



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

PROJECT TITLE – Cal Poly Humboldt Student Housing Project
State Clearinghouse No. 2022030008

Pursuant to the State of California Public Resources Code (PRC) 21091 (a) and the Guidelines for the Implementation of the California Environmental Quality Act (CEQA Guidelines), the California State Polytechnic University, Humboldt (Cal Poly Humboldt) has released for public review a Draft EIR for the Cal Poly Humboldt Student Housing Project (project).

Project Title: Cal Poly Humboldt Student Housing Project

Draft EIR Review Period: October 20, 2022 to December 5, 2022

Project Location: The 12.8 acre project site located in the City of Arcata, is approximately 0.5 mile north of Cal Poly Humboldt, northeast of the Sunset neighborhood and near the intersection of St. Louis Road and U.S. Highway 101 (US 101) overcrossing. The project site is located at the following Assessor's parcel numbers: 505-022-011, 505-022-012, 503-372-002, 503-372-003, 503-372-004, 503-372-005, 503-372-006, 505-012-004, 505-011-010, 505-011-002, 505-011-007, 505-011-006. The project site is bordered by US 101 on the east, single-family residences to the south and west, the Janes Creek Meadows riparian/open space area and St. Louis Road to the north, and the Mad River Lumber Company to the northeast.

Project Description: Cal Poly Humboldt proposes construction of 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 residences for undergraduate and graduate students attending Cal Poly Humboldt. Student housing opportunities will be provided in a variety of two-, three-, and four-bedroom apartment-style units, with the majority being two-bedroom/two-bath units. Development would consist of two housing buildings located within the central portion of the site. Several on-site amenities would be included as part of the project, including 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). Cal Poly Humboldt aims to exceed the energy efficiency and sustainability requirements of both the California Green Building Standards Code and California Energy Code. The development would achieve LEED v4 Silver certification.



Document Availability: The Draft EIR is available for review online at:
<https://facilitymgmt.humboldt.edu/student-housing>.

Public Review and Comment Period: A 45-day public review period for the Draft EIR begins on October 20, 2022 and ends on December 5, 2022 at 5:00 p.m. Please send your written comments via letter or email, with appropriate contact information, to:

Deirdre Clem
Facilities Management
California State Polytechnic University, Humboldt
1 Harpst Street
Arcata, CA 95521
Email: Deirdre.Clem@humboldt.edu

Public Meeting: Cal Poly Humboldt will host a public meeting on Tuesday November 15, 2022 at 5:00 p.m. to inform interested parties about the project, provide a summary of the environmental impact conclusions from the Draft EIR, and provide agencies and the public with an opportunity to provide comments on the EIR. ***The public meeting will be held via webinar only.*** Participants must register to participate in the online public meeting here: <https://facilitymgmt.humboldt.edu/student-housing>. After registering, you will receive the link to log-in to the webinar on November 15.

Anticipated Significant Environmental Effects: Based on the environmental analyses completed for Cal Poly Humboldt Student Housing Project Draft EIR, implementation of the project would result in significant environmental effects, which would be mitigated to less than significant, except for the following two resource topics that would have significant and unavoidable impacts:

- ▶ Aesthetics – Impact 3.1-1: Result in a Substantial Adverse Effect on a Scenic Vista. 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.
- ▶ Aesthetics – Impact 3.1-2: Damage Scenic Resources within a State Scenic Highway. 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.



- ▶ Aesthetics – Impact 3.1-3: Substantially Degrade the Existing Visual Character or Quality of Public Views of the Site and Its Surroundings. 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.
- ▶ Noise – Impact 3.8-1: Generate Substantial Temporary (Construction) Noise. 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 L_{eq} . Considering that noise levels at this location could reach as high as 86 dBA L_{eq} , (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.

Cortese-Listed Sites: Section 15087 (c)(6) of the CEQA Guidelines requires that this notice disclose whether the project site is listed on any of the lists enumerated under Government Code Section 65962.5 (Cortese List). As noted in Chapter 3 of the Draft EIR, the project site is not identified on the Cortese List.