

# EXECUTIVE SUMMARY

## ES.1 INTRODUCTION

This Executive Summary is provided in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15123. It contains an overview of the analysis of the Student Housing Project (project). As stated in State CEQA Guidelines Section 15123(a), “[a]n EIR [environmental impact report] shall contain a brief summary of the proposed actions and its consequences. The language of the summary should be as clear and simple as reasonably practical.” State CEQA Guidelines Section 15123(b) states, “[t]he summary shall identify: 1) each significant effect with proposed mitigation measures and alternatives that would reduce or avoid that effect; 2) areas of controversy known to the Lead Agency, including issues raised by agencies and the public; and 3) issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.” Accordingly, this summary includes a brief synopsis of the project and project alternatives, environmental impacts and mitigation, areas of known controversy, and issues to be resolved during environmental review. Table ES-1 (at the end of this section) presents the summary of potential environmental impacts, their level of significance without mitigation measures, the mitigation measures, and their level of significance following the implementation of mitigation measures.

## ES.2 SUMMARY DESCRIPTION OF THE PROJECT

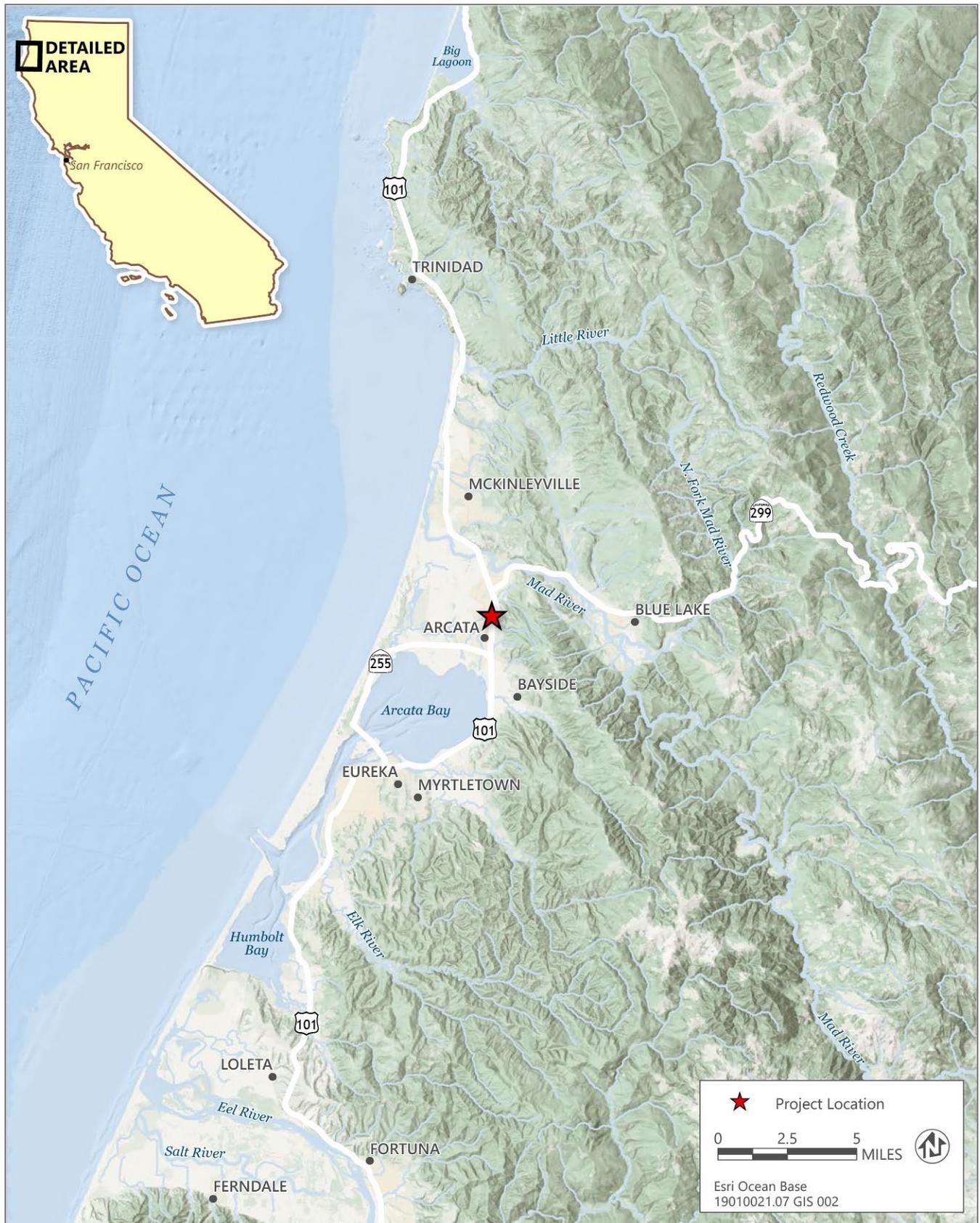
### ES.2.1 Project Location

The 12.8-acre project site is located in the City of Arcata (City) on the northeast edge of the Sunset Neighborhood, near the intersection of the St. Louis Road and US Highway 101 (US 101) overcrossing (Figures ES-1 and ES-2). The project site is bordered by US 101 to the east, single-family residences to the south and west, the Janes Creek Meadows riparian wetlands and grasslands to the northwest, St. Louis Road to the north, and the Mad River Lumber Company to the northeast.

### ES.2.2 Background and Need for the Project

The project site was used as a lumber mill until the 1970s. Since that time, the site has retained two of the former mill structures and provided leasable workspace and storage opportunities for the local community and businesses. In 2017 and prior to acquisition of the property by the Humboldt State University Foundation, a private developer proposed development of the project site with a 700-bed student housing project. A Draft EIR was issued in 2017, followed by a Final EIR in May 2018. The EIR was not certified, and the project was not approved. The private developer ultimately withdrew the application for development from the City in 2019.

Although as a State entity California State Polytechnic University, Humboldt (Cal Poly Humboldt) is not subject to local jurisdictional land use regulations, the project site is located within the City of Arcata and the site has been designated by the City as an infill opportunity zone for high-density residential development in the City’s 2019 Housing Element (City of Arcata 2019) and in updates to the City’s General Plan that are currently in preparation (City of Arcata 2022). The project site presents a unique opportunity for Cal Poly Humboldt to provide additional student housing within 0.5 mile of the campus.



Source: Adapted by Ascent Environmental in 2022

Figure ES-1 Regional Location



Source: Adapted by Ascent Environmental in 2022

Figure ES-2 Aerial Image of Project Site

## ES.2.3 Project Objectives

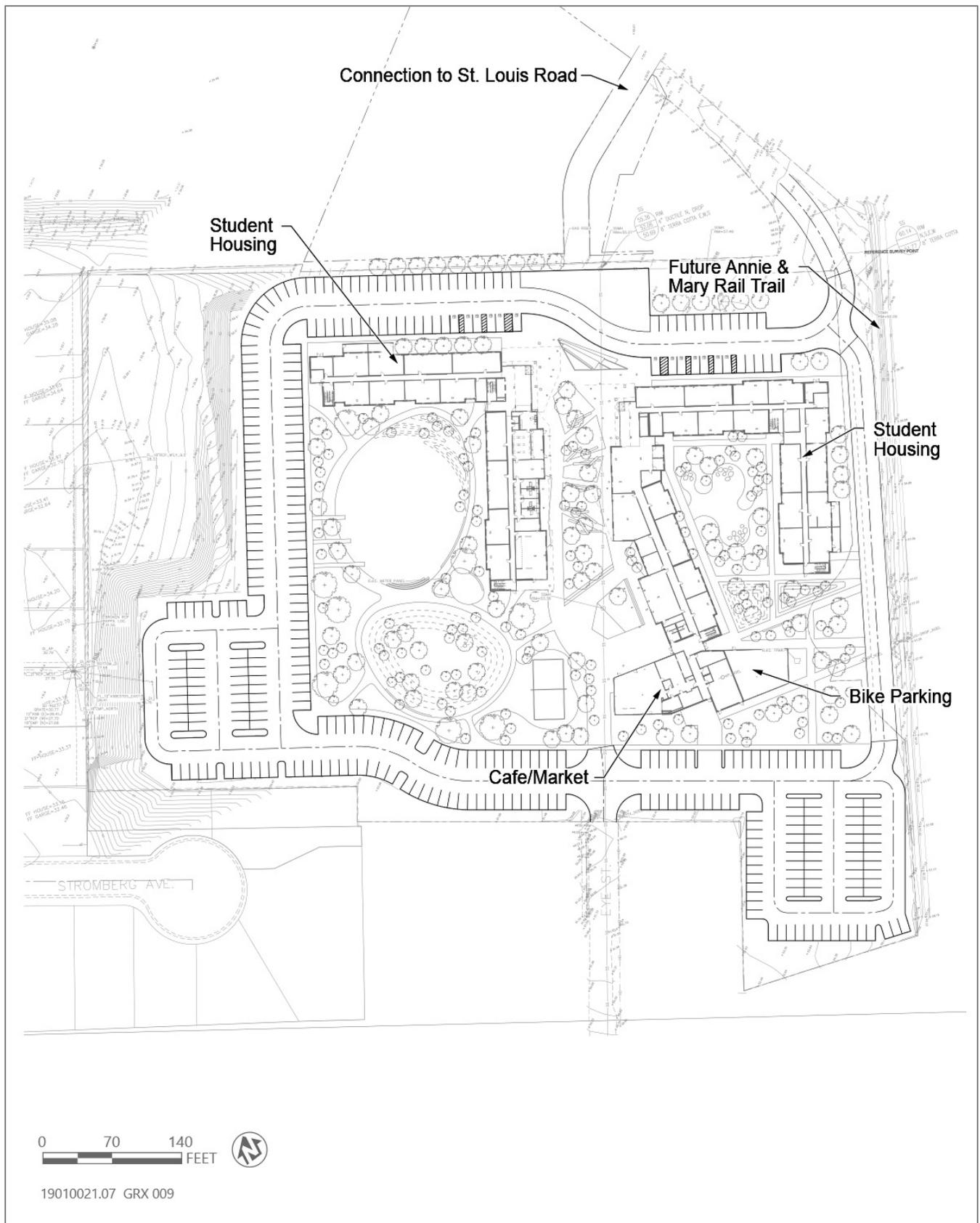
The underlying purpose of the project is to provide additional student housing proximate to campus that will reduce the student housing burden in the local community. As noted above, the objectives of the project are to:

1. provide additional housing near existing and planned mobility infrastructure (i.e., pedestrian and bicycle facilities and transit) to reduce vehicle trips, vehicle miles travelled, and parking demand;
2. provide student housing opportunities on Cal Poly Humboldt property to promote student enrollment and address current housing needs. In addition, provide housing opportunities and complementary services that may be offered to nontraditional students such as graduate students and veterans;
3. support and advance Cal Poly Humboldt's educational mission by guiding the physical development of housing proximate to campus to accommodate gradual student enrollment growth up to a future enrollment of 12,000 full-time-equivalent students per the 2004 Master Plan while preserving and enhancing the quality of campus life;
4. optimize an underutilized infill location within the City of Arcata and proximate to Cal Poly Humboldt;
5. provide housing density adjacent to Cal Poly Humboldt campus and the downtown area of the City of Arcata to reduce vehicle trips, vehicle miles travelled, and parking demand within the campus and downtown area;
6. minimize building footprints to preserve as much of the site as possible for the creation of open space and landscaped setbacks from surrounding roadways and residential uses;
7. contribute to the overall character and livability of the surrounding neighborhood and Cal Poly Humboldt by facilitating the reuse of property in a manner that enhances the visibility and aesthetic appeal of the city from US 101 and surrounding local roadways and that enhances circulation within the city and to Cal Poly Humboldt;
8. minimize impacts to on-site vegetation and potentially sensitive biological resources;
9. provide energy-efficient building design, low-water use indoor and outdoor design, and high-quality construction by incorporating national, state, and/or local sustainable design practices; and
10. advance campus-wide environmental sustainability and make progress toward goals of carbon neutrality and climate resilience.

## ES.2.4 Characteristics of the Project

Cal Poly Humboldt is proposing to construct a student housing complex 0.5 mile northwest of the Cal Poly Humboldt main campus. The project would provide up to 964 student beds in approximately 240 apartment-style, student-residence units for undergraduate and graduate students attending Cal Poly Humboldt.

As shown in Figure ES-3, development would consist of two housing buildings located within the central portion of the site. The proposed buildings would provide a variety of student housing within two-, three-, and four-bedroom apartment units, with the majority being two-bedroom/two-bath units. On-site amenities to be included as part of the project include a fitness room, common lounge spaces, study spaces, computer rooms, television rooms, a café/market, conference rooms, and indoor bicycle parking. Exterior site features would include green space, recreational facilities (e.g., multifunction, pickleball, and/or volleyball court[s]), outdoor cooking amenities (e.g., barbecue area for on-site residents), and appropriate hardscapes (i.e., paths between various on-site features, including buildings and parking). Additionally, the project would include 340 single-occupancy vehicle parking spaces and additional bicycle parking (covered).



Source: Cal Poly Humboldt 2022

**Figure ES-3** Conceptual Site Plan

As proposed, on-site buildings would generally be taller at the center of the site and step down in height along the perimeter of the project site, to reduce building mass and scale in proximity to the surrounding single-family residential neighborhoods. The western building would be oriented in an L-shape with the east-west extension of the building being five stories in height and the north-south extension being six stories in height. The eastern building would be generally seven stories in height; however, the easternmost section of the building would be limited to five stories. The space in between each building and within the courtyard spaces of each would accommodate accessible open space and communal activities within the proposed development. Refer to Chapter 2, "Project Description," for further information regarding the characteristics of the project.

## ES.3 ENVIRONMENTAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

This EIR has been prepared pursuant to the CEQA (Public Resources Code [PRC] Section 21000 et seq.) and the State CEQA Guidelines (California Code of Regulations [CCR], Title 14, Chapter 3, Section 15000 et seq.) to evaluate the physical environmental effects of the proposed Student Housing Project. The California State University (CSU) Board of Trustees (Trustees) is the lead agency for the project. The Trustees have sole responsibility for approving and carrying out the project and for ensuring that the requirements of CEQA have been met. After the Final EIR is prepared and the EIR public review process is complete, the Trustees are responsible for certifying that the EIR adequately evaluates the impacts of the project.

Table ES-1, presented at the end of this chapter, provides a summary of the environmental impacts for the Student Housing Project. The table provides the level of significance of the impact before mitigation, recommended mitigation measures, and the level of significance of the impact after implementation of the mitigation measures.

### ES.3.1 Significant and Unavoidable Impacts and Cumulative Impacts

Section 21100(b)(2)(A) of the State CEQA Guidelines provides that an EIR shall include a detailed statement setting forth "in a separate section: any significant effect on the environment that cannot be avoided if the project is implemented." Accordingly, this section provides a summary of significant environmental impacts of the plan that cannot be mitigated to a less-than-significant level.

Chapter 3, "Environmental Impacts and Mitigation Measures," provides a description of the potential environmental impacts arising from the implementation of the Student Housing Project and recommends various mitigation measures to reduce impacts to the extent feasible. Chapter 4, "Cumulative Impacts," describes whether the incremental effects of this project are significant when viewed in connection with the effects of past projects, other current projects, and probable future projects. After implementation of the recommended mitigation measures, most of the impacts associated with development of the plan would be reduced to a less-than-significant level. Some, however, would be significant and unavoidable; that is, no feasible mitigation is available or the mitigation measures available were not sufficient to reduce the plan's impacts to a less-than-significant level. Note, this is only a summary of those impacts; it is important to review the discussions in Chapters 3 and 4 of this EIR to understand the full context of the impact determinations.

The project would result in the following significant and unavoidable impacts, following implementation of feasible mitigation measures:

- ▶ Impact 3.1-1: Result in a Substantial Adverse Effect on a Scenic Vista
- ▶ Impact 3.1-2: Damage Scenic Resources within a State Scenic Highway
- ▶ Impact 3.1-3: Substantially Degrade the Existing Visual Character or Quality of Public Views of the Site and Its Surroundings
- ▶ Impact 3.8-1: Generate Substantial Temporary (Construction) Noise

Cumulative impacts on aesthetics (effects on a scenic vistas, existing visual character or quality of public views of the site and its surroundings, and scenic resources within a State scenic highway corridor) would also be significant and unavoidable as a result of implementation of the Student Housing Project.

## ES.4 ALTERNATIVES TO THE PROPOSED PROJECT

State CEQA Guidelines Section 15126.6, as amended, mandates that all EIRs include a comparative evaluation of the proposed plan with alternatives to the plan that are capable of attaining most of the plan's basic objectives but that would avoid or substantially lessen any of the significant effects of the plan. CEQA requires an evaluation of a "range of reasonable" alternatives, including the "no project" alternative. This section provides brief descriptions of the alternatives evaluated in this Draft EIR.

The following alternatives were evaluated in this Draft EIR:

- ▶ **Alternative 1: No Project–No Development Alternative.** This alternative would involve no improvement or modification of the project site. No development would occur and the project site would remain in its current condition for the foreseeable future, continuing to provide leasable workspace and storage opportunities for the local community and businesses.
- ▶ **Alternative 2: Lower-Density Student Housing Development.** Under this alternative, the project site would be developed with a smaller housing development, consistent with the previously proposed development at the project site. Up to 800 student beds would be provided within four four-story buildings surrounding internal courtyards, located within the central portion of the site. This alternative was previously considered by the City as part of an application for a private development on the same site, but was never approved.
- ▶ **Alternative 3: On-Campus Student Housing.** Under this alternative, the upper playfield of the main campus, approximately 2.3 acres in size, would be developed with student housing. In terms of housing density, this alternative would be similar in size and scale (~500 student beds per acre within 2 multi-story buildings) to existing Redwood and Sunset Halls, which provide on-campus housing for first-year students. This alternative would require the removal of the university's upper playfield, which is used as a multipurpose field for softball and baseball, and conversion of other on-campus recreational areas (e.g., Redwood Bowl or College Creek Soccer Field) to multipurpose facilities to replace the loss of the upper playfield and its functions.
- ▶ **Alternative 4: Faculty and Staff Housing.** Under this alternative, the project site would be developed with townhomes and apartments for faculty and staff and their families. Assuming that 0.1 acre would be required per townhome/residence including amenities (e.g., internal circulation and open space), and allowing for appropriate setbacks from the existing lumber mill to the northeast and US 101, it is anticipated that approximately 150 units could be developed on-site. Assuming 2.12 persons per household (DOF 2021), this would equate to 318 on-site residents.

State CEQA Guidelines Section 15126.6 states that an EIR should identify the "environmentally superior" alternative. It also states, "If the environmentally superior alternative is the 'no project' alternative, the EIR shall also identify an environmentally superior alternative among the other alternatives." Consistent with the State CEQA Guidelines (CCR Section 15126.6[e][2]), because the environmentally superior alternative was identified as the No Project – No Development Alternative, another environmentally superior alternative is required to be identified. Based on the environmental analysis contained in this Draft EIR, Alternative 2: Lower-Density Student Development, would reduce the severity of impacts compared to the project. However, Alternative 2 would not avoid the significant and unavoidable impacts related to aesthetics and noise that are anticipated under the proposed project, and mitigation similar to that required for the project would be required for Alternative 2. In addition, Alternative 2 would not achieve the underlying purpose of the project, nor would it achieve the project objectives, to the extent of the project. Nonetheless, the Alternative 2 is considered the environmentally superior alternative.

## ES.5 AREAS OF CONTROVERSY AND ISSUES TO BE RESOLVED

A notice of preparation (NOP) was distributed for the project on March 1, 2022, and reissued on June 28, 2022, to responsible agencies, interested parties, and organizations, as well as private organizations and individuals that may have an interest in the project. Public scoping meetings were also held on March 16 and July 20, 2022. The purpose of the NOP and the scoping meetings was to provide notification that an EIR was being prepared for the project and to solicit input on the scope and content of the environmental document. The original and revised NOP and associated public comments are included in Appendix A of this Draft EIR. Key concerns and issues expressed during the scoping process include:

- ▶ utility infrastructure,
- ▶ potential transportation and aesthetic impacts on the single-family neighborhood adjacent to the project site,
- ▶ air quality and greenhouse gas emissions,
- ▶ hazardous materials, and
- ▶ access to campus by students.

All of the substantive environmental issues raised in the NOP comment letters and at the scoping meeting have been addressed or were otherwise considered during preparation of this Draft EIR.

**Table ES-1 Summary of Impacts and Mitigation Measures**

Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<b>Aesthetics</b>			
<p><b>Impact 3.1-1: Result in a Substantial Adverse Effect on a Scenic Vista</b></p> <p>The project would involve development of the site with a seven-story student housing complex, consisting of two separate buildings. Construction and operation of the project would intensify development on the project site and partially obstruct distant views of hills and forestlands, notably from south and west of the project site. Therefore, the project would result in a substantial adverse effect on scenic vistas.</p>	S	<p>Existing landscaping and trees along the periphery of the project site would be maintained/enhanced to provide screening of the proposed development. However, the proposed buildings would still be a prominent feature within the local viewsheds, including along US 101 and L.K. Wood Boulevard, due to its massing and height. The scale of the proposed on-site buildings is needed to achieve the project goal and objective of meeting on-campus housing needs, and as a result, no feasible mitigation is available to fully screen the buildings, maintain existing views, or preserve the natural feeling of the existing landscape and long-distance views in the area.</p>	SU
<p><b>Impact 3.1-2: Damage Scenic Resources within a State Scenic Highway</b></p> <p>The project site is adjacent to a segment of US 101, which is listed as an eligible State scenic highway and is notable for scenic views of forested landscapes. The project would not damage scenic resources, such as trees, rock outcroppings, or historic buildings, within a State scenic highway and would not affect the eligibility of US 101 for official designation as a State scenic highway. Although views of the project site would be fleeting, the project would introduce urban/suburban, human-made elements that would alter the current condition of the project site, which is considered part of the scenic highway corridor.</p>	S	<p>Existing landscaping and trees along the periphery of the project site would be maintained/enhanced to provide screening of the proposed development. However, the proposed on-site buildings would still be a prominent feature within the viewshed of US 101 due to its massing and height. The scale of the buildings is needed to achieve the project goal and objective of meeting student housing needs proximate to campus. No feasible mitigation is available to fully screen the project, maintain existing views, or preserve the forested condition of the existing landscape.</p>	SU
<p><b>Impact 3.1-3: Substantially Degrade the Existing Visual Character or Quality of Public Views of the Site and Its Surroundings</b></p> <p>Project implementation would introduce new human-made elements that would be prominent within viewsheds of the project site due to the massing and height of the proposed buildings. The project would alter the existing low-density urban/suburban and forested character of the landscape to one that is more densely developed. Additionally, the proposed on-site buildings would impede views of the wooded hillside from publicly available viewpoints and open space, especially to the south and west of the project site.</p>	S	<p>The project would include design features to minimize visual impacts. The building and site design, including the massing, articulation, materials, and colors, would be consistent with the design guidelines in Cal Poly Humboldt’s 2004 Master Plan. Additionally, the proposed design would place the highest part of the buildings toward the northeast corner of the project site, which is intended to reduce the perceived scale of the project, as viewed from residences to the west and south. Furthermore, existing landscaping and trees along the periphery of the project site would be maintained/enhanced to provide screening of the proposed development from off-site viewpoints, including the existing residential neighborhoods to the south and west. Despite these design features, the buildings would still be prominent from each of the representative viewpoints due to its massing and height. The scale of the buildings is needed to achieve the project goal and objective of meeting on-campus housing needs. No feasible mitigation is available to fully screen the buildings, maintain existing views, or preserve the natural feeling of the existing landscape.</p>	SU

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact 3.1-4: Create a New Source of Substantial Light or Glare Which Would Adversely Affect Day or Nighttime Views in the Area</b></p> <p>The project would not include new materials or surfaces that would create substantial new sources of glare. However, the project would introduce substantial new sources of nighttime lighting, including interior building lighting and exterior lighting needed for the safety and visibility of the project site. Project lighting would have spillover effects to adjacent residential land uses along the western and southern boundaries of the project site that are sensitive to nighttime lighting.</p>	<p>S</p>	<p><b>Mitigation Measure 3.1-4: Reduce Light Pollution from Exterior Lighting</b></p> <p>During project design and construction, Cal Poly Humboldt shall ensure that the following requirements are implemented as part of construction and prior to operation:</p> <ul style="list-style-type: none"> <li>▶ Outdoor light fixtures, including temporary fixtures used during construction, that are not attached or interior to a building shall be limited to a maximum height of 14 feet.</li> <li>▶ Outdoor lighting shall utilize energy-efficient fixtures and lamps and motion sensors and/or daylight sensors.</li> <li>▶ Outdoor lighting fixtures, including temporary fixtures used during construction, shall be shielded or recessed to reduce light spillover to adjoining properties.</li> <li>▶ Each light fixture shall be directed downward and away from adjoining private properties and Janes Creek, so that no on-site light fixture directly illuminates an area off the site.</li> <li>▶ No lighting on private property shall produce an illumination level greater than 1 foot-candle on any property within a residential zoning district except on the site of the light source.</li> <li>▶ No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness.</li> <li>▶ An exterior barrier/fence shall be installed along the project site’s southern boundary and along the western edge of the proposed parking lot that shall prevent headlights from on-site vehicles from directly illuminating off-site residences.</li> </ul>	<p>LTS</p>

**Air Quality**

<p><b>Impact 3.2-1: Conflict with or Obstruct Implementation of an Applicable Air Quality Plan</b></p> <p>Implementation of the project would be consistent with Cal Poly Humboldt’s Master Plan in that it would not exceed student enrollment projections for the campus and would provide additional student housing proximate to campus, and the City of Arcata General Plan, in that it would optimize an underutilized infill location. Because the Master Plan growth projections were used to inform the broader growth projections for the region, which were then used to develop regional air quality plans like the 1995 PM<sub>10</sub> Attainment Plan, the project would be consistent with the applicable air quality plans and planning efforts. The project would not conflict with or obstruct air quality planning efforts.</p>	<p>LTS</p>	<p>No mitigation measures are required.</p>	<p>LTS</p>
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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact 3.2-2: Result in a Cumulatively Considerable Net Increase of Any Criteria Pollutant for Which the Project Region is Non-Attainment under an Applicable Federal or State Ambient Air Quality Standard</b></p> <p>Construction and operation of the project would result in emissions of VOC, NO<sub>x</sub>, CO, SO<sub>2</sub>, PM<sub>10</sub>, and PM<sub>2.5</sub>. Construction activities would result in maximum daily emissions of VOC that would exceed NCUAQMD's thresholds of significance prior to mitigation. Operational activities would result in maximum daily emissions well below NCUAQMD's thresholds of significance.</p>	S	<p><b>Mitigation Measure 3.2-2: Use Low VOC Coatings During Construction</b></p> <p>To reduce VOC emissions during construction activities involving application of coatings, Cal Poly Humboldt shall require that construction contractor to use low-VOC coatings that have a VOC content of 10 g/L or less during all phases of construction.</p>	LTS
<p><b>Impact 3.2-3: Expose Sensitive Receptors to Substantial Pollutant Concentrations</b></p> <p>Construction-related emissions of TACs associated with proposed project would be spread over the project area, not affecting any one receptor for extended periods of time, and therefore, would not result in exposure of existing receptors to substantial TAC concentrations. The project would not result in exposure of sensitive receptors to excessive TAC emissions from operational emissions.</p>	LTS	No mitigation measures are required.	LTS
<p><b>Impact 3.2-4: Result in Other Emissions (Such as Those Leading to Odors) Adversely Affecting a Substantial Number of People</b></p> <p>The project would introduce construction-related odor sources into the area (e.g., temporary diesel exhaust emissions during construction). However, these odor sources would be temporary, intermittent, and dissipate rapidly from the source. Once construction is complete, the project would not introduce land uses that would emit odors long term.</p>	LTS	No mitigation measures are required.	LTS
<b>Archaeological, Historical, and Tribal Cultural Resources</b>			
<p><b>Impact 3.3-1: Cause a Substantial Adverse Change in the Significance of an Archaeological Resource</b></p> <p>Results of the records search and pedestrian survey did not result in the identification of archaeological resources within the project site. However, project-related ground-disturbing activities, including off-site roadway and utility improvements, could result in discovery or damage of yet undiscovered archaeological resources as defined in State CEQA Guidelines Section 15064.5 or PRC Section 21083.2(g).</p>	PS	<p><b>Mitigation Measure 3.3-1: Halt Ground-Disturbing Activity Upon Discovery of Subsurface Archaeological Features</b></p> <p>Prior to the start of any ground disturbing activities, a qualified archaeologist meeting the United States Secretary of Interior guidelines for professional archaeologists shall be retained to develop a construction worker awareness brochure. This brochure shall be distributed to all construction personnel and supervisors who may have the potential to encounter cultural resources. The topics to be addressed in the Worker Environmental Awareness Program shall include, at a minimum:</p> <ul style="list-style-type: none"> <li>▶ types of cultural resources expected in the project area;</li> <li>▶ what to do if a worker encounters a possible resource;</li> </ul>	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<ul style="list-style-type: none"> <li>▶ what to do if a worker encounters bones or possible bones; and</li> <li>▶ penalties for removing or intentionally disturbing cultural resources, such as those identified in the Archeological Resources Protection Act.</li> </ul> <p>If any precontact or historic-era subsurface archaeological features or deposits (e.g., ceramic shard, trash scatters), including locally darkened soil ("midden"), which may conceal cultural deposits, are discovered during construction, all ground-disturbing activity within 100 feet of the resources shall be halted, and a qualified professional archaeologist shall be retained to assess the significance of the find. If the qualified archaeologist determines the archaeological material to be Native American in nature, Cal Poly Humboldt shall contact the appropriate California Native American tribes. A tribal representative from a California Native American tribe that is traditionally and culturally affiliated with the project area may make recommendations for further evaluation and treatment as necessary and provide input on the preferred treatment of the find. If the find is determined to be significant by the archaeologist or the tribal representative (i.e., because it is determined to constitute a unique archaeological resource or a tribal cultural resource, as appropriate), the archaeologist and tribal representative, as appropriate, shall develop, and Cal Poly Humboldt shall implement, appropriate procedures to protect the integrity of the resource and ensure that no additional resources are affected. Procedures may include but would not necessarily be limited to preservation in place (which shall be the preferred manner of mitigating impacts on archaeological and tribal sites), archival research, subsurface testing, or contiguous block unit excavation and data recovery (when it is the only feasible mitigation, and pursuant to a data recovery plan). No work at the discovery location (i.e., within 100 feet of the discovered resource[s] unless a lesser buffer distance is determined appropriate by a qualified professional archaeologist) shall resume until necessary investigation, evaluation, and protection of the resource has been conducted.</p>	
<p><b>Impact 3.3-2: Cause a Substantial Adverse Change in the Significance of a Tribal Cultural Resource</b></p> <p>Tribal consultation under AB 52 has not resulted in the identification of tribal cultural resources on the project site. However, excavation activities associated with project construction may disturb or destroy previously undiscovered significant subsurface tribal cultural resources.</p>	PS	<p><b>Mitigation Measure 3.3-2: Implement Mitigation Measure 3.3-1</b></p>	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact 3.3-3: Disturb Human Remains</b></p> <p>Based on documentary research, no evidence suggests that any prehistoric or historic-period marked or un-marked human interments are present within or in the immediate vicinity of the project site. However, ground-disturbing construction activities could uncover previously unknown human remains. Compliance with California Health and Safety Code Section 7050.5 and California Public Resources Code Section 5097 would make this impact less than significant.</p>	LTS	No mitigation measures are required.	LTS
<b>Biological Resources</b>			
<p><b>Impact 3.4-1: Have a Substantial Adverse Effect, Either Directly or through Habitat Modifications, on Special-Status Amphibians</b></p> <p>Implementation of the project could disturb northern red-legged frog due to ground disturbing activities in proximity to a northern red-legged frog occupied habitat area.</p>	PS	<p><b>Mitigation Measure 3.4-1: Northern Red-Legged Frog</b></p> <p>A preconstruction survey shall be conducted for northern red-legged frog within 48 hours of planned ground disturbance. A report summarizing the results of the survey shall be prepared and submitted to the City of Arcata Community Development Department.</p> <p>If the surveys are negative, no additional mitigation is required. Because this is a mobile species, a biological monitor shall be present during initial grading and a worker environmental awareness training shall be conducted with construction personnel to educate them on northern red-legged frog, their protective status (species of special concern), and avoidance measures to be implemented by all personnel, including looking under vehicles and equipment prior to moving. The training shall include steps to be taken should northern red-legged frog be observed on the construction site, including allowing the individual to leave the project site on its own accord.</p> <p>If the survey is positive, a qualified biological monitor with a northern red-legged frog Scientific Collecting Permit, shall be retained to be present during initial grading to monitor activities. The biological monitor shall be authorized to move individual northern red-legged frogs out of harm's way if individual frogs do not move on their own.</p>	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact 3.4-2: Have a Substantial Adverse Effect, Either Directly or through Habitat Modifications, on Special-Status Birds</b></p> <p>Implementation of the project could disturb white-tailed kites or their nests as the result of ground-disturbing activities in proximity to suitable nesting habitat.</p>	<p>PS</p>	<p><b>Mitigation Measure 3.4-2: White-tailed kite and other nesting birds</b></p> <p>If construction activities occur within the raptor nesting season (February 1 through August 31), a pre-project nesting raptor survey shall be conducted within the project footprint and a 0.25-mile buffer for white-tailed kite and 500-foot buffer for other nesting birds no more than 14 days prior the start of ground disturbing activities or vegetation removal. Adjacent parcels under different land ownership shall be surveyed from public access areas (i.e., streets, trails, etc.) unless access is specifically granted. If construction activities lapse for more than two weeks during the breeding season, a follow up nesting bird survey shall be required. If no active nests are found, no further mitigation is required.</p> <p>If an active nest is detected during the nesting bird survey, avoidance buffers shall be implemented as determined by a qualified biologist, except for white-tailed kite, which should remain at 0.25-mile buffer. The buffer for other nesting birds shall be of a distance to ensure avoidance of adverse effects to the nesting bird by accounting for topography, ambient conditions, species, nest location, and activity type. Monitoring of the nest by a qualified biologist during construction activities shall be required if the activity has the potential to adversely affect the nest. If construction activities cause the nesting bird to vocalize, make defensive flights at intruders, get up from a brooding position, or fly off the nest, then the no-disturbance buffer shall be increased until the agitated behavior ceases. The exclusionary buffer shall remain in place until the chicks have fledged or as otherwise determined by a qualified biologist.</p> <p>If work within the designated 0.25-mile no-activity zone for nesting white-tailed kite cannot be delayed, a wildlife biologist with verifiable experience with white-tailed kite behavior shall evaluate site-specific conditions and, in consultation with CDFW, recommend a smaller buffer (if possible) that minimizes the potential to disturb the white-tailed kites (and is deemed to still allow reproductive success during the breeding season). The site-specific buffer shall consider the type and extent of the proposed activity occurring near the nest, the duration and timing of the activity, the sensitivity and habituation of the kites, and the dissimilarity of the proposed activity to background activities. Additional measures may be identified by the wildlife biologist or CDFW including regular monitoring of the kite nest by a qualified biologist, modified construction activity schedule in proximity to the kite nest.</p>	<p>LTS</p>

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact 3.4-3: Result in Degradation or Loss of Riparian Habitat or Other Sensitive Natural Communities</b></p> <p>Implementation of the project would not result in the disturbance or loss of riparian habitat. As proposed, the project would avoid the identified riparian habitat associated with the unnamed Janes Creek tributary and the project would have a less-than-significant impact on riparian habitat or other sensitive natural community.</p>	LTS	No mitigation measures are required.	LTS
<p><b>Impact 3.4-4: Result in Degradation or Loss of State or Federally Protected Wetlands</b></p> <p>Implementation of the project would not result in disturbance or fill of state or federally protected wetlands. As proposed, the project would avoid the identified wetland.</p>	LTS	No mitigation measures are required.	LTS
<p><b>Impact 3.4-5: Interfere with Important Wildlife Movement Corridors and Nursery Sites</b></p> <p>Implementation of the project would result in construction of a 256-unit apartment building. All project elements would occur on developed, ruderal grassland and blackberry patch habitat; however, the project site is adjacent to the riparian area of a Janes Creek tributary, which is not a significant wildlife movement corridor.</p>	LTS	No mitigation measures are required.	LTS
<p><b>Impact 3.4-6: Substantially Reduce the Habitat of a Fish or Wildlife Species, cause a Fish or Wildlife Population to Drop Below Self-Sustaining Levels, Threaten to Eliminate a Plant or Animal Community, Substantially Reduce the Number or Restrict the Range of a Rare or Endangered Plant or Animal.</b></p> <p>While implementation of the project includes construction of new buildings and the introduction of new light sources, these features would occur within a previously disturbed site, in an urban environment and immediately adjacent to US 101. Implementation of the project would not substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal.</p>	LTS	No mitigation measures are required.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<b>Energy</b>			
<p><b>Impact 3.5-1: Result in the Wasteful, Inefficient, or Unnecessary Consumption of Energy or Wasteful Use of Energy Resources</b></p> <p>Construction and operation of buildings and facilities associated with the project would result in consumption of fuel (gasoline and diesel) and electricity. Energy consumption associated with construction would be temporary and would not require additional capacity or increased peak or base period demands for electricity or other forms of energy. Through adherence to and exceedance of current building code requirements, energy consumption associated with operation of the buildings and facilities would not result in wasteful, inefficient, or unnecessary consumption of energy.</p>	LTS	No mitigation measures are required.	LTS
<p><b>Impact 3.5-2: Conflict with or Obstruct a State or Local Plan for Renewable Energy or Energy Efficiency</b></p> <p>Onsite renewable energy generation from the implementation of project, would result in an increase in renewable energy use, which would directly support the goals and strategies in the State’s Energy Efficiency Action Plan, the CSU Sustainability Policy, and the Cal Poly Humboldt Climate Action Plan. Construction and operating project buildings in compliance with the 2022 (or as updated) California Energy Code would improve energy efficiency compared to buildings built to earlier iterations of the code. Therefore, construction and operation of the project would not conflict with or obstruct a State or local plan for renewable energy or energy efficiency.</p>	LTS	No mitigation measures are required.	LTS
<b>Greenhouse Gas Emissions</b>			
<p><b>Impact 3.6-1: Generate GHG Emissions That May Have a Significant Impact on the Environment</b></p> <p>The project would generate GHG emissions from construction activities and operational activities including vehicle trips, area sources, electricity consumption, water use and waste generation. The project includes various sustainability measures consistent with CSU Sustainability Policy and the Cal Poly Humboldt CAP, which would offset a portion of project GHG emissions. Additionally, the project would achieve a 15 percent reduction in regional VMT; therefore, the project would be consistent with GHG SMAQMD’s VMT reduction threshold of significance and the project’s GHG emissions would be less than significant.</p>	LTS	No mitigation measures are required.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact 3.6-2: Conflict with an Applicable Plan, Policy or Regulation of an Agency Adopted for the Purpose of Reducing the Emissions of GHGs</b></p> <p>The project would include GHG efficiency measures consistent with CSU policies and plans adopted for the purpose of reducing GHG emissions and enabling the achievement of reduction targets. Additionally, the project would be consistent with the goals of the 2017 Scoping Plan.</p>	LTS	No mitigation measures are required.	LTS
<b>Land Use and Planning</b>			
<p><b>Impact 3.7-1: Cause a Significant Environmental Impact Due to a Conflict With Any Land Use Plan, Policy, or Regulation Adopted for the Purpose of Avoiding or Mitigating an Environmental Effect</b></p> <p>The project would involve the redevelopment of an underutilized parcel with residential uses. The City of Arcata encourages appropriate redevelopment of certain parcels of land which are either underutilized, brownfields, or vacant but surrounded by existing urban/suburban development. The project site has also been identified by the City, through its Housing Element and in-progress updates to the General Plan, as an infill opportunity zone for high density residential development, both in prior planning documents for the City and currently under consideration updates to the City General Plan. Therefore, the project would not create a conflict with any plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect.</p>	LTS	No mitigation measures are required.	LTS
<b>Noise</b>			
<p><b>Impact 3.8-1: Generate Substantial Temporary (Construction) Noise</b></p> <p>Hourly noise levels during construction activities would range from approximately 84 dBA to 86 dBA at the nearest residential receptor (i.e., residence at 2590 Eye Street). Based on available existing noise level data for the project site, hourly noise levels closest to the nearest sensitive receptor are 68.5 dBA Leq. Considering that noise levels at this location could reach as high as 86 dBA Leq, (i.e., 17 dBA over existing levels), construction noise would constitute a substantial increase (perceived more than doubling of the existing noise levels) for an extended period of time.</p>	S	<p><b>Mitigation Measure 3.8-1: Implement Construction-Noise Reduction Measures</b></p> <p>For all construction activities, Cal Poly Humboldt shall implement or incorporate the following noise reduction measures into construction specifications for contractor(s) implementation during project construction:</p> <ul style="list-style-type: none"> <li>▶ All construction equipment shall be properly maintained and equipped with noise-reduction intake and exhaust mufflers and engine shrouds, in accordance with manufacturer recommendations. Equipment engine shrouds shall be closed during equipment operation.</li> <li>▶ All construction equipment and equipment staging areas shall be located as far as possible from nearby noise-sensitive land uses, and/or located to the extent feasible such that existing or constructed noise attenuating features (e.g., temporary noise wall or blankets) block line-of-site between affected noise-sensitive land uses and construction staging areas.</li> </ul>	SU

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
		<ul style="list-style-type: none"> <li>▶ Individual operations and techniques shall be replaced with quieter procedures (e.g., using welding instead of riveting, mixing concrete off-site instead of on-site, using electric powered equipment instead of pneumatic or internal combustion powered equipment) where feasible and consistent with building codes and other applicable laws and regulations.</li> <li>▶ Stationary noise sources such as generators or pumps shall be located as far away from noise-sensitive uses as feasible.</li> <li>▶ No less than 1 week prior to the start of construction activities at a particular location, a notification shall be provided to nearby off-campus, noise-sensitive land uses (e.g., residential uses) that are located within 150 feet of the construction site (i.e., based on the construction noise modeling, distance at which noise-sensitive receptors would experience noise levels of 5 dBA over existing ambient levels).</li> <li>▶ When construction requires material hauling, a haul route plan shall be prepared for construction of each facility and/or improvement for review and approval by the Cal Poly Humboldt that designates haul routes as far as feasible from sensitive receptors.</li> <li>▶ The contractor shall designate a disturbance coordinator and post that person’s telephone number conspicuously around the construction site and provide to nearby residences. The disturbance coordinator shall receive all public complaints and be responsible for determining the cause of the complaint and implementing any feasible measures to alleviate the problem.</li> <li>▶ When construction activities would occur within 150 feet of existing residential land uses, the following measures shall be implemented:                         <ul style="list-style-type: none"> <li>▪ Use of noise-reducing enclosures and techniques around stationary noise-generating equipment (e.g., concrete mixers, generators, compressors).</li> <li>▪ Installation of temporary noise curtains installed as close as possible to the boundary of the construction site within the direct line of sight path of the nearby sensitive receptor(s) and consist of durable, flexible composite material featuring a noise barrier layer bounded to sound-absorptive material on one side.</li> </ul> </li> </ul> <p>Retain a qualified noise specialist to develop a noise monitoring plan and conduct noise monitoring to ensure that noise reduction measures are achieved the necessary reductions such that levels at the receiving land uses do not exceed 5 dBA over existing levels.</p>	

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact 3.8-2: Generate Substantial Temporary (Construction) Vibration Levels</b></p> <p>The operation of heavy-duty construction equipment can generate various levels of vibration that could result in disturbance to nearby sensitive land uses or potentially structural damage. Based on modeling conducted, vibration levels for a vibratory roller at the nearest structure to the project site, approximately 30 feet from where the use of construction equipment could occur, would be 91.6 VdB and 0.16 PPV in/sec. Construction vibration would occur during the less-sensitive times of the day when people are less likely to be disturbed and would be further masked by nearby existing roadway noise on US 101; thus, the potential for disturbance to nearby receptors is low. In addition, FTA's criteria of 0.2 PPV in/sec would not be exceeded at the nearest structure.</p>	LTS	No mitigation measures are required.	LTS
<p><b>Impact 3.8-3: Generate Substantial Increase in Long-Term (Traffic) Noise Levels</b></p> <p>Long-term increases in traffic noise could occur as a result of increased vehicular trips on local roads near the project site. Based on modeling conducted using project-specific daily traffic volumes and applying Arcata's allowable increase levels for transportation noise sources of 5 dB where existing levels are less than 60 dBA CNEL, 3 dB where existing levels range between 60 dBA CNEL and 65 dBA CNEL, and 1.5 dB increase when existing levels are greater than 65 dBA CNEL, in all cases, based on existing noise levels of modeled roadways, these levels would not be exceeded.</p>	LTS	No mitigation measures are required.	LTS
<p><b>Impact 3.8-4: Generate Substantial Long-Term Increase in Stationary Noise</b></p> <p>Noise generated by building mechanical equipment and parking lot activity would not exceed established noise standards for sensitive receptors exposed to non-transportation noise sources.</p>	LTS	No mitigation measures are required. Implementation of Mitigation Measure 3.1-4, as provided in Section 3.1, "Aesthetics," would provide fencing along the western and southern boundaries, which would further reduce potential noise levels from the project.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<b>Population and Housing</b>			
<p><b>Impact 3.9-1: Directly or Indirectly Induce Substantial Unplanned Population Growth and Housing Demand</b></p> <p>The proposed project would provide purpose-built housing for up to 964 students that would help to meet existing demand for student housing as well as future demand due to anticipated student enrollment growth, and relieve potential pressure on the local/regional housing market. Although Cal Poly Humboldt student enrollment is expected to increase in the coming years, the project itself would not attract additional students to Cal Poly Humboldt, and instead would accommodate existing demand and anticipated future enrollment growth as projected in the 2004 Master Plan and EIR. Further, the 2004 Master Plan for Cal Poly Humboldt projected an increase in student enrollment up to 12,000 FTES, which is accounted for in both the City of Arcata General Plan and regional growth projections. Therefore, the project would not result in substantial unplanned population growth and would reduce housing demand.</p>	LTS	No mitigation measures are required.	LTS
<b>Public Services and Recreation</b>			
<p><b>Impact 3.10-1: Result in Substantial Adverse Physical Construction-Related Impacts Associated with the Provision of or the Need for New or Physically Altered Fire Facilities to Maintain Acceptable Service Ratios</b></p> <p>The project would result in an increase in on-site population and the density of development on-site, which could result in additional calls for service to the project site. However, the project site is located within the current service area of the AFD and would be designed and constructed in accordance with applicable requirements, including the California Fire Code. Therefore, no additional fire protection facilities are anticipated to be necessary for AFD to adequately serve the project site, and no significant decrease in response time is expected.</p>	LTS	No mitigation measures are required.	LTS
<p><b>Impact 3.10-2: Result in Substantial Adverse Physical Construction-Related Impacts Associated with the Provision of or the Need for New or Physically Altered Police Facilities, to Maintain Acceptable Service Ratios</b></p> <p>The project would result in an increase in on-site population and the level of development on-site, which could result in additional calls for service to the project site. However, the project site would be served by UPD, which adaptively manages staffing based on campus population. While UPD may require additional staff to maintain adequate police response and service, the construction of new or physically altered municipal police facilities is not anticipated.</p>	LTS	No mitigation measures are required.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact 3.10-3: Result in Substantial Deterioration of Neighborhood and Regional Parks, or Require Construction or Expansion of Recreational Facilities</b></p> <p>Development of the project site would include new student housing and open/recreational space for on-site residents, including a gym/workout room and outdoor recreation space. The use of nearby City recreational facilities would be minimized due to the provision of these amenities in addition to amenities available to students at the main campus. As a result, the project would not result in the substantial deterioration of or need for additional recreational space.</p>	LTS	No mitigation measures are required.	LTS
<b>Transportation</b>			
<p><b>Impact 3.11-1: Conflict with a Program, Plan, Ordinance or Policy Addressing the Circulation System, Including Transit, Roadway, Bicycle and Pedestrian Facilities</b></p> <p>The project would not interfere with the implementation of a planned facility, including transit, roadway, bicycle, and pedestrian facilities. However, due to the current lack of pedestrian facilities along the portion of St. Louis Road, the project could increase the potential for bicycle- and pedestrian-vehicle conflicts. As such, the project would conflict with CSU policies that promote the use of bicycling and walking travel to and from campus.</p>	S	<p><b>Mitigation Measure 3.11-1: Provide Pedestrian Facilities along St. Louis Road</b></p> <p>Cal Poly Humboldt, in cooperation with the City of Arcata, shall provide a sidewalk that connects the northern access road for the project to the US 101 overcrossing and the rest of the pedestrian circulation system. The sidewalk connection shall be built on the east side of St. Louis Road with appropriate pedestrian crossing provided along St. Louis Road. There is adequate right-of-way available to complete the sidewalk gaps along the roadway. The design of the off-site pedestrian improvements shall be consistent with City design standards. The sidewalk shall be completed prior to occupancy of the project.</p>	LTS
<p><b>Impact 3.11-2: Conflict or Be Inconsistent with CEQA Guidelines Section 15064.3, Subdivision (b) Regarding Vehicle Miles Traveled</b></p> <p>Construction activities would be short-term and temporary and construction worker trips are redistributed throughout the transportation network. Additionally, the average number of daily trips made by construction workers would not exceed the small project screening threshold of 110 daily trips. Based on the modeling of operational VMT the project would not exceed the CSU TISM VMT threshold of significance for residential projects.</p>	LTS	No mitigation measures are required.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact 3.11-3: Substantially Increase Hazards Due to a Geometric Design Feature (e.g., Sharp Curves or Dangerous Intersections) or Incompatible Uses (e.g., Farm Equipment)</b></p> <p>The construction contractor would prepare a construction traffic control plan (TCP) to minimize potential hazards related to transportation and circulation during construction activities as well as obtain necessary encroachment permits from the City of Arcata. Additionally, project access at St. Louis Road would be designed in accordance with applicable site distance standards. Based on the conceptual nature of the site plan, it is not possible to conclude that pedestrian and bicycle safety in the vicinity of the project site would be sufficient.</p>	PS	<p><b>Mitigation Measure 3.11-3: Provide Pedestrian and Bicycle Safety Improvements</b></p> <p>The contractor shall implement pedestrian and bicycle safety improvements to enhance visibility and connectivity between pedestrian and bicycle networks in the vicinity of the project site. All improvements shall be consistent with City design standards. The following facilities, as identified in the Transportation Analysis Memo, shall be incorporated into the final design of the project:</p> <ul style="list-style-type: none"> <li>▶ Provide high-visibility crossings by using patterns or raised crossings at the proposed northern access road and eastern driveway (at the points of connection with the Annie &amp; Mary Rail Trail.)</li> <li>▶ Add pedestrian crossing signage along the eastern driveway of the project</li> </ul>	LTS
<p><b>Impact 3.11-4: Result in Inadequate Emergency Access</b></p> <p>Emergency access would be provided via two roadways on the northern and southern ends of the project site (i.e., St. Louis Road and Eye Street). Additionally, the internal circulation would be designed to accommodate emergency vehicles, and the project would be consistent with the 2019 California Fire Code which establishes standards regarding emergency access. Furthermore, the project would develop a TCP to ensure sufficient emergency access is maintained during construction activities. Thus, the project would provide adequate emergency access during construction and operations.</p>	LTS	No mitigation measures are required.	LTS
<b>Utilities and Service Systems</b>			
<p><b>Impact 3.12-1: Have Insufficient Water Supplies Available to Serve the Project and Reasonably Foreseeable Future Development during Normal, Dry and Multiple Dry Years</b></p> <p>The estimated water demand under post-project conditions is 48,200 gpd or 17.6 MGY, a projected net increase of 10.6 MGY above existing conditions for the project site. This increase in potable water demand would not exceed available supplies during normal, single-dry, and multiple-dry year conditions. Consequently, the City would have adequate water supply to serve the project under all scenarios. Further, the project would also reduce its gross projected water demand through project design and implementation of water conservation measures that would meet or exceed CALGreen Water Efficiency measures, as required for Leadership in Energy and Environmental Design version 4 (LEED v4) certification.</p>	LTS	No mitigation measures are required.	LTS

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Impacts	Significance before Mitigation	Mitigation Measures	Significance after Mitigation
<p><b>Impact 3.12-2: Require or Result in the Relocation or Construction of New or Expanded Water Infrastructure</b></p> <p>Development of the project site would increase demands on water infrastructure in the vicinity of the project site. Based on modeling conducted of potential fire flow requirements, which would result in the greatest hydraulic demand on local infrastructure, existing water pipelines in the area are anticipated to provide adequate fire flow and daily water supplies to accommodate the demands generated at the project site.</p>	LTS	No mitigation measures are required.	LTS
<p><b>Impact 3.12-3: Require or Result in the Relocation or Construction of New or Expanded Wastewater Collection and Treatment Infrastructure</b></p> <p>Development of the project would increase wastewater generation and demands on wastewater infrastructure in the vicinity of the project site and in the City. Based on sewer generation rates for student housing at Cal Poly Humboldt, existing sewer pipelines in the area appear to have adequate capacity to accommodate peak wet weather flows with operation of the project. However, due to historic inflow and infiltration issues within the City’s wastewater collection system, capacity will need to be verified prior to construction.</p>	S	<p><b>Mitigation Measure 3.12-3: Verification and Potential Upsizing of Sewer Connection</b></p> <p>Prior to initiation of construction, Cal Poly Humboldt shall coordinate with the City of Arcata and conduct a refined engineering analysis, including flow monitoring, of the existing sewer lines between the project site and the existing 10-inch sewer line located at Janes Creek and Acheson Way to confirm adequate flow capacity. If determined necessary, Cal Poly Humboldt shall replace the existing 8-inch sewer line that extends from the project site with a 10-inch pipe. Should additional sewer pipe upsizing be deemed necessary through coordination with the City, Cal Poly Humboldt shall replace those pipes before occupancy of on-site uses.</p>	LTS
<p><b>Impact 3.12-4: Require or Result in the Relocation or Construction of New or Expanded Stormwater Drainage Facilities</b></p> <p>Development of the project site would increase the level of impervious surfaces due to the additional structures and paved areas (e.g., parking lots, walkways, etc.), which could increase the level of stormwater runoff generated at the project site.</p>	S	<p><b>Mitigation Measure 3.12-4: Verification and Design of Stormwater Infrastructure</b></p> <p>Before any construction-related ground disturbance, Cal Poly Humboldt shall complete final drainage plans, which shall be reviewed with the City with respect to the potential connection to City stormwater infrastructure. Plans shall demonstrate that all runoff shall be appropriately conveyed through the project site and not leave the site at rates exceeding pre-project runoff conditions. The drainage design for the contemplated development shall limit the 10-year and 100-year peak runoff from the project site to no more than pre-project conditions. The plan shall include, but not be limited to, the following items:</p> <ul style="list-style-type: none"> <li>▶ An accurate calculation of pre-project and post-project runoff scenarios, obtained using appropriate engineering methods, that accurately evaluates potential changes to runoff, including increased surface runoff;</li> <li>▶ A description of the proposed maintenance program for the on-site drainage system; project-specific standards for installing drainage systems; and</li> </ul>	LTS

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		<p>► The final drainage plan shall meet the necessary requirements, which requires that 100-year flood flows be appropriately channeled and contained, such that the risk to people or damage to structures within or down gradient of the project site do not occur.</p> <p>New storm drainage facilities shall be constructed in accordance with the final drainage plans, and existing facilities reconfigured in order to accommodate increased surface flows associated with the project’s increase in impervious surfaces. Final project design shall incorporate design features that shall minimize flood risk by controlling the anticipated increase in flow and stormwater runoff and reduce off-site runoff to rates not exceeding pre-project conditions.</p> <p>New detention basins or ponds shall temporarily detain stormwater runoff to allow sediment and other pollutants to settle and prevent them from flowing directly into receiving water bodies. The facilities shall adhere to the requirements of the existing NPDES permit, including the associated monitoring and reporting program. However, expanded or entirely new detention basins may need to be constructed. The final drainage plan shall also specify any treatments necessary to protect earthen channels from erosion, and modifications that may be needed to existing underground pipe and culvert capacities.</p> <p>Other LID methods shall be used to maintain pre-project runoff levels, including planning and design considerations for buildings, landscaping, parking lots, and roads that maximize runoff infiltration into the ground and reduce the peaks of stormwater hydrographs. All North Coast RWQCB requirements shall be followed in the development of the final drainage plan.</p>	
<p><b>Impact 3.12-5: Generate Solid Waste in Excess of State or Local Standards or in Excess of the Capacity of Local Infrastructure or Otherwise Impair the Attainment of Solid Waste Reduction Goals or Requirements</b></p> <p>Implementation of the project would increase solid waste generation at the project site. However, adequate landfill capacity is available at local and regional landfills to accommodate additional solid waste generated by the project. Compliance with the CSU Sustainability Policy would continue to reduce landfill contributions, consistent with CIWMA, AB 341, AB 1826, SB 1374, and SB 1383.</p>	LTS	No mitigation measures are required.	LTS

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<p><b>Impact 3.12-6: Require or Result in the Relocation or Construction of New or Expanded Electricity, Natural Gas, or Telecommunications Facilities</b></p> <p>As part of the project, Cal Poly Humboldt would extend electrical and telecommunications connections to proposed uses on-site that border the project site. However, the construction or relocation of existing infrastructure is not anticipated. No natural gas connection to the project site would be provided.</p>	LTS	No mitigation measures are required.	LTS

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