur with implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. No mitigation is required.

2.12 MINERAL RESOURCES

2.12.1 Student Housing Project as Amended by Addendum No. 1

The Campus Master Plan EIR determined impacts to mineral resources to be less than significant because the Campus Master Plan Area is not located within a regionally significant aggregate resources zone and is not currently being used or planned for mineral extraction (Cal Poly 2024).

Because the Student Housing Project as Amended by Addendum No. 1 would be developed within the Campus Master Plan area, the Student Housing Addendum No. 1 determined that implementation of the Student Housing

Project as Amended by Addendum No. 1 would not result in the loss of a known mineral resource or mineral resource recovery site. No new or substantially more severe impacts associated with mineral resources would occur beyond what was previously analyzed in the Campus Master Plan EIR. No mitigation is required for the Student Housing Project as Amended by Addendum No. 1.

2.12.2 Modified Project

Similar to the Student Housing Project as Amended by Addendum No. 1, the modified project would be developed on a project site that is within the Campus Master Plan area, which was determined to not be a regionally significant aggregate resources zone and is not currently being used or planned for mineral extraction (Cal Poly 2024). Implementation of the modified project would not change the project site boundaries or intended use of the site from those previously evaluated in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. Furthermore, the project site is currently developed and is not used for, or considered to be, a locally important mineral resource recovery site. For these reasons, the modified project would not result in the loss of a known mineral resource or mineral resource recovery site. No new or more severe impacts related to mineral resources would occur with implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. No mitigation is required for the modified project.

2.13 NOISE

2.13.1 Student Housing Project as Amended by Addendum No. 1

The Campus Master Plan EIR determined noise impacts associated with the buildout of the Campus Master Plan to be significant and unavoidable, even with Mitigation Measures 3.10-3a through 3.10-3c, because the Campus Master Plan would necessitate construction activities near adjacent, existing development, including on-campus facilities, and could exceed acceptable noise levels or require nighttime construction. Mitigation Measures 3.10-3a through 3.10-3c require preparation of site- and project-specific acoustical analyses as well as requiring all external building mechanical equipment noise sources be oriented, located, and designed in such a way that reduces noise exposure. Although construction would be intermittent and temporary in nature, it may still result in noise levels that impact nearby noise sensitive land uses and could disturb people.

However, the Campus Master Plan determined that vibrational impacts would be reduced to a less-than-significant level with implementation of Mitigation Measures 3.10-4a and 3.10-4b, which require the contractor to minimize vibration exposure to nearby receptors by locating equipment far from receptors and phasing operations. If pile driving would be required, a vibration control plan would be prepared and implemented to refine appropriate setback distances and identify other measures to reduce vibration, if necessary, and identify and implement alternative methods to pile driving if required.

Student Housing Addendum No. 1 determined construction activity associated with the Student Housing Project as Amended by Addendum No. 1 would result in temporary noise increases on and near the project site, along the eastern edge of the Academic Core and the northern portion of the East Campus subarea. Construction activity would involve demolition, grading, excavation, material hauling, pipe installation, building construction, and paving, which would result in increased noise levels on and surrounding the project site. Although these noise level increases would be temporary and would vary considerably depending on the construction activity, construction phase, equipment type, duration, distance between the noise sources and receptor, and the presence or absence of barriers between the noise source and receptor, the potential temporary increase could be substantial, although no blasting or pile driving would occur. Based on the Student Housing Project as Amended by Addendum No. 1 characteristics and consistent with the assumptions of Impact 3.10-1 of the Campus Master Plan EIR, the greatest noise levels would occur during site preparation due to the types of construction equipment involved, including a scraper/blade, backhoes, and rollers. Assuming up to three pieces of equipment (2 dozers or cranes and 1 backhoe) could operate

simultaneously at the project site at a given time and during a specific phase, noise levels at a reference distance of 50 feet could reach as high as 85 A-weighted decibels (dBA), which is roughly the distance between existing residence halls and the limits of new building construction activities under each phase. This distance is also considered representative of the distance between the different phases of construction at the project site. It should also be noted that renovations of the South Mountain residence halls (aka, the Red Bricks) would occur within each structure and would not require the use of heavy construction equipment. Renovations of the Red Bricks would also occur during the summer months when students are not present.

Mitigation Measure 3.10-1 would apply to the Student Housing Project as Amended by Addendum No. 1 and require implementation of construction noise minimization measures, including limiting the hours when construction activity can take place (i.e., between 7:00 a.m. and 7:00 p.m. on weekdays), requires the use of noise control technologies (e.g. noise-reduction intake and exhaust mufflers and engine shrouds), and strategies to reduce potential impacts on sensitive receptors (e.g. locating equipment as far as possible from nearby noise-sensitive land uses). With respect to implementation of Mitigation Measure 3.10-1, the project site is not proximal to off-campus residences, and therefore, notification to off-campus residents would not be required. Based on the aforementioned distance between the off-site receptors and project site, construction noise levels combined with implementation of Mitigation Measure 3.10-1, would reduce potential construction noise by up to 10 dBA to approximately 75 dBA at a reference distance of 50 feet. Despite the incorporation of these measures, the Campus Master Plan EIR concluded that construction noise impacts would remain significant and unavoidable. However, no new or substantially more severe impacts would occur as a result of implementation of the Student Housing Project as Amended by Addendum No. 1, and no additional mitigation would be required.

The Campus Master Plan EIR concluded that noise related to the expansion of Spanos Stadium (Building 61A), operation of parking structures and building mechanical equipment could result in potentially significant noise impacts, even with implementation of Mitigation Measures 3.10-3a, 3.10-3b and 3.10-3c. The Student Housing Project as Amended by Addendum No. 1 involves the construction and redevelopment of nine new residence halls, as well as the modernization of six other residence halls in the East Campus. It does not involve or contribute to the expansion of Spanos Stadium, and as such, Mitigation Measure 3.10-3a would not apply to the Student Housing Project as Amended by Addendum No. 1. Furthermore, the Student Housing Project as Amended by Addendum No. 1 does not involve the operation of a parking structure and, thus, Mitigation Measure 3.10-3b is also not applicable. However, the Student Housing Project as Amended by Addendum No. 1 will include building mechanical equipment (e.g. HVAC systems) that would result in increased stationary source noise levels in proximity to noise-sensitive receptors. As a result, Mitigation Measure 3.10-3c would apply to the Student Housing Project as Amended by Addendum No. 1 which requires locating building air conditioning units be located on rooftops or shielded from adjacent noise-sensitive land uses and incorporation of noise-reduction features to reduce noise levels to meet the referenced noise criteria to the extent feasible. Due to the projected height of the on-site structures, additional shielding would likely not be necessary should air conditioning equipment be located on a rooftop due to lack of line of sight between source (air conditioning equipment at a given building) and receptor (a residence). Should equipment be located at the ground level, it would be shielded and screened from view to reduce noise levels, consistent with Mitigation Measure 3.10-3c. Therefore, although the Student Housing Project as Amended by Addendum No. 1 may exceed applicable noise standards with implementation of Mitigation Measure 3.10-3c, this impact was disclosed in the Campus Master Plan EIR and approved through a statement of overriding consideration, and thus no new or substantially more severe impacts would occur, and no additional mitigation would be required.

The Student Housing Project as Amended by Addendum No. 1 would require demolition of the existing residence halls and Hillcrest building, grading and excavation; however, these construction activities are not expected to generate substantial levels of vibration or groundborne noise. Pile-driving or other substantial vibration-generating activities are not proposed as part of the Student Housing Project as Amended by Addendum No. 1, however, if such equipment were required, Mitigation Measures 3.10-4a and 3.10-4b would be implemented to ensure that vibration impacts would remain less than significant. Construction-related vibration would not result in any new or more severe impacts than those previously evaluated in the Campus Master Plan EIR. Mitigation Measures 3.10-1 and 3.10-3c are applicable to the Student Housing Project as Amended by Addendum No. 1.

2.13.2 Modified Project

The modified project would decrease the number of residence hall buildings from nine to eight compared to the Student Housing Project as Amended by Addendum No. 1 by removing Building G but would increase maximum building height from nine to 10 stories as well as reorient the layout of some of the residence hall buildings. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). Therefore, the modified project would not increase the on-campus residential population and thus, would not increase operational noise levels compared to the Student Housing Project as Amended by Addendum No. 1 as described in Student Housing Addendum No. 1.

Construction of the modified project would be similar as described for the Student Housing Project as Amended by Addendum No. 1 but would require less construction activities due to the elimination of Building G. Even with the increase in maximum building heights from nine to 10 stories, overall construction activities under the modified project would be reduced compared to the Student Housing Project as Amended by Addendum No. 1. Mitigation Measures 3.10-1 and 3.10-3c would continue to apply to the modified project, which require implementation of construction noise minimization measures, to further reduce noise impacts. Nevertheless, while the potential for temporary noise impacts associated with construction of the modified project would be reduced, the Campus Master Plan EIR concluded that construction noise impacts would remain significant and unavoidable even with implementation of Mitigation Measures 3.10-1 and 3.10-3c. As such, no new or more severe noise impacts would occur with implementation of the modified project compared to what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. Mitigation Measures 3.10-1 and 3.10-3c are applicable to the modified project.

2.14 POPULATION AND HOUSING

2.14.1 Student Housing Project as Amended by Addendum No. 1

The Campus Master Plan EIR determined impacts related to population and housing to be less than significant as implementation of the Campus Master Plan would be consistent with San Luis Obispo Council of Governments projections, and the additional housing proposed on campus, as with all components of the Campus Master Plan, would be specifically intended to accommodate projected enrollment increases at Cal Poly through 2035. The student and faculty/staff housing proposed as part of the Campus Master Plan would occur within existing campus boundaries, which constitute an urbanized area with established infrastructure. As urban infill, residential development proposed under the Campus Master Plan would neither encroach on isolated or open space areas nor remove physical impediments to growth. Thus, implementation of the Campus Master Plan would not directly or indirectly induce substantial growth in an undeveloped area. Campus Master Plan implementation, including the construction of the proposed project through the proposed phasing plan, would also not result in the displacement of existing housing on or off campus.

Student Housing Addendum No. 1 determined impacts to population and housing to be less than significant because implementation of the Student Housing Project as Amended by Addendum No. 1 would provide housing for enrolled students and would involve the construction and redevelopment of nine new residence halls and the modernization/renovation of the six existing South Mountain residence halls (aka, the Red Bricks), resulting in a total net increase of approximately 4,155 beds. This is an increase in the number of beds originally contemplated at the project site in the Campus Master Plan and evaluated within the Campus Master Plan EIR. However, the project would not increase student enrollment or staff at Cal Poly and would not increase on-campus population beyond what was anticipated and accounted for in the Campus Master Plan EIR, which accounted for a planned buildout to reach a total of 15,000 beds (7,238 new student beds). Therefore, the Student Housing Project as Amended by Addendum No. 1 would not

add students to the campus or increase campus population projections beyond what was projected in the Campus Master Plan and analyzed in the Campus Master Plan EIR. Furthermore, the Student Housing Project as Amended by Addendum No. 1 would assist Cal Poly in achieving its on-campus housing goal, as stated in the Campus Master Plan EIR. As such, the Student Housing Project as Amended by Addendum No. 1 would not induce substantial population growth or create demand for housing beyond the growth that was previously evaluated and accounted for in the Campus Master Plan EIR. No new or more severe impacts related to population and housing would occur beyond what was previously analyzed in the Campus Master Plan EIR. No mitigation is required.

2.14.2 Modified Project

The modified project would decrease the number of residence hall buildings from nine to eight compared to the Student Housing Project as Amended by Addendum No. 1 by removing Building G but would increase maximum building height from nine to 10 stories as well as reorient the layout of some of the residence hall buildings. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). Similar to the Student Housing Project as Amended by Addendum No. 1, the modified project would continue to assist Cal Poly in achieving its on-campus housing goal, as stated in the Campus Master Plan EIR and Student Housing Addendum No. 1. As such, the modified project would not induce substantial population growth or create demand for housing beyond the growth that was previously evaluated and accounted for in Student Housing Addendum No. 1. No new or more severe impacts related to population and housing would occur with implementation of the modified project compared to what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. No mitigation is required.

2.15 PUBLIC SERVICES

2.15.1 Student Housing Project as Amended by Addendum No. 1

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

As evaluated in the Student Housing Addendum No. 1, the Student Housing Project as Amended by Addendum No. 1 would increase the number of student beds by 4,155 total net new beds; however, this increase in student beds would not add students at Cal Poly beyond the projections identified and evaluated in the Campus Master Plan EIR, which projected a net increase of 7,238 beds at buildout above existing conditions at the time the Campus Master Plan EIR was prepared. As such, the Student Housing Addendum No.1 determined the Student Housing Project as Amended by Addendum No. 1 would not alter the on-campus population beyond 2035 projections and in turn would not have the potential to increase the need for public services beyond what was determined by the Campus Master Plan EIR. Therefore, the Student Housing Project as Amended by Addendum No. 1's student population was already accounted for within the analysis and conclusions of the Campus Master Plan EIR.

With respect to the building design, in April 2024, Campus Police Chief George Hughes met with City of San Luis Obispo Fire Chief Todd Tuggle to discuss an extension and amendment to the Agreement for Enhanced Emergency Services Agreement between the Cal Poly and the City of San Luis Obispo, the County of San Luis Obispo, and State of CAL FIRE. At this meeting Chief Hughes discussed the project with Chief Tuggle, including the proposed building heights reaching up to nine stories. Chief Hughes confirmed that the City Fire Department would provide fire and emergency service protection to the project site and that the provision of such services would be addressed through a per-student charge consistent with the existing structure of the Enhanced Emergency Services Agreement. Chief Tuggle did not identify a

need for any new or physically altered fire protection and emergency service facilities to service the Student Housing Project as Amended by Addendum No. 1. For these reasons, the Student Housing Project as Amended by Addendum No. 1 would not result in the need for additional public services facilities. The Student Housing Project as Amended by Addendum No. 1 would not result in new or substantially more severe impacts on public services than what was previously analyzed in the Campus Master Plan EIR, and no mitigation would be required.

2.15.2 Modified Project

The modified project would decrease the number of residence hall buildings from nine to eight compared to the Student Housing Project as Amended by Addendum No. 1 by eliminating Building G, reorient the layout of some of the residence hall buildings, and would allow a maximum building story height of ten, up from nine story. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). Therefore, the modified project would not alter the on-campus population as evaluated for the Student Housing Project as Amended by Addendum No. 1 nor beyond 2035 projections and would not have the potential to increase the need for public services beyond what was determined by the Campus Master Plan EIR as amended by Student Housing Addendum No. 1.

While the modified project would allow maximum building height up to 10 stories, an increase of one story, the City of San Luis Obispo has assured fire service can support the modified project. The modified project would continue to provide the per-student charge consistent with the existing structure of the Enhanced Emergency Services Agreement to ensure ongoing fire service to the project site. For these reasons, the modified project would not result in the need for additional public services facilities beyond what was determined by the Campus Master Plan EIR as amended by the Student Housing Addendum No. 1. No new or more severe impacts related to population and housing would occur with implementation of the modified project compared to what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. No mitigation is required.

2.16 RECREATION

2.16.1 Student Housing Project as Amended by Addendum No. 1

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

The student housing project was contemplated as part of the Campus Master Plan and evaluated as part of the Campus Master Plan EIR. With respect to the Student Housing Project as Amended by Addendum No. 1, even though the density is higher at the project site compared to what was analyzed in the Campus Master Plan EIR, the Student Housing Project as Amended by Addendum No. 1 would not add students or staff at Cal Poly beyond the overall projections identified and evaluated in the Campus Master Plan EIR and would not alter the on-campus population beyond 2035 projections, which might otherwise increase the need for recreational opportunities. As the Student Housing Project as Amended by Addendum No. 1 does not propose an increase in student population beyond what

was previously anticipated in the Campus Master Plan and evaluated as part of the Campus Master Plan EIR, the Student Housing Addendum No. 1 concluded that the Student Housing Project as Amended by Addendum No. 1 would not result in a substantial increase in demand for on-campus recreation facilities such that substantial physical deterioration of the facilities would occur or be accelerated. No new or substantially more severe impacts would occur beyond what was previously analyzed in the Campus Master Plan EIR. No mitigation would be required.

2.16.2 Modified Project

The modified project would decrease the number of residence hall buildings from nine to eight compared to the Student Housing Project as Amended by Addendum No. 1 by eliminating Building G but would increase maximum building height from nine to 10 stories as well as reorient the layout of some of the residence hall buildings. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). Therefore, the modified project would not alter the on-campus population as evaluated for the Student Housing Project as Amended by Addendum No. 1 nor beyond 2035 projections and would not have the potential to increase the need for recreational facilities or cause the deterioration of recreational resources beyond what was determined by the Campus Master Plan EIR as amended by Student Housing Addendum No. 1. In addition, with the elimination of Building G and reorientation of some of the residence hall buildings, the modified project would provide more open space and landscaped areas throughout the project site compared to the Student Housing Project as Amended by Addendum No. 1. The new open space areas would provide additional passive recreational space for residents and students on campus. In addition, the modified project would continue to provide walking paths connecting the eight residence buildings to surrounding buildings and areas within the East Campus and Academic Core subareas. No new or more severe impacts related to population and housing would occur with implementation of the modified project compared to what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. No mitigation is required.

2.17 TRANSPORTATION

2.17.1 Student Housing Project as Amended by Addendum No. 1

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

The Student Housing Project as Amended by Addendum No. 1 would locate a higher percentage of housing on university-owned property and in turn increase the amount of people living on campus, which would reduce the average VMT per service population compared to existing campus operations. However, Student Housing Addendum No. 1 determined that the Student Housing Project as Amended by Addendum No. 1 would not reduce VMT per service population to below applicable thresholds (i.e., 15 percent below regional VMT per service population) without implementation of mitigation. Mitigation Measure 3.13-1 was adopted and requires Cal Poly to develop, implement, and adaptively manage a campuswide transportation demand management (TDM) plan. Cal Poly is in the

process of developing their TDM plan, which will be implemented campuswide and will take into consideration bicycle, pedestrian, and transit opportunities, as well as parking management strategies. However, Mitigation Measure 3.13-1 is a campuswide requirement and would not be individually applicable to the Student Housing Project as Amended by Addendum No. 1. Therefore, no new or substantially more severe impacts would occur beyond what was previously analyzed in the Campus Master Plan EIR. No mitigation would be required.

2.17.2 Modified Project

The modified project would decrease the number of residence hall buildings from nine to eight by removing Building G, increasing maximum building height from nine to 10 stories, and reorienting the layout of some of the residence hall buildings compared to the Student Housing Project as Amended by Addendum No. 1. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). Therefore, the modified project would continue to locate the same number of student beds at the project site and people living on campus as described for the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1. Because the student bed count would remain the same under the modified project as described for the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1, VMT associated with the project site and campus would remain the same as described for the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1. Additionally, the modified project would not add students or staff at Cal Poly and would not alter the on-campus population beyond what was previously anticipated in the Campus Master Plan and analyzed in the Campus Master Plan EIR. As the modified project would not result in additional increases in student enrollment or staffing, changes in VMT beyond what was evaluated in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1, would not occur. The modified project would not result in any changes to the circulation system, including bicycle, pedestrian, and transit, compared to what was described for the Student Housing Project as Amended by Addendum No. 1 and evaluated in Student Housing Addendum No. 1. Therefore, no new or more severe impacts to transportation would occur beyond what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. No mitigation is required.

2.18 UTILITIES AND SERVICE SYSTEMS

2.18.1 Student Housing Project as Amended by Addendum No. 1

Section 3.14 of the Campus Master Plan EIR evaluated potential impacts to utilities and service system impacts and determined impacts to be less than significant with implementation of the Mitigation Measures 3.14-3, 3.14-4a and 3.14-4b to reduce impacts related to water supply and wastewater. With respect to water supply, adequate water supplies would be available to meet full Master Plan buildout upon completion of the wastewater reclamation facility (WRF), the construction of which is discussed in Mitigation Measure 3.14-3 of the Campus Master Plan EIR. Cal Poly issued a Draft EIR for the WRF project in April 2023 and that project was approved in January 2024. Additionally, and irrespective of the WRF, Mitigation Measure 3.14-3 allows Cal Poly to operate new development under the Campus Master Plan, so long as adequate water supplies are available (taking into account changes in campus demand and water consumption behaviors and incorporation of sustainability features). With implementation of Mitigation Measure 3.14-3, the water supply impact of the Campus Master Plan would be reduced to a less-than-significant level. Since certification of the Campus Master Plan EIR, Cal Poly's water demands have been reduced due to the installation on-campus sustainability features and other on-campus water demand reduction efforts.

Section 3.14 of the Campus Master Plan EIR also evaluated wastewater treatment and conveyance capacity, wastewater treatment facilities, and the potential for exceedance of applicable wastewater treatment requirements. The Campus Master Plan EIR concluded that implementation of the Campus Master Plan (and the associated

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

As evaluated by Student Housing Addendum No. 1, the Student Housing Project as Amended by Addendum No. 1 would provide a total net increase of 4,155 beds, which would be an increase in student beds at the project site compared to the original student housing project analyzed in the Campus Master Plan. However, the Student Housing Project as Amended by Addendum No. 1 would not increase student enrollment or staffing beyond the overall growth and student housing projections of the Campus Master Plan. Thus, the current project is accounted for as part of the Campus Master Plan's future water demands which were evaluated in the Campus Master Plan EIR. The project would be subject to compliance with Mitigation Measure 3.14-3, which requires that the WRF be operational or that Cal Poly demonstrate that, notwithstanding a delay in WRF operation, that adequate water supplies are available to serve new Master Plan projects. The WRF was approved in January 2024 and is anticipated to commence operations in 2026, consistent with the opening of the first phase of student housing associated with the Student Housing Project as Amended by Addendum No. 1. As noted in Table 3.14-7 on page 3.14-18 of the Campus Master Plan EIR, operation of the WRF would result in additional available (surplus) water supplies to campus (approximately 248,000 gallons per day [gpd] of capacity in 2030 with operation of the WRF). This surplus water supply includes consideration of 4,100 and 5,600 additional student beds by 2027 and 2031, respectively. Accordingly, the projected increase in student beds under the Student Housing Project as Amended by Addendum No. 1 (4,155 net new student beds) by 2030 would be consistent with these water demand and supply projections, and would not result in a substantial increase in water demand beyond what was evaluated in the Campus Master Plan EIR.

In regard to wastewater, the Student Housing Project as Amended by Addendum No. 1 would generate more wastewater in 2030 than the original student housing project previously analyzed in the Campus Master Plan EIR; however, the Campus Master Plan anticipates another 1,500 beds would be online starting in 2031. Furthermore, reductions in development elsewhere within campus (e.g., approved near-term development of 33 faculty/staff residential units at the intersection of Slack Street and Grand Avenue compared to the previously anticipated 380 units), implementation of ongoing I/I reduction and other capital improvement projects to reduce wastewater flows at Cal Poly and compliance with Mitigation Measure 3.14-4a and 3.14-4b would ensure that the additional incremental demand would not result in inadequate wastewater treatment capacity. Overall, Student Housing Addendum No. 1 determined that development of the Student Housing Project as Amended by Addendum No. 1 would not add students to the campus beyond what was originally projected in the Campus Master Plan and analyzed in the Campus Master Plan EIR, which planned for up to 7,200 additional beds as part of plan implementation. Therefore, the Student Housing Project as Amended by Addendum No. 1's proposed development is accounted for as part of the Campus Master Plan's future wastewater demands which were evaluated in the Campus Master Plan EIR, and the Student Housing Project as Amended by Addendum No. 1 is consistent with the amount of growth and utility demand analyzed in the Campus Master Plan EIR. Mitigation Measure 3.14-4a and 3.14-4b related to wastewater facilities are considered campuswide mitigation and would not be individually applicable to the Student Housing Project as Amended by Addendum No. 1. No new or substantially more severe impacts would occur beyond what was previously analyzed in the Campus Master Plan EIR. No mitigation would be required.

2.18.2 Modified Project

The modified project would decrease the number of residence hall buildings from nine to eight by removing Building G, increase maximum building height from nine to 10 stories, reorient the layout of some of the residence hall buildings compared to the Student Housing Project as Amended by Addendum No. 1. Implementation of the modified project would still occur within the same project site as the Student Housing Project as Amended by Addendum No. 1 and would not result in any change (increase or reduction) in the number of additional student beds beyond what was already evaluated for the Student Housing Project as Amended by Addendum No. 1 (i.e., 4,500 proposed student beds, for a net increase of 4,155 student beds). Therefore, the modified project would continue to locate the same number of student beds at the project site and people living on campus as described for the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1. Because the student bed count would remain the same under the modified project as described for the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1, demand on water supply and wastewater generation would remain the same as described for the Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1. Additionally, the modified project would not add students or staff at Cal Poly and would not alter the on-campus population beyond what was previously anticipated in the Campus Master Plan and analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. Therefore, the modified project's proposed development is accounted for as part of the Campus Master Plan's future utility demands which were evaluated in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1, and the modified project is consistent with the amount of growth and utility demand previously evaluated. Due to the change in the residence hall buildings numbers and layout, utility connections may be slightly changed compared to the Student Housing Project as Amended by Addendum No. 1; however, this is accounted for as part of the overall impact analysis of the Campus Master Plan EIR. No new or more severe impacts to utilities and service systems would occur with implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. No mitigation is required.

2.19 WILDFIRE

2.19.1 Student Housing Project as Amended by Addendum No. 1

The Campus Master Plan EIR addressed impacts to wildfires as part of the hazards and hazardous materials analysis as part of the Initial Study prepared for the Campus Master Plan and determined impact to be less than significant as the Campus Master Plan Area is not located within a "Very High" fire hazard area.

Student Housing Addendum No. 1 determined that the project site is not located within a very high fire hazard severity zone established by CAL FIRE. In December 2023, CAL FIRE adopted updates to current wildfire risk zones, but this did not modify the designation of the project site. Nonetheless, no areas of the project site are located within a very high fire hazard zone under the currently adopted or proposed revisions to wildfire hazard mapping. Furthermore, based on wildfire history in the area (e.g., within a 10-mile radius of the project site), the majority of wildfires in the area have been associated with equipment/vehicle use and powerlines. Near the project site, wildfires have been limited to areas of California sagebrush scrub, which is not present on the project site nor would it be located within 300 feet of the project site. The Student Housing Project as Amended by Addendum No. 1 would be designed in accordance with current California Fire Code requirements, including the provision of defensible space and vegetation management. The Student Housing Project as Amended by Addendum No. 1 would also be subject to the procedures and conditions of the Cal Poly Emergency Operations Plan and Evacuation Annex Plan, as managed by the Cal Poly Department of Emergency Management. Cal Poly is also in the midst of preparing a vegetation management plan/fire fuels reduction plan that would further reduce fire risk, including risks to structures and/or campus population, do not occur. Therefore, no new or more severe impacts would occur beyond what was previously analyzed in the Campus Master Plan EIR. No mitigation was required.

2.19.2 Modified Project

Since approval of the Campus Master Plan in 2020 and approval of Student Housing Addendum No. 1 in 2024, the CAL FIRE has issued updated FHSZ maps for the state (CAL FIRE 2025). Based on the updated FHSZ maps, the project site is designated as a high FHSZ while the remainder of the site is designated as moderate FHSZ (CAL FIRE 2025). However, the change in the number of buildings, building heights, and the layout would not change (increase or decrease) the risk of wildland fires at the project site compared to the Student Housing Project as Amended by Addendum No. 1 due to its proximity to open space area on its eastern boundary. In addition, as the modified project would not change the number of student beds (increase or decrease) relative to the Student Housing Project as Amended by Addendum No. 1, the modified project would not increase the risk of exposing people or structures to wildland fires compared to the Student Housing Project as Amended by Addendum No. 1 as evaluated by Student Housing Addendum No. 1.

As for impacts to emergency response or evacuation, the modified project would continue to provide adequate emergency evacuation routes and does not include any roadway modifications or improvements, which could result roadway closures. The project would continue to be designed in accordance with current California Fire Code requirements, including the provision of defensible space and vegetation management, and would also be subject to the procedures and conditions of the Cal Poly Emergency Operations Plan and Evacuation Annex Plan, as managed by the Cal Poly Department of Emergency Management. Therefore, the modified project would not result in new or more severe impacts to emergency response plans compared to the original project previously evaluated in the Campus Master Plan EIR as amended by Student Housing Addendum No. 1.

Implementation of the modified project would not change the location or the boundaries of the project site compared to what was previously analyzed Student Housing Project as Amended by Addendum No. 1 in Student Housing Addendum No. 1. The slight changes in landscaping and building orientations and addition of the greater open lawn area in replacement of Building G would not cause substantial changes to vegetation to exacerbate risk of wildfire. In addition, the modified project's site plan would not require the installation or maintenance of infrastructure that would exacerbate fire risk or the environment. Therefore, no new or more severe impacts related to wildfire would occur with implementation of the modified project beyond what was previously analyzed in the Campus Master Plan EIR, as amended by Student Housing Addendum No. 1. No mitigation is required.

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