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NOTICE OF AVAILABILITY AND PUBLIC COMMENT OPPORTUNITY FOR A DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR)

Cal Poly 2035 Master Plan
State Clearinghouse No. 2016101003

Pursuant to the State of California Public Resources Code (PRC) 21091 (a) and the Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines), the California State University (CSU)/California State Polytechnic University, San Luis Obispo (Cal Poly) has released for public review a Draft EIR for the Cal Poly 2035 Master Plan.

Project Title: Cal Poly 2035 Master Plan

Draft EIR Review Period: December 19, 2019 to February 3, 2020

Project Location: Located in San Luis Obispo County, the Cal Poly campus abuts the City of San Luis Obispo to the south and west, and open space, rangeland, and public land, the majority of which is owned by Cal Poly, to the north and east. Cal Poly's landholdings occupy 10,128 acres in San Luis Obispo and Santa Cruz Counties, primarily consisting of rangeland, farmland, and natural habitats. The 2035 Master Plan Area, as evaluated in this EIR, consists of 1,339 acres (referred to herein as the "Master Plan Area" or "campus") and includes the 855-acre main campus, which is comprised of four subareas, including the Academic Code, East Campus, North Campus, and West Campus subareas. Located in San Luis Obispo County (County), the Cal Poly campus abuts the City of San Luis Obispo (City) to the south and west, and open space, ranch land, and public land to the north and east.

Project Description: The proposed 2035 Master Plan provides for needed academic facilities, additional on-campus housing, recreation and athletic facilities, and other support facilities on the main campus that would accommodate increased student and university demands for facilities and services. The Master Plan update process began in 2014 and has included over 200 meetings that addressed academic program demand, physical and environmental constraints, and opportunities to support a future student enrollment of 25,000 headcount (22,500 FTES).

The proposed 2035 Master Plan is a long-range planning document that guides the development and use of campus lands to accommodate growth in student enrollment and in fulfillment of Cal Poly's academic mission. The university anticipates growth in the student body of approximately 200 new students per year on average, for an addition of approximately 3,188 by 2035. The 2035 Master Plan provides for the anticipated increase in demand for academic facilities, additional housing on campus, recreation and athletics facilities, and other support facilities and services on campus to accommodate the increase in enrollment at Cal Poly and university needs through 2035.

Development under the 2035 Master Plan would include approximately 7,200 new student beds; an additional 1.29 million gross square feet (gsf) of academic, administrative, and support space; 380 residential units intended primarily for faculty/staff with supporting uses (retail and recreational space); and a 200-unit university-based retirement community. In addition, 455,000 gsf of existing academic,



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administrative, and support space would be replaced with new facilities. The 2035 Master Plan proposes circulation infrastructure improvements, to provide for the safe and efficient movement of pedestrians, bicycles, and vehicles around campus, while also encouraging a more complete shift to an active transportation approach. Further, utilities infrastructure improvements, such as new water, wastewater, and storm drainage infrastructure, are also proposed to accommodate growth under the 2035 Master Plan.

Document Availability: Copies of the Draft EIR are available during the 45-day public review period online at <https://afd.calpoly.edu/facilities/planning-capital-projects/ceqa/master-plan/> and as hard copies at the following locations:

Public Libraries:

- ▲ San Luis Obispo: 995 Palm Street, San Luis Obispo, CA 93401
- ▲ Cal Poly: Robert E. Kennedy Library (Building 35 at Dexter Road and North Perimeter Road), San Luis Obispo, CA 93407

Public Review and Comment Period: A 45-day public review period for the Draft EIR begins on December 19, 2019 and ends on February 3, 2020 at 5:00 p.m. Please send your written comments, with appropriate contact information, to the following address:

Jeffrey Dumars
Associate Director of Environmental & Space Planning
Facilities Management and Development
Cal Poly
1 Grand Avenue, San Luis Obispo, CA 93407
environmentalplanning@calpoly.edu

Anticipated Significant Environmental Effects: Implementation of the 2035 Master Plan could have significant environmental effects to the following resources topics as discussed in the Draft 2035 Master Plan EIR:

- ▲ Aesthetics – Impact 3.1-1: Result in a Substantial Adverse Effect on a Scenic Vista or Substantially Degrade the Existing Visual Character or Quality of Public Views of the Site and Its Surroundings and Impact 3.1-2: Damage Scenic Resources within a State Scenic Highway;
- ▲ Agriculture and Forestry Resources – Impact 3.2-1: Convert Agricultural Uses, Including Lands Designated as Important Farmland, to Nonagricultural Use;
- ▲ Air Quality – Impact 3.3-2: Cause Construction-Generated Criteria Air Pollutant or Precursor Emissions to Exceed APCD-Recommended Thresholds, Impact 3.3-3: Result in a Net Increase in Long-Term Operational Criteria Air Pollutant and Precursor Emissions That Exceed APCD-Recommended Thresholds, and Impact 3.3-6: Result in Other Emissions (Such as Those Leading to Odors) Adversely Affecting a Substantial Number of People;



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- ▲ Archaeological, Historical, and Tribal Cultural Resources – Impact 3.4-1: Cause Substantial Adverse Change in the Significance of a Historical Resource; and
- ▲ Noise – Impact 3.10-1: Generate Substantial Temporary (Construction) Noise, and Impact 3.10-4: Generate Substantial Long-Term Increase in Stationary Noise.

Hazardous Materials/Waste On-Site: The State of California maintains the linked EnviroStor and Geotracker databases of known contamination sites pursuant to Government Code Section 65962.5. Based on the information gathered from these databases, no sites that are actively under evaluation, remediation, or verification monitoring are located within the Master Plan Area.