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Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2022030008

Project Title: Student Housing Project

Lead Agency: California State University, Board of Trustees

Contact Name: Deirdre Clem

Email: Deirdre.Clem@humboldt.edu Phone Number: 707-826-5894

Project Location: Arcata, Humboldt County
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project would involve construction of a student housing complex 0.5 mile northwest of the Cal Poly Humboldt main campus and 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 would 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). The development would achieve LEED v4 Silver certification.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Significant and unavoidable impacts: 1. Adverse effect on a scenic vista, no feasible mitigation measures 2. Damage scenic resources within a State scenic highway, no feasible mitigation measures 3. Degrade the existing visual character or quality of public views of the site and its surroundings, no feasible mitigation measures 4. Construction-generated noise; mitigation measures include noise-reducing measures for construction activities and equipment

Reduced to less than significant with mitigation measures: 1. New light/glare, mitigation measures will adjusting outdoor lighting 2. Increase in criteria air emissions, mitigation measure will require low VOC coatings 3. Accidental discovery of archeological resources and tribal cultural resources, mitigation measure will require worker awareness training and stopping ground-disturbing activities upon discovery 4. Adverse effect on special-status amphibians, mitigation measures require preconstruction surveys/biological monitoring during construction 5. Adverse effect on special-status birds, mitigation measures require pre-project survey/avoidance buffers/biological monitoring 6. Conflict with a transportation program, plan, or ordinance, mitigation measures require pedestrian facilities along St. Louis Road 7. Increase traffic hazard due to design or use, mitigation measures require bike/ped improvements 8. New wastewater infrastructure; mitigation measures require verification and potential upsizing of sewer connection 9. New drainage infrastructure; mitigation measures require verification and design of stormwater infrastructure

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Areas of controversy include:
1. utility infrastructure,
2. potential transportation and aesthetic impacts on the single-family neighborhood adjacent to the project site,
3. air quality and greenhouse gas emissions,
4. hazardous materials, and
5. access to campus by students.

Provide a list of the responsible or trustee agencies for the project.

California Division of State Architect
California Department of Fish and Wildlife
U.S. Army Corps of Engineers
North Coast Regional Water Quality Control Board
California Department of Transportation
City of Arcata