

## 3.11 POPULATION AND HOUSING

This section describes the existing population, employment, and housing supply for Cal Poly and the city and county of San Luis Obispo, and the Master Plan's potential contributions to population growth, employment opportunities, and housing as the result of planned enrollment growth over the course of Master Plan buildout. Potential growth-inducing impacts of the project are further addressed in Chapter 6, "Other CEQA Considerations."

In response to the Notice of Preparation (NOP), several comments were received related to population and housing, including concerns about the number of students living off-campus and the need for additional on-campus student housing.

### 3.11.1 Regulatory Setting

#### FEDERAL

No federal plans, policies, regulations, or laws are applicable to the provision of population and housing for the project.

#### STATE

##### **State California Environmental Quality Act Guidelines Section 15131**

State CEQA Guidelines Section 15131 provides that economic or social information may be included in an EIR, but those economic or social effects shall not be considered significant effects on the environment. In an EIR, the lead agency is responsible for researching economic or social changes resulting from a project, which may eventually lead to physical changes in the environment. These economic or social changes can be used to determine the significance of physical changes on the environment.

##### **Government Code Section 65040.12**

Government Code Section 65040.12 (e) defines environmental justice as "the fair treatment of people of all races, cultures, and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws and policies."

##### **Cortese-Knox-Hertzberg Local Government Reorganization Act**

The Cortese-Knox-Hertzberg Local Government Reorganization Act Section 56668(o) defines environmental justice as the fair treatment of people of all races, cultures, and incomes with respect to the location of public facilities and the provision of public services. Environmental justice addresses issues concerning whether an activity could expose minority or disadvantaged populations to proportionately greater impacts compared with those borne by other individuals.

##### **Senate Bill 244, Disadvantaged Unincorporated Communities**

In 2011, Senate Bill (SB) 244 was enacted, resulting in changes to the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 (Cortese-Knox-Hertzberg Act). Local Agency Formation Commissions (LAFCo) are now required to deny any application to annex to a city territory that is contiguous to a disadvantaged unincorporated community unless a second application is submitted to annex the disadvantaged community as well and LAFCos are required to evaluate disadvantaged unincorporated communities in a municipal service review. SB 244 defines "disadvantaged unincorporated community" as any area with 12 or more registered voters where the median household income is less than 80 percent of the statewide annual median.

## California Education Code

The California Education Code contains several provisions mandating CSU enrollment access levels, to ensure the CSU system accommodates all eligible California resident students. Section 66202.5 of the Education Code states the following:

The State of California reaffirms its historic commitment to ensure adequate resources to support enrollment growth, within the systemwide academic and individual campus plans to accommodate eligible California freshmen applicants and eligible California Community College transfer students, as specified in Sections 66202 and 66730.

The University of California and the California State University are expected to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend an appropriate place within the system. The State of California likewise reaffirms its historic commitment to ensure that resources are provided to make this expansion possible and shall commit resources to ensure that students from enrollment categories designated in subdivision (a) of Section 66202 are accommodated in a place within the system.

Similarly, Section 66011(a) of the California Education Code provides that all resident applicants to California institutions of public higher education, who are determined to be qualified by law or by admission standards established by the respective governing boards, should be admitted to either (1) a district of the California Community Colleges, in accordance with Section 76000; (2) the California State University (CSU); or (3) the University of California.

Section 66741 of the California Education Code requires acceptance of qualified transfer students at the advanced standing level.

## California Housing Element Law

California's Housing Element Law (California Government Code Sections 65580 through 65589.8) recognized that early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, was a "priority of the highest order." The law was enacted to ensure that counties and cities recognize their proportionate responsibilities in contributing to the attainment of state housing goals, to establish the requirement that all counties and cities adopt housing elements to help meet state goals, to recognize that each locality is best capable of determining what efforts it is required to take to contribute to attainment of state housing needs, and to encourage and facilitate cooperation between local governments to address regional housing needs. Section 65583 states "the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing" and "the housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community."

## Regional Housing Needs Plan

California General Plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as the Regional Housing Needs Allocation and is based on a Regional Housing Needs Plan developed by councils of government. The San Luis Obispo Council of Governments (SLOCOG) is the lead agency for developing the Regional Housing Needs Plan for seven cities, including the City of San Luis Obispo, and County of San Luis Obispo. The 2001 Master Plan is accounted for in the current housing need projections developed by SLOCOG as part of the ~~2013–2019~~ Regional Housing Needs Plan. If approved, student apartments constructed under the 2035 Master Plan would be included as part of future housing need projections developed by SLOCOG.

## CALIFORNIA STATE UNIVERSITY

### CSU Operating Budget

In keeping with its state charter and in response to projections of continued increases in demand for higher education enrollment and to meet California's future workforce needs, the CSU Board of Trustees has directed each campus of the CSU to take the necessary steps to accommodate additional systemwide enrollment increases. The Trustees require every CSU campus to prepare a Master Plan depicting existing and anticipated facilities "necessary to accommodate a specified enrollment at an estimated planning horizon, in accordance with approved educational policies and objectives" (California State University 2012a). Master Plans are based on annual FTES college year enrollment targets prepared by each campus in consultation with the CSU Chancellor's Office (California State University 2012b).

Each year, the CSU negotiates with the State of California for funding to support planned enrollment growth as part of the annual budget process. The annual state budget identifies anticipated enrollment growth systemwide for the CSU each year; according to the 2019-2020 California State Budget, the state expects the CSU to accommodate growth in enrollment of 10,000 FTES during that period (DOF 2019a). Following negotiation, the CSU allocates enrollment growth funding for California residents according to an enrollment target for each of the 23 CSU campuses. Campuses are expected to manage their enrollments within a small margin of error around the target because they receive state/CSU funding only for the targeted number.

### California State University Graduation Initiative 2025

Graduation Initiative 2025 is the CSU's initiative to increase graduation rates for all CSU students while eliminating opportunity and achievement gaps. Through this initiative the CSU strives to ensure that all students have the opportunity to graduate in a timely manner according to their personal goals, positively impacting their future and producing the graduates needed for the California and national workforce. The Graduation Initiative 2025 establishes the following goals for 2025: 40 percent freshman 4-year graduation rate, 70 percent freshman 6-year graduation rate, 45 percent transfer 2-year graduation rate, 85 percent transfer 4-year graduation rate, and eliminate all equity gaps for underrepresented minorities and Pell Grant-eligible students to achieve equity. To achieve this goal, Cal Poly needs to increase its capacity to support students both academically, in the form of additional programs and physical academic space, and with sufficient housing and services that ultimately support students and the academic mission of university.

### Cal Poly Campus Administrative Policies Residency Requirement

Chapter 660, University Housing, of the Campus Administrative Policies includes the following policy related to on-campus housing requirements:

**660.1 Purpose and Mission Statement.** University Housing is responsible for the administration of the University's academic year and summer quarter student housing program. The mission of the department is to provide a quality living and learning experience for a diverse population of residents. Regulations that govern use of the housing facilities have been established by the Board of Trustees of the California State University in Title V of the California Code of Regulations. The University Housing Department consists of six units that support the Department mission: Housing Administration, Facilities Operations, University Housing Depot, Residential Life and Education, Housing Technology, and Custodial Operations. At Cal Poly, San Luis Obispo, there is a residency requirement. All admitted first-time freshmen are required to live on-campus for their first year. At such time University Housing has as part of its housing portfolio the number of bed spaces needed to accommodate all freshman and sophomore students, all admitted students who enter the university as freshmen will be required to live on-campus for two years (six academic quarters).

## LOCAL

Cal Poly is an entity of the CSU, which is a constitutionally created state agency, and is therefore not subject to local government planning and land use plans, policies, or regulations. Cal Poly may consider, for informational purposes, aspects of local plans and policies for the communities surrounding the campus when it is appropriate. The proposed project would be subject to state and federal agency planning documents described herein but would not be bound by local or regional planning regulations or documents such as the City's General Plan or municipal code.

### County of San Luis Obispo General Plan

The San Luis Obispo County General Plan is comprised of several elements that include strategic growth principles and policies to manage population growth and guide housing development within the county. The following principles and policies from these elements are considered as part of the EIR's analysis.

#### Land Use and Circulation Element

**Principle 2:** Strengthen and direct development toward existing and strategically planned communities.

- ▶ **Policy 2:** Avoid establishing or expanding Residential Rural and Residential Suburban areas outside urban or village reserve areas.
- ▶ **Policy 3:** Plan for most future development to be within existing and strategically planned cities and communities.
- ▶ **Policy 7:** Phase urban development in a compact manner, first using vacant or underutilized "infill" parcels and lands next to or near existing development.

**Principle 3:** Foster distinctive, attractive communities with a strong sense of place.

- ▶ **Policy 3:** Establish and maintain a distinct edge between urban and rural areas to enhance community separation while allowing for appropriate and compact urban expansion at the urban edge.

**Principle 6:** Create a range of housing opportunities and choices.

- ▶ **Policy 1:** Plan for most new housing to be within urban or village areas and close to jobs while protecting residential areas from incompatible uses.
- ▶ **Policy 2:** Provide quality housing choices that are affordable to people with a variety of income levels.
- ▶ **Policy 3:** Provide a range of housing types within each neighborhood, and avoid creating adverse concentrations of affordable units.

**Principle 8:** Take advantage of compact building design.

- ▶ **Policy 1:** Develop compact neighborhoods that contain residential uses that are affordable-by-design and efficient in land and energy consumption.
- ▶ **Policy 2:** Include public and private amenities with new development to enhance the livability of compact neighborhoods.

#### Housing Element

- ▶ **Policy HE 1.1:** Designate a sufficient supply of land for housing that will facilitate balanced communities, including a variety of housing types, tenure, price, and neighborhood character.
- ▶ **Policy HE 1.2:** Plan for future housing needs beyond the State-required planning period (2009-2014) for this Housing Element. This is important because the tasks necessary to identify land for housing and provide infrastructure can take several years to accomplish.
- ▶ **Policy HE 1.3:** Designate land for housing near locations of employment, shopping, schools, parks, and transportation systems when feasible.
- ▶ **Policy HE 1.7:** Encourage development of live/work units, where housing can be provided for the workforce while generating economic activity in the community.

- ▶ **Policy HE 1.9:** Encourage the use of Strategic Growth principles in development that create a range of housing choices, mix land uses, preserve open space, and focus development in urban areas.
- ▶ **Policy HE 1.10:** Protect the existing supply of multi-family land to meet the needs of lower income households and the workforce, and avoid development of multi-family land at low residential densities or with non-residential land uses. The intent of this policy is to support the affordable housing objectives of this Element, which will require the efficient and strategic use of land. This policy supports the development of ordinances which encourage increased residential densities on multi-family land, consistent with Program HE 1.F. This policy is not intended to prevent the approval of housing projects having less than allowable densities that are otherwise consistent with County ordinances and policies.
- ▶ **Policy HE 1.11:** Encourage alternative housing types such as co-housing, shared homes, rooming houses, residential hotels, mixed use, and other similar collaborative housing. Providing a wide variety of alternative housing types improves the ability of residents to find the housing that best fits their needs.
- ▶ **Policy HE 3.2:** Work with other jurisdictions to support a countywide approach to reducing and preventing homelessness.
- ▶ **Policy HE 3.3:** Work with community groups and developers to provide opportunities for construction and acquisition of housing for special needs groups.

### City of San Luis Obispo General Plan

The City of San Luis Obispo General Plan Land Use Element and Housing Element provide policies to address population and housing within the city and to guide sustainable development that meets their population and housing needs. The following policies apply to the project.

#### Land Use Element

- ▶ **Policy 1.11.1: Overall Intent.** The City shall manage the city's growth rate to provide for the balanced evolution of the community and the gradual assimilation of new residents. Growth must be consistent with the City's ability to provide resources and services and with State and City requirements for protecting the environment, the economy, and open space.
- ▶ **Policy 1.11.2: Residential Growth Rate.** The City shall manage the growth of the city's housing supply so that it does not exceed one percent per year, on average, based on thresholds established by Land Use Element Table 3, excluding dwellings affordable to residents with extremely low, very low or low incomes as defined by the Housing Element. This rate of growth may continue so long as the City's basic service capacity is assured. Table 3 shows the approximate number of dwellings and residents which would result from the one percent maximum average annual growth rate over the planning period. Approved specific plan areas may develop in accordance with the phasing schedule adopted by each specific plan provided thresholds established by Table 3 are not exceeded. The City Council shall review the rate of growth on an annual basis in conjunction with the General Plan annual report to ensure consistency with the City's gradual assimilation policy.
- ▶ **Policy 1.11.3: Phasing Residential Expansions.** Before a residential expansion area is developed, the City must have adopted a specific plan or a development plan for it. Such plans for residential expansion projects will provide for phased development, consistent with the population growth outlined in Table 3, and taking into account expected infill residential development.
- ▶ **Policy 1.11.4: Nonresidential Growth Rate.** Each year, the City Council shall evaluate the actual increase in nonresidential floor area over the preceding five years. The Council shall consider establishing limits for the rate of nonresidential development if the increase in nonresidential floor area for any 5-year period exceeds five percent. Any limits so established shall not apply to:
  - A. Changed operations or employment levels, or relocation or ownership change, of any business existing within the City at the time the limit is set;
  - B. Additional nonresidential floor area within the Downtown core (Figure 4);

- C. Public agencies; and
  - D. Manufacturing, light industrial, research businesses, or companies providing a significant number of head of household jobs.
- ▶ **Policy 1.12.1: Educational and Governmental Facilities Near the City.** The City shall continue to communicate with nearby government and educational institutions to address proposed changes in numbers of workers, students, or inmates that have the potential to result in significant adverse land use or circulation impacts on the City or may negatively influence the City's ability to manage growth.
  - ▶ **Policy 1.12.2: Cal Poly.** The City shall encourage Cal Poly not to change its 2001 Master Plan enrollment targets in a way that would exceed campus and community resources. The City shall encourage Cal Poly to provide additional on-campus housing, enhanced transit service, and other measures to minimize impacts of campus commuting and enrollment. Cal Poly should actively engage the community during updates or amendments to the Campus Master Plan and fully mitigate impacts to the City, including environmental and quality of life impacts to nearby neighborhoods.
  - ▶ **Policy 2.6: Student and Campus Housing**
    - **2.6.1: Cal Poly.** The City shall encourage Cal Poly to build housing on campus for all of its students, to the extent feasible. On-campus housing should be expanded at least as fast as enrollment increases. Consideration shall be given for housing for faculty and staff as student enrollment increases.
    - **2.6.3: Amenities.** The City shall encourage development of attractive multifamily housing likely to be occupied by students to provide the amenities that students may otherwise seek in single-family areas.
    - **2.6.4: Location.** The City shall encourage the development of housing likely to attract faculty, staff, and students to locate close to Cal Poly. The City shall work with Cal Poly to facilitate faculty and staff owning or renting housing in adjacent neighborhoods.
    - **2.6.5: Fraternities & Sororities.** The City shall work with Cal Poly to develop a proposal to locate fraternities and sororities on campus for consideration by the CSU Board. If locations on campus cannot be provided, fraternities and sororities should be limited to medium-high and high-density residential areas near the campus.

#### Housing Element

- ▶ **Policy 8.4:** Encourage Cal Poly University to continue to develop on-campus student housing to meet existing and future needs and to lessen pressure on City housing supply and transportation systems.
- ▶ **Policy 8.5:** Strengthen the role of on-campus housing by encouraging Cal Poly University to require freshman and sophomore students to live on campus.
- ▶ **Policy 8.6:** Locate fraternities and sororities on the Cal Poly University campus. Until that is possible, they should be located in Medium-High and High-Density residential zones near the campus.
- ▶ **Policy 8.7:** Encourage Cal Poly University to develop and maintain faculty and staff housing, consistent with the General Plan.
- ▶ **Policy 10.2:** Cal Poly State University and Cuesta College should actively work with the City and community organization to create positive environments around the Cal Poly Campus by:
  - A. Establishing standards for appropriate student densities in neighborhoods near Campus;
  - B. Promoting homeownership for academic faculty and staff in Low-Density Residential neighborhoods in the northern part of the City; and
  - C. Encouraging and participating in the revitalization of degraded neighborhoods.

## 3.11.2 Environmental Setting

### POPULATION AND POPULATION GROWTH

As part of its regional planning functions, SLOCOG develops regional population, employment, and housing forecasts for the county and the individual cities and communities within the county. The housing elements of the City's and County's respective general plans each incorporate projected population and housing estimates from SLOCOG into their overall planning efforts. A discussion of population trends in the city and county are discussed below.

#### Regional Population

The county's population is strongly determined by the strong in-migration of affluent, retired people, a drop in the natural birth rate, and high emigration of young professionals and families. Unlike statewide population growth, the county's population growth is more strongly influenced by in-migration than natural births and is anticipated to continue to be determined by net migration (County of San Luis Obispo 2014:5-4, 5-5).

The city of San Luis Obispo has the highest population in the county. In 2013, approximately 17 percent of the county's population resided within the city (City of San Luis Obispo 2015:A-1). Since 1980, the city has experienced slow, steady population growth with an average annual population growth rate of about 1 percent, with periods of faster or slower growth reflecting economic cycles (City of San Luis Obispo 2015:3-17). The city's population is largely determined by student enrollment at Cal Poly and Cuesta Community College. With 35 percent of residents being age 18-24, the city has nearly a 2.5 times greater share of these young adults than the county (City of San Luis Obispo 2015:A-3).

Table 3.11-1 shows the population of the county and incorporated cities in 2010, 2015, and 2018. The population growth experienced in the city between 2010 and 2018 occurred at approximately the same rate, 3.6 percent, as experienced in the total county including incorporated areas, 3.9 percent.

The SLOCOG 2050 Regional Growth Forecast, prepared in June 2017, projects that the region's population will continue to grow, albeit at a slower rate than in the state. The natural increase (births less deaths) reached a high of 1,254 in 1986 but has averaged just 671 persons since that year. Over the last 10 years, natural increase has fallen from about 700 persons in 2007 to just 227 persons in 2016 (SLOCOG 2017:100). Net migration (inbound less outbound mitigation), the primary source of growth in the county, has also slowed since its peak of nearly 7,900 persons in 1989. Since 1990, the annual average net migration has been 1,975 persons. However, over the last 10 years, that annual average has dropped to 1,326 persons, reaching a 45-year low of 520 persons in 2013 (SLOCOG 2017:101).

**Table 3.11-1 Regional Population Characteristics**

County/City	2010	2015	2018	Percent Growth (2010-2018)
San Luis Obispo County (Total)	269,637	277,219	280,048	3.9
Arroyo Grande	17,252	17,797	17,880	3.6
Atascadero	28,310	29,863	30,353	7.2
El Paso de Robles	29,793	30,932	31,204	4.7
Grover Beach	13,156	13,528	13,617	3.5
Morro Bay	10,234	10,430	10,498	2.6
Pismo Beach	7,655	8,005	8,251	7.7
City of San Luis Obispo	45,119	46,331	46,741	3.6
San Luis Obispo (unincorporated county)	118,118	120,333	121,504	2.8

Source: DOF 2019b

The regional growth forecast estimates that the total county population will increase from 269,637 in 2010 to 286,657 in 2020 and would reach 312,346 in 2035. The total county population will increase by 44,107 from 2015 to 2050, a population growth increase of 13.8 percent (SLOCOG 2017:2). As shown in Table 3.11-2, below, the city's population is projected to increase at a slower growth rate than the unincorporated county.

**Table 3.11-2 Population Projections**

Jurisdiction	2015	2020	2035	2050
San Luis Obispo (City)	45,950	47,214	50,659	51,672
San Luis Obispo (Unincorporated County)	118,950	123,597	134,975	138,534
San Luis Obispo (Total County)	276,375	286,657	312,346	320,482

Note: The population projections represent the medium growth scenario as described in the SLOCOG 2050 Regional Growth Forecast.

Source: SLOCOG 2017

## Cal Poly Population

As stated in the Regulatory Setting, the State of California budget is the primary factor that determines enrollment levels, and in turn, the CSU allocates funding tied to a specific enrollment growth target for each of the 23 campuses. When the state has experienced a fiscal crisis, enrollment funding for the CSU has decreased and campuses have had to adjust their enrollments downward until additional funding became available in subsequent years. During the past 30 years, this has occurred four times.

Individual campuses, like Cal Poly, establish their long-term enrollment goals through the campus master planning process. Prior to development of a master plan, the CSU Board of Trustees approves a future allowable capacity for campus facilities at all CSU campuses, including Cal Poly. This process sets a future campus capacity that the campus can work toward. However, because of variations in state funding and CSU allocations, the growth rate can vary significantly from year to year. At Cal Poly, the 2001 Master Plan, and now the 2035 Master Plan, set the future enrollment capacity based on Cal Poly's academic plan, as summarized in the 2035 Master Plan, and the high demand for a Cal Poly education.

Each year, Cal Poly estimates the number of current students that are expected to return the following year, then subtracts that number from the total headcount target to determine the appropriate size of the new entering class. The number of students admitted is based on forecasts as to how many of those students would ultimately enroll. Many factors affect this percentage (e.g., a student may choose to enroll at one of the other schools where they have been accepted)—called the yield or show rate—and it varies from year to year and by student major. For the fall 2017 quarter, for example, the number of students enrolled was significantly higher than forecasted based on enrollment in recent years. One contributing factor was that Cal Poly discontinued its early decision admissions process, which meant that the Cal Poly could not rely on past models for estimating final first-time freshman enrollment. Cal Poly always expects some variation due to external factors, such as admission practices at competing institutions (e.g., the University of California) that are not known in March when Cal Poly makes its offers of admission for new freshmen. When the number of new freshmen has exceeded the target in any particular year, Cal Poly has compensated by reducing both the target and/or actual enrollment the following year.

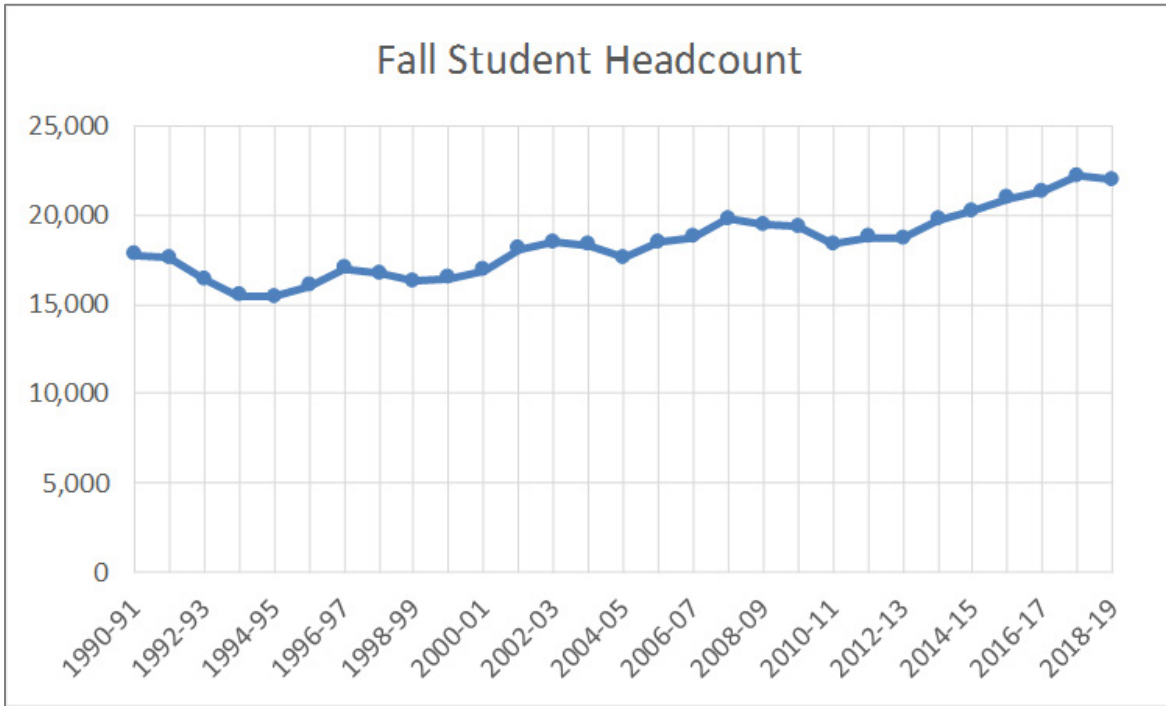
Undergraduate students typically require a minimum of 4 years to complete their degree coursework, so a larger entering class means that there would be a large class at Cal Poly for at least 4 years. Reducing the next new freshman class by too large a margin is not appropriate since it could result in an alternating pattern of large and small entering classes. Such perturbations would make it very difficult to provide courses, hire appropriate faculty and staff, and manage housing demand. Cal Poly aspires to maintain a "steady state" enrollment that doesn't vary widely from year to year, which requires the freshman class size to vary only within a reasonable range.

## Enrollment Trends

Over the past 25 years, enrollment growth has averaged about 200 students per year, although actual enrollment can sometimes vary substantially from year to year. Student enrollment was approximately 15,500 in the early 1990s, 18,000 in 2001, 19,000 in 2007, and 20,000 in 2014 (Cal Poly 2019a). In fall 2017, primarily as a result of discontinuing



the early decision admissions process, enrollment increased to 22,188. Fluctuations in enrollment trends, shown in Figure 3.11-1 are a result of numerous variables including demand for certain degrees, economic prosperity, and the reputation of Cal Poly.



Source: Cal Poly 2019a

**Figure 3.11-1 Fall Student Headcount**

**Current Population**

In response to the increased enrollment during the fall 2017 quarter, Cal Poly took two steps to reduce enrollment of the entering class in the fall 2018 quarter. First, Cal Poly reduced the target enrollment count for new students in fall 2018, especially freshmen students, which is by far the largest group of new students each year. Then, and more importantly, Cal Poly reviewed and refined its models for estimating new student yields. Implementation of these steps following the increased enrollment during fall 2017 resulted in a successful reduction of the freshman class the following year, with a total of 5,253 first-time freshmen entering Cal Poly in fall 2018, and a total fall 2018 enrollment of 21,812, a 1.69 percent decrease from the previous year (Cal Poly 2018a). Cal Poly determines faculty and staff needs by evaluating the historical relationship between students and faculty (commonly called the student-to-faculty ratio) as well as the relationship between students and staffing. Recently, faculty and staff has increased from 3,148 in 2015 to 3,266 in 2018. Total fall 2018 campus population is shown in Table 3.11-3.

**Table 3.11-3 Student Enrollment and Faculty and Staff Headcount**

	Fall 2018 Population
<b>Student Headcount</b>	
First-time enrollment <sup>1</sup>	5,253
Undergraduate	21,037
Graduates	648
Post-Baccalaureates	127
<b>Total Student Headcount</b>	<b>21,812</b>

	Fall 2018 Population
<b>Faculty and Staff Fall Headcount</b>	
Instructional Faculty	1,219
<i>Ratio of Faculty to Students</i>	<i>0.0559</i>
Staff and Management	2,047
<i>Ratio of Staff to Students</i>	<i>0.0938</i>
<b>Total Regular Employees</b>	<b>3,266</b>

<sup>1</sup> Includes undergraduate and graduate enrollment.

Source: Cal Poly 2019b

### Summer Enrollment

Between 1980 and 2010, Cal Poly had an active summer enrollment program with as much as 25–33 percent of all students attending. The enrollment level declined after 2005 and then dropped dramatically in 2010 when the CSU discontinued summer funding during a fiscal crisis (Figure 3.11-2). Since then, the summer headcount has stabilized at just over 2,000 students, or about 10 percent of the fall headcount.

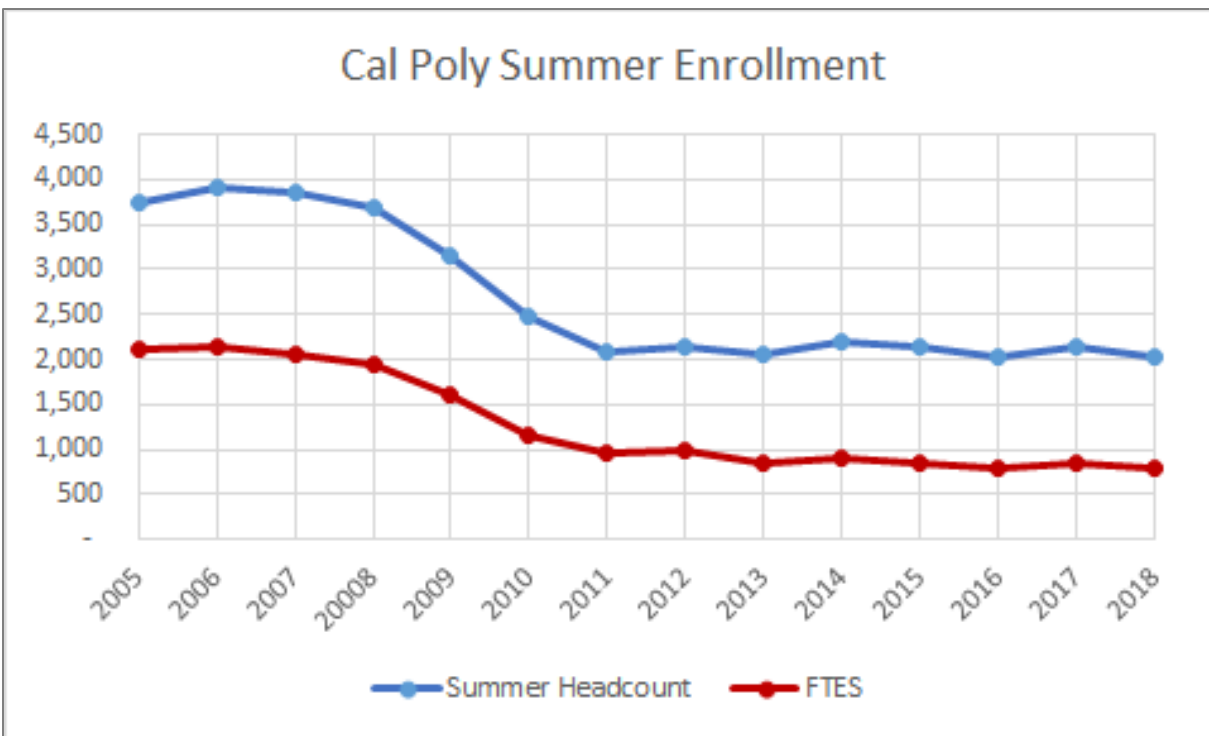
Cal Poly has previously considered expanding summer enrollment to reduce the student headcount during fall, winter and spring quarters, but does not currently plan to add significantly to summer course offerings on campus. Many students work, travel, or undertake internships during the summer away from Cal Poly and the greater San Luis Obispo area. To meet their continuing educational needs, Cal Poly is expanding course offerings online so that students can take courses from any location during the summer.

Overall, the summer population (i.e., students, faculty, staff, special event attendees) is less than 25 percent of the academic year population and varies significantly from day-to-day and week-to-week as summer programs vary in size and length over about 2½ months. Some academic courses are offered in concentrated formats as short courses; and faculty conducting research may not be on campus daily.

New student orientation is the largest summer activity, involving virtually all new freshmen and many of their parents and supporters. The office of New Student and Transition Programs schedules about 10 sessions during July and early August, each of which lasts 2 days and the largest handles about 1,000 overnight participants. Overall, this program served 7,257 new students and guests in summer 2018.

The Office of Conference and Event Planning (CEP) offers a full array of services year-round, with a large presence in the summer when more facilities including housing are available. CEP records show that summer activities (other than orientation) vary from fewer than 20 to several hundred participants and from 1 day to 2 months in duration. Several factors determine the number of participants, for example, Cal Poly housed firefighters for 2 weeks in August 2016 when the Chimney Fire broke out nearby resulting in a temporary increase in campus population. The best available and most complete information at the time of this EIR was for summer of 2015 participation. The average size in 2015 was 110.7 participants (with a median of 74), and average length 8.8 days (with a median of 5 days). In the summer of 2015 CEP served a total of 5,867 participants (excluding orientation). The numbers were higher in 2016, and a little lower in 2017 and 2018, depending on circumstances.

The total summer population for 2018 was 5,823, approximately 23 percent of the regular academic year population. The summer population is based on a weekday average and includes summer students, instructional faculty, faculty conducting research, administrators and staff, and summer program participants. The total weekday average summer housing occupancy was 726, or 9.4 percent of the fall student housing occupancy.



Source: Cal Poly 2019a

Figure 3.11-2 Cal Poly Summer Enrollment

## HOUSING UNITS AND VACANCY

### Regional Housing

Over half (52.8 percent) of the housing units constructed in the San Luis Obispo region from 2000 to 2016 were built in the unincorporated area. Among the cities, Paso Robles had the highest share of the region’s new housing units (16.2 percent), followed by Atascadero (12.0 percent), and San Luis Obispo (9.1 percent). Just 9.9 percent of the new housing units built between 2000 and 2016 were in the four smaller cities combined (Arroyo Grande, Grover Beach, Morro Bay, and Pismo Beach) (SLOCOG 2017:118).

Since 2000, over 16,000 units were single-family housing (attached and detached). This represents a 22.3 percent increase in single-family housing. In the same period, 2,245 housing units were built as multi-family housing, an increase of just 11.8 percent. There was also an overall loss of 333 mobile home units in the region (SLOCOG 2017:118).

More recently, the construction of new housing has slowed. As shown in Table 3.11-4 the total number of housing units in the region increased by 0.04 percent from 2010 to 2018. Atascadero experienced the highest increase in housing units and a percent increase of 0.05 percent. Paso Robles, Pismo Beach, and the unincorporated county each experienced a 0.04 percent increase in total housing units from 2010 to 2018 (DOF 2019b).

The housing vacancy rate is a measure of general housing availability and represents the percentage of all available housing units that are vacant or unoccupied at a particular time. A low vacancy rate, 5 percent or less, suggests that housing availability is low; conversely, a high vacancy rate (over 8 percent) may indicate a high number of housing units are available for occupancy, a high number of seasonal units are vacant, or there is an oversupply of housing. By maintaining a “healthy” vacancy rate between 5 percent and 8 percent, housing consumers have a wider choice of housing types and prices to choose from. As vacancy rates drop, shortages generally raise housing costs and limit choices.

**Table 3.11-4 Regional Housing Characteristics**

County/City	Total Number of Housing Units 2010	Total Number of Housing Units 2015	Total Number of Housing Units 2018	Percent Increase from 2010–2018
San Luis Obispo (Total)	117,315	119,697	121,661	0.04
Arroyo Grande	7,628	7,740	7,803	0.02
Atascadero	11,505	11,875	12,155	0.05
Paso Robles	11,426	11,706	11,877	0.04
Grover Beach	5,748	5,770	5,813	0.01
Morro Bay	6,320	6,378	6,455	0.02
Pismo Beach	5,585	5,649	5,797	0.04
San Luis Obispo	20,553	20,887	21,273	0.03
San Luis Obispo (unincorporated county)	48,550	49,692	50,488	0.04

Source: DOF 2019b

The county's housing vacancy rate has been consistently higher than the state's vacancy rate. Between 1990 and 2016, the vacancy rate of the county ranged from 9.28 percent to 13.59 percent, while California's vacancy rate has ranged from 5.81 percent to 8.09 percent (SLOCOG 2017:7). According to the California Department of Finance, there was a total of 121,661 housing units within the county in 2018, out of which, 15,015 units were vacant, indicating a vacancy rate of 12.3 percent (DOF 2019b). Out of the 105,044 occupied housing units within the county in 2017, 87.4 percent of the total housing units, approximately 60 percent were owner-occupied, and 40 percent were renter-occupied (U.S. Census Bureau 2017a).

The county's average household size, or number of people occupying a dwelling unit, has been consistently lower than that of the state. From 1990 to 2016, the household size of the county has ranged from 2.40 to 2.53 persons per household. This is consistently lower than California, which has ranged from 2.79 to 2.97 persons per household (SLOCOG 2017:123). The average household size for the county, as reported in 2018, was 2.47 persons per household (DOF 2019b).

The ~~2013~~2019 SLOCOG Regional Housing Needs Plan (RHNP) establishes the target number of housing units for each of its member jurisdictions based on the Regional Housing Needs Allocation (RHNA) of ~~10,810,409~~ housing units assigned by the California State Department of Housing and Community Development. The established target for the unincorporated county is ~~3,256,347~~ new housing units for the period of January 1, 2019 to ~~December 31, 2028~~ June 30, 2019 (SLOCOG 2019:24). In 2014, the unincorporated county had approximately 49,413 total housing units, and in 2018, the unincorporated county had 50,488 housing units, demonstrating an increase of 1,075 additional units within the county for the 2014–2018 timeframe so far (DOF 2019b). According to the 2050 SLOCOG Regional Growth Forecast, the unincorporated areas of the county are projected to increase the number of housing units to 54,929 by 2035 and the entire county, including incorporated areas, is projected to provide 135,129 housing units by 2035 (SLOCOG 2017:3).

### **City of San Luis Obispo**

In the 1980s and 1990s, the city's housing stock increased at a slower rate than the city's population; however, between 2000 and 2010, the number of housing units added generally increased at a faster rate than population growth, with an increase of 1,247 housing units compared to an increase in population by 945 new residents.

Since the 1990s, the city's housing vacancy rate has generally remained at just over 5 percent. The vacancy rate dropped steeply in the early 2000s to as low as 3.45 percent (DOF 2012), reflecting the gap between population growth and housing development in the 1990s. In 2010, the city's housing stock grew to 20,553 housing units, with a vacancy rate of 6.6 percent (DOF 2019b). As of 2018, the city had 1,340 vacant housing units out of 21,273 total housing units, representing a vacancy rate of 6.3 percent (DOF 2019b). According to the 2010 U.S. Census, out of the total 20,861 housing units within the city, 37.6 percent were owner-occupied, and 62.4 percent were renter-occupied, a significantly

higher proportion than in the county and state (U.S. Census Bureau 2010). As of 2017, out of the total 18,728 occupied housing units, 38.3 percent were owner-occupied, and 61.7 percent were renter-occupied (U.S. Census Bureau 2017b). The city's consistent vacancy rate and high proportion of renters reflects the high demand for housing in the area, and particularly for student rental housing near the local college campuses.

Under City zoning regulations, up to five persons over the age of 18 can occupy a dwelling and share rental costs, unless within a High-Occupancy Residential Use designation. In 2010, the average household size was 2.29 persons per household (DOF 2019b). In 2018, the average household size was also 2.29 persons per household (DOF 2019b). As the population of students living off campus in the city increases, the city's household size also increases as larger numbers of students share housing units. In the city, there is a higher percentage of non-family households, approximately 59 percent, than family-households due, in part, to the student population in the city (SLOCOG 2017:116).

General Plan Policy 1.11.2 included in the City's Land Use Element requires that the City manage the growth of housing supply so that it does not exceed 1 percent per year on average. This growth limit allows for a total housing unit count of 25,762 units in 2035. According to the California Department of Finance, the city's housing unit count was 21,273 housing units in 2018 (DOF 2019b). Therefore, the City's General Plan Land Use Element plans for an increase of approximately 4,489 additional housing units between 2018 and 2035.

The City's 2014-2019 RHNA established in the SLOCOG RHNP is 1,144 housing units (SLOCOG 2013:1). Based on the programs and strategies outlined in the City's 2015 Housing Element, and the fact that there is sufficient land that is suitable and available for new residential development, the City anticipates meeting the RHNA goal of 1,144 units for the period of 2014 to 2019 (City of San Luis Obispo 2015). In 2014, the city had a total of 20,779 housing units and as of 2018, the city had a total of 21,273 housing units, demonstrating an increase of 494 housing units (DOF 2019b).

According to the 2050 SLOCOG Regional Growth Forecast, the city is projected to provide a total of 22,534 housing units by 2035 (SLOCOG 2017:150). A residential development capacity inventory conducted by the City in 2013 indicates that San Luis Obispo has approximately 725 acres of vacant, underutilized, or blighted properties that can accommodate approximately 3,477 dwelling units (City of San Luis Obispo 2015:K-7). Much of this capacity is located within the City's Margarita and Orcutt Specific Plan areas. As such, it is expected the City would be able to meet the projected growth of 1,647 housing units by 2035. Additional areas outside of the city have been identified for possible annexation into the city, which would provide additional vacant and/or underutilized land for potential residential development (e.g., the 110-acre Froom Ranch Specific Plan is currently being evaluated by the City as a predominantly residential area).

## Cal Poly Housing

### Student Housing

Two types of housing are available on campus: traditional dormitory-style student housing, where students share bathrooms and do not have cooking facilities; and apartment-style units that include bathrooms and cooking facilities. Traditional dormitory-style housing units are considered group quarters and are not counted as housing units by the U.S. Census or in regional or local housing analysis. Apartment-style units are considered housing units and are included in the U.S. Census and regional or local housing analysis.

The number of beds available does not always match the number of beds occupied. The beds available represents the design capacity for residence halls, typically some combination of single and double rooms; however, when demand is high due to a large entering freshman class or other circumstances, the University adds beds by converting double rooms to triples, thus increasing the number of beds occupied. The following discussion uses the distinction between design capacity and beds occupied.

Historically, additional housing facilities have been developed on campus to correspond with increased student enrollment and has resulted in a gradual net increase in the total percentage of undergraduate students housed on campus. Cal Poly's total fall student headcount increased from 16,877 in 2000 to 21,812 in 2018; however, the University has consistently provided sufficient housing to accommodate enrollment growth (Allison-Bullock, pers. comm., 2019). On-campus housing has increased substantially since 2000, from a design capacity of 2,783 beds in

2000 to approximately 7,760 beds provided in 2018. In 2018, 36 percent of Cal Poly students lived in on-campus housing. Existing housing for freshmen students includes the following facilities: Yak?it'ut'u (Student Housing South), North Mountain Halls, South Mountain Halls, Sierra Madre Towers, and Yosemite Towers; and existing housing for sophomore and upper division students includes Cerro Vista and Poly Canyon Village. Table 3.11-5 shows housing trends and demand since 2000 and shows both the number of beds based on the design capacity of student housing and the occupied number of beds during the fall quarter, which is typically higher as Cal Poly converts double rooms into triples when the freshman class is large and demand for housing on campus is high.

**Table 3.11-5 Cal Poly Housing Trends from 2000 to 2018**

Year	Cal Poly Total Enrollment	Cal Poly Students Living in Campus-Provided Housing	Permanent Beds as Designed	Cal Poly Students Living Off Campus	Percent of Cal Poly Students Living on Campus
2000	16,877	2,816	2,783	14,061	17%
2001	18,079	2,934	2,783	15,145	16%
2002	18,453	2,775	2,782	15,678	15%
2003	18,303	3,551	3,579	14,752	19%
2004	17,582	3,668	3,579	13,914	21%
2005	18,475	3,618	3,579	14,857	20%
2006	18,722	3,629	3,579	15,093	19%
2007	19,777	3,868	3,579	15,909	20%
2008	19,471	5,355	5,110	14,116	28%
2009	19,325	6,470	6,219	12,855	33%
2010	18,360	6,387	6,220	11,973	35%
2011	18,762	6,947	6,232	11,815	37%
2012	18,679	6,642	6,902	12,037	36%
2013	19,703	7,234	6,232	12,469	37%
2014	20,186	7,137	6,239	13,049	35%
2015	20,944	7,370	6,239	13,574	35%
2016	21,306	7,107	6,323	14,199	33%
2017	22,188	7,794	6,323	14,394	35%
2018	21,812	7,762	7,758	14,050	36%

Source: Allison-Bullock, pers. comm., 2019

Approximately two-thirds of undergraduate students reside in off-campus housing, most of which live within the San Luis Obispo city limits or in the adjacent portions of the unincorporated county. Some undergraduate students live off campus in housing intended specifically for students, including the fraternities along California Boulevard and the Mustang Village and Stenner Glen complexes bounded by the railroad tracks, Foothill Boulevard and Santa Rosa Street. As of 2018, Cal Poly housed approximately 36 percent of the total fall student headcount on-campus and approximately 14,050 Cal Poly students resided off campus in the city or in other areas in the county (Allison-Bullock, pers. comm., 2019). According to the 2018 Campus Transportation Survey, approximately 7 percent of students living off campus reside outside the city in the county.

### **Faculty and Staff Housing**

Historically, Cal Poly faculty and staff have primarily lived off campus. In 2005, the residential community Bella Montaña was developed by the Cal Poly Corporation, a nonprofit corporation affiliated with Cal Poly, to allow faculty and staff to live more affordably in San Luis Obispo, a generally high-cost housing area. Bella Montaña is located in unincorporated San Luis Obispo County at the northwest corner of Highland Drive and North Santa Rosa Street, adjacent to the city limit. Bella Montaña comprises condominiums on a 5.3-acre leased site adjacent to single-family residences and multi-

family homes. This structure enables the homes to be sold at below-market prices and helps ensure that homes remain owned by persons affiliated with Cal Poly. Bella Montaña offers 69 homes with 10 flexible floor plans, ranging from two-bedroom/one-bathroom homes to three-bedroom/three-bathroom homes, and from 1,029 to 1,614 square feet. All homes have garages, with some floor plans offering a two-car garage. As units become available, preference is first given to Cal Poly faculty and staff; however, if a unit remains available for more than 120 days, vacant units may be made available to members of the general public (Bella Montaña Homes 2019).

As of March 2017, 56 of the 69 Bella Montaña units were owned and occupied by Cal Poly faculty and staff; the remaining 13 units were owned by members of the general public. As of November 2018, 61 of the 69 Bella Montaña units were owned and occupied by Cal Poly faculty and staff, with the remaining eight units occupied by members of the general public (Ryan, pers. comm., 2019). With the exception of the 61 faculty and staff members that live on campus in the Bella Montaña community, the remainder of Cal Poly faculty/staff live off campus (approximately 3,111 faculty and staff members). The 2018 Campus Transportation Survey queried Cal Poly faculty/staff regarding their commute behaviors. Survey results show that approximately 51 percent of faculty/staff commute in from outside of the city of San Luis Obispo, 38 percent of faculty/staff reside within the city, and approximately 10 percent did not identify their residence location (Cal Poly 2018b).

## EMPLOYMENT AND EMPLOYMENT CENTERS

According to the California Employment Development Department (EDD), employment within the county increased by more than 20 percent between 2000 and 2015. Educational and health services, professional and business services, and accommodation each experienced the highest growth rates: 65.4 percent, 44.5 percent, and 42.7 percent, respectively. As of 2015, the top four industries in terms of share of total employment are government (19.7 percent), education and health services (12.3 percent), retail trade (11.6 percent), and professional and business services (10.6 percent). From 2000 to 2015, the education and health services industry gained 5,808 new employees, resulting in the highest share of new employment at 28.8 percent (SLOCOG 2017:129–131).

Unemployment rates have followed a cyclical pattern as reflected in the economic recessions in the early 1990s, early 2000s, and the Great Recession of 2008–2013. EDD data show the unemployment rate in the county has generally been 1–4 percent lower than the state unemployment rate. In 2013, the statewide unemployment rate was 10.4 percent while the countywide unemployment rate was 6.8 percent (SLOCOG 2017:132). The countywide unemployment rate has steadily decreased since 2010, when it peaked at 10.1 percent. In 2015, the countywide unemployment rate was 4.6 percent and has continued to drop to 2.9 percent in 2018 (SLOCOG 2017:132; EDD 2019).

As of 2015, Cal Poly employed approximately 2.5 percent of the county's labor force: 1,166 instructional faculty and 1,982 staff and management. Cal Poly is thus considered a key employer and economic driver in the region. One of two polytechnic universities in the CSU system, Cal Poly attracts students from all over California with strong programs in engineering, architecture, construction management, and agriculture (SLOCOG 2017:136).

### 3.11.3 Environmental Impacts and Mitigation Measures

#### METHODOLOGY

To evaluate the potential impacts of the 2035 Master Plan on population and housing, the existing campus population and housing availability was compared to population and housing anticipated under buildout of the 2035 Master Plan. This examination of population, employment, and housing conditions is based on information obtained from review of the plans for the project and review of available population, employment, and housing projections from Cal Poly, the City, the County, SLOCOG, the U.S. Census Bureau, the California Department of Finance, and other sources. In determining the level of significance, the analysis assumes compliance with relevant federal and state laws, regulations, and ordinances.

Most Cal Poly students are enrolled as full-time students, so their demand for facilities and services is evaluated based on the number of individuals, or headcount, and doesn't change if some students take an additional class. This pattern is very different from an urban commuter campus where part-time and full-time students have very different attendance patterns. Headcount is consistent with other kinds of population and demographic analyses and is a better-understood metric than an abstraction like full-time equivalent students (FTES). Student, faculty, and staff headcount represents the most conservative scenario and is the metric consistently used for purposes of analysis in this EIR. Fall 2018 headcount data are used as the baseline in the environmental analysis conducted for this EIR.

## Cal Poly 2035 Master Plan

The following "Guiding Principles" were developed early on in the process by the 2035 Master Plan professional team with input from campus leadership, including the college deans, and considered continuity with the 2001 Master Plan. Guiding Principles can be thought of both as starting points for the plan process and as overarching directives relevant to all or most Master Plan topics. They are organized by topic heading in the 2035 Master Plan as Guiding Principle (GP), Academic Mission and Learn by Doing (AM), Design Character (DC), Implementation (I), Implementation Program (IP), Other Recommendation (OR), Sustainability and Environmental Stewardship (S), Transportation and Circulation (TC), or Residential Community and University Life (UL). The following principles were identified as being relevant to population and housing:

- ▶ **General Principle (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 16/I 04:** 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.
- ▶ **Implementation Program (IP) 22:** On-campus housing should be designed to accommodate bicycle parking that is indoors or otherwise protected from the elements.
- ▶ **Other Recommendations (OR) 03:** University provided housing must be self-supporting.
- ▶ **OR 05:** Faculty and staff housing should be considered for appropriate on-campus sites, but off-campus options may also be suitable.
- ▶ **Sustainability and Environmental Stewardship (S) 01:** On-campus residential neighborhoods should include spaces and facilities that support a sustainable lifestyle.
- ▶ **Transportation and Circulation (TC) 04:** On-campus residential neighborhoods should have convenient access to public transportation.
- ▶ **TC 11:** On-campus residential neighborhoods should be designed with convenient access to the core of campus, including safe and convenient pedestrian and bicycle paths; consideration should be given to a shuttle service or other intra-campus alternatives when residential developments are beyond convenient walking distance.
- ▶ **Residential Community and University Life (UL) 01:** Housing for first-year students should generally be dormitory-style, in proximity to other first-year housing, campus dining and other support services.
- ▶ **UL 02:** Housing for students other than first-year students, should emphasize apartment-style living.
- ▶ **UL 03:** Support services and facilities should be incorporated into new housing neighborhoods.
- ▶ **UL 05:** Residential neighborhoods should support learning.
- ▶ **UL 07:** Commercial services should be provided on campus that support residents and help reduce the need for students, faculty and staff to leave campus during the day.
- ▶ **UL 11:** Recreational spaces and facilities should be provided to serve needs of the campus community. Existing deficiencies should be addressed to the extent practical, and facilities provided prior to or in conjunction with new on-campus housing or significant increases in student enrollment.



## THRESHOLDS OF SIGNIFICANCE

A population, employment, and housing impact would be significant if implementation of the project would:

- ▶ induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure); or
- ▶ displace substantial numbers of existing people or homes, necessitating the construction of replacement housing elsewhere.

## ISSUES NOT DISCUSSED FURTHER

### Displace Substantial Numbers of Existing People or Homes

No housing would be permanently removed by the project, nor does the 2035 Master Plan propose or involve any actions that would displace substantial numbers of people. Consistent with existing practice and as development occurs within the campus as part of the 2035 Master Plan, Cal Poly would monitor on-campus population and stagger opening of new housing facilities, where plan implementation may involve the redevelopment of existing on-campus housing, such that the level of on-campus housing availability is maintained or increased year-to-year and does not decrease. If an unexpected increase in enrollment were to occur and sufficient housing was not available, Cal Poly's practice of converting double rooms to triple rooms would be used to meet housing demand. Thus, there would be no impacts associated with displacement of substantial numbers of people or housing, necessitating the construction of replacement housing elsewhere. This topic is not discussed further.

## ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

### Impact 3.11-1: Directly or Indirectly Induce Substantial Unplanned Population Growth and Housing Demand

The projected increase in student enrollment and availability of on-campus housing for new and existing students, under the 2035 Master Plan, would increase the on-campus population up to a planned cap in response to CSU systemwide and campus enrollment growth directives and corresponding funding, the effects of which are evaluated throughout this EIR (refer to Sections 3.1 through 3.10, Sections 3.12 through 3.14, and Chapters 4 and 5). The 2035 Master Plan would provide substantially more student beds than are necessary to accommodate the planned increase in student enrollment. For these reasons, the enrollment increase would not directly or indirectly induce substantial unplanned population growth on campus beyond what is projected by the 2035 Master Plan, or result in a shortage of housing to accommodate this increase. This impact would be **less than significant**.

#### Direct Growth

The 2035 Master Plan is designed to serve a projected fall academic quarter headcount of 25,000 students, along with sufficient faculty and staff to provide instruction and support services that would accommodate the demand of this increased headcount. The 2035 Master Plan enrollment represents a net increase of 3,188 students from 2018 conditions, which represents a growth rate of approximately 15 percent over 17 years, or just under 1 percent per year. This is consistent with California Department of Finance enrollment growth projections for the CSU during this period (DOF 2019a) and with recent annual enrollment increases for the campus as determined during annual consultation with the CSU Office of the Chancellor.

Additionally, Cal Poly expects to increase the staff- and faculty-to-student ratios in the future, including increasing the percentage of tenured and tenure-track faculty to 75 percent, and providing time for scholarship (particularly for new faculty). These changes would enhance student success and result in a proportionate increase in faculty; a faculty-to-student ratio of 0.0646 is anticipated under the 2035 Master Plan. In addition, Cal Poly acknowledges that some student services also need to be expanded to support student success, and the staffing ratio would be increased accordingly. As noted in Chapter 2, "Project Description," the 2035 Master Plan anticipates a staff-to-student ratio of

0.0965. It is important to note that the number of faculty depends on the total amount of instruction (Full-Time Equivalent Students or FTES taught), whereas the number of staff depends on student headcount. For reference, Table 3.11-6 shows the hypothetical annual growth for student enrollment, faculty, and staff if they were to increase uniformly, although, as noted earlier, growth is more likely to occur unevenly due to the availability of funding and facilities. It should also be noted that faculty numbers exclude administrators and students who teach but are already counted in their primary role (i.e., as students and administrators first).

Under the 2035 Master Plan, summer enrollment growth is anticipated to correspond with the regular academic year enrollment and remain at a proportion of approximately 10 percent of fall student enrollment. Cal Poly would continue to expand online course offerings for summer enrollment to support students participating in summer employment, internships, or other commitments located outside of the San Luis Obispo region. Summer instructional faculty is anticipated to remain at approximately 20 percent of fall instruction faculty, and faculty conducting funded research is anticipated to be approximately 30 percent of tenured/tenure-track faculty.

New student orientation would continue to occur during July and August and future participation is expected to be commensurate with the size of the new freshman class. Summer program participants are also anticipated to grow proportionately. An increase in on-campus housing would provide more overnight accommodations. However, growth in CEP summer programs is constrained by three factors, according to CEP staff: policy as a public university, access to facilities, and the academic calendar. Policy and law limit activities to those that are sponsored by non-profit organizations and related to education. The size and number of summer athletic camps are constrained by access to the Sports Complex and other recreation and athletic facilities and are limited to July and early August so as not to conflict with the academic year. Pre-college and professional programs offered in collaboration with several of the colleges are sometimes constrained by the size of venues and availability of appropriate indoor space – especially during July and early August when new student orientation is also underway.

**Table 3.11-6 Student Enrollment and Faculty and Staff Growth Projections - Headcount Projections**

Enrollment Year	Student Population <sup>1</sup> MP Projected - Fall	Faculty/Staff Population Total - Fall	Faculty/Staff Population Faculty	Faculty/Staff Population Staff
2018	21,812 <sup>2</sup>	3,266	1,219	2,047
2019	21,720	3,305	1,237	2,068
2020	21,925	3,345	1,255	2,090
2021	22,130	3,384	1,273	2,111
2022	22,335	3,423	1,291	2,133
2023	22,540	3,463	1,308	2,154
2024	22,745	3,502	1,326	2,176
2025	22,950	3,542	1,344	2,198
2026	23,155	3,581	1,362	2,219
2027	23,360	3,620	1,380	2,241
2028	23,565	3,660	1,397	2,262
2029	23,770	3,699	1,415	2,284
2030	23,975	3,738	1,433	2,305
2031	24,180	3,778	1,451	2,327
2032	24,385	3,817	1,469	2,348
2033	24,590	3,856	1,486	2,370
2034	24,795	3,896	1,504	2,391
<b>MP Projections (2035)</b>	<b>25,000</b>	<b>3,935</b>	<b>1,522</b>	<b>2,413</b>

<sup>1</sup> Includes both undergraduate and graduate students.

<sup>2</sup> Actual student population numbers.

Source: Cal Poly 2019a

Summer population and housing projections, including 2035 Master Plan assumptions, are shown in Table 3.11-7 below.

**Table 3.11-7 Student, Faculty, and Staff Populations During the Academic Year and Summer**

Population	2018	Master Plan Assumption	2035 Master Plan	Net Change from 2018
<b>Summer Population</b>				
Summer Student Headcount	2,181	10% of Fall Students	2,500	319
Summer Employee Headcount				
Instructional Faculty	244	20% of Faculty	304	60
Faculty Conducting Funded Research	167	30% of T/TT Faculty	342	175
Administrators and Staff	2,047		2,413	366
Average Weekday Summer Program Participants	1,184	Proportionate Growth	1,522	338
<b>Summer Total Population (Weekday Average)</b>	<b>5,823</b>		<b>7,082</b>	<b>1,259</b>
<b>Summer Population as Percentage of Fall</b>	<b>23.2%</b>		<b>24.5%</b>	
<b>Housing Occupancy</b>				
Fall Student Housing Occupancy	7,762		15,000	7,238
Summer Housing Occupancy				
Student Housing Occupancy	298	20% of Summer UG	475	177
Summer Program Housing Occupancy (Weekday Average)	428	Proportionate Growth	609	181
<b>Summer Total Housing Occupancy (Weekday Average)</b>	<b>726</b>		<b>1,084</b>	<b>358</b>
<b>Summer Housing Occupancy as Percentage of Fall</b>	<b>9.4%</b>		<b>7.2%</b>	

Source: Cal Poly 2019a

In fall 2018, Cal Poly provided approximately 7,760 beds in 14 on-campus residence halls and two apartment-style complexes, Cerro Vista and Poly Canyon Village, which together provide space for 3,500 students (Cal Poly 2019b:1-4, 2-57). These facilities house approximately 35 percent of Cal Poly's undergraduate students on campus. A major goal of the 2035 Master Plan is to construct enough student housing to house all freshman and sophomore students on campus, as well as approximately 30 percent of upper division students. To do so, the 2035 Master Plan provides for approximately 15,000 student beds on campus. These expanded residential facilities would house all freshmen and sophomore students on campus and would accommodate approximately 63 percent of Cal Poly's undergraduate students. The new student housing would include both student dormitories and apartments and would accommodate specialty housing. The dormitories would be located predominantly within the East Campus subarea near existing student housing, and the apartments in the North Campus subarea would be located across Brizzolara Creek within easy walking and biking distance of the Academic Core subarea. Table 3.11-8 shows the projected growth rate of student beds on campus.

In addition to proposed student housing, the 2035 Master Plan proposes on-campus housing for faculty, staff, and other non-students, including workforce housing and a retirement community. With implementation of the 2035 Master Plan, a residential neighborhood intended primarily for workforce housing (particularly faculty and staff) would be constructed within the East Campus subarea, northeast of the intersection of Slack Street and Grand Avenue (see Figures 2-4 and 2-5, Building #176). The development would consist of 380 rental units, including 59 studio, 168 one-bedroom, 147 two-bedroom, six three-bedroom units, to support an on-site residential population of approximately 800 faculty/staff and their families.

**Table 3.11-8 Student Housing Phasing and Growth Projections**

Enrollment Year	On-Campus Student Housing Projection (Number of Beds)
2018	7,762 <sup>1</sup>
2019	7,812
2020	7,812
2021	7,812
2022	9,812 <sup>2</sup>
2023	9,812
2024	10,412 <sup>3</sup>
2025	10,412
2026	10,412
2027	11,912 <sup>4</sup>
2028	11,912
2029	11,912
2030	11,912
2031	13,412
2032	13,412
2033	13,412
2034	13,412
<b>MP Projections (2035)</b>	15,012

<sup>1</sup> Actual student beds provided.

\* Goal for number of beds = 100 percent of new freshmen + 100 percent of second-year undergraduates + 30 percent of other undergraduate headcount (e.g., third-year sophomores, upper division) excluding other graduate students.

Source: Cal Poly 2019b

The 2035 Master Plan also proposes a University-Based Retirement Community of approximately 200 units. The development would consist of senior living units (approximately 120 independent living units, 50 assisted living units, and 30 memory care units). Assuming a density for independent living units of 1.2 persons/unit and one person/unit for assisted living and memory care, the community would have a population of approximately 250 residents and approximately 60 employees. The development would provide priority occupancy to retired Cal Poly faculty, staff, and alumni. If faculty, staff, and alumni demand is low, remaining units would be rented to the broader retirement community among the general public.

The 2035 Master Plan proposes increases in on-campus housing, academic/administrative space, and supporting uses, including utility-related uses, related to the projected increase in student enrollment and associated faculty/staff increases. In that respect, the 2035 Master Plan would accommodate planned population growth, which is inherent to a long-term campus plan.

### **Indirect Growth**

With respect to the potential for the Master Plan to indirectly induce substantial unplanned population growth beyond the capacity of the facilities identified in the plan, such that additional physical environmental impacts would occur outside the campus, student enrollment under the 2035 Master Plan is projected to increase by 3,188, while on-campus student housing is projected to increase by 7,238 beds. Thus, the Master Plan proposes more than twice the number of beds than is necessary to accommodate the planned increase in student enrollment through 2035. This new housing would accommodate the projected increase in student enrollment as well as all new freshman and second-year undergraduates and 30 percent of upper division students. Through implementation of the 2035 Master Plan, this increase in on-campus housing would reduce the total number of students and the percentage of total

enrollment that would otherwise live off-campus. In addition, the proposed workforce and retirement housing developments would reduce off-campus housing demand for employee and non-student housing, including projected demand associated with the 2035 Master Plan (e.g., housing demand for new faculty/staff generated by enrollment increases).

The projected increase in student enrollment and availability of on-campus housing for new and existing students, under the 2035 Master Plan, would increase on-campus population. It would also necessitate development of additional on-campus facilities (e.g., academic/administrative, recreation, dining, parking, and utility-related facilities), the effects of which are evaluated throughout this EIR (refer to Sections 3.1 through 3.10, Sections 3.12 through 3.14, and Chapters 4 and 5). However, because the 2035 Master Plan would house substantially more residents than would be generated through the 2035 Master Plan, it would not induce substantial unplanned population growth or housing on campus beyond what is projected by the 2035 Master Plan.

Taking into consideration the projected increases in enrollment shown above in Table 3.11-6, student enrollment could increase initially without the provision of new housing on campus, thus resulting in the temporary need for some additional students (up to 208 students within the fall quarter per academic year until 2022) to live off-campus. However, as noted above in Section 3.1.2, housing vacancy rates are approximately 6.3 percent (1,340 vacant units) and 12.3 percent (15,015 vacant units) within the City and County, respectively. Thus, vacant housing is available in the area that could accommodate the temporary increase in enrollment projections prior to the provision of additional on-campus housing without inducing or necessitating the provision of additional housing beyond what is currently planned in the City and the County. Beginning in 2022, the provision of on-campus housing at Cal Poly is projected to occur at a faster rate than the anticipated increases in enrollment, thus providing on-campus housing for new and existing students to a greater degree and reducing demands on existing local housing stock in nearby communities, including the City. With respect to the need for additional housing for Cal Poly faculty/staff, adequate housing within the County, including the City of San Luis Obispo, is also considered to be available currently to handle the projected increase in faculty/staff that would not otherwise be accommodated by on-campus housing for faculty/staff based on the current vacancy rates within the County (12.3%). Compared to student enrollment increases, the potential need for off-campus faculty/staff housing would occur gradually and is therefore considered separately from off-campus student housing needs. As noted in Table 2-3 of Chapter 2, "Project Description," 669 new employees (including faculty and staff) may occur with implementation of the 2035 Master Plan. Assuming that 380 of these employees would take up residence at Slack and Grand, a further 289 would likely seek residence either within the City or the County and would result in an incremental reduction in vacant housing within the County. Taking into consideration the 15,015 currently available within the County, implementation of the 2035 Master Plan would reduce available housing stock by approximately 0.2 percent, which would not be considered substantial or result in the need for additional housing to be constructed. Therefore, due to the provision of additional housing on-campus in excess of the anticipated enrollment under the 2035 Master Plan, as well as the availability of housing in the local communities to temporarily accommodate ~~some students between 2018 and 2022~~ temporary student and the incremental long-term faculty/staff housing demand, implementation of the 2035 Master Plan would not induce substantial unplanned population growth in an area, either directly or indirectly. The impact would be **less than significant**.

## Mitigation Measures

No mitigation is required.

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