AGENDA

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

Meeting: **1:10 p.m., Wednesday, January 31, 2024**
Glenn S. Dumke Auditorium

Jack McGrory, Chair
Diana Aguilar-Cruz, Vice Chair
Larry L. Adamson
Raji Kaur Brar
Mark Ghilarducci
Leslie Gilbert-Lurie
Anna Ortiz-Morfit
Darlene Yee-Melichar

Consent

1. Approval of Minutes of the Meeting of November 8, 2023, *Action*

Discussion

2. California Polytechnic State University, Humboldt Engineering and Technology Commons Schematic Design Approval, *Action*
3. California State University, Long Beach Master Plan Final Environmental Impact Report and Enrollment Projection Increase, *Action*
4. California Polytechnic State University, San Luis Obispo Wastewater Reclamation Facility Environmental Impact Report and Master Plan Revision, *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

November 8, 2023

Members Present

Jack McGrory, Chair
Diana Aguilar-Cruz, Vice Chair
Larry L. Adamson
Raji Kaur Brar
Leslie Gilbert-Lurie
Anna Ortiz-Morfit
Darlene Yee-Melichar

Wenda Fong, Chair of the Board
Mildred García, Chancellor

Trustee Jack McGrory called the meeting to order.

Public Comment

Public comment occurred at the beginning of the meeting's open session prior to all committees. No public comments were made pertaining to committee agenda items.

Consent Agenda

The minutes of the September 2023 meeting of the Committee on Campus Planning, Buildings and Grounds were approved as submitted.

California State University, Fresno Affordable Student Housing Schematic Design Approval

This item requested that the board approve the schematic plans for the Affordable Student Housing project at California State University, Fresno.

Following the presentation, the low cost per square foot and project team's value engineering efforts were commended, and it was requested that the university document lessons learned to share across the system.

A question was asked about drivers of the low project cost, and it was explained that it is a result of the project team working on the efficiency of the design and ensuring maximum usable square footage, as well as carefully reviewing building systems, and managing the architectural and engineering teams up front to ensure their designs considered all downstream costs.

It was asked if a report can be developed regarding availability of affordable faculty housing; it was noted that San Diego State University is looking at multiple options to offer faculty housing below market rates. It was also noted that a work group on faculty and staff housing has been convened and is developing a report.

The committee recommended approval of the proposed resolution (RCPBG 11-23-09).

San Diego State University, Imperial Valley - Brawley Sciences Building Project Schematic Design Approval

This presentation requested that the board approve the schematic plans and certification of the mitigated negative declaration for the Brawley Sciences building project at the San Diego State University Imperial Valley, off-campus center at Brawley.

Following the presentation, it was noted that the cost of this project is higher than recent similar projects due to inflation and the remote location which makes it more difficult to obtain bids. The importance of this project for the Imperial Valley was strongly emphasized.

A question was asked about American with Disabilities Act (ADA) compliance, and it was confirmed that the plans consider ADA requirements.

It was noted that along with a small footprint and other factors, as an undeveloped area utilities and other infrastructure need to be laid down which also contributes to the high cost.

It was noted that STEM majors were only recently introduced to this campus which largely supports underserved students, and that this project provides opportunities that have significant psychological importance and crucial impact to the community.

Trustee McGrory and Trustee Adamson were thanked for serving on the Construction Cost Committee, and the project team was commended for the detailed report which addressed trustee questions upfront.

It was noted that the Calexico campus has received less attention historically, and President De La Torre was commended for prioritizing this project. It was also noted that students in this area are deserving and with its proximity to the Salton Sea and new lithium finds, the project is very important.

The committee recommended approval of the proposed resolution (RCPBG 11-23-10).

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State Polytechnic University, Humboldt Engineering and Technology Commons Schematic Design Approval

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Tom Jackson, Jr.
President
California State Polytechnic University, Humboldt

Paul Gannoe
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

This agenda item requests the California State University Board of Trustees approve schematic plans for the California State Polytechnic University, Humboldt Engineering & Technology Commons project.

Engineering & Technology Commons
Collaborative Design-Build Contractor: Swinerton
Project Architect: ACMartin

Background and Scope

Cal Poly Humboldt proposes to design and construct a 74,000 gross square foot (GSF) Engineering & Technology Commons building (#5B) at the northeast corner of B Street and 17th Street, with Science D (#3D) to the north, Natural Resources (#40) to the south, and Wildlife Lane to the east. The three-story Engineering & Technology (E&T) Commons building for the College of Natural Resources and Sciences will provide much-needed teaching laboratory capacity for applied engineering, research spaces, faculty offices, a dean's office, and student support spaces that foster collaboration. The focus is to design an environment for students, faculty, and staff to thrive at their highest potential and create opportunities for interaction, collaboration, and chance encounters. The aim is not only to foster academic excellence but also to encourage creative thinking and ease conversations among a diverse student body while reinforcing Cal Poly

Humboldt's mantra of Hands-on Learning. This project is a significant addition to the campus' eclectic architectural vernacular and has the charge not only to serve as a gateway but also as a hub for student activity and the representative heart of the new Cal Poly Humboldt.

The approximately two-acre site is currently used as the campus events field. The western and southern ends of the site are at a higher elevation from B Street and 17th Street. A wide range of site studies were conducted to carefully weigh access, prominence, and cost to determine the placement of the building. Ultimately, the new E&T Commons building will be nestled into the site to allow for on-grade access from B Street as well as for the elevated east side facing Wildlife Lane. This "two ground level" approach will fundamentally improve campus accessibility by providing pedestrian access and circulation north-south as well as east-west through the building. Service and fire access will occur from Wildlife Lane. Open spaces such as the entrance plaza at the corner of B Street and 17th Street, the north-facing connector to McCrone Hall, and the south-facing outdoor fabrication space toward Wildlife Lane anchor the building and create a strong connection between outdoor and indoor spaces.

The building massing is informed by the scale of the existing context, the programmatic adjacencies, access to daylight, solar orientation, and outdoor connections. The building will be a three-story mass timber construction building using solid and engineered wood as its primary load-bearing structure. This mass timber construction embraces the regional heritage, campus' identity, and connection to nature. The building has an east-west orientation to maximize solar exposure with canopies sheltering exterior program space from rain. A two-story main lobby opens to the entrance plaza and main campus access from Harpst Street., The most active program spaces are located on B Street level for highest visibility of the campus. A generous feature stair that also doubles as a vertical student gathering space connects to the upper ground level that features the metal and wood shop, fabrication, and makerspaces. The northwest corner of the building will house faculty offices, graduate workspace, and general support spaces, consolidating similar mechanical system needs while providing faculty the option to select offices adjacent to their respective classrooms.

Exposed mass timber and Cross Laminated Timber (CLT) are the primary structural and aesthetic components offering a warm and natural environment. Curtain wall glazing with a rainscreen, or concrete envelope system allows for intentional exposure of the wood material to the rest of the campus providing an inviting character.

Proposed code required sustainability features include high-efficiency irrigation, water-efficient plumbing, energy-efficient and Cal Green-compliant lighting and appliances. LED lighting and controls will be used throughout the project. On-site solar energy production will be provided by rooftop photovoltaic-ready solar panels consistent with CSU Sustainability Policy and will be integrated into the campus microgrid system. Landscape and built elements will provide shade for pedestrian paths and outdoor gathering areas.

Furthermore, the project is designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification. In addition to the LEED Credits achieved in conjunction with code compliant sustainability measures listed above, Mass Timber and CLT construction along with durable exterior building materials such as concrete/masonry walls are being proposed for the main structure and finish of the building. The structural system is estimated to provide a cost savings of $1.3 million and will dramatically reduce the embodied carbon footprint of the building.

Timing (Estimated)

Preliminary Plans Completed	February 2024
Working Drawings Completed	July 2024
Construction Start	September 2024
Occupancy	December 2025

Basic Statistics

Gross Building Area	74,345 square feet
Assignable Building Area (CSU[1])	44,618 square feet
Net Useable Building Area (FICM[2])	65,502 square feet
Efficiency (CSU)	60 percent
Efficiency (FICM)	88 percent

Cost Estimate – California Construction Cost Index (CCCI) 8287[3]

Building Cost ($942 per GSF)		$70,000,000
Systems Breakdown	*($ per GSF)*	
a. Substructure (Foundation)	$ 58.38	
b. Shell (Structure and Enclosure)	$ 253.14	
c. Interiors (Partitions and Finishes)	$ 127.35	
d. Services (HVAC, Plumbing, Electrical, Fire)	$ 244.52	
e. Built-in Equipment and Furnishings	$ 43.50	
f. Special Construction & Demolition	$ 3.11	
g. General Requirements	$ 30.02	
h. General Conditions and Insurance	$ 181.53	
Site Development		$7,278,000

[1] Assignable building area is based on CSU policy.
[2] Net useable building area is greater than assignable building area by including corridors, restrooms, mechanical rooms, etc., based on the definitions of the Postsecondary Education Facilities Inventory & Classification Manual (FICM).
[3] The July 2022 *Engineering News-Record* California Construction Cost Index (CCCI). The CCCI is the average Building Cost Index for Los Angeles and San Francisco.

Construction Cost	$77,278,000
Fees, Contingency, Services	20,484,000
Total Project Cost ($1,315 per GSF)	$97,762,000
Fixtures, Furniture & Movable Equipment	2,238,000
Grand Total	$100,000,000

Cost Comparison

The project cost of $942 per GSF is comparable to the $947 per GSF for the Science Replacement Building at San Francisco State University approved in November 2020, and lower than the $1,149 per GSF for the Interdisciplinary Science Building at San Jose State University approved in September 2018, and higher than the $825 per GSF for the Equity Innovation Hub at CSU Northridge approved in May 2022, all adjusted to CCCI 8287. The cost for the substructure and structure of the building is higher than comparable buildings due to the foundation and structural systems needed to withstand the high water table on the site.

Funding Data

The project will be funded with $100,000,000 in state appropriation approved in the final 2021-2022 California State Budget.

California Environmental Quality Act (CEQA) Action

The proposed project is consistent with the 2004 Master Plan and the Master Plan EIR certified by the Board of Trustees in November 2004. An Addendum to the Master Plan EIR dated December 2023 has been prepared and supports the finding that the project would have no new significant environmental effects beyond those already identified in the 2004 Master Plan EIR. The Addendum is available for review at:
https://facilitymgmt.humboldt.edu/sites/default/files/cph_mp_eir_addm_508.pdf

Recommendation

The following resolution is presented for approval:

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

1. The project will benefit the California State University.

2. The Board of Trustees finds that the 2004 Master Plan EIR, prepared in accordance with the requirements of the California Environmental Quality Act, was certified by the Board of Trustees in November 2004.

3. The project before the Board of Trustees is consistent with the previously certified Master Plan Final EIR.

4. The December 2023 Addendum to the 2004 EIR has been prepared in accordance with the requirements of CEQA.

5. Applicable mitigation measures adopted in conjunction with November 2004 Master Plan EIR certification shall be implemented, monitored, and reported in accordance with the requirements of CEQA (Cal. Pub. Res. Code § 21081.6), and with implementation of these mitigation measures, the project will not have any new or substantially more severe impacts on the environment beyond those described in the 2004 Master Plan Update EIR.

6. The schematic plans for the California State Polytechnic University, Humboldt Engineering & Technology Commons project are approved at a project cost of $100,000,000 at CCCI 8287.

COMMITTEE ON CAMPUS PLANNING, BUILDINGS AND GROUNDS

California State University, Long Beach Master Plan Final Environmental Impact Report and Enrollment Projection Increase

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Jane Conoley
President
California State University, Long Beach

Paul Gannoe
Assistant Vice Chancellor
Capital Planning, Design and Construction

Summary

The California State University Board of Trustees requires a long-range physical master plan for every campus that shows existing and anticipated facilities necessary to accommodate a specified academic year full-time equivalent student (FTES) level. Under the California Environmental Quality Act (CEQA), the Board of Trustees serves as the Lead Agency, which acts to certify the CEQA document and approve significant changes to the campus master plan.

This item requests that the Board of Trustees approve the following actions for California State University, Long Beach:

- Certification of the Final Environmental Impact Report (FEIR) dated January 2024.
- Approval of the proposed Master Plan Update, including an increase in the enrollment projection from 31,000 FTES to 33,000 FTES.[1]

Under CEQA, the Board of Trustees must certify that the FEIR is adequate and complete as a prerequisite to approving the proposed Master Plan Update. The FEIR, Mitigation Monitoring and Reporting Program, and Findings of Fact are available for review by the Board of Trustees and the public at: https://www.csulb.edu/beach-building-services/california-environmental-quality-act-ceqa-compliance

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

Attachment A is the proposed campus Master Plan. Attachment B is the existing campus Master Plan, which was last revised and approved by the Board of Trustees in May 2008.

Master Plan Update

The existing 2008 Campus Master Plan provides a framework to guide campus physical development through 2020. Since approval of the 2008 Campus Master Plan, California State University, Long Beach (CSULB) has become one of the largest universities within the CSU system. The 2008 Campus Master Plan is now outdated and inadequate to accommodate the changes in student population and the evolving teaching and learning pedagogy.

In preparation for the Master Plan Update, CSULB conducted a Facilities Condition Assessment (FCA) and Space Optimization Study in 2019. The FCA report found that 55% of the buildings on campus are below standard facility condition and require demolition, replacement, or renovation over the next decade. Buildings in fair, good, or excellent condition need moderate investment over the next two decades to maintain existing building condition. The Space Optimization Study identified strategies and opportunities to improve utilization of existing space throughout the campus. Based on these studies, the proposed Master Plan Update focuses more on optimizing the existing physical assets of the campus than new infill expansion, renovating existing buildings and replacing inefficient buildings with higher density and mixed-use buildings that integrate academic and student support functions.

The proposed Master Plan Update will evolve the university into a hub for discovery, innovation, and societal change. The Master Plan Update represents a unifying vision that aligns the university's Beach 2030 Strategic Plan with physical development goals to guide the physical development of CSULB. The Master Plan Update themes and goals include:

- Maintain a student-ready campus by integrating support services throughout campus, transitioning to active learning, and creating spaces for wellness-focused programs
- Improve the campus experience by becoming a 24/7 campus, addressing safety infrastructure, and completing the continuous mobility network
- Promote campus identity by fostering a welcoming and accepting atmosphere, enhancing the campus aesthetic, and displaying campus pride
- Promote sustainability and resiliency by becoming a no-growth parking and net-zero campus
- Densify the campus and right-size growth by optimizing the utilization of campus space and developing mixed-use buildings with flexible space
- Support an equitable experience for all, be a campus for everyone, and set proactive accessibility guidelines.

The Master Plan Update will support and advance the University's educational mission by guiding the physical development of the campus to accommodate on-campus traditional student enrollment of 33,000 FTES and 3,000 FTES off-campus students, for a total of 36,000 FTES through 2035, based on a conservative 1% annual enrollment growth target.

Implementation of the proposed Master Plan Update would result in a net increase of approximately 1.2 million gross square feet (GSF) of new and replacement academic facilities, student support, student housing, and faculty/staff housing, for a campuswide square footage total of approximately 6.1 million GSF at buildout. Net student beds on the main campus and off-site Beachside Village would increase by 1,600 for a total of 4,600 beds. A new faculty and staff housing project would add approximately 285 units. Proposed changes related to building and facility improvements proposed in the Master Plan Update would require the shifting of some existing parking space locations. Overall parking spaces will remain at their current capacity, except to support future community outreach facilities.

The major elements of the proposed Master Plan Update are described below:

Academic Facilities: Propose to build approximately 611,000 GSF of new academic space and demolish approximately 496,000 GSF, resulting in a net increase of 115,000 GSF. Twenty-five academic buildings are proposed for renovation or replacement to optimize existing academic spaces throughout the campus. Multiple small buildings would be replaced with higher density and mixed-use buildings for the College of the Arts, College of Engineering, College of Health and Human Services, and College of Education.

Upper Campus Historic District: In 2019, the University conducted a campuswide Historic Resource Assessment to document the history and heritage resources as many of the campus buildings and built features had neared or reached 50 years of age. The assessment evaluated all elements of the built environment, including buildings, landscape, sculpture and public art for eligibility for the National Register of Historic Places and the California Register of Historical Resources. Findings informed current and future planning decisions by identifying areas of opportunity and constraints relating to historic resources on campus. The survey identified the Upper Campus Historic District (1953-1972) as unique in its characteristics of a historic time and period and embodies the tenets of the early development Master Plans (1953 and 1963). Comprising 22 contributor buildings, including 4 individually-eligible historic resource buildings, the district displays unique blends of site and landscape that respond to CSULB's characteristic of integrating building and site. The significance of the historic district is seen in the design of the entire area instead of the design of individual building. While the assessment informed the Master Plan's consideration of historically significant campus assets, CSULB has the ability to renovate and/or replace campus resources in compliance with CEQA and historic preservation guidelines.

Support Space: Propose an addition to the existing Student Health Services Building to expand the Counseling and Psychological Services (CAPS) program, in addition to the existing satellite program spaces within each college. The Basic Needs Program and Beach Pantry will be consolidated in the University Student Union building which will be renovated and expanded.

Housing: Support an expanded residential environment by constructing new or replacement buildings or renovating existing student housing villages.

- Increase student housing capacity by approximately 1,600 beds to enhance student experience, promote student success and wellness, and improve retention
- Provide high quality, affordable, equitable mix of housing options and diverse mix of housing typologies for students (pod configurations, suites, and apartments)
- Create common spaces, active outdoor spaces, and space for student services

The Master Plan Update also includes 285-unit on-campus affordable housing options for faculty and staff to retain and recruit high-quality faculty and staff.

Athletic and Recreational Facilities: Propose to renovate existing athletic facilities, including the swimming pool, beach volleyball zone, and archery range. The existing baseball field would be converted to a multi-use recreation field. The existing Jack Rose Track would be expanded to accommodate commencement and events, including bleachers, restrooms, concessions, and storage.

Community Engagement Sites: Partnerships with industries, businesses, and local organizations are central to the Beach 2030 Strategic Vision for CSULB. Partnerships are crucial to promoting collaboration and increasing opportunities for students. The Master Plan Update identified two sites for future community engagement facilities at prime locations along the campus perimeter to facilitate engagement and collaboration between CSULB, private sector business partners, outside organizations, and public sector agencies.

Open Space and Landscaping: Propose to improve and enhance landscaping and open space for the Main Quad, courtyards, plazas, pedestrian corridors, and campus edges to provide a sense of place, increase programmable space to facilitate activity and social interaction, and enhance the campus' aesthetic environment.

Access, Circulation, Parking, and Transit: CSULB is a multi-modal campus featuring amenities for pedestrians, cyclists, personal vehicles, and public transit circulation and access. The Master Plan Update will emphasize improvements to the existing pedestrian network, bicycle and all-wheel network, and transit network. No parking space will be added, except to support the future community outreach facilities.

Transportation Demand Management (TDM) measures would be implemented to reduce vehicle trips and prioritize pedestrian and bicycle movement, encourage greater use of transit, pedestrian, and bicycle travel, and reduce reliance on automobiles at the campus. Additional TDM measures include, but not be limited to:

- Complete and update TDM plan that focuses on achieving CSULB's goals of reducing GHG emissions generated from automobiles
- Increase on-campus housing
- Promote disallowing cars on campus for student residents
- Reorganize class and work schedules to reduce peak parking demand on campus
- Provide additional on-campus amenities, i.e., childcare and post office
- Enhance transit, shuttle, bicycle, and pedestrian amenities on the campus

Utility Infrastructure: The existing utility infrastructure that supports CSULB includes domestic and fire water, sewer, storm drain, irrigation water, chilled and hot water distribution, gas, electrical and telecommunications systems. To support the facilities proposed in the Master Plan Update, existing utilities require alterations, upgrades, or modifications. The Utility Master Plan Update dated April 2023 evaluated the capacity, functionality, reliability, ease of maintenance, age, and ability to serve the existing and future needs of the campus for every component in the existing utility infrastructure and identified critical utility infrastructure deficiencies that need to be addressed to minimize interruptions and promote reliability and redundancy.

Proposed Master Plan Update
New and replacement buildings shown in Attachment A are listed below.

Hexagon No.	Building No.	Facility Name	Near-Term Project	Mid-Term Project
1	*No. 71A*	Bob Cole Conservatory of Music Addition		X
2	*No. 211*	George Allen Field Bleachers	X	
3	*No. 51R*	Engineering Replacement Building	X	
4	*No. 31*	College of the Arts Replacement Building		X
5	*No. 47R*	Kinesiology Replacement Building		
6	*No. 8R*	College of Education Replacement Building		
7	*No. 23R*	New 7th Street Community Outreach Facility		X
8	*No. 75R*	Bellflower Blvd. Community Outreach Facility		
9	*No. 58A*	Corporation Yard Addition	X	

10	*No. 2A*	Student Health Services Addition	X	
11	*No. 6A*	University Student Union Addition	X	
12	*No. 111*	Faculty and Staff Housing	X	
13	*Nos. 104-110*	Parkside Village Housing Replacement	X	
14	*No. 210*	Jack Rose Track/Commencement Facility		X

Fiscal Impact

Approximately $2.1 billion will be needed to address existing building deficiencies and provide needed site and facility improvements as proposed in the Master Plan Update.

California Environmental Quality Act (CEQA) Action

The Final Environmental Impact Report (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 Master Plan Update. The FEIR is presented to the Board of Trustees for review and certification. The Board of Trustees is the lead agency under CEQA and is responsible for approving and carrying out the Master Plan Update and ensuring that the requirements of CEQA have been met.

The Draft EIR (DEIR) was distributed for public comment for a 45-day period concluding on October 16, 2023. The FEIR, including the DEIR, all public comments received on the DEIR, responses to those comments, and revisions and clarifications to the DEIR, is available for review at:https://www.csulb.edu/beach-building-services/california-environmental-quality-act-ceqa-compliance

In addition to comments submitted during the DEIR comment period and addressed in the FEIR, a number of comment letters about the Master Plan Update and EIR have been submitted to the Office of the Chancellor by members of the CSU Long Beach campus community as well as the broader local Long Beach community. These letters have been collected for transmittal to the Board of Trustees ahead of the January 2024 meeting.

The EIR 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, for example, related geographically or as parts of a chain of contemplated actions.

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 are required to reduce the impact to the maximum extent feasible. The FEIR concluded that the project would not result in any significant and unavoidable impacts.

Summary of Public Review of the DEIR

On September 1, 2023, CSU Long Beach released for public review and comment the DEIR for the proposed Master Plan Update. The DEIR 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 DEIR. When the public comment period closed on October 16, 2023, 34 comment letters had been received by Cal State Long Beach, including two letters from state agencies (Caltrans, Department of Toxic Substances Control), one letter from a local jurisdiction (City of Long Beach), two letters from regional agencies (South Coast Air Quality Management District, Los Angeles County Sanitation Districts), one letter from a neighborhood association (Bixby Hill Community Association), and 27 letters from individuals.

The issues raised in the comments are summarized below. CSULB prepared formal responses to all comments, which are included as part of the FEIR. Amendments/revisions to the DEIR as a result of public comments received are also included as part of the FEIR, and a Mitigation Monitoring and Reporting Program has been prepared in conjunction with the Final EIR.

Air Quality

South Coast Air Quality Management District (SCAQMD) requested electronic copies of any live modeling and emission calculation files that were used to quantify the air quality impacts from construction and/or operation of the proposed Master Plan Update. These files were provided to SCAQMD on September 19, 2023. No revisions to the DEIR were necessary to respond to comments from SCAQMD.

Utilities and Energy

Los Angeles County Sanitation Districts (LACSD) reiterated the statement made in Section 3.13, Utilities and Energy, on page 3.1315 of the Draft EIR, that the Puente Hills Landfill is no longer operational and that solid waste is transferred to the Puente Hills Intermodal Facility, which is designed to handle up to approximately 8,000 tons of refuse per day. LACSD provided additional information regarding the amount of solid waste permitted at the Puente Hills Intermodal Facility.

In response to this comment, the text regarding the Puente Hills Intermodal Facility has been revised to describe the permitted capacity of this facility (4,400 tons per day), rather than the design capacity. The Final EIR includes the modified text. This clarification does not affect any impact conclusions stated in the EIR.

Additionally, LACSD reiterated the conclusion in Section 3.13, Utilities and Energy confirming that they would have adequate wastewater capacity to serve the projected wastewater generated by implementation of the Master Plan Update, and thus, would not require new or expanded facilities. LACSD states that, due to the volume of wastewater anticipated to be generated by implementation of the proposed Master Plan Update and other planned developments in the area, impacts on the LACSD sewerage system may result and the availability of capacity should be verified as development under the Master Plan Update occurs.

The analysis of impacts on wastewater treatment facilities in the EIR acknowledges that coordination with and approval from LACSD would be required for any connections to or work near LACSD sewer line facilities. As discussed in the analysis under Threshold UE3 on page 3.13-30 of the EIR, wastewater generated by the implementation of the Master Plan Update would be treated at the Joint Water Pollution Control Plant and the Long Beach Water Reclamation Plant, which currently process average flows of 249.8 million gallons per day (mgd) and 15.2 mgd, respectively. It is conservatively estimated that implementation of the Master Plan Update would increase sewage flows by 148,600 gallons per day, representing an increase in average flows of 0.06 percent at the Join Water Pollution Control Plant and 1 percent at the Long Beach Water Reclamation Plant. As such, the EIR concludes that both the Joint Water Pollution Control Plant and Long Beach Water Reclamation Plant have capacity to accommodate these increases.

Furthermore, cumulative impacts to wastewater treatment facilities are analyzed in Section 3.13.7, Cumulative Impacts, on pages 3.13-40 of the EIR. The analysis of cumulative impacts considers those impacts that would result from implementation of the Master Plan Update in conjunction with other related projects in the service area. As discussed in the EIR, the capacities of the LACSD's wastewater treatment facilities are based on the regional growth forecast adopted by the Southern California Association of Governments (SCAG). All expansions of LACSD's facilities must be sized and service phased in a manner that will be consistent with the SCAG regional growth forecast for the SCAG region, which includes the CSULB main campus and surrounding areas. The available capacity of the LACSD's treatment facilities will, therefore, be limited to levels associated with the approved growth identified by SCAG. As discussed in Section 3.9, Population and Housing, the total campus population resulting from the Master Plan Update is accounted for in the SCAG regional growth forecasts. As such, LACSD's facilities can be anticipated to have sufficient capacity to serve development under the Master Plan Update. Additionally, other planned developments in the area would be required to analyze their demand on utilities and coordinate with service providers to verify sufficient capacities to serve other projects. Therefore, the EIR concludes that cumulative impacts to utilities, including wastewater treatment and sewage facilities, would be less than significant.

Campus VMT Monitoring and Implementation of Transportation Demand Management Measures

Caltrans reiterated the VMT threshold specified in the CSU Transportation Impact Study Manual (TISM), which was used in the EIR to determine whether the Master Plan Update would result in

significant VMT impacts. The VMT threshold states that a significant VMT impact would occur if the VMT/Service Population were to exceed 15 percent below the baseline countywide average. Caltrans suggested interpreting the language cited from the California Governor's Office of Planning and Research's (OPR) Technical Advisory ("OPR recommends that a per capita or per employee VMT that is fifteen percent below that of existing development may be a reasonable threshold") to mean that a proposed project that would improve an existing campus should use a threshold of significance that is related to that site only, rather than to a regional average. Caltrans' suggested approach is not typically done for development projects. Their suggestion to compare VMT data for Cal State Long Beach with that for California State University, Los Angeles appears to be a typographical error. The threshold used in the EIR is specified in the CSU TISM, which allows comparison against the existing regional, sub regional or citywide VMT per service population. CSU as the lead agency has the discretion to select and apply the threshold of significance. The City of Long Beach, where the campus is located, also uses efficiency metrics of 15 percent below the countywide average. Therefore, based on the applicable transportation impact guidance for development at CSU campuses, metrics used by other local jurisdictions, and standard practices for analyzing the type of development proposed under the Master Plan Update, the VMT threshold used in the EIR is appropriate to determine impacts resulting from implementation of the Master Plan Update.

Additionally, Caltrans recommended the use of Intelligent Transportation System (ITS) applications be considered for implementation to better manage the transportation network, as well as transit service and bicycle or pedestrian connectivity improvements. The analysis under Threshold TRA-1 assesses the potential impacts related to consistency with local plans, ordinances, and policies addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities. As discussed in the analyses under Threshold TRA-1, implementation of the Master Plan Update would not conflict with plans, ordinances, or policies addressing roadway facilities. Therefore, the EIR concludes that impacts would be less than significant and no mitigation measures are required.

Biological Resources – Bats

California Department of Fish and Wildlife (CDFW) provided recommended text modifications to Mitigation Measure BIO-B to include the use of acoustic recognition technology during bat surveys, specifications for removing trees that may contain bats, and changing the no work maternity season from April-August to March-September. In response to this comment, the text in Mitigation Measure BIO-B has been revised to include the recommended text modifications. This clarification does not change the nature of Mitigation Measure BIO-B, nor does it affect any impact conclusions stated in the EIR.

CDFW further recommended that, if a Lake or Streambed Alteration (LSA) is potentially required for proposed improvements, a hydrology report be included to evaluate potential impacts to hydrologic activity within and downstream of the improvements. As discussed, CSULB would

consult with CDFW regarding permit requirements. If appropriate, supplemental reports and information would be provided to aid in the determination of potential impacts. In response to this comment, the text in Mitigation Measure BIO-C has been modified to further clarify that an LSA could be required and that additional environmental studies would be prepared in support of applicable permits, as necessary.

Finally, CDFW requested that information on special status species be submitted to the California Natural Diversity Database. If special-status wildlife species are encountered or observed on the CSULB main campus and/or the Beachside Village property during pre-construction surveys and other measures to be implemented during development under the Master Plan Update, information on these species will be submitted to the California Natural Diversity Database, as appropriate.

Housing, GHG and Carbon Emissions Reduction

The City of Long Beach expressed its support for the Master Plan Update in three key areas: housing, the reduction of carbon emissions, and the reduction of greenhouse gasses. The City stated that the proposed housing options under the Master Plan Update, including housing opportunities for students and staff, would alleviate the strain on the scarce housing supply. Further, the City stated that the proposed housing improvements would help both CSULB and the City meet carbon reduction goals by reducing VMT. Finally, the City states that strategies proposed in the EIR will reduce future GHG emissions and contribute to efforts in mitigating and adapting to climate change.

Objection to the Proposed Faculty and Staff Housing Project

The Bixby Hill Community Association (BHCA) objected to the proposed project, including the location, building height, amount of parking, and lack of a traffic study. VMT is the metric used for the evaluation of transportation impacts, and vehicle congestion, and other vehicle operations related metrics such as level of service (LOS) or delay are no longer a metric suitable for evaluating transportation impacts under CEQA due to Senate Bill 743, as detailed on page 3.11-1 of the EIR. The EIR concludes that VMT generated by implementation of the Master Plan Update, including the Faculty and Staff Housing project, would not exceed the threshold of 18.2 VMT per service population and, thus, impacts would be less than significant and no mitigation measures are required.

Additionally, BHCA stated that they object to the long-term impacts of noise. This project does have the potential to change the campus outdoor ambient noise environment due to the creation of new stationary and/or mobile noise sources. Stationary noise sources include mechanical equipment, or rooftop HVAC systems; crowd noise associated with outdoor social activities at the proposed Faculty and Staff Housing project; and parking activities. Mobile noise sources would be associated with vehicular traffic noise on roadways adjacent to the CSULB main campus during operation. Through detailed analysis of these potential noise elements, noise

levels associated with long-term operation of the Faculty and Staff Housing would not exceed thresholds, the EIR concluded that operational noise impacts would be less than significant for this project and, accordingly, no mitigation measures are required.

General Opposition

Several comments received from individuals centered on planned changes which include lane reductions to Palo Verde Avenue as well as concerns over traffic congestion and pedestrian safety. These comments incorrectly state that the Master Plan Update would reduce traffic lanes on Palo Verde Avenue. The planned changes to Palo Verde Avenue are a City of Long Beach project consistent with the City's Bicycle Master Plan and are unrelated to the proposed Master Plan Update and not under the jurisdiction of CSULB.

As stated on pages 3.11-21 in Section 3.11, Transportation, of the EIR, the Palo Verde Avenue "project would be implemented by the City of Long Beach entirely in its own jurisdiction and would not be implemented by CSULB under the Master Plan Update and is listed here due to its adjacency to the CSULB main campus." The analysis under Threshold TRA-1 evaluates whether implementation of the Master Plan Update would conflict with or preclude the City of Long Beach's proposed reconfiguration of Palo Verde Avenue. As discussed in the analysis under Threshold TRA-1, implementation of the Master Plan Update would not preclude the City's implementation of changes on Palo Verde Avenue if the City ultimately chooses to pursue implementation of the project.

Regarding traffic congestion and pedestrian safety along Palo Verde Avenue, if the City does ultimately remove travel lanes on Palo Verde Avenue, the slower travel speeds and fewer vehicle lanes to conflict with pedestrian crossings would be anticipated to improve safety for pedestrians walking and crossing Palo Verde Avenue compared with the existing condition. Additionally, these commenters are referred to Response 6-2 and Response 11-1 regarding transportation impacts resulting from implementation of proposed housing improvements under the Master Plan Update.

Summary of Project Alternatives

The alternatives analyzed in detail in the DEIR include the following:

No Project Alternative: The "No Project" analysis discusses the existing conditions as well as what would reasonably be expected to occur in the foreseeable future if the Project was not approved (Cal. Code Regs. tit. 14, § 15126.6 (e)(2) and (3)(A)). Under the No Project Alternative, the Master Plan Update and an enrollment projection increase to 36,000 FTES students would not be adopted and the campus would continue to operate under the previously adopted master plan and lower enrollment projection.

Faculty and Staff Housing Project Design Alternative: The Faculty and Staff Housing Project Design Alternative would construct and operate the Faculty and Staff Housing project at the same location as proposed under the Master Plan Update. However, instead of demolishing the existing Design Building and relocating its programming elsewhere on the CSULB main campus, that programming would be incorporated into the design of the project. Whereas the proposed Faculty and Staff Housing project would include four stories of housing above two levels of podium parking for a total of six stories, the building constructed under this alternative would include two levels of podium parking, one story for the relocated Department of Design programming, and four stories of housing, for a total of seven stories. Incorporating the Department of Design programming within the Faculty and Staff Housing project would result in the same number of faculty and staff housing units and an overall increase of approximately 50,000 square feet and one additional story over the project proposed under the Master Plan Update. All other improvements and individual development projects would be implemented as proposed under the Master Plan Update. Development of this alternative would eliminate the need to renovate or construct a new space for the existing Department of Design programming elsewhere on the CSULB main campus. As such, this alternative was selected for its potential to reduce or avoid the significant but mitigable impacts identified for the Master Plan Update related to aesthetics; biological resources; cultural resources; geology, soils, and paleontological resources; noise; and tribal cultural resources.

Reduced Development Footprint Alternative: This alternative would eliminate three near-term projects, including one new development project and two facility replacement projects that partially overlap with two significant or potentially significant archaeological resources. These include the Faculty and Staff Housing project, the Aquatics Center and Pool Renovation replacement project, and the Engineering Replacement project. All other development under the Master Plan Update would be implemented as proposed under the project.

Under the Master Plan Update, the Faculty and Staff Housing project would occupy an approximately 2.5-acre site that overlaps a potentially eligible archaeological resource on the main campus, rather than replacing the existing Design Building as under the proposed Master Plan Update. The Aquatics Center and Pool Renovation project would occupy an approximately 1-acre site adjacent to the existing athletic fields and overlap a potentially eligible archaeological resource on the main campus, rather than upgrading or demolishing and replacing the existing pool at its current location. Finally, the Engineering Replacement Building project would demolish the existing EN2, EN3, and EN4 buildings and construct a new six-story building. The Engineering Replacement Building project would provide right-sized classrooms, teaching labs, faculty and staff workspaces, and flexible lab spaces in a higher-density building on an approximately 1.5-acre site that overlaps a potentially eligible archaeological resource. The majority of the site would remain open space for a quad and provide space for future buildings as the College of Engineering grows over time.

None of these facilities would be developed under this alternative, at these locations or any other locations on the main campus. The existing Aquatics facility would remain in use and would undergo minor maintenance upgrades in place. The Engineering Replacement Building project, including the accompanying open space for future growth and expansion of the College of Engineering, would not be constructed and its programs would not be realized; the College of Engineering would remain in its current facilities.

Recommendation

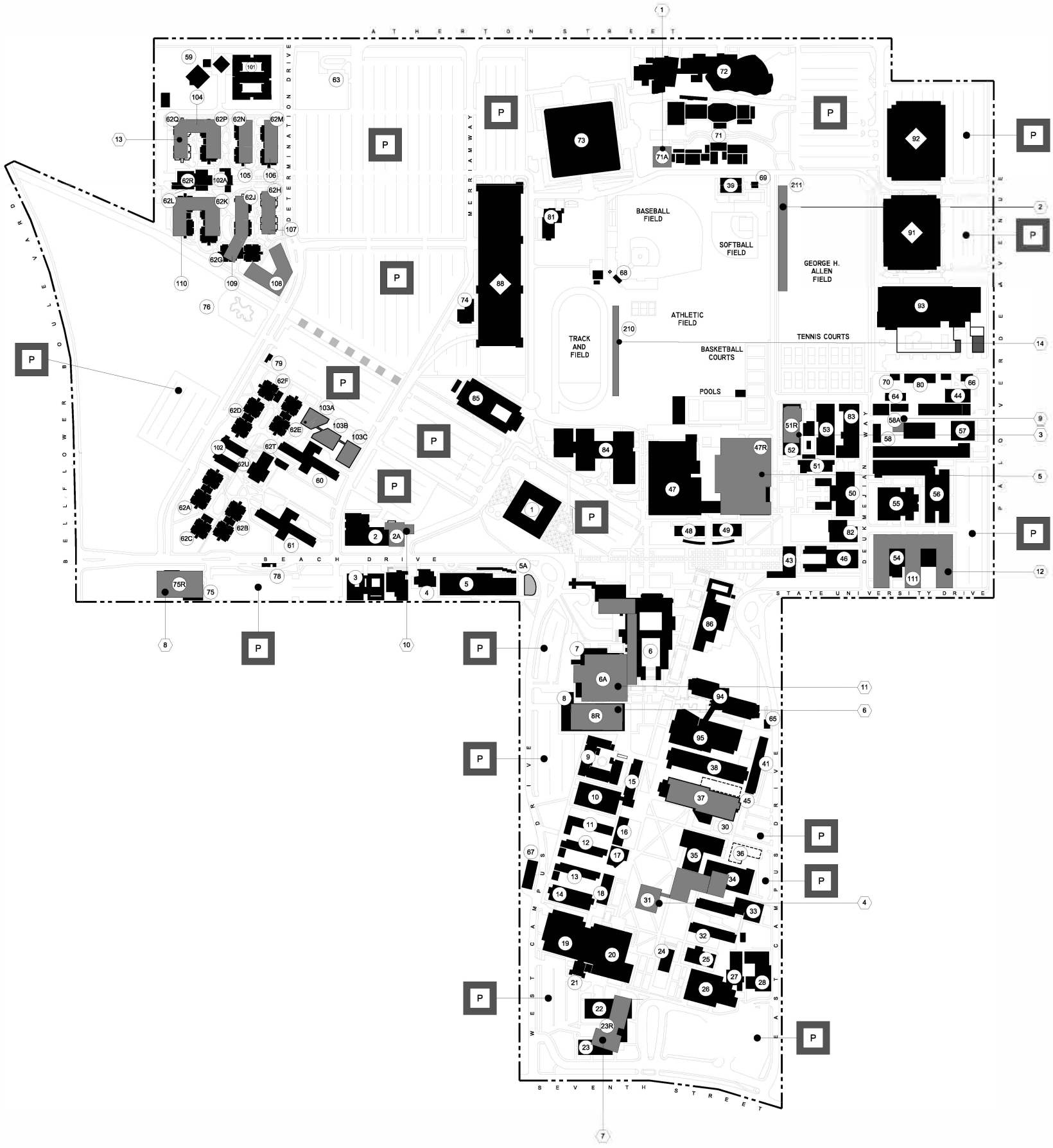
The following resolution is presented for approval:

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

1. The Board of Trustees finds that the Master Plan Update FEIR has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).
2. The FEIR addresses the proposed Master Plan Update and all discretionary actions related to the project as identified in the Master Plan Update FEIR.
3. Prior to the certification of the Master Plan Update FEIR, the Board of Trustees reviewed and considered the above FEIR and found it to reflect 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 DEIR for the California State University, Long Beach Master Plan Update;
    b. The FEIR, including comments received on the DEIR, responses to comments, and revisions to the DEIR in response to comments received;
    c. The proceedings before the Board of Trustees relating to the proposed Master Plan Update, 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.
4. This resolution is adopted pursuant to the requirements of CEQA, which require the Board of Trustees to make findings prior to approval of the project (Cal. Pub. Res. Code § 21081; Guidelines § 15091).
5. The Board of Trustees hereby adopts the CEQA Findings of Fact and the Mitigation and Monitoring and Reporting Program, which identifies the environmental impacts of the proposed Master Plan Revision and required mitigation measures, hereby incorporated by reference. The required mitigation

measures shall be monitored and reported in accordance with the Mitigation and Monitoring Reporting Program, which meets the requirements of CEQA (Cal. Pub. Res. Code § 21081.6; Guidelines § 15097).

6. The project will benefit The California State University.
7. The California State University, Long Beach Master Plan Update dated January 2024 is approved.
8. The Chancellor or her designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the California State University, Long Beach Master Plan Update EIR.



California State University, Long Beach

Campus Master Plan
Master Plan Enrollment: 33,000 FTE
Approval Date: January/February 1963
Proposed Revision: January 2024
Main Campus Acreage: 322

0 250' 500' 1000'

N

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE

California State University, **Long Beach**

Master Plan Enrollment: 33,000 FTE

Master Plan approved by the Board of Trustees: January 1963, February 1963

Master Plan Revision approved by the Board of Trustees: September 1965, June 1966, November 1970, January 1972, May 1972, March 1974, July 1976, September 1976, November 1978, March 1982, January 1984, November 1984, November 1985, July 1986, September 1988, November 1990, September 1991, September 1994, November 1994, July 2003, May 2008, July 2020

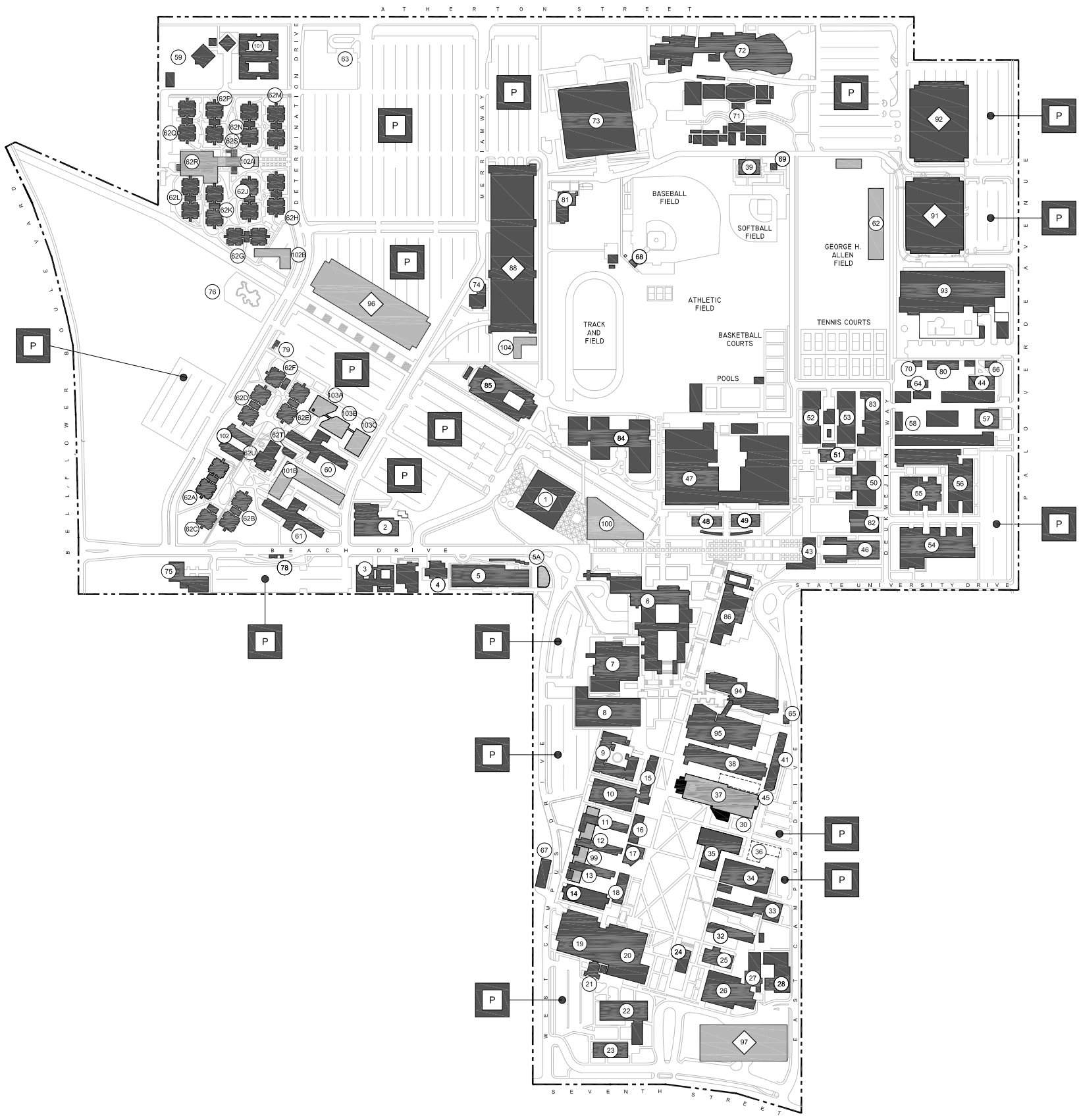
Proposed Revision: January 2024

1. E. James Brotman Hall
2. Student Health Services
2A. *Student Health Services Addition*
3. Nursing
4. Anna W. Ngai Alumni Center
5. Family and Consumer Sciences
5A. *Family and Consumer Sciences Addition*
6. University Student Union
6A. *University Student Union Addition*
7. Cafeteria
8. Bookstore
8R. *College of Education Replacement Building*
9. Psychology
10. Liberal Arts 5
11. Liberal Arts 4
12. Liberal Arts 3
13. Liberal Arts 2
14. Liberal Arts 1
15. Faculty Office 3
16. Faculty Office 2
17. Lecture Hall 150-151
18. College of Liberal Arts Administration
19. Library
20. Academic Services
21. Multi-Media Center
22. Ellis Education Building
23. Education 2
23R. *New 7th Street Community Outreach Facility*
24. McIntosh Humanities Office Building
25. Language Arts Building
26. Theatre Arts
27. University Theatre
28. University Telecommunication Center
30. *Peterson Hall 1 Replacement Building*
31. *College of the Arts Replacement Building*
32. Fine Arts 1
33. Fine Arts 2
34. Fine Arts 3
35. Fine Arts 4
36. Faculty Office 4
37. Peterson Hall 1
38. Shakarian Student Success Center
39. Women's Softball/Soccer Locker Room
41. Microbiology
43. College of Continuing and Professional Education
44. Electrical Substation (North)
45. Faculty Office 5
46. Social Sciences / Public Affairs
47. Kinesiology
47R. *Kinesiology Replacement Building*
48. Health and Human Services Classrooms
49. Health and Human Services Offices
50. Vivian Engineering Center
51. Engineering 2
51R. *Engineering Replacement Building*
52. Engineering 3
53. Engineering 4
54. Design
55. Human Services and Design
56. Engineering Technology
57. Facilities Management
58. Corporation Yard
58A. *Corporation Yard Addition*
59. Patterson Child Development Center
60. Los Alamitos Hall
61. Los Cerritos Hall
62A-F. Hillside Residence Halls
62G-Q. Parkside Residence Halls
62R. Parkside Dining Hall
62T. Hillside Utility
62U. Hillside Dining Hall
63. BBS Collections Center
64. Greenhouse 3
65. Electrical Substation (South)
66. Reprographics
67. Communications - Main Distribution Facility A
68. Restrooms / Storage
69. Women's Softball/Soccer Clubhouse
70. Communications - Main Distribution Facility B
71. Bob Cole Conservatory of Music
71A. *Bob Cole Conservatory of Music Addition*
72. Carpenter Performing Arts Center and Dance Center
73. Mike and Arline Walter Pyramid
74. Parking/Transportation Services
75. International House
75R. *Bellflower Blvd. Community Outreach Facility*
76. Earl Burns Miller Garden
78. Visitor Information Center
79. Communications - Main Distribution Facility C
80. University Police
81. Neil and Phyllis Barrett Athletic Administration Center
82. Outpost Food Service
83. Engineering/Computer Science
84. Steve and Nini Horn Center
85. College of Business
86. Central Plant
88. Pyramid Parking Structure
91. Palo Verde South Parking Structure
92. Palo Verde North Parking Structure
93. Student Recreation and Wellness Center
94. Molecular and Life Sciences Center
95. Hall of Science
101. Parkside North
102. Hillside Gateway
103A-C. *Hillside North Housing*
104-110. *Parkside Village Housing Replacement*
111. *Faculty and Staff Housing*
210. *Jack Rose Track/ Commencement Facility*
211. *George Allen Field Bleachers*

00. Miller House (Located Off Site)
300. Beachside Housing Village (Located Off Site)

LEGEND:
Existing Facility */ Proposed Facility*

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



California State University, Long Beach

Campus Master Plan
Master Plan Enrollment: 31,000 FTE
Approval Date: January/February 1963
Revised Date: July 2020
Main Campus Acreage: 322

N

0 250' 500' 1000'

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE

California State University, Long Beach

Master Plan Enrollment: 31,000 FTE

Master Plan approved by the Board of Trustees: January 1963, February 1963

Master Plan Revision approved by the Board of Trustees: September 1965, June 1966, November 1970, January 1972, May 1972, March 1974, July 1976, September 1976, November 1978, March 1982, January 1984, November 1984, November 1985, July 1986, September 1988, November 1990, September 1991, September 1994, November 1994, July 2003, May 2008, July 2020

1. E. James Brotman Hall
2. Student Health Services
3. Nursing
4. Alumni Center
5. Family and Consumer Sciences

5A. *Family and Consumer Sciences Addition*

6. University Student Union
7. Cafeteria
8. Bookstore
9. Psychology
10. Liberal Arts 5
11. Liberal Arts 4
12. Liberal Arts 3
13. Liberal Arts 2
14. Liberal Arts 1
15. Faculty Office 3
16. Faculty Office 2
17. Lecture Hall 150-151
18. College of Liberal Arts Administration
19. Library
20. Academic Services
21. Multi-Media Center
22. Ellis Education Building
23. Education 2
24. McIntosh Humanities Office Building
25. Language Arts Building
26. Theatre Arts
27. University Theatre
28. University Telecommunication Center

30. *Peterson Hall 1 Replacement Building*

32. Fine Arts 1
33. Fine Arts 2
34. Fine Arts 3
35. Fine Arts 4
37. Peterson Hall 1
38. Shakarian Student Success Center
39. Women's Softball/Soccer Locker Room
41. Microbiology
43. College of Continuing and Professional Education
44. Electrical Substation (North)
45. Faculty Office 5
46. Social Sciences / Public Affairs
47. Kinesiology
48. Health and Human Services Classrooms
49. Health and Human Services Offices
50. Vivian Engineering Center
51. Engineering 2
52. Engineering 3
53. Engineering 4
54. Design
55. Human Services and Design
56. Engineering Technology
57. Facilities Management
58. Corporation Yard
59. Patterson Child Development Center
60. Los Alamitos Hall
61. Los Cerritos Hall
62. *Soccer Field and Sports Building*

62A-F. Hillside Residence Halls
62G-Q. Parkside Residence Halls
62R. Parkside Dining Hall
62S-T. Residence Hall
62U. Hillside Dining Hall
62V. Residence Hall

63. Recycling Center
64. Greenhouse 3
65. Electrical Substation (South)
66. Reprographics
67. Communications - Main Distribution Facility A
68. Restrooms / Storage
69. Softball Field Restrooms
70. Communications - Main Distribution Facility B
71. Bob Cole Conservatory of Music
72. Carpenter Performing Arts Center and Dance Center
73. Mike and Arline Walter Pyramid
74. Parking/Transportation Services
75. International House
76. Earl Burns Miller Garden
78. Visitor Information Center
79. Communications - Main Distribution Facility C
80. University Police
81. Neil and Phyllis Barrett Athletic Administration Center
82. Outpost Food Service
83. Engineering/Computer Science
84. Steve and Nini Horn Center
85. College of Business
86. Central Plant
88. Parking Structure No. 1
89. Housing and Residential Life
91. Parking Structure No. 2
92. Parking Structure No. 3
93. Student Recreation and Wellness Center
94. Molecular and Life Sciences Center
95. Hall of Science

96. *Parking Structure 4*
97. *Parking Structure 5*
99. *Liberal Arts Replacement Building*
100. *Student Services Addition*
101. Parkside North

101B. *Student Housing Phase 1*

102. Hillside Gateway

102A. *Student Housing Phase 2*
102B. *Student Housing Phase 2*
103A-C. *Hillside North Housing*
104. *Food Services*

00. Miller House (Located Off Site)

LEGEND:
Existing Facility */ Proposed Facility*

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

COMMITTEE ON CAMPUS PLANNING, BUILDINGS, AND GROUNDS

California Polytechnic State University, San Luis Obispo Wastewater Reclamation Facility Environmental Impact Report and Master Plan Revision

Presentation By

Steve Relyea
Executive Vice Chancellor and
Chief Financial Officer

Jeffrey D. Armstrong
President
California Polytechnic State University, San Luis Obispo

Paul Gannoe
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 that 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 for California Polytechnic State University, San Luis Obispo:

- Certification of the Final Environmental Impact Report (FEIR) for the Water Reclamation Facility (WRF) project dated January 2024
- Approval of the proposed campus master plan revision for the WRF project

Under CEQA, the Board of Trustees must certify that the FEIR is adequate and complete as a prerequisite to approving the campus master plan revision. Because the FEIR did not conclude that the proposed master plan revision would result in significant and unavoidable effects, no Statement of Overriding Considerations is required.

The FEIR, Mitigation Monitoring and Reporting Program, and Findings of Fact are available for review by the Board of Trustees and the public at: https://afd.calpoly.edu/facilities/planning-capital-projects/ceqa/

Attachment A is the proposed Campus Master Plan. Attachment B is the existing Campus Master Plan approved by the Board of Trustees in May 2020.

Proposed Master Plan Revision

The revision to the physical master plan will primarily provide for the development of the Water Reclamation Facility project. The proposed project will construct an on-campus water reclamation facility (WRF) and recycled water storage and distribution system to produce and deliver high-quality recycled water to agricultural crops, pastures, and athletic fields on campus to meet irrigation demands.

The WRF and recycled water storage and distribution system will produce and deliver disinfected tertiary recycled water that meets the requirements of California Code of Regulations Title 22 for unrestricted reuse, including safe application to agricultural crops, pastures, and athletic fields on campus. The WRF is anticipated to produce an average of 380 acre-feet per year of recycled water.

The project would also include conversion of the existing Cal Poly dairy wastewater lagoons to a co-digester to treat both dairy and swine waste. Sending the swine waste to the dairy ponds would allow the proposed WRF recycled water storage reservoir to be located at the site of the existing swine wastewater lagoons. The co-digester would support management of manure wastewater from the Dairy and Swine units to produce energy via a cogeneration unit and reusable by-products for the Cal Poly composting enterprise.

The proposed WRF, recycled water storage reservoir, and co-digester, along with most of the recycled water distribution system improvements, would be sited in the West Campus subarea. A portion of the proposed force main and lower lift station would be sited in the Academic Core subarea. Portions of the proposed recycled water distribution system also would be sited in the North Campus subarea.

Under the adopted Campus Master Plan, the WRF was anticipated to be located just north of the Dairy Unit and west of the Rodeo Facilities, and a new recycled water storage reservoir was not identified. However, as part of the design of the proposed project and in response to comments, the location of the WRF has been adjusted, and a new recycled water storage reservoir has been proposed.

The non-potable water demands of the campus that are currently met through a portion of the existing Whale Rock Reservoir water allocation would be transitioned over time to be met by non-potable recycled water supplied by the on-campus WRF. The campus would then use Whale Rock Reservoir water freed up by operation of the WRF to meet the additional potable water needs of the campus under

buildout of the Campus Master Plan. Cal Poly would continue to pump up to 120 acre-feet per year of groundwater for agricultural irrigation purposes. Because Cal Poly would not increase agricultural operations as part of the Campus Master Plan, non-potable water demands associated with agriculture are not anticipated to increase.

The proposed master plan changes are noted in Attachment A:

Hexagon 1: Water Reclamation Facility (#79)
Hexagon 2: Recycled Water Reservoir
Hexagon 3: Co-Digester

Fiscal Impact

Approximately $37 million will be required to support the implementation of the site and facility improvements as proposed in the master plan revision.

California Environmental Quality Act (CEQA) Action

The Final Environmental Impact Report (FEIR) has been prepared to analyze and disclose the potential significant environmental effects of the WRF project, in accordance with CEQA requirements and State CEQA Guidelines. The FEIR is presented for the Board of Trustee review and certification. This FEIR is a project-level EIR, tiered from the Campus Master Plan EIR (State Clearinghouse No. 2016101003), consistent with State CEQA Guidelines Section 15152 (tiering) and Section 15168. The FEIR is presented to the Board of Trustees for review and certification.

The Campus Master Plan EIR is a program-level EIR that broadly examined the significant environmental effects that could result from implementing the Campus Master Plan: a comprehensive land use plan that guides physical development on campus to accommodate projected enrollment increases and expanded and new program initiatives. Potential effects of construction and operation of the WRF were examined in the Campus Master Plan EIR. The Draft EIR was distributed for comment for a 45-day period concluding on May 31, 2023. Comment letters were received from the Central Coast Regional Water Quality Control Board (RWQCB); the California Department of Fish and Wildlife (CDFW); the City of San Luis Obispo (City); the San Luis Obispo County Air Pollution Control District (SLOCAPCD), and 140 students and campus affiliates. The Final EIR for the proposed project, which is tiered from the Campus Master Plan EIR, analyzes a new location for the WRF and recycled water storage reservoir, as well as the alignments of the wastewater conveyance and recycled water distribution pipelines and proposed modifications to the swine and dairy wastewater treatment, with co-digester, and storage systems to accommodate the proposed recycled water reservoir.

The Final EIR includes a detailed evaluation of the following environmental issue areas, as well as other CEQA-mandated issues (e.g., cumulative impacts, growth-inducing impacts, alternatives):

- Aesthetics
- Archaeological, Historical, and Tribal Cultural Resources
- Biological Resources
- Hydrology and Water Quality
- Utilities and Service Systems

The analysis in the Campus Master Plan EIR was determined to sufficiently describe the significant environmental impacts and mitigation measures to the remaining issue areas identified in Appendix G of the CEQA Guidelines, as discussed in Section 3.1.4 of the Final EIR. Under CEQA statute and the State CEQA Guidelines, a lead agency may limit an EIR's discussion of environmental effects when such effects are not considered potentially significant (PRC Section 21002.1[e]; State CEQA Guidelines Sections 15128, 15143). The determination of which impacts would be potentially significant and therefore evaluated in detail in this EIR was made for this project based on review of applicable planning documents, fieldwork, feedback from public and agency consultation, comments received on the Notice of Preparation (NOP) (see Appendix A of the Final EIR), research, and analysis of relevant project data.

The Final EIR Table ES-1, "Summary of Impacts and Mitigation Measures," lists all environmental impacts, the level of impact before mitigation, proposed mitigation measures, and level of significance after mitigation. As noted, the Final EIR concluded that the project would result in no significant and unavoidable impacts.

The Final EIR includes the comments received on the Draft EIR and responses to the substantive comments on the adequacy of the Draft EIR.

Summary of Public Review of the DEIR

On April 17, 2023, Cal Poly San Luis Obispo released for public review and comment the Draft EIR for the project. A public notice of availability of the Draft EIR was published in a newspaper of general circulation and mailed to all organizations and individuals previously requesting notice. Cal Poly San Luis Obispo provided copies of the complete Draft EIR with appendices to the State Clearinghouse, which, in turn, distributed the Draft EIR to interested state agencies for review and comment. The Draft EIR was circulated for public review and comment for 45 days (concluding on May 31, 2023), during which time interested agencies and members of the public were invited to provide comments on the analysis in the Draft EIR.

When the public comment period closed, 144 comment letters had been received by Cal Poly San Luis Obispo. Letters were received from the Central Coast Regional Water Quality Control Board (RWQCB); the California Department of Fish and Wildlife (CDFW); the City of San Luis Obispo (City); the San Luis Obispo County Air Pollution Control District (SLOCAPCD) and 140 students and campus affiliates. The issues raised in public comments are summarized below. Cal Poly San Luis Obispo prepared formal responses to all comments and these are included in the Final EIR.

Amendments/revisions to the Draft EIR resulting from public comments are included in the Final EIR. A Mitigation Monitoring and Reporting Program has also been prepared in conjunction with the Final EIR.

Key concerns and issues that were expressed in the comments on the Draft EIR included:

- Level of design detail available;
- Relocation of the College of Agriculture, Food and Environmental Sciences (CAFES) Experimental Farm;
- Compliance with existing Central Coast RWQCB permit requirements;
- Compliance with contractual agreements with the City;
- Contingency plans for project operations;
- Potential effects to the City's collection system and Water Resource Recovery Facility operations; and
- Direct and indirect effects on groundwater sustainability.

The following summarizes these issues and how they were responded to in the Final EIR.

Level of Design Detail Available

Several comments on the Draft EIR from the Central Coast RWQCB and the City requested additional detailed design information. CEQA requires an EIR to provide project information and substantial evidence adequate to "reasonably describe the nature and magnitude of adverse effects." The response to comments concerning the level of design detail summarized the information that was available at the time the EIR was prepared and explained how the level of project description detail in the Draft EIR was sufficient to allow for a reasonable description of the nature and magnitude of the impacts caused by physical changes to the environment that could result from project implementation.

CEQA is not intended to require the level of investment involved in fully designing a project that may or may not be approved. Detailed design had not begun at the time the EIR was prepared, because it would have required Cal Poly to invest substantial funds that could be interpreted as committing to a course of action before the CEQA process was complete, which is not permitted. If, following certification of the EIR and during the preparation of detailed design and engineering, new information becomes available that suggests implementing the project may result in a new significant impact or impact of greater severity than that described in the EIR, additional CEQA documentation would be prepared.

Relocation of the CAFES Experimental Farm

Of the 144 comment letters or emails received on the Draft EIR, 140 expressed concern about the potential relocation of the CAFES Experimental Farm. These comments did not raise any issues regarding the adequacy, accuracy, or completeness of the Draft EIR.

However, in response to the concerns raised about relocation of the CAFES Experimental Farm, Cal Poly conducted additional studies and identified a location for the WRF that would avoid displacement of the CAFES Experimental Farm while still meeting WRF space requirements and site access, constructability, operations, and maintenance criteria, and minimizing environmental impacts and conflicts with other CAFES operations in the vicinity. The project was therefore modified to relocate the WRF to the northeast corner of the Dairy Unit north of the Creamery in an undeveloped area currently used for animal feed and compost storage. This new site would avoid disruption of activities at the existing CAFES Experimental Farm.

The Final EIR documents the new WRF location and updates the impact analyses accordingly. No new significant impacts or substantially more severe significant impacts were identified as a result of relocating the WRF.

Compliance with Existing Central Coast RWQCB Permit Requirements

Several comments from the Central Coast Regional Water Quality Control Board (RWQCB) reference concerns about noncompliance with existing permits that cover campus wastewater discharges from existing agricultural operations and suggest that Cal Poly should examine how the project could address these compliance issues and improve groundwater quality protection.

With implementation of the project as described in the Draft EIR, modifications to the Swine Unit wastewater handling process were necessary to address the loss of the swine wastewater ponds to make room for the proposed recycled water reservoir. The proposed modifications to address this included construction of a new open-air, facultative, lined pond or enclosed digester storage tank at the Swine Unit to process swine wastewater. However, in response to the Central Coast RWQCB comments received on the Draft EIR, a more holistic solution to agricultural wastewater processing has been identified that would address the displacement of the unlined wastewater ponds at the Swine Unit while also providing improved Dairy Unit wastewater treatment.

In lieu of a new lined pond or digester storage tank at the Swine Unit, the project refinements would include conversion of the existing swine and dairy wastewater treatment systems on campus to an anaerobic co-digester and cogeneration facility located within the existing Dairy Unit. These project refinements would support collection and treatment of swine and dairy wastewater on campus and would improve the quality of the agricultural wastewater which is used to irrigate and

fertilize forage crops on campus and reduce nitrogen loading to underlying groundwater. The modifications to the existing dairy lagoons and their conversion to a co-digester, along with other planned campus actions not part of the proposed project, such as reduction of the dairy herd and replacement of gutters on dairy facilities, would reduce the potential for overflows to land and nearby creeks during storm events, and these actions collectively, would provide further protection of groundwater and surface water quality. Additionally, biogas produced by the co-digester would be captured and used as a renewable fuel to support digester operations, and potentially as fuel for backup generators at the WRF or the boiler at the Creamery. Thus, the project refinements to address the concerns raised in comments would provide benefits related to both water quality and energy supplies.

The Final EIR documents these proposed project modifications and updates the impact analyses accordingly, and no new significant impacts or substantially more severe significant impacts were identified with incorporation of these project refinements.

Compliance with Contractual Agreements with the City

Concerns were raised by the City about fluctuations in wastewater flow rates to the City's Water Resource Reclamation Facility (WRRF) and compliance with contractual agreements with the City for collection system and wastewater treatment capacity. Cal Poly responded that it would select a modular system that would meet the treatment requirements established for the WRF with fluctuating influent flows and would be consistent with its agreements with the City. The existing agreement with the City does not identify any minimum flow requirements, and flows to the City currently fluctuate throughout the year, with low flows occurring periodically when classes are not in session. As the WRF design is developed, Cal Poly is committed to communicating and coordinating with the City to ensure the City is fully aware of any operational issues. Furthermore, the WRF would have emergency storage built in to address wet weather flows, and Cal Poly will continue to comply with all contractual agreements with the City for collection system capacity as well as wastewater quality and treatment capacity.

Contingency Plans for Project Operations

The City expressed concern about diversion of flows to the City WRRF during an emergency and indicated that contingency plans to address potential catastrophic event(s) and failure(s), such as flooding, fires, seismic events, or electrical outages should be addressed in the EIR. Such emergencies are not reasonably foreseeable occurrences that require detailed CEQA analysis, but contingency plans would nonetheless be developed. The types of measures that would be included in these plans were identified in the EIR along with the conditions under which they would be implemented. The response further explained that the WRF is being designed to have adequate redundancies to avoid catastrophic failure. Furthermore, it was unlikely that WRF system redundancies incorporated into the design would all fail at the same time such that all domestic wastewater flows from campus would need to be redirected to the City.

Potential Effects to the City's Collection System and WRRF Operations

The City expressed concerns about lack of information on the proposed schedules for off-line, rehabilitated, and new housing units because this information would be needed to inform future water and sewer agreement amendments and evaluation of potential impacts to the City's wastewater collection system and WRRF. While the timing of new housing units on campus would have no bearing on the proposed project characteristics or EIR analysis, Cal Poly responded that it would continue to coordinate agreements with the City related to wastewater flow rates to its WRRF. The project would be completed in one phase with various project components constructed concurrently. Cal Poly is developing new projections for the timing of planned campus growth, and these will be considered during detailed design. It is expected that any concerns regarding the timing of construction of on-campus housing would be addressed in any revised agreement between the City and Cal Poly.

Direct and Indirect Effects on Groundwater Sustainability

The City expressed concern that Cal Poly's objective to recycle and use wastewater on campus rather than convey wastewater to the City's WRRF would reduce the City's treated effluent discharges and, ultimately, the amount of recharge to the San Luis Obispo Valley groundwater basin since most of Cal Poly lies outside of the basin boundaries. In its response to the comment, Cal Poly explained that given the total volume of treated wastewater produced by the City and the fact that the City WRRF already adjusts to fluctuating flows during the year from Cal Poly, a temporary decrease of up to 6 percent from Cal Poly to the City's WRRF would not substantially affect City WRRF discharge volumes. In the long term, Cal Poly discharges to the City system would increase by 20 percent with buildout of the Master Plan. Thus, the proposed project would not substantially affect recharge of the San Luis Obispo Valley Groundwater Basin.

Summary of Project Alternatives

The three alternatives to the WRF Project analyzed in the FEIR include the following:

No Project Alternative: This alternative assumes no construction of the WRF, force main, reservoir, co-digester/cogeneration, or pump stations. Where maintenance of non-potable water distribution pipelines on campus has been deferred, these pipelines would be repaired or replaced in a manner similar to that described for the proposed project. Agricultural wastewater collection, treatment, and disposal would not be altered from the existing processes on campus.

City Wastewater Treatment and Additional Whale Rock Reservoir Water Supply Alternative: Under this alternative, all existing and future wastewater flows from Cal Poly would be conveyed to the City of San Luis Obispo for treatment, non-potable water demand on campus would be

reduced through removal of some agricultural uses, and potable and non-potable water demands would be met through an increased water allocation from Whale Rock Reservoir. Agricultural wastewater collection, treatment, and disposal would not be altered from the existing processes on campus. This alternative would result in similar impacts compared to the proposed project with respect to utilities and service systems, and reduced impacts compared to the proposed project with respect to aesthetics; archaeological, historical, and tribal cultural resources; biological resources; and hydrology and water quality. However, this alternative would not meet most of the project objectives.

City Wastewater Treatment and Recycled Water Delivery Alternative: Under this alternative, all existing and future wastewater flows from Cal Poly would be conveyed to the City for treatment, and potable water demand on campus would be met through the existing water allocation from Whale Rock Reservoir. Cal Poly would purchase recycled water from the City to meet its non-potable water demands and construct a new reservoir on campus to store the recycled water purchased from the City. This new reservoir would be located in the same place and be of the same dimensions and capacity as under the proposed project. To accommodate the new reservoir, swine and dairy wastewater collection, treatment, and disposal improvements would be implemented to provide co-digestion and cogeneration of biogas at the Dairy Unit. This alternative would result in impacts similar to those of the proposed project with respect to archaeological, historical, and tribal cultural resources; and utilities and service systems; and would result in reduced impacts compared to the proposed project with respect to aesthetics, biological resources, and hydrology and water quality. However, Alternative 3 also would not meet most of the objectives of the project.

All impacts under the proposed project would be less than significant with implementation of mitigation included in this Final EIR. No significant and unavoidable impacts would occur. Because implementing the No Project Alternative would avoid all adverse impacts resulting from construction and operation of the project, as well as those under Alternatives 2 and 3, it would be the environmentally superior alternative. When the environmentally superior alternative is the No Project Alternative, selection of an environmentally superior alternative from among the other alternatives evaluated is required.

Because the proposed project would not result in any significant environmental effects that cannot be mitigated to a less than significant level, neither action alternative would be environmentally superior to the proposed project.

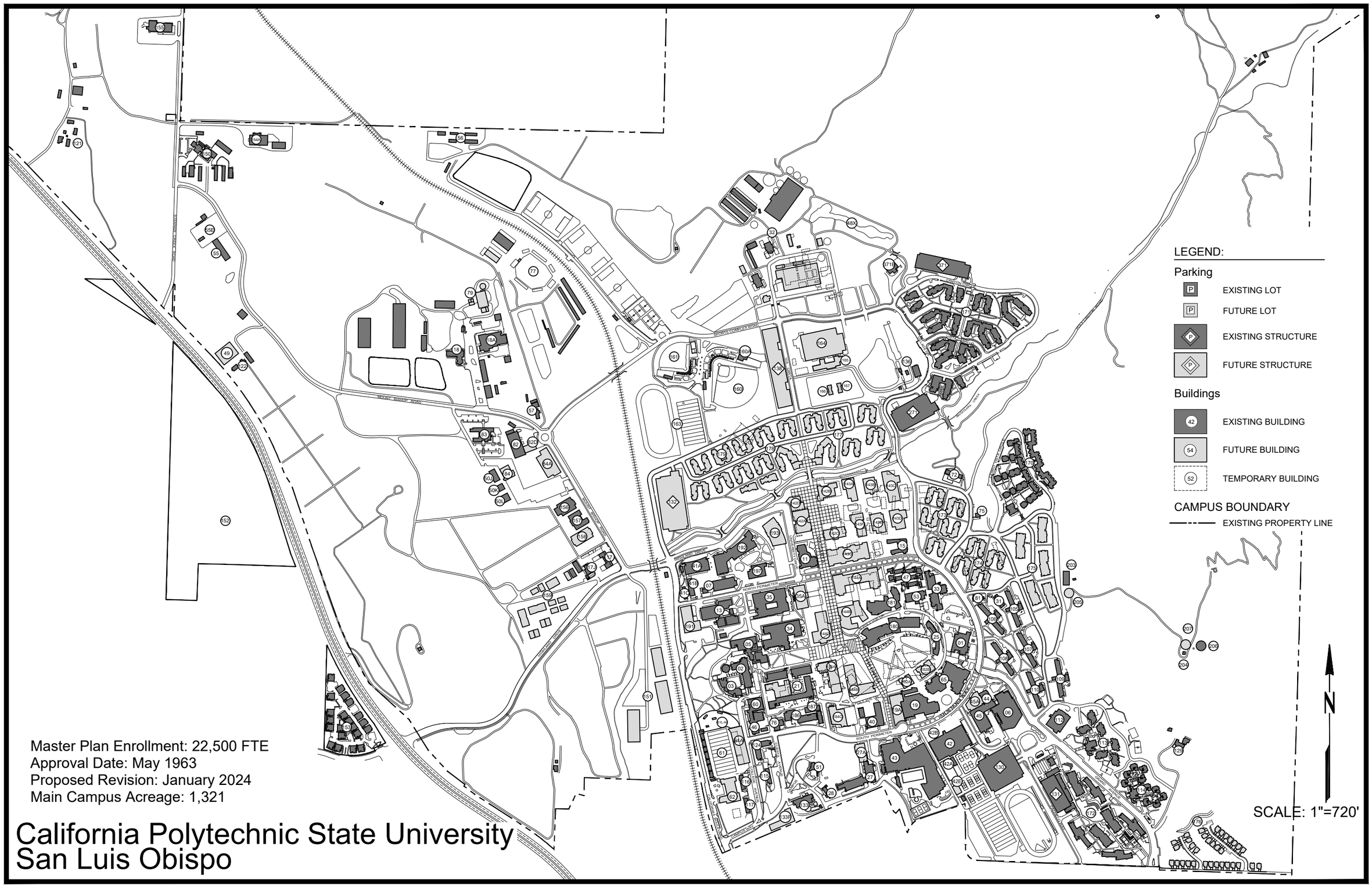
Recommendation

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 FEIR has been prepared in accordance with the requirements of the California Environmental Quality Act (CEQA).

2. The Final EIR addresses the proposed campus master plan revision and all discretionary actions related to the project as identified in the FEIR.
3. Prior to the certification of the FEIR, the Board of Trustees reviewed and considered the above FEIR and found it to reflect 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 the purposes of CEQA and State CEQA Guidelines, the administrative record includes the following:
    a. The DEIR for the California State Polytechnic University, San Luis Obispo Campus Master Plan revision;
    b. The FEIR, including comments received on the DEIR, responses to comments, and revisions to the FEIR in response to comments received;
    c. The proceedings before the Board of Trustees relating to the proposed 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.
4. This resolution is adopted pursuant to the requirements of CEQA, which require the Board of Trustees to make findings prior to the approval of a project (Cal. Pub. Res. Code § 21081; Guidelines § 15091).
5. The Board of Trustees hereby adopts the CEQA Findings of Fact and Mitigation Monitoring and Reporting Program, which identifies the specific impacts of the proposed Campus Master Plan revision and required mitigation measures, hereby incorporated by reference. The required mitigation measures shall be monitored and reported in accordance with the Mitigation Monitoring and Reporting Program, which meets the requirements of CEQA (Cal. Pub. Res. Code § 21081.6; Guidelines § 15097).
6. The project will benefit the California State University.
7. The California Polytechnic State University, San Luis Obispo Campus Master Plan revision, dated January 2024 (Attachment D), is approved.
8. The chancellor or her designee is requested under Delegation of Authority granted by the Board of Trustees to file the Notice of Determination for the FEIR for the California State Polytechnic University, San Luis Obispo Campus Master Plan Revision.



Master Plan Enrollment: 22,500 FTE
Approval Date: May 1963
Proposed Revision: January 2024
Main Campus Acreage: 1,321

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
Master Plan Revision approved by the Board of Trustees: June 1965, June 1966, June 1968, November 1970, February 1975, September 1981, March 1983, July 1984, September 1985, November 1986, March 1987, June 1989, March 1997, February 1998, March 2001, May 2017, May 2020

Proposed Revision: January 2024

LEGEND: Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in SFDB

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/Farm Store
17J. Crop Science Lab
18. Dairy Science
18A. Leprino Foods Dairy Innovation Institute
19. Dining Complex
19A. *Dining Complex Addition*
21. Engineering West
25. Faculty Offices East
27. Health and Wellbeing Center
27A. *Health and Wellbeing Center Addition*
28. Albert B. Smith Alumni and Conference Center
31. University Housing
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 Labs
41C. Aero Propulsion Lab
42. Robert A. Mott Athletics Center
42A. Anderson Aquatic Center
42B. *Robert A. Mott Athletics Center Expansion*
42E. *Tennis Clubhouse*
43. Recreation Center
44. Alex and Faye Spanos Theatre
45. H. P. Davidson Music Center
45A. *Davidson Music Center Addition*
46. Old Natatorium
47. Faculty Offices North
48X. Leaning Pine Arboretum
49. *Farm Shop*
50J. Mount Bishop Warehouse
50K. Communications Services Storage
50L. Rose Float Lab
51. University House
53. Science North
55. Beef Cattle Evaluation Center (BCEC)
55E. Beef Cattle Evaluation Center (BCEC) Expansion
56. Swine Unit
57. Veterinary Hospital
60. Crandall Gymnasium
61. Alex G. Spanos Stadium
61A. *Alex G. Spanos Stadium Expansion*
61L-N. *Alex G. Spanos Stadium Concessions*
62. *Spanos Athletic Facility*
65. Julian A. McPhee University Union
72. Plant Conservatory
75. Mustang Substation
76. Old Power House
77. Rodeo Arena
77A. *Rodeo Support Facilities*
79. *Water Reclamation Facility*
81. Hillcrest
82. Corporation Warehouse
82D *IT Services Consolidation*
83. Technology Park
84. *Technology Park Expansion I*
84A. *Technology Park Expansion II*
105. Trinity Hall
106. Santa Lucia Hall
107. Muir Hall
108. Sequoia Hall
109. Fremont Hall
110. Tenaya Hall
112. Vista Grande Dining Complex
113. Sierra Madre Hall
114. Yosemite Hall
115. Chase Hall
116. Jespersen Hall
117. Heron Hall
121. Cheda Ranch
122. Parker Ranch
123. Peterson Ranch
124. Student Services
125. Serrano Ranch
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 Expansion*
136. Irrigation and Training Research Center (ITRC)
136B. ITRC Practice Fields
138. *Via Carta Parking Structure*
142A. *Creekside Village*
142B. *Creekside Village*
142C. *Creekside Village*
142D. *Transit Center*
143A. *Northeast Academic Complex*
143B. *Northeast Academic Complex*
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143E. *Northeast Academic Complex*
143F. *Northeast Academic Complex*
143G. *Northeast Academic Complex*
144A. *Math and Science*
144B. *Math and Science*
144C. *Math and Science*
150. Poultry Science Instructional Center
151. *Facilities Operations Complex*
152. *University Based Retirement Center*
153. Bella Montaña
154A. Animal Nutrition Center
155. J and G Lau Family Meat Processing Center
156. E & J Gallo Building
157. Lohr Family Winery
158. *Brewery/Distillery*
159. *Environmental Horticulture/Plant Science*
160. Baggett Stadium
160A. Dignity Health Baseball Clubhouse
161. Bob Janssen Field
163. Sports Complex Lower Fields
164. *Oppenheimer Equestrian Center*
165. *Oppenheimer Equestrian Center - Animal Health Sciences*
166. *Ag Housing I*
167. *Ag Housing II*
170. Cerro Vista Apartments
171. Poly Canyon Village Apartments
172. yakʔitʸutʸu Residential Community
173. *Student Housing*
174. *Student Housing*
175. *Student Housing*
176. *Slack & Grand / Faculty & Staff 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. *Student Support Services*
182B. *Student Support Services*
184A. *South Via Carta Academic Complex*
184B. *South Via Carta Academic Complex*
184C. *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
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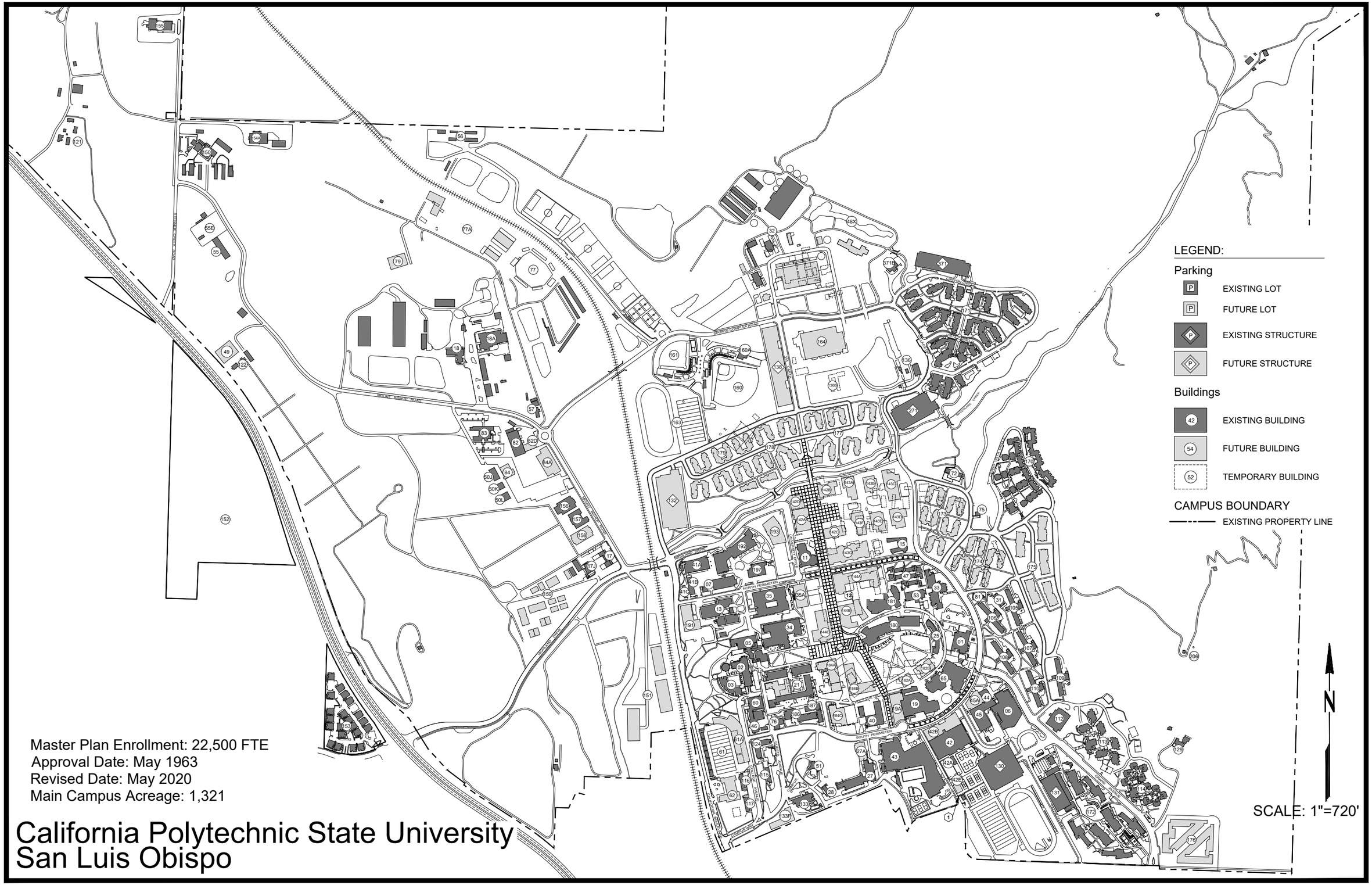
371. Canyon Circle Parking Structure
371B. University Housing Depot



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