AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **12:00 p.m., Tuesday, May 12, 2020**
Virtually via Teleconference

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Larry L. Adamson
Jane W. Carney
Wenda Fong
Maryana Khames
Jeffrey R. Krinsk
Jack McGrory
Peter J. Taylor

Consent
1. Approval of Minutes of the Meeting of March 24, 2020, *Action*

Discussion
2. California Polytechnic State University, San Luis Obispo Master Plan Revision and Enrollment Ceiling Increase, *Action*

MINUTES OF THE MEETING OF THE COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Trustees of the California State University
Office of the Chancellor
Glenn S. Dumke Auditorium*
401 Golden Shore
Long Beach, California

March 24, 2020

Members Present

Rebecca D. Eisen, Chair
Romey Sabalius, Vice Chair
Larry L. Adamson
Jane W. Carney
Wenda Fong
Maryana Khames
Jeffrey Krinsk
Jack McGrory
Peter J. Taylor
Adam Day, Chair of the Board
Timothy P. White, Chancellor

Trustee Rebecca D. Eisen called the meeting to order.

Public Comment

Due to the virtual format of the March 24, 2020 meeting, all public comment took place at the beginning of the meeting's open session prior to all committees. Public comment pertaining to the Committee on Campus Planning, Buildings and Grounds was made regarding the proposed California State University, Sacramento Off-Campus Center in Placer County. Overall, 29 speakers provided comments. Comments against the project included concerns over environmental planning, health, and transportation. Comments in support included opportunities for joint academic programs and services between local high schools, Sierra College, and CSU Sacramento, and the need for skilled workforce in the county. Speakers in support of the project included members of the Placer County Board of Supervisors and the President and Vice Presidents of Student Services, Administrative Services, and Instruction from Sierra College.

***PLEASE NOTE: Due to the Governor's proclamation of a State of Emergency resulting from the threat of COVID-19, and pursuant to the Governor's Executive Orders N-25-20 and N-29-20 issued on March 12, 2020 and March 17, 2020, respectively, all members of the Board of Trustees may participate in meetings remotely, either by telephonic or video conference means. Out of consideration for the health, safety and well-being of the members of the public and the Chancellor's Office staff, the March 24, 2020 meeting of the CSU Board of Trustees was conducted entirely virtually via Zoom teleconference.**

Approval of Minutes

The minutes of the November 19, 2019 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

California State University, Sacramento Proposed Off-Campus Center in Placer County

A proposal for CSU Sacramento to create an off-campus center in Placer County, was presented for approval. The assistant vice chancellor of Capital Planning, Design & Construction shared that 49 public comments were provided to the Board of Trustees; the first set of letters was sent on Friday and a second set of letters was sent on Monday, the day prior to the meeting.

Following the presentation, the trustees inquired further about some of the concerns voiced in the letters and during public comment and requested to be kept informed of mitigation efforts and impacts. The assistant vice chancellor reviewed areas of concern and some of the proposed mitigation measures included in the environmental impact report. They also asked about the naming of the center should it become a stand-alone campus in the future.

The committee recommended approval of the proposed resolution (RCPBG 03-20-01).

Trustee Eisen adjourned the Committee on Campus Planning, Buildings and Grounds.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California Polytechnic State University, San Luis Obispo Master Plan Revision and Enrollment Ceiling Increase

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Jeffrey D. Armstrong
President
California Polytechnic State University

Elvyra F. San Juan
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

The California State University Board of Trustees requires a long-range physical master plan for each campus, showing existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student enrollment. Under the California Environmental Quality Act (CEQA), the Board of Trustees serves as the Lead Agency who acts to certify the CEQA document, and considers significant changes to the proposed campus master plan.

This agenda item requests the Board of Trustees approve the following actions for California Polytechnic State University, San Luis Obispo (Cal Poly):

- Certification of the 2035 Master Plan Final Environmental Impact Report (FEIR) dated May 2020;
- Approval of the proposed 2035 Cal Poly Master Plan (2035 Master Plan), including an increase in the enrollment ceiling to 22,500 full-time equivalent students (FTE[1])

Under CEQA, the Board of Trustees must certify that the FEIR is adequate and complete as a prerequisite to approving the 2035 Master Plan. Because the FEIR has concluded that the proposed 2035 Master Plan would result in significant and unavoidable impacts, a Statement of Overriding

[1] Campus master plan ceilings are based on academic year full-time equivalent student (FTE) enrollment excluding students enrolled in such off-site classes and on-line instruction.

Considerations is required to address these impacts relating to aesthetics, agricultural resources, air quality, historical resources, and noise.

The FEIR, Mitigation Monitoring and Reporting Program (MMRP), Findings of Fact, and Statement of Overriding Considerations are available for review by the Board of Trustees and the public at afd.calpoly.edu/facilities/planning-capital-projects/ceqa/master-plan/.

Attachment A provides a summary of issues identified through public review of the Draft EIR, including public comment received, responses, and alternatives considered. Attachment B is the proposed 2035 Master Plan. Attachment C is the existing campus master plan, with the last revision approved by the Board of Trustees in May 2017[2].

Cal Poly 2035 Master Plan

The 2035 Master Plan is a long-range planning document that guides the development and use of Cal Poly's main campus. The 2035 Master Plan Area, as evaluated in this FEIR, 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 Core, East Campus, North Campus, and West Campus subareas that contain academic, housing, student support, administration, athletic and other facilities. The remaining 484 acres are comprised of rangeland and steep terrain that are used as open space and for outdoor teaching and learning. By 2035, the campus anticipates developing new and replacement academic buildings, additional on-campus student housing, recreation and athletic facilities, student life, and other support facilities to accommodate anticipated enrollment growth and emerging requirements for a supportive learning environment. The proposed 2035 Master Plan will provide academic, administrative, and support space to support a future student population of 22,500 FTE by 2035.

The 2035 Master Plan establishes goals that will shape Cal Poly's future within the academic setting, the community, and the environment. The 2035 Master Plan supports the university's intention to:

1. Conceptualize the land use, circulation, and physical development of the campus to accommodate a future student enrollment of 22,500 FTES;
2. Enhance academic quality and student success through Cal Poly's motto "Learn by Doing";
3. Increase the diversity of students, faculty, and staff;
4. Strengthen the campus' compact, cross-disciplinary academic core;
5. House more students in residential communities on campus;
6. Offer more vibrant evening and weekend events and activities on campus;
7. Attain a modal shift from cars to more pedestrian, bicycle, and transit use;
8. Reinforce campus wide environmental sustainability;
9. Generate revenues from public and private sources to realize the above goals.

[2] The May 2017 Campus Master Plan Revision included the replacement and expansion of the Equine Center.

Approximately five years of planning went into 2035 Master Plan through engagement of the campus and San Luis Obispo area communities, making decisions on where and how to grow both academically and physically, and identifying campus priorities. The Master Plan process has included over 200 campus and community meetings that addressed academic program demand, physical and environmental constraints, and opportunities to support a future student enrollment of 22,500 FTES.

The 2035 Master Plan is designed to implement the university's strategic Vision 2022. The central focus of Cal Poly's academic plan is to reinforce its identity as a premier Learn by Doing undergraduate community of the 21st century and expand its visibility as a leader in higher education. The campus approach promotes workforce ready graduates in the applied sciences and other fields. The 2035 Master Plan includes space for academic, recreation and athletic facilities, additional on-campus housing, and other support facilities to accommodate increased student and university demands for facilities and services.

Implementation of the 2035 Master Plan would eventually result in 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, administrative, and support space would be redeveloped and replaced with new facilities. The 2035 Master Plan also 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. The major elements of the proposed Campus Master Plan revision are described below.

Academic, Administrative, and Support Space Facilities
The Master Plan projects future demand for 4.165 million GSF (of which 1.29 million GSF would be new construction) of academic, administrative, and support facilities based on the proposed increase in students. Proposed new academic facilities include a near-term classroom and offices building, a multidisciplinary academic facility, an engineering projects building, expansion of the Kennedy Library, renovation of/addition to the H.P. Davidson Music Center; and expansion of the Beef Cattle Evaluation Center. Academic and instructional support facilities would largely be built within the Academic Core, with agricultural teaching facilities concentrated in the West Campus.

Student Housing
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 a total of approximately 15,000 student beds on campus (7,200 new beds).

Faculty/Staff and Retirement Housing
The 2035 Master Plan would provide workforce housing for University faculty and staff, as well as non-University-related residents pending availability, within the East Campus at the intersection of Slack Street and Grand Avenue. This residential neighborhood would consist of 380 rental units, and 525 parking spaces.

The Master Plan also proposes a University-Based Retirement Community of approximately 200 senior living units, including independent living, assisted living, and memory care, located west of State Route 1 on a 25-acre parcel owned by Cal Poly. The community would house approximately 225 residents and 60 employees with possible amenities including craft studios, community gardens, and gathering space. Priority occupancy could be reserved for retired Cal Poly faculty, staff, and alumni, with units for the general public if available.

Recreation and Athletic Facilities
The Master Plan proposes renovation of existing recreation and athletic facilities and construction of new facilities including the following: renovation and expansion of the existing Spanos Stadium by 4,000 to 16,000 seats, plus an enlarged field; development of a new recreational center, Creekside Village for passive outdoor and indoor recreational areas; new sports fields in the North Campus including a running track, soccer fields, softball fields, and volleyball courts; and potential improvements to Mount Bishop Road between Highland Drive and Stenner Creek Road, including dedicated right-of-way, for use as part of the Chorro Valley Trail.

Open Space and Landscaping
The Master Plan would enhance campus open space including landscaped areas, throughout the Master Plan area. Existing major, iconic open space areas within the main campus would be improved, including Dexter Lawn expansion in the academic core of campus and new landscaping and seating within Centennial Meadow to connect the University Union and Academic Core. In addition, the 2035 Master Plan proposes the creation of new open space areas, with power and technology connections where possible, in conjunction with new buildings; and where possible, the alignment and siting of roads, pathways, and new buildings to preserve important scenic views.

Circulation and Parking
The 2035 Master Plan proposes circulation infrastructure and related programs intended to facilitate the safe and efficient movement of pedestrians, bicycles, and vehicles around campus, while encouraging a shift from personal vehicles to walking, biking, and public transportation. Key components include redesign of campus roadways to restrict through-traffic; new pedestrian grade-separated railway crossings; new pedestrian and bicycle paths; and new transit services and multi-modal transit center near the proposed Creekside Village recreation area, at terminus of Highland Drive and University Road. The campus currently provides 8,019 parking spaces; the Master Plan proposes only a modest net increase of 174 spaces.

Utility Infrastructure
The 2035 Master Plan emphasizes sustainability as a major goal in the design and operation of infrastructure to serve the expanded campus. Utility improvements would modernize existing systems to serve new facilities and to ensure reliable and sustainable utility service. Proposed improvements include: construction of a new Water Reclamation Facility to recycle water for irrigation use; storm drain system improvements; and expanded recycling and composting.

Proposed Master Plan Revisions

The specific components of the 2035 Master Plan, as summarized above, are shown on Attachment B and are noted below. Attachment B includes a full campus master plan map to show all proposed components, and a second campus master plan map is included in color to highlight the land use types within the campus core.

Hexagon 1. University Based Retirement Community, #152
Hexagon 2. Farm Shop, #49
Hexagon 3. Water Reclamation Facility, #128
Hexagon 4. Rodeo Support Facilities, #77A
Hexagon 5. Technology Park Expansion, #84
Hexagon 6. Northwest Campus Parking Structure, #132
Hexagon 7. Via Carta Parking Structure, #138
Hexagon 8. Irrigation and Training Research Center (ITRC) Practice Fields, #136B
Hexagon 9. Student Housing, #177, 178, 179
Hexagon 10. Northwest Polytechnic Center, #193
Hexagon 11. Creekside Village, #142A-C; New Transit Center, #142D
Hexagon 12. Northeast Academic Complex, #143A-G
Hexagon 13. Math and Science, #144A-C
Hexagon 14. Engineering Projects Building, #191
Hexagon 15. Facilities Operations Complex #151
Hexagon 16. Stadium Expansion, #61A
Hexagon 17. Athletics Facility, #62
Hexagon 18. Engineering West Expansion, #21
Hexagon 19. South Via Carta Academic Complex, #184A-C
Hexagon 20. Health and Wellbeing Center Expansion #27A
Hexagon 21. Dining Commons Addition, #19A
Hexagon 22. Student Support Services, #182A-B
Hexagon 23. Student Housing, #173, 174, 175
Hexagon 24. Faculty and Staff Workforce Housing, #176
Hexagon 25. Athletics Center Expansion, #42B

Near-Term Horizon Implementation

The 2035 Master Plan provides for implementation of the planned facilities and expansion phased through the 2035 planning horizon. The 14 facilities envisioned to be developed in the near term (first 10 years) include:

- Faculty and Staff Workforce Housing (#176)
- Water Reclamation Facility (#128)
- Student Housing (#177, #178)
- Engineering Projects Building (#191)
- Classroom and Offices Building (#TBD[3])
- IT Services Consolidation (#82E)
- Technology Park Expansion (#84)
- Farm Shop (#49)
- University-Based Retirement Community (#152)
- Student Center Addition (#19A)
- Beef Cattle Evaluation Center (BCEC) Expansion (#55E)
- Interim Replacement Surface Parking/Facilities Operations Complex (#151)
- Health and Wellbeing Center (#27, 27A)

Fiscal Impact

Approximately $3.2 billion will be required to address existing building deficiencies and provide needed site and facility improvements as proposed in the 2035 Master Plan.

California Environmental Quality Act (CEQA) Action

The FEIR has been prepared pursuant to the CEQA (Public Resources Code [PRC] Section 21000 *et seq*.) and the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3, Section 15000 *et seq*.) to evaluate the physical environmental effects of the proposed 2035 Master Plan. The Board of Trustees is the lead agency for this project and has the responsibility for approving and carrying out the project and for ensuring that the requirements of CEQA have been met. After the FEIR is prepared and the public-review process is complete, the Board of Trustees is the party responsible for reviewing and certifying that the FEIR adequately evaluates the impacts of the project.

The Draft EIR was distributed for public comment for a 45-day period concluding on February 3, 2020. The Final EIR, including the Draft EIR, all public comments received on the Draft EIR, and responses to those comments are available online at: afd.calpoly.edu/facilities/planning-capital-projects/ceqa/master-plan/

[3] Specific project location to be determined

In addition to comments submitted during the Draft EIR comment period and addressed in the Final EIR, a number of late comment letters expressing support of or concern about the proposed Master Plan and EIR have been submitted to the Office of the Chancellor by members of the Cal Poly campus community as well as the broader San Luis Obispo community. These letters are being collected for transmittal to the Board of Trustees ahead of the May 2020 meeting.

The FEIR is a 'Program EIR' as defined by Section 15168 of the State CEQA Guidelines. As described in CEQA Guidelines Section 15168(a), a program EIR may be prepared for a series of actions that can be characterized as one large project and are related either:

1. geographically;
2. as logical parts in the chain of contemplated actions;
3. in connection with the issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or
4. as individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental impacts which can be mitigated in similar ways."

A program EIR can be used as the basic, general environmental assessment for an overall program of projects developed over a multi-year planning horizon, and therefore is an appropriate review document for the 2035 Master Plan. A program EIR provides a basic reference document to avoid unnecessary repetition of facts or analysis in subsequent project-specific assessments. At the time each facility improvement is considered (typically at schematic design approval), each individual improvement will be reviewed for CEQA compliance with CEQA, including to determine whether the FEIR fully addresses potential environmental impacts arising from the individual Master Plan improvement and identified appropriate and applicable mitigation measures.

Issues identified during the public review period are fully discussed in the FEIR and impacts have been analyzed in accordance with CEQA requirements. Where a potentially significant impact is identified, mitigation measures have been proposed to reduce the impact to the extent feasible. The FEIR concluded that the implementation of the 2035 Master Plan would result in significant and unavoidable impacts related to aesthetics, air quality, agricultural and historical resources, and noise. CEQA requires the decision-making Board of Trustees to balance, as applicable, the economic, legal, social, technological, or other benefits of the project against its unavoidable environmental risks when determining whether to approve the 2035 Master Plan. If the specific benefits of the 2035 Master Plan outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable" and the agency is then required to adopt a Statement of Overriding Considerations in order to approve the project. Because the 2035 Master Plan FEIR has determined that the master plan would result in significant and unavoidable effects, a Statement of Overriding Considerations has been prepared for Board of Trustees' consideration.

Recommendation

The following resolution is presented for approval:

RESOLVED, by the Board of Trustees of the California State University, that:

1. The Board of Trustees finds that the 2020 FEIR is complete and has been prepared in accordance with the requirements of the California Environmental Quality Act.
2. The FEIR addresses the proposed Campus Master Plan revision and all the discretionary actions related to the project as identified in the FEIR.
3. The Board of Trustees hereby certifies the FEIR for the California Polytechnic State University, San Luis Obispo Campus Master Plan revision dated May 2020.
4. Prior to the certification of the FEIR, the Board of Trustees reviewed and considered the FEIR and finds that it reflects the independent judgment of the Board of Trustees. The Board of Trustees hereby certifies the FEIR as complete and adequate and finds that it addresses all potentially significant environmental impacts of the project and fully complies with the requirements of CEQA. For purposes of CEQA and the State CEQA Guidelines, the administrative record includes the following:
    a. The 2020 Draft EIR for the California Polytechnic State University, San Luis Obispo Campus Master Plan;
    b. The FEIR, including comments received on the Draft EIR, responses to comments, and revisions to the Draft EIR in response to comments received;
    c. The proceedings before the Board of Trustees relating to the subject Campus Master Plan revision, including testimony and documentary evidence introduced at such proceedings; and
    d. All attachments, documents incorporated, and references made in the documents as specified in items (a) through (c) above.
5. This resolution is adopted pursuant to the requirements of Section 21081 of Public Resources Code and Section 15091 of the State CEQA Guidelines which require that the Board of Trustees make findings prior to the approval of a project.
6. The Board of Trustees hereby adopts the CEQA Findings of Fact and Mitigation and Monitoring Reporting Program, including all mitigation measures identified therein, for Agenda Item 2 of the May 12, 2020 meeting of the Committee on Campus Planning, Buildings and Grounds, which identifies the specific impacts of the proposed Campus Master Plan and related mitigation measures, which are hereby incorporated by reference. The mitigation measures

identified in the Mitigation and Monitoring Reporting Program shall be implemented, monitored and reported in accordance with the requirements of CEQA.

7. The Board of Trustees hereby adopts the Statement of Overriding Considerations stating that the project benefits to the California State University outweigh the remaining significant and unavoidable aesthetic, agricultural resources, air quality, historical, and noise impacts from implementation of the 2035 Master Plan as disclosed in the FEIR.
8. The Final EIR has identified potentially significant impacts that may result from implementation of the proposed Campus Master Plan revision. However, the Board of Trustees, by adopting the Findings of Fact, finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts which are not reduced to less than significant levels are identified as significant and unavoidable and are overridden due to specific project benefits to the CSU identified in the Findings of Fact and Statement of Overriding Considerations.
9. The project will benefit the California State University.
10. The California Polytechnic State University, San Luis Obispo 2035 Campus Master Plan revision dated May 2020 is approved.
11. The chancellor or his designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the Final Environmental Impact Report for the California Polytechnic State University, San Luis Obispo 2035 Master Plan.

This attachment provides summary information on the primary issues identified through public review of the Draft Environmental Impact Report (EIR) for the proposed California Polytechnic State University, San Luis Obispo (Cal Poly) Campus Master Plan revision. In addition, this attachment provides a summary of the project alternatives identified and evaluated in the Final EIR (FEIR) for the 2035 Master Plan.

I. Summary of Issues Identified Through Public Review of the Draft Environmental Impact Report

On December 19, 2019, Cal Poly released the 2035 Master Plan Draft EIR for public review and comment. The Draft EIR was circulated for a period of 45 days in accordance with the requirements of the California Environmental Quality Act, Public Resources Code section 21000 *et seq*. (CEQA) during which time interested agencies and members of the public were encouraged to provide comments on the analysis set forth in the Draft EIR. When the public comment period closed on February 3, 2020, 37 comment letters had been received, including four letters from state agencies, nine letters from local/regional agencies, and 24 letters from individuals. The comments received included requests for extension of the public comment period, suggestions for potential revisions to the 2035 Master Plan and the Draft EIR, and expressed concerns regarding the scope or content of the technical analysis provided in the Draft EIR.

Cal Poly prepared formal responses to all comments, which are included as part of the FEIR. A Mitigation Monitoring and Reporting Program and a description of amendments/revisions to the Draft EIR as a result of public comments received are also included as part of the FEIR.

As part of the response to comments, the FEIR includes six "Master Responses" which addresses topic areas that were frequently commented upon by state or local agencies and/or members of the public. These Master Responses address comments relating to: 1) Extension of the Public Review Period; 2) Level of Detail Required for a Program EIR, 3) Enrollment Projections and Housing for the 2035 Master Plan, 4) Vehicle Miles Traveled Analysis and Transportation Demand Management, 5) Socioeconomic Impacts, and 6) the linkage of the Chorro Valley Trail through the 2035 Master Plan Area. Overall, local agencies, including the City of San Luis Obispo, expressed their support for the planned development contemplated in the 2035 Master Plan, particularly with respect to the provision of additional on-campus housing. However, these agencies also raised concerns regarding the availability of water and wastewater service, particularly by the City of San Luis Obispo and concerns regarding future coordination and cooperation with the City of San Luis Obispo and other local agencies on the provision of public services.

<u>Extension of Public Review Period</u>
Several comments expressed concern regarding the degree of public notice that was provided upon release of the Draft EIR in mid-December, and that the ability to review the Draft EIR may have been impaired because the public review period included the Cal Poly's winter break

period. As a result, several commenters requested an extension of the public review period to provide additional time for review and comment. While Cal Poly understands that the timing of public review may have inconvenienced some people, others may have benefited from it spanning an academic break where students and faculty would have more time to review and comment on the Draft EIR. In accordance with Section 15105 of the State CEQA Guidelines, a Draft EIR is required to be available for review for a period of no less than 45 calendar days. The Draft EIR satisfied this requirement. With more than six weeks to review, including four weeks following the beginning of the Winter term on January 6, 2020, it is reasonable to assume that most interested parties were able to find an adequate window of time to review and comment on the document.

It is also important to highlight that Cal Poly has been engaged in its 2035 Master Plan process for four years, during which there has been extensive formal outreach to its campus community and local partners. Cal Poly has hosted four open house/informational sessions to solicit the input of stakeholders and interested parties, including the campus community, with two sessions being held on-campus and two off-campus in downtown San Luis Obispo. Cal Poly publicly posted the draft Master Plan on its website in June 2019 for review by interested parties. In addition, over the summer and fall 2019, the revised Master Plan was presented to, and input solicited from, university students, faculty and staff representatives and stakeholders. The 2035 Master Plan was also presented to the San Luis Obispo City, County and Chamber of Commerce.

With respect to public noticing of the availability of the Draft EIR for review, Cal Poly exceeded CEQA requirements (Section 15087 of the State CEQA Guidelines). On December 19, 2019, Cal Poly posted a public notice in the San Luis Obispo Tribune of the release of the Draft EIR for public review. In addition, Cal Poly provided an electronic mail notification to all contacts on the Master Plan EIR distribution list, including over 300 individual student/faculty/staff/neighbor email addresses. The list includes several campus organizations and all individuals who requested notice about the master planning process.

Further, there were no specific environmental issues raised in the comments requesting an extension of public review to suggest that Cal Poly did not comply with CEQA's posting and noticing requirements, and they do not suggest any unusual circumstances that prevented timely review of the Draft EIR by stakeholders and interested members of the public, such that the comment period warranted an extension in excess of the legally required review period under CEQA.

<u>Level of Detail Required for a Program EIR</u>
Several comments were received regarding the level of detail provided in the Draft EIR regarding on-campus development and enrollment growth under the 2035 Master Plan, including phasing, project-specific details, and commitments to development. The analysis in the FEIR presents a programmatic assessment of the potential impacts of the 2035 Master Plan, focusing on the potential impacts of development that may occur to accommodate growth in Cal Poly's student, faculty, and staff campus population while preserving and enhancing the quality of

campus life. The Master Plan identifies the initial sites for development of future campus buildings. However, the proposed Master Plan structures and facilities have not yet been designed and/or engineered and, accordingly, the FEIR does not address individual development sites in detail. Rather, the FEIR focus is on the entire 2035 Master Plan and the potential impacts of construction and operation of anticipated land uses consistent with the Plan. For those projects identified as near-term projects, additional detail and analysis is provided where appropriate.

A program EIR allows the lead agency to consider broad policy alternatives and program-wide mitigation measures early in the planning process, when the agency has greater flexibility to deal with basic problems or cumulative impacts. Accordingly, a program EIR is distinct from a project EIR, which must examine in detail site-specific considerations.

The 2035 Master Plan addresses land use development for the next several years within the Cal Poly "Master Plan Area" or "main campus." Accordingly, the FEIR analyzes implementation of the proposed plan at a programmatic level, taking into consideration the potential environmental impacts that can reasonably be determined at this time. The 2035 Master Plan makes reasonable predictions about, but does not mandate, the phasing and level of growth that would occur. It is intended to serve as a guide to the land development patterns and associated physical infrastructure that could be built to support a forecasted level of enrollment and growth.

The 2035 Master Plan EIR in intended to be used in conjunction with review of individual Master Plan projects, consistent with CEQA's tiering provisions. If, and when, individual Master Plan projects are proposed for development, additional project-level studies and CEQA review will be conducted, as necessary. This may include the development of "within-the-scope" findings pursuant to State CEQA Guidelines Section 15168(c), tiered initial studies, negative declarations, mitigated negative declarations, focused or other EIRs, or other supplemental/subsequent environmental analysis, consistent with CEQA requirements. All subsequent analysis would require consideration of project-level impacts and consideration of alternatives and additional mitigation, where appropriate.

<u>Enrollment Projections and Housing for 2035 Master Plan</u>
Several comments requested background information to better understand the enrollment growth projection in the 2035 Master Plan and why that was considered a reasonable projection. The 2035 Master Plan planning effort anticipates that the on-campus student population (i.e., "enrollment") could grow from a baseline of 17,500 FTES (in the 2018-2019 academic year) to approximately 22,500 FTES by the 2035-2036 academic year, and that its faculty and staff population could increase from 3,266 to 3,935 during the same time frame.

Several comments questioned whether a higher rate of enrollment growth should be anticipated based on past enrollment growth rates. These comments assert that past enrollment growth rates could indicate a potential for enrollment growth that would exceed the 2035 Master Plan projection of 22,500 FTES by the 2035–2036 academic year. The projection of enrollment

growth under the 2035 Master Plan is based on historical enrollment data and conservative forecasting that takes into consideration evolving education trends.

Cal Poly has also identified a number of other factors it anticipates will lead to a modest slowing (between 0 and 5 percent) of historical rates of enrollment growth, such as increased use of on-line learning technology, shifting preferences to community college transfer opportunities, and potential decreases in federal funding supporting university research. Similar to other universities within the CSU and University of California (UC) systems, Cal Poly expects that increased on-line learning, which has increased by 25 percent over the past 3 years within the California State University system, could change overall campus population levels. Based on these trends, Cal Poly anticipates that, while enrollment will increase during the implementation period of the 2035 Master Plan, the rate of enrollment growth will be slower than in the recent past.

Additionally, comments received on the 2035 Master Plan Draft EIR suggest that increased student enrollment prior to the development of on-campus housing to accommodate the enrollment increase will result in additional impacts in the local communities, including the City of San Luis Obispo. Vacancy rates in the vicinity of campus have fluctuated between 9.28 percent and 13.59 percent between 1990 and 2016 (SLOCOG 2017) and the current (2018) vacancy rate for the County, including the City of San Luis Obispo, is 12.3 percent with 15,015 vacant units (California Department of Finance 2019). An additional 450 residential units are proposed to be developed within one-half mile of campus in the near term. Provision of additional on-campus housing under the 2035 Master Plan would result in approximately 2,000 additional student beds by 2022. Prior to that, Cal Poly anticipates that fewer than 300 additional students may seek off-campus housing, which could be accommodated by existing and future available housing within the City and/or County of San Luis Obispo, based on the aforementioned vacancy rates.

It should also be noted that Cal Poly will continue to actively manage student housing on campus, and will appropriately utilize the elasticity built into the campus' current housing stock. This includes transitioning one bed units to two bed units, and two bed units to three bed units, as appropriate. Cal Poly has utilized this practice successfully in the past to accommodate on-campus housing needs, particularly for freshman and sophomore students. Thus, to the extent there would be any meaningful shortage of housing in the surrounding community as enrollment increases on campus (which, as explained above, is not anticipated), Cal Poly has mechanisms available to further accommodate on-campus housing through its existing housing facilities and thereby reduce student-generated pressure on the local housing market.

Other comments raised objections asserting flaws in the Draft EIR analysis because enrollment-increasing academic facilities could be constructed ahead of planned student housing facilities. These comments run counter to Cal Poly's demonstrated commitment to the provision of on-campus housing. In the past 20 years, Cal Poly has increased its on-campus housing supply by 4,973 beds, which has outpaced enrollment growth by more than 600 beds or approximately three years of annual student enrollment increase.

CEQA prescribes the process to address potential environmental impacts in the event enrollment inducing academic Master Plan projects proceed ahead of the projected on-campus housing projects. As individual 2035 Master Plan projects are proposed for development, those projects will undergo project-level studies and CEQA compliance review which will, as appropriate, tier from the 2035 Master Plan EIR. This project-specific CEQA analysis will take into consideration the project's consistency with the Master Plan EIR's projected schedule of development and identify any significant conflict with that schedule, including as it relates to the provision of on-campus housing relative to enrollment inducing academic or other Master Plan projects. If this analysis reveals a new significant impact, consistent with the requirements of CEQA, the project is required to implement appropriate feasible mitigation measures and/or alternatives to reduce this impact to a less than significant level. The FEIR accurately reflects expected environmental impacts of the 2035 Master Plan with respect to housing.

Vehicle Miles Traveled Analysis and Transportation Demand Management

Several comments were received that requested additional information regarding the Transportation Demand Management (TDM) plan to be developed and implemented as part of FEIR's Mitigation Measures (Mitigation Measure 3.13-1). The Master Plan targets increasing transit and other alternative modes of transportation with the specific goal of achieving a minimum Vehicle Miles Traveled (VMT) per service population target of 19.22 (15 percent below existing regional VMT per service population). In addition to the VMT reducing benefits that will be achieved through the balanced development contemplated in the Master Plan, the Master Plan and FEIR require the preparation and implementation of transportation demand management measures and mitigation that would further reduce project VMT by at least 5.04 VMT per service population and achieve the performance threshold of 19.22 VMT per service population. To reach this goal, the EIR requires preparation and implementation of a TDM Plan based on the menu of TDM options outlined in the CSU TDM Manual and in the FEIR, which are intended to evolve over the life of the Master Plan, taking into consideration campus travel mode patterns, success (or lack thereof) of TDM measures, and evolving technologies. The mainstay of the TDM Plan and its implementation will be continuous monitoring to ensure the performance threshold of 19.22 VMT is achieved and maintained. In addition to the campus directed TDM measures, Cal Poly also appreciates and is committed to working and further coordinating with local transit agencies that connect/share multimodal facilities, including the City of San Luis Obispo, the County of San Luis Obispo, and Caltrans.

Several comments requested a more robust discussion of which mitigations are realistic and a timeline for implementation. The TDM menu provided constitutes a robust set of measures proven effective in achieving reductions in single occupant vehicle trips, increasing the use of alternative travel modes, and achieving lower per capita VMT. Consistent with Mitigation Measure 3.13-1, Cal Poly will develop a campus-specific TDM Plan that considers campus-specific travel attributes and, as shown by its existing practices, ongoing coordination with San Luis Obispo Regional Transit Authority and SLO Transit. The Cal Poly TDM Plan will identify specific strategies Cal Poly will implement to reduce campus-wide vehicle travel, with an

emphasis on proven measures. In addition, the TDM Plan would address new mobility options including bike sharing, e-bike sharing, and e-scooter sharing, which are emerging transit modes that increase the viable travel choices in a community while reducing vehicle trips.

As currently envisioned, the TDM Plan would be developed and implemented immediately following approval of the 2035 Master Plan (summer 2020) with monitoring and annual surveys beginning in the fall 2020. The efficacy of the measures/actions would be evaluated every two years and adjustments to the various TDM actions and their level of implementation would be made to ensure that Cal Poly achieves the FEIR's performance standard.

Socioeconomic Impacts

Several commenters raised concerns regarding the economic components of the 2035 Master Plan, including, the campus' payment for the provision of expanded services. These comments fail to distinguish between potential physical impacts and economic impacts. For example, a project that triggers the expansion of public facilities, such as a police or fire station, must evaluate whether that expansion in turn could have significant adverse environmental impact under CEQA. However, CEQA does not require an EIR to consider the cost of providing such services, as that is not an environmental impact under CEQA but is instead an economic consideration outside the scope of CEQA. CEQA is concerned solely with whether a project may have adverse physical environmental effects. Accordingly, Section 15131 of the CEQA Guidelines states that "economic and social effects of a project shall not be treated as significant effects on the environment…."

In evaluating the project's environmental impacts, an EIR must evaluate direct and indirect physical effects of a project. Direct effects are effects that are caused by a project and occur in the same time and place. An indirect environmental effect is a change in the physical environment that is not immediately caused by a project, but can be linked to a project. The EIR prepared for the 2035 Master Plan appropriately evaluated the potential direct and indirect impacts associated with implementation of the project, in accordance with CEQA requirements.

Chorro Valley Trail through the Master Plan Area

Several comments were received related to the regional Chorro Valley Trail and the potential need for the 2035 Master Plan to identify a trail alignment through campus. The Chorro Valley Trail was originally evaluated as part of a San Luis Obispo Council of Governments (SLOCOG)-funded study in 2014 and would connect to existing trail networks within and between the cities of San Luis Obispo and Morro Bay. None of the future campus facilities identified in the 2035 Master Plan would conflict with trail alignments identified in the SLOCOG documents, nor would they limit implementation of the Chorro Valley Trail. Cal Poly supports completion of the Chorro Valley Trail and is supportive of such active transportation improvements; however, it is not a component of the Master Plan.

Several commenters suggested that the Chorro Valley Trail would provide additional mitigation associated with operational air quality emissions. The trail is not expected to serve a significant commuter population for users traveling to and from campus, and its development through campus would not substantially reduce air emissions through a change in commute patterns.

Other Potentially Contested Issues

Water Supply Availability/Resiliency and Wastewater Treatment

During EIR preparation, the City of San Luis Obispo raised concerns about the resiliency of Cal Poly's existing water supply to meet future demand associated with planned enrollment growth and new campus development under the 2035 Master Plan, and about effects on the City's own water treatment plant and distribution system. The City also raised concerns about the ability of Cal Poly and the City's water resource recovery facility and wastewater treatment system to handle future wastewater generation associated with 2035 Master Plan buildout. The FEIR determined that 2035 Master Plan buildout would result in less than significant impacts related to these issues with implementation of the proposed project features and/or appropriate mitigation, as described in detail in the FEIR. Nonetheless, the City of San Luis Obispo and Cal Poly have met continually during Draft and Final EIR preparation to discuss these issues, including Cal Poly's financial contributions for the water and wastewater services the City provides to the campus, and have mutually agreed to continue cooperating and negotiating in good faith toward achievement of related shared objectives.

Enrollment Growth and Campus Housing/Parking/Transportation Demand Management

Other primary issues raised by the City include the balance between the development of on-campus academic facilities and housing; collaboration over strategies to address campus spillover parking that affects residential neighborhoods; Cal Poly's participation in implementing off-campus transportation, safety and mobility improvements that benefit the campus; and the details and timing of implementation of Cal Poly's TDM program.

II. Summary of Project Alternatives

The alternatives considered to the 2035 Master Plan include the following:

Alternative 1: No Project Alternative: This alternative would involve the continued implementation of the 2001 Master Plan. Planned growth as expressed in the 2001 Master Plan would continue up to its planned capacity (an additional 500,000 GSF), primarily associated with new academic/administrative space. Enrollment growth would be at the same levels projected in the 2035 Master Plan. No additional on-campus housing would be provided. This alternative would represent the least amount of development compared to existing conditions and thus would have the least potential physical environmental impacts. This alternative would be considered the environmentally superior alternative because it would avoid the significant adverse impacts resulting from the construction and operation of new facilities under the 2035

Master Plan. However, it would not be as consistent with applicable air quality plans and may result in increased emissions (air quality and GHG) and VMT as on-campus population increases, without the provision of new housing to serve the new student, faculty and staff populations.

Alternative 2: Reduced Administrative/Academic Development Program: Under this alternative, Cal Poly would implement a master plan with an overall reduction in planned campus development of administrative/academic space. Approximately 500,000 gross square feet (GSF) of new academic/administrative space would be provided, compared to approximately 1,290,000 GSF of new academic/administrative space under the 2035 Master Plan, resulting in less ground disturbance and other development-related impacts. Further, approximately 455,000 GSF of renovations would occur within existing structures under this alternative, for a total development/renovation of 955,000 GSF. Proposed growth in on-campus student housing (approximately 7,200 student beds) and growth in enrollment would be the same as the 2035 Master Plan.

Alternative 3: Net Student Growth Only: Under Alternative 3, Cal Poly would implement a master plan that reduces the level of student housing development compared to the project's proposed increase of approximately 7,200 student beds. This alternative would provide up to 3,188 new student beds, which would correspond to the projected increase in student enrollment at Cal Poly. The 1,750,000 GSF of new academic/administrative space proposed under the 2035 Master Plan would remain the same under this alternative. Under this alternative, the faculty, staff and workforce housing at Slack Street and Grand Avenue and the University-Based Retirement Community would not be constructed.

Alternative 4: No Development along City Interface: This alternative would include development of the campus similar to that under the 2035 Master Plan; however, no development would occur within 500 feet of the campus's southern boundary with the city of San Luis Obispo. Projects proposed in these areas under the 2035 Master Plan would be relocated within the undeveloped areas of the Master Plan Area, predominately in the North and West Campus subareas. The Farm Shop, University-Based Retirement Community, Facilities Operations Complex (and interim parking lot) within the West Campus, and faculty, staff and workforce housing site at Slack Street and Grand Avenue in the East Campus would not be constructed in their current locations but would be more centrally located within the Master Plan Area. The Stadium expansion would still occur under this alternative, as it would be an expansion of an existing facility that could not be relocated to an alternative site within the interior campus.

LEGEND:

Parking
- EXISTING LOT
- FUTURE LOT
- EXISTING STRUCTURE
- FUTURE STRUCTURE

Buildings
- EXISTING BUILDING
- FUTURE BUILDING
- TEMPORARY BUILDING

CAMPUS BOUNDARY
- EXISTING PROPERTY LINE

N

Master Plan Enrollment: 22,500
FTE Approval Date: May 1963
Proposed Revision: May 2020
Main Campus Acreage: 855

California Polytechnic State University
San Luis Obispo

LEGEND:

Parking
- EXISTING LOT
- FUTURE LOT
- EXISTING STRUCTURE
- FUTURE STRUCTURE

Buildings
- EXISTING BUILDING
- FUTURE BUILDING
- TEMPORARY BUILDING

CAMPUS BOUNDARY
- EXISTING PROPERTY LINE

LEGEND
- Academic Space
- Student Housing
- Student Support
- Academic/Student Life Mixed Use
- Athletics/Recreation
- Operations/Transportation
- Faculty/Staff Housing
- Research and Development

N

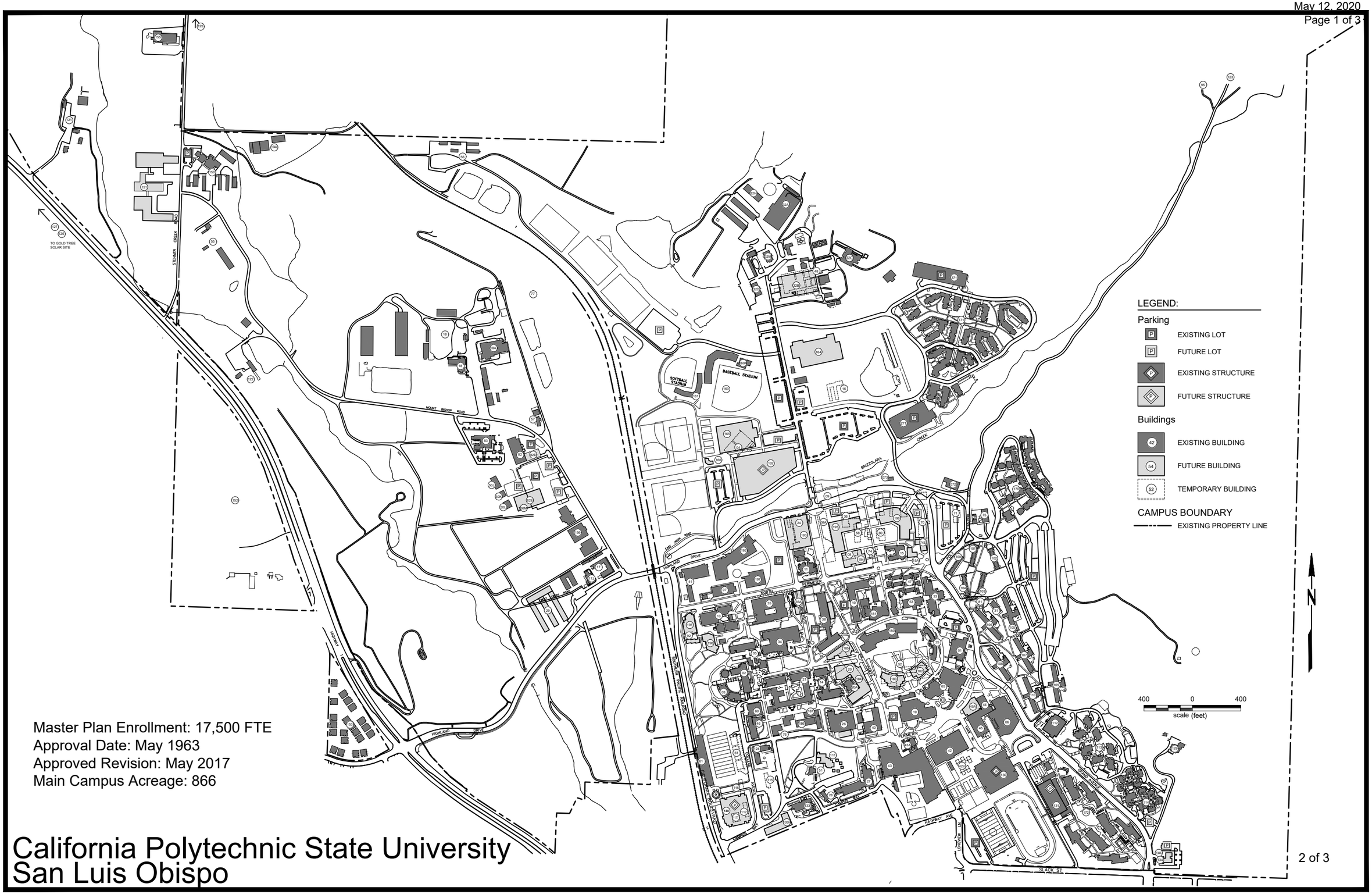
Master Plan Enrollment: 22,500 FTE
Approval Date: May 1963
Proposed Revision: May 2020
Main Campus Acreage: 855

California Polytechnic State University
San Luis Obispo

California Polytechnic State University, **San Luis Obispo**

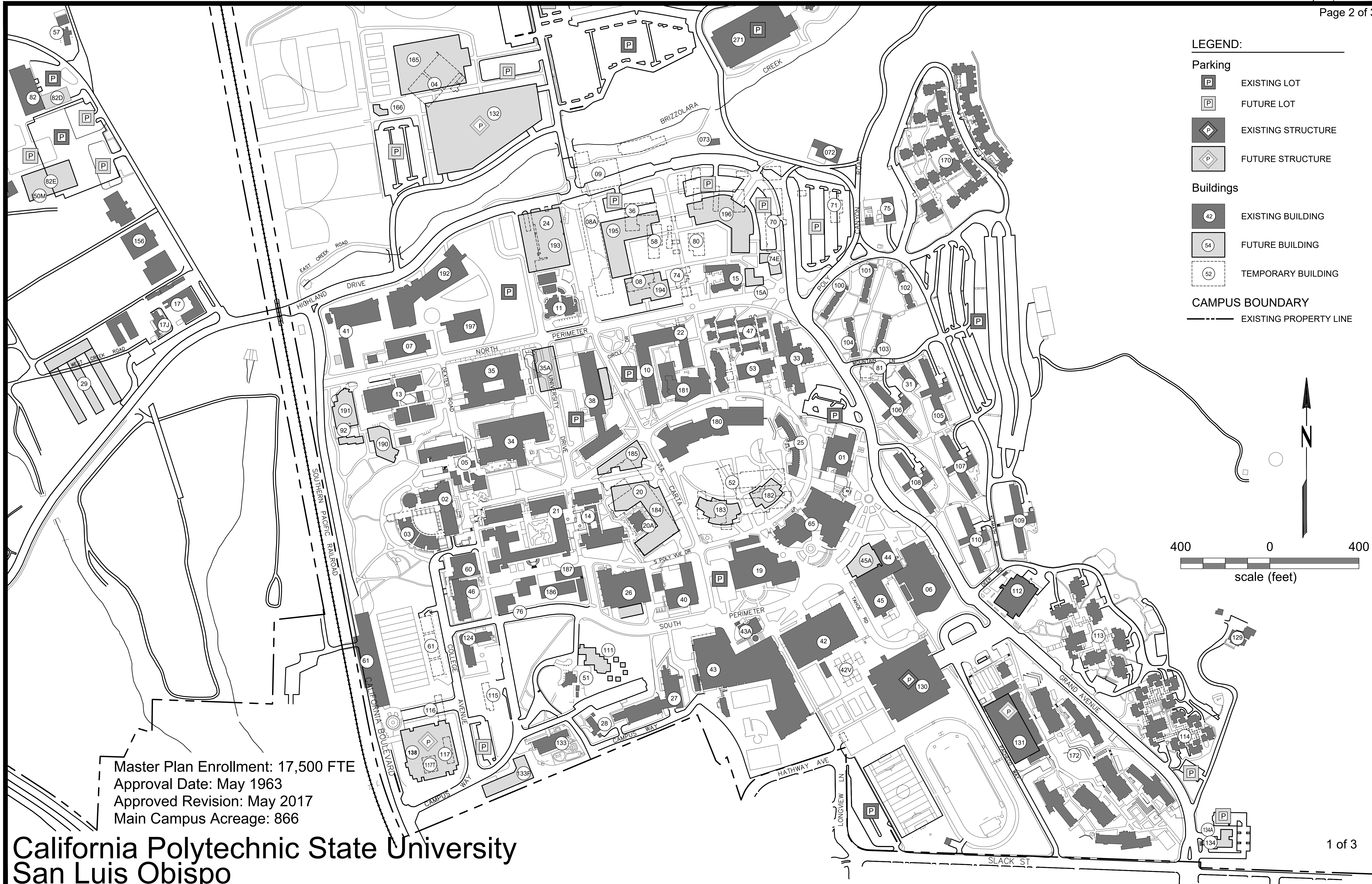
Proposed Master Plan Enrollment: 22,500 FTE
Master Plan approved by the Board of Trustees: May 1963
Proposed Revision: May 2020
LEGEND: Existing Facility / *Proposed Facility*

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



Master Plan Enrollment: 17,500 FTE
Approval Date: May 1963
Approved Revision: May 2017
Main Campus Acreage: 866

California Polytechnic State University
San Luis Obispo


LEGEND:
Parking
EXISTING LOT
FUTURE LOT
EXISTING STRUCTURE
FUTURE STRUCTURE
Buildings
EXISTING BUILDING
FUTURE BUILDING
TEMPORARY BUILDING
CAMPUS BOUNDARY
EXISTING PROPERTY LINE
N
400 0 400
scale (feet)
Master Plan Enrollment: 17,500 FTE
Approval Date: May 1963
Approved Revision: May 2017
Main Campus Acreage: 866
California Polytechnic State University
San Luis Obispo
1 of 3

Master Plan Enrollment: 17,500 FTE

Master Plan approved by the Board of Trustees: May 1963

Master Plan Revision approved by the Board of Trustees: May 2017

LEGEND: Existing Facility / *Proposed Facility*

1. Administration
2. Cotchett Education Building
3. Business
4. Research Development Center
5. Architecture & Environmental Design
6. Christopher Cohan Center
7. Advanced Technology Laboratories
8. Bioresource and Agricultural Engineering
8A. Bioresource and Agricultural Engineering Shop
9. Farm Shop
10. Alan A. Erhart Agriculture
11. Agricultural Sciences
13. Engineering
14. Frank E. Pilling Building
15. Cal Poly Corporation Administration
15A. *Cal Poly Corporation Administration Addition*
16. Beef Unit
17. Crop Science
17J. Crop Science Lab
18. Dairy Science
18A. Leprino Foods Dairy Innovation Institute
19. Dining Complex
20. Engineering East
20A. Bert and Candace Forbes Center for Engineering Excellence
21. Engineering West
22. English
24. Food Processing
25. Faculty Offices East
26. Graphic Arts
27. Health Center
28. Albert B. Smith Alumni and Conference Center
29. *Plant Science*
31. University Housing
32A-M. Oppenheimer Family Equine Center
33. Clyde P. Fisher Science Hall
34. Walter F. Dexter Building
35. Robert E. Kennedy Library
35A. *Academic Center and Library*
36. University Police
38. Mathematics and Science
40. Engineering South
41. Engineering III
42. Robert A. Mott Physical Education
42V. Mustang Beach Volleyball Complex
43. Recreation Center
43A. Kinesiology
44. Alex and Faye Spanos Theatre
45. H. P. Davidson Music Center
45A. *Davidson Music Center Addition*
46. Old Natatorium
47. Faculty Offices North
48. Environmental Horticultural Science
50J. Mount Bishop Warehouse
50K. Communications Services Storage
50L. Rose Float Lab
51. University House
52. Science
53. Science North
55. Beef Cattle Evaluation Center
56. Swine Unit
57. Veterinary Hospital
58. Welding
60. Crandall Gymnasium
61. Alex G. Spanos Stadium
65. Julian A. McPhee University Union
70. Facilities
71. Transportation Services
72. Plant Conservatory
73. Eucalyptus House
74. Building 74
74E. *University Police*
75. Mustang Substation
76. Old Power House
77. Rodeo Arena
80. Environmental Health & Safety
81. Hillcrest
82. Corporation Warehouse
82D. *Corporation Warehouse Addition*
82E. *New Farm Shop/Transportation Services*
83. Technology Park
92. Poly Grove
95. Architectural Canyon
100. Shasta Hall
101. Diablo Hall
102. Palomar Hall
103. Whitney Hall
104. Lassen Hall
105. Trinity Hall
106. Santa Lucia Hall
107. Muir Hall
108. Sequoia Hall
109. Fremont Hall
110. Tenaya Hall
111. *Alumni Center/Professional Development Conference Center*
112. Vista Grande Replacement
113. Sierra Madre Hall
114. Yosemite Hall
115. Chase Hall
116. Jespersen Hall
117. Heron Hall
117T. CAD Research Center
121. Cheda Ranch
122. Parker Ranch
123. Peterson Ranch
124. Student Services
125. Serrano Ranch
126. Chorro Creek Ranch
127. Escuela Ranch Beef Center
129. Avila Ranch
130. Grand Avenue Parking Structure
131. Student Housing South Parking Structure
132. *Parking Structure 3*
133. Orfalea Family and ASI Children's Center
133F. *Children's Center Addition*
134. Visitor Information
134A. *Visitor Center*
138. *Parking Structure 4*
150. Poultry Science Instructional Center
151. *New Corporation Yard*
152. *Faculty / Staff Housing North*
153. Bella Montana
154A. Animal Nutrition Center
155. J & G Lau Family Meat Processing Center
156. JUSTIN and J. LOHR Center for Wine & Viticulture
160. Baggett Stadium
160A. Dignity Health Baseball Clubhouse
161. Bob Janssen Field
164. *Agriculture Pavilion*
165. *Athletic Field House*
166. *Athletic Field Facility*
170. Cerro Vista Apartments
171. Poly Canyon Village
172. yakʔitʸutʸu Housing Complex
180. Warren J Baker Center for Science and Mathematics
181. Science and Agriculture Teaching and Research Complex
182. *Centennial Building 2*
183. *Centennial Building 3*
184. *Engineering East Replacement Building*
185. *Centennial Building 5*
186. Construction Innovations Center
187. Simpson Strong-Tie Material Demonstration Lab
190. *Architecture 3*
191. *Northwest Polytechnic Center*
192. Engineering IV
193. *Center for Technology/Enhanced Learning*
194. *Agriculture Learning Center*
195. *Northeast Polytechnic Center 1*
196. *Northeast Polytechnic Center 2*
197. Bonderson Engineering Project Center
271. Village Drive Parking Structure
371. Canyon Circle Parking Structure
400. Gold Tree PV