

APPENDIX A

*Notice of Preparation and Comments and Public
Scoping Meeting Materials*

**NOTICE OF PREPARATION
OF DRAFT ENVIRONMENTAL IMPACT REPORT
AND INITIAL STUDY;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETING;
NEW STUDENT HOUSING PROJECT,
SAN DIEGO STATE UNIVERSITY**

Prepared for:

The Board of Trustees of the
California State University
401 Golden Shore
Long Beach, California 90802

Prepared by:

San Diego State University
Facilities Planning, Design, and Construction
5500 Campanile Drive
San Diego, California 92182-1624

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT;

NOTICE OF PUBLIC INFORMATION/SCOPING MEETING

To: State of California
Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, California 95812

From: Laura Shinn, Director
Facilities Planning, Design, and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624

The Board of Trustees of the California State University (“Trustees”) will be the lead agency for the preparation of an environmental impact report (“EIR”) in accordance with the California Environmental Quality Act (“CEQA”) (California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (hereafter “CEQA Guidelines,” 14 CCR 15000 et seq.). The Trustees have prepared this Notice of Preparation (“NOP”) in accordance with CEQA Guidelines Sections 15082(a) and 15375. The EIR will address the environmental effects of the proposed New Student Housing Project (“proposed project”) to be developed on the campus of San Diego State University (“SDSU”). The proposed project would include the expansion of on-campus student housing facilities to be located adjacent to the existing Chapultepec Residence Hall. Specifically, the proposed project would consist of the development of facilities to accommodate up to 2,700 new student-housing beds in a series of residential towers to be located on the existing Parking Lot 9 (formerly U Parking Lot) and centered around the existing Chapultepec Residence Hall (see NOP Figure 1, Project Location Map). The proposed project would be developed in three successive phases and the analyses conducted by SDSU will address, where applicable, the environmental impacts that could arise in each phase. In particular, the first phase would include construction of up to 1,430 beds on the existing Parking Lot 9, east of the existing Chapultepec Residence Hall; the second phase would include construction of up to 578 beds to the west of the existing Chapultepec Residence Hall; and the third phase would include construction of up to 614 beds in buildings that cantilever over the canyon behind Chapultepec Residence Hall. The proposed project would consist of up to 10 new buildings. One building would serve as a dining hall (up to 2 stories), while the remainder of the buildings would consist of up to 6- to 12-story towers of single-, double-, and triple-occupancy student housing units. The complex may include a swimming pool, outdoor gathering spaces, and green space. The proposed project would entail permanent removal of the existing Parking Lot 9; these parking spaces would not be replaced. A more detailed description of the proposed project, the project location, and the potential environmental effects associated with development of the proposed project, are provided in the Initial Study. A copy of this NOP and the Initial Study are available for review on the SDSU website at <http://sdsu.edu/chapultepec>.

The Trustees will be the lead agency with respect to preparation of the EIR for the project. California State University (“CSU”)/SDSU needs to know the views of your agency regarding the scope and content of the EIR relative to the environmental information that is germane to your agency’s statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR when considering permits or other project approvals. The failure of an agency to respond to this notice, or otherwise object to the conclusions made in the accompanying Initial Study, may prevent that agency from later asserting that issues excluded by the Initial Study should have been included in the Draft EIR.

Under CEQA, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. However, to accommodate the holiday season, the comment period has been extended and all written comments received by January 20, 2017, will be considered. Please send your written response to Laura Shinn, Director; Facilities Planning, Design, and Construction; SDSU, 5500 Campanile Drive, San Diego, California 92182-1624. We will also need the name of the contact person in your agency. Written responses may also be sent via email to lsinn@mail.sdsu.edu.

Project Title: SDSU New Student Housing Project

Location: The proposed project site is located on the western portion of the SDSU campus immediately north of Remington Road, west of 55th Street, and south of Interstate 8 (I-8).

List of Probable Environmental Effects: As further described in the corresponding Initial Study, the proposed project potentially would affect the following environmental impact categories, which will be addressed in the Draft EIR: aesthetics/visual quality, air quality, biological resources, cultural resources, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology and water quality, land use and planning, noise, population and housing, public services, transportation and traffic, utilities and service systems, and tribal cultural resources.

Public Information/Scoping Meeting: SDSU will hold a public information/scoping meeting to discuss the proposed project, and to obtain information regarding the content and scope of the Draft EIR. The meeting will take place on Wednesday, January 18, 2017, at 7:00 p.m., on the SDSU campus at the Parma Payne Goodall Alumni Center, 5250 55th Street (55th Street and Hardy Avenue), San Diego, California. All public agencies, organizations, and interested parties are encouraged to attend and participate at this meeting. The failure of any public agency, organization, or interested party to attend this scoping meeting or submit written comments may prevent that agency, organization, or party from later asserting that issues excluded by the Initial Study should have been included in the Draft EIR.

Distribution List: A list of the federal, state, and local agencies, and organizations to which this notice has been distributed is provided in Section 8 of the Initial Study.



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INITIAL STUDY

1 INTRODUCTION

California State University (“CSU”)/San Diego State University (“SDSU”) is proposing the development of the New Student Housing Project (“proposed project”), which would provide additional student housing, dining, and retail uses on the western portion of the SDSU campus, north of Remington Road and west of 55th Street, in the area of the Chapultepec Residence Hall (see Figures 1 through 3). The proposed project would include the expansion of on-campus student housing facilities to be located adjacent to the existing Chapultepec Residence Hall. Specifically, the proposed project would consist of the development of facilities to accommodate up to 2,700 student-housing beds in a series of residential towers to be located on the existing Parking Lot 9 (formerly U Parking Lot) and centered around the existing Chapultepec Residence Hall. The proposed project would be developed in three successive phases and the analyses conducted by SDSU will address, where applicable, the environmental impacts that could arise in each phase. In particular, the first phase would include construction of up to 1,430 beds on the existing Parking Lot 9, east of the existing Chapultepec Residence Hall; the second phase would include construction of up to 578 beds to the west of the existing Chapultepec Residence Hall; and the third phase would include construction of up to 614 beds in buildings that cantilever over the canyon behind Chapultepec Residence Hall. The proposed project would consist of up to 10 new buildings. One building would serve as a dining hall (up to 2 stories), while the remainder of the buildings would consist of up to 6- to 12-story towers of single-, double-, and triple-occupancy student housing units. The complex may include a swimming pool, outdoor gathering spaces, and green space. The proposed project would entail permanent removal of the existing Parking Lot 9; these parking spaces would not be replaced.

The Initial Study has been prepared by SDSU Facilities Planning, Design, and Construction to address the potential environmental effects associated with development of the proposed project; the Board of Trustees of CSU is the lead agency for the proposed project. The purpose of this Initial Study is to provide information to use as the basis for determining whether to prepare an environmental impact report (“EIR”), a negative declaration, or a mitigated negative declaration, in compliance with the California Environmental Quality Act (“CEQA”) (California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (hereafter “CEQA Guidelines,” 14 CCR 15000 et seq.). If an EIR is determined to be required, this Initial Study will assist in preparing the EIR by (among other things): (a) focusing the EIR on the environmental effects determined to be potentially significant, (b) identifying the effects determined not to be significant, and (c) explaining the reasons for determining that potentially significant effects would not be significant. This Initial Study has been prepared in accordance with the provisions of CEQA and the CEQA Guidelines, and is intended to satisfy the “content” requirements of CEQA Guidelines, Section 15063(d)(1)-(6).

1.1 Project Title

SDSU New Student Housing Project

1.2 Lead Agency Name and Address

Board of Trustees of the California State University
401 Golden Shore
Long Beach, California 90802
562.951.4700

1.3 Contact Person and Phone Number

Laura Shinn, Director
Facilities Planning, Design, and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624
619.594.5224

1.4 Project Location

The proposed project site is located on the western portion of the SDSU campus immediately north of Remington Road, west of 55th Street, and south of Interstate 8 (“I-8”) in San Diego, California.

1.5 Project Sponsor’s Name and Address

Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624

1.6 General Plan/Community Plan Designation/Zoning

General Plan: Residential; Institutional and Public and Semi-Public Facilities
Community Plan: 8 - College Area Community Planning Area
Zoning: Residential: RM-4-10, 1 dwelling unit per 400 square feet of lot area and RS 1-7

1.7 Project Description

1.7.1 Local and Regional Setting

The proposed project site is located in the northwest corner of the main SDSU campus within the existing Campus Master Plan boundary, approximately 8 miles east of downtown San Diego (see Figure 1, Regional Map, and Figure 2, Vicinity Map). As shown in Figure 3, Project Area Map, the proposed project site is bounded by Remington Road to the south, an open space canyon area to the north and west, and 55th Street and a portion of the undeveloped canyon to the east. Land uses surrounding the site of the proposed project include single-family residential to the west, multifamily residential to the northeast adjacent to 55th Street, campus athletic fields and tennis courts to the south, and I-8 to the north. From campus, the project site can be accessed via Remington Road, 55th Street, and Aztec Circle Drive.

The SDSU campus, the site of the proposed project, is located within the College Area Community Planning Area within the City of San Diego. The College Area Community Planning Area consists of approximately 1,950 acres, most of which is developed with single-family residential uses. The SDSU campus can be accessed from the north by College Avenue, which also provides local access to I-8. The campus can be accessed from the south by Montezuma Road, an east–west roadway near the southern boundary of the campus. Montezuma Road also connects with I-8 via Fairmont Avenue to the west and El Cajon Boulevard to the east.

1.7.2 Description of the Proposed Project

Structures

Development of the proposed project would consist of the addition of up to 10 individual residence hall buildings; one Food Service building (dining hall); one pool; an improved site entry at the intersection of 55th Street and Aztec Circle Drive; landscaping; pedestrian pathways; and limited parking facilities. Figure 4, Proposed Site Design and Project Phasing, depicts the basic layout of these proposed project components. Construction would entail demolition of the following existing on-site uses: a small retail building, a multi-purpose building, an American with Disabilities Act (“ADA”) parking/upper-campus drop-off area, and Parking Lot 9. The existing Chapultepec Hall would remain on site and would remain open throughout the duration of construction. The proposed site design accommodates and incorporates the massing and architecture of Chapultepec Hall so that this remaining building would be architecturally consistent with and would complement the new development.

The general configuration of the proposed structures places lower-profile buildings along Remington Road and taller buildings to the north along the canyon.

The following provides additional details regarding the individual structures that would be built as part of the proposed project.

Residence Hall 1: Residence Hall 1 would consist of one or two buildings situated directly east of the existing Chapultepec Hall, on the east end of the existing Parking Lot 9. One building or wings would front Remington Road and would be up to six stories tall. The second building or wing would front the canyon and would be up to 13 stories tall. The two buildings/wings combined would accommodate 690 beds and would consist of approximately 170,000 gross square feet (“GSF”) with a mix of residential units and social/amenity space for the students and a floor of parking below grade. Parking Lot 9 would serve as the building pad for the structures.

Residence Hall 2: Residence Hall 2 would consist of one or two buildings situated directly east of the proposed Residence Hall 1. The two buildings or wings would resemble Residence Hall 1 in design, with an up to 6-story structure sited along Remington Road and an up to 13-story structure sited along the canyon. Residence Hall 2 would be the easternmost structure of the proposed project, and its eastern side would front the north- to south-trending 55th Street. The two buildings/wings would accommodate similar GSF and uses as Residence Hall 1.

Residence Hall 3: Residence Hall 3 would consist of four buildings configured in a splayed array around the north and west sides of the existing Chapultepec Hall. The buildings would be up to four to six stories tall, and would accommodate approximately 600 beds. The buildings would consist of approximately 150,000 GSF of residential space and student social amenities.

Residence Hall 4: Residence Hall 4 would consist of one building up to 12 stories in height that would be the westernmost of the proposed structures. The building would be situated southwest of the existing Chapultepec Hall. The south side of the building would front Remington Road and the north side would face the canyon. The existing Parking Lot 10A (formerly T Parking Lot) would remain to the west of the proposed structure. The structure would accommodate approximately 700 beds and would consist of approximately 150,000 GSF of residential space and student amenities. A site retaining wall would be constructed between the proposed structure and Remington Road.

Food Service Building: The Food Service Building and neighborhood social space building would be designed as the central feature of the complex. The pavilion would front Remington Road and would be located adjacent to and west of Residence Hall 1, east of Residence Hall 4, and south and east of the exiting Chapultepec Hall. The one- or two-story structure would consist of a total of approximately 15,000 GSF.

Landscaping

Landscaping elements would include green roofs, residential courtyards, a residential park, revegetated and naturalized canyon edges, sunken courtyards, and a pool and food service terrace.

Utilities

It is anticipated that the proposed project would require new points of connection for some of the residence halls for domestic water, fire water, and sewer from the existing utility lines within Remington Road. The easternmost residence hall could use utility lines located within 55th Street. Due to the significant decrease in elevation across the site and the limited extent of the sewer main in Remington Road, a sanitary sewage pump station may be required for some of the residence halls. Most of the westernmost residence hall sewer load would connect into the sewer main via gravity. Domestic water, fire water, and sewer facilities would be expanded to support the proposed project buildings and auxiliary structures. Development of new chilled-water cooling systems would be incorporated into the proposed project. Existing stormwater systems would be augmented to support any anticipated change in stormwater discharge quantities.

Parking, Circulation and Access

Existing Parking Lot 9 would be removed, existing Parking Lot 10A on the project site would remain, and some parking would be constructed underneath Residence Halls 1 and 2. The existing Parking Lot 9 currently supports approximately 105 cars. Although the proposed project could incorporate a few new spaces, these spaces would be reserved for ADA needs and housing complex personnel. The existing 33-space Parking Lot 10A on the west end of the project site would remain and would provide parking for students, Athletic Department Personnel, and University Police. Residents who choose to bring cars to campus and wish to park near their residence hall would be able to use existing Parking Structure 12, located east of the project site.

Vehicular and emergency access to the north side of the proposed project site would be provided via the proposed Fire Lane/Service Road. Vehicular and emergency access to the south side of the project site would be provided via Remington Road. Internal circulation within the proposed Student Housing complex is designed primarily around pedestrian needs. Thus, the main arteries through the proposed project are pedestrian walkways, with accommodation for emergency vehicles and vehicles associated with the student move-in process.

Construction Phasing

Construction of the proposed project would occur in multiple phases (see Figure 4, Proposed Site Design and Project Phasing). Phase 1 would include Residence Halls 1 and 2, the Food Service Building, and the Fire Lane/Service Road. Residence Halls 3 and 4 would be constructed as part of future phases. All construction workers, deliveries, and equipment would access the site via Parking Lot 9 and use 55th Street and Remington Road.

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2 OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED

The CSU Board of Trustees is the lead agency for the proposed New Student Housing Project. Other known public agencies whose approval may be required as a prerequisite to future construction and/or implementation of project components include:

- Division of the State Architect (handicapped facilities compliance)
- State Fire Marshal (approval of facility fire safety review)
- San Diego Regional Water Quality Control Board (National Pollution Discharge Elimination System [NPDES] permits, if necessary)
- San Diego Air Pollution Control Board (authority to construct and/or permits to operate, if necessary)
- City of San Diego (permits for construction within City right-of-way, tie-in to existing City-owned utilities, if necessary).

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3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental topics checked below potentially would be affected by the proposed project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Aesthetics/Visual Quality | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Geology and Soils |
| <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards and Hazardous Materials | <input checked="" type="checkbox"/> Hydrology and Water Quality |
| <input checked="" type="checkbox"/> Land Use and Planning | <input type="checkbox"/> Mineral Resources | <input checked="" type="checkbox"/> Noise |
| <input checked="" type="checkbox"/> Population and Housing | <input checked="" type="checkbox"/> Public Services | <input type="checkbox"/> Recreation |
| <input checked="" type="checkbox"/> Transportation and Traffic | <input checked="" type="checkbox"/> Utilities and Service Systems | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Mandatory Findings of Significance | | |

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4 ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation:

- ☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been incorporated into the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Laura Shinn, Director
Facilities Planning, Design, and Construction
San Diego State University

December 7, 2016

Date

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5 INITIAL STUDY CHECKLIST

The following is a brief explanation of each environmental topic addressed in the Initial Study Checklist. It should be noted that these discussions are intended to provide conclusions to questions outlined in the Initial Study Checklist, Appendix G to the CEQA Guidelines. In accordance with Section 15063(d) of the CEQA Guidelines, the following checklist was prepared to identify the potential environmental effects of the proposed project. After each environmental topic is assessed, a brief discussion of the basis for the assessment also is provided below. Additional analysis will be performed, as appropriate, during the EIR effort and as part of technical studies prepared for the project.

5.1 Aesthetics/Visual Quality

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project site is located within the western portion of the SDSU campus. Construction activities associated with the proposed project would alter the existing visual character of the campus. Proposed construction of the multi-story student housing, dining facility, and associated infrastructure would alter the appearance of the existing parking lots and would have the potential to alter visual quality and campus character. Changes in land use, such as construction and development of up to 13-story housing structures and landscaping in locations currently occupied by a surface parking lot and undeveloped canyon areas, will have the potential to alter visual quality and community character in the area. Potential increased sources of light and/or glare may also occur as a result of the new buildings.

None of the roadways within proximity to the project site are considered Officially Designated State Scenic Highways; however, I-8 is considered an Eligible State Scenic Highway (not officially designated) (Caltrans 2016). The Draft EIR will analyze the potential for the proposed

project to affect identified scenic vistas, including those that are visible from on-campus vantage points and those that may be affected by views from the surrounding area, including single-family and multifamily residences with views of the project site. The Draft EIR will analyze whether the visual character or quality of the site and its surroundings would be adversely impacted. The EIR will also address any new sources of light and glare to evaluate potential impacts on day or nighttime views in the area as a result of project implementation.

5.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment, which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

According to the San Diego County Important Farmlands Map (California Department of Conservation 2016a), the proposed project site is designated as “Urban and Built-Up Lands.” The project area does not include any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, development of the proposed project would not convert agricultural land to non-agricultural uses. The project area does not include any land under a Williamson Act contract.

No forest land, timberland, or Timberland Production areas (as defined in California Public Resources Code Sections 12220 (g), 4526, or 51104 (g)) are located within or adjacent to the

project site. Therefore, the project would not conflict with existing zoning for forest land, timberland, or Timberland Production areas, or result in the loss or conversion of forest lands to non-forest uses, as none exist. The project would be constructed on an existing surface parking lot and within an existing undeveloped canyon. Impacts to agricultural and forestry resources are not anticipated to occur as a result of the proposed project and agricultural resources will not be discussed further in the Draft EIR.

5.3 Air Quality

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) 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 (including releasing emissions, which exceed quantitative thresholds for ozone precursors)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project site is located within the San Diego Air Basin under the jurisdiction of the San Diego Air Quality Management District (SDAQMD). The SDAQMD is the local agency responsible for the administration and enforcement of air quality regulations for the area. Construction and operation of the proposed project may result in the emission of additional short- and long-term criteria air pollutants from mobile and/or stationary sources, which may exceed federal and state air quality standards or contribute to existing non-attainment of air quality standards. In addition, the proposed development, combined with known and reasonably foreseeable growth in the area, could result in cumulatively considerable emissions of non-attainment criteria air pollutants.

Construction activities associated with the proposed project would result in temporary sources of fugitive dust and construction vehicle emissions. Earthwork and construction-related activities would also result in the emission of diesel fumes and other odors typically associated with construction activities. Sensitive receptors located in the vicinity of the construction site, including on-campus residences and off-site residences, may be affected. Any odors associated with construction activities would be temporary and would cease upon project completion. Long-term operation of the proposed project would result in daily vehicular trips and energy consumption (e.g., heating and air conditioning), both of which would generate emissions. Analysis of the proposed project's potential air quality impacts and related mitigation measures will be provided in the Draft EIR.

5.4 Biological Resources

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

A portion of the proposed project site includes existing disturbed lands, which were previously graded, leveled, and developed with the construction of a surface parking lot and Chapultepec Hall. Other portions of the proposed project site, however, lie within the adjacent canyon and vegetated slope areas, which potentially contain coastal sage scrub that may support the federally protected California gnatcatcher (*Polioptila californica*). Additionally, the proposed project site is located within the planning area of the City of San Diego Multi-Species Conservation Program (“MSCP”) Subarea Plan and specifically within an area designated as Multi-Habitat Plan Area (“MHPA”). Although SDSU is not a “permittee” under this umbrella plan/City Subarea Plan, the significance of the project’s location within the plan area and within an area designated as MHPA will be addressed in the EIR. A comprehensive biological resources technical report will be prepared in conjunction with the Draft EIR; the report will include vegetation mapping, focused California gnatcatcher surveys, focused rare plant surveys, and a jurisdictional wetland delineation. All biological resources, including vegetation communities and special-status biological resources observed or with potential to occur on site, will be addressed in the report.

Moreover, ornamental trees and shrubs are located adjacent to the proposed project site that may provide suitable habitat for urban-adapted birds. Breeding birds can be affected by short-term construction noise, which can result in the disruption of foraging, nesting, and reproductive activities. The Draft EIR will address potential impacts to these birds.

Impacts to sensitive natural communities or riparian resources regulated by applicable state, federal, or local plans or policies, or by the California Department of Fish and Wildlife (“CDFW”) or U.S. Fish and Wildlife Service (“USFWS”), could potentially occur because the project site is located in a canyon area where wetlands may be present. A wetlands delineation would be included as part of the project-specific biological resources technical report, which would disclose the location of federally protected wetlands as defined by Section 404 of the Clean Water Act, if any. If wetlands are identified, mitigation would be provided to ensure impacts to wetlands would not occur.

As discussed, a comprehensive biological resources technical report will be prepared as part of the proposed project, the findings of which will be included in the EIR. Direct, indirect, and cumulative impacts for both short-term and long-term effects of the proposed project will be evaluated.

5.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project site spans areas previously developed such as parking lots, building pads, etc. and also includes undeveloped canyon areas not previously disturbed during historic campus development. A cultural resources technical report will be prepared, including a Phase I cultural resources inventory, the results of which will be described in the Draft EIR. Should any archaeological and/or paleontological resources be discovered requiring recordation during field surveys, a full Archaeological/Paleontological Resource Management Report may be necessary. Potential impacts associated with the presence of human remains on the site of the proposed project also will be addressed. Additionally, the EIR will describe existing historical resources and determine if any historical resources have the potential to be affected by implementation of the proposed project. Applicable mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

5.6 Geology and Soils

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
known fault? Refer to Division of Mines and Geology Special Publication 42.				
ii) Strong seismic ground shaking?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii Seismic-related ground failure, including liquefaction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed project site is located within seismically active Southern California, an area where several faults and fault zones are considered active by the California Division of Mines and Geology. The project site is not identified on any Alquist-Priolo Earthquake Fault Zones maps (California Department of Conservation 2016b). Furthermore, according to the California Department of Conservation Geologic Survey Special Publication 42, the County of San Diego is not listed as being affected by an Alquist-Priolo Earthquake Fault Zone (California Department of Conservation 2016). The nearest fault, with the potential for a 7.0-magnitude earthquake, is located in Rose Canyon, approximately 6 miles from campus. Due to the presence of faults within proximity to the project area and the questionable activity level of these faults, the potential for ground rupture to occur on the project site resulting in damage from surface rupture or fault displacement would be a potentially significant impact. All new building design projects shall be consistent with the California Building Code and the CSU Seismic Policy, which mandates, in part, that all new structures must provide an acceptable level of earthquake safety for students, employees, and the public who occupy these buildings and facilities, to the extent feasible (CSU 2016). The Draft EIR and geotechnical report to be prepared for the site will evaluate the potential hazard from ground failure and liquefaction and evaluate seismic hazard maps to identify the proximity and level of potential hazard from earthquake faults and other known faults. The EIR will also analyze the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse to occur on or off campus.

Construction activities associated with the proposed project, including grading, would temporarily expose underlying soils, thereby increasing the potential to cause soil erosion or the loss of topsoil. The Draft EIR will examine the potential for erosion hazards and the loss of topsoil where development is proposed to occur and describe the project design features and/or mitigation incorporated to reduce or avoid these impacts.

Septic tanks or alternative wastewater disposal systems are not proposed.

5.7 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Greenhouse gas (“GHG”) emissions would be generated from construction and operation of the proposed project. Construction activities would result in GHG emissions from heavy construction equipment, truck traffic, and worker trips to and from the project site. Operation of the proposed project would generate GHG emissions associated with new buildings (natural gas, purchased electricity), water consumption, and vehicle emissions. The Draft EIR will identify the sources of construction and operational GHG emissions, as well as the project design features that would be incorporated to reduce emissions from area sources (e.g., energy use) and reduce emissions from vehicles.

Consistent with the CEQA Guidelines, Section 15064.4, the EIR will describe, calculate, or estimate the amount of GHG emissions associated with the proposed project. Mitigation measures will be identified, as necessary, to reduce or avoid potentially significant global climate change impacts resulting from construction or operational GHG emissions.

5.8 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Relatively small amounts of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oil, grease, cleaning products, landscaping chemicals and fertilizers, and solvents, would be used on site for construction and maintenance. These materials, which would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials, will be addressed in the Draft EIR. The proposed project area includes a parking lot that most likely has vehicular oil residue. Construction activities at the project site could potentially encounter contaminated soils and could result in the accidental release of hazardous

materials to the environment and release of materials within 0.25 mile of an existing school (SDSU and College Park Preschool). The Draft EIR will address these potential impacts and provide mitigation to reduce or avoid potentially significant impacts, as appropriate.

The proposed project site is not located within an airport land use plan nor is it located within 2 miles of a public airstrip (the closest airport is Montgomery Field, located approximately 5 miles from the project site). Therefore, hazards associated with airports will not be discussed further in the Draft EIR.

The increase in students living on campus that would result with implementation of the proposed project potentially would affect implementation of an emergency response or evacuation plan. The Draft EIR will address these potentially significant impacts. Ornamental landscaping is present within the project area, in addition to areas of natural vegetation. Due to the presence of natural vegetation and wildland area immediately on and adjacent to the site, the potential for wildland fires exists. The Draft EIR will address the existing conditions and analyze the potential for development of the proposed project to adversely affect people or structures as a result of wildland fires.

5.9 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Violate any water quality standards or waste discharge requirements?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Substantially alter the existing drainage pattern of area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

During construction activities, gasoline, diesel fuel, lubricating oils, grease, and solvents may be used on the project site. Accidental spills of these materials during construction activities could result in potentially significant water quality impacts. In addition, soils loosened during excavation and grading could degrade water quality if mobilized and transported off site via water flow. As construction activities may occur during the rainy season or during a storm event, construction of the proposed project could result in adverse impacts to water quality without incorporation of a Stormwater Pollution Prevention Plan (“SWPPP”) and implementation of appropriate best management practices (“BMPs”). Once operational, the primary source of pollutants would be impervious areas such as any pavement and any chemicals used for landscaping. The proposed project could result in additional erosion and sedimentation impacts, which would adversely affect receiving water quality. The Draft EIR will evaluate the potential impacts of the project, including proposed pipelines and improvements on surface water quality and groundwater hydrology, and provide mitigation as appropriate. The Draft EIR will also evaluate any potential impacts to groundwater recharge.

The project site is not located within a Federal Emergency Management Agency (“FEMA”)-designated 100-year flood hazard area or any other flood hazard zone (FEMA 2016). The project site will not expose people or structures to a significant risk due to flooding as the result of the failure of a levee or dam due to the elevation of the project site compared to the nearest dam (Lake Murray). The project area exhibits a low potential for inundation by seiche, tsunami, or

mudflow due to its location on an elevated mesa and 9 miles east of the Pacific Ocean. As such, no further discussion regarding these potential impacts will be provided in the Draft EIR.

A hydrology and water quality technical report will be prepared for the Draft EIR that will evaluate the impacts of the project and improvements on surface water quality, groundwater hydrology, and related water quality issues and will provide mitigation as appropriate. Impacts to local storm drain systems and adjacent land uses as a result of flooding and runoff will be evaluated.

5.10 Land Use and Planning

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Each component of the proposed project generally will be consistent with adopted General Plan/Community Plan planned land uses including residential, institutional, and public/semi-public facilities. An existing land use, planned land use, and applicable policy and guideline analysis will be prepared for the EIR, taking into consideration SDSU's state agency status and the appropriate application of local land use planning under the circumstances. The proposed project is located within the boundaries of the City of San Diego's MHPA. As such, an analysis of compliance with the Subarea Plan will be conducted as part of the site-specific biological resources technical report, the results of which will be disclosed in the Draft EIR.

5.11 Mineral Resources

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed project site is located within the Mineral Resource Zone (MRZ)-3, as indicated on the State of California Department of Conservation Division of Mines and Geology (California Department of Conservation 1996). The MRZ-3 mineral resource classification indicates areas of known or inferred mineral resources, the significance of which is undetermined based on available data (California Department of Conservation 2000). Although the significance of mineral resources in the area has yet to be identified, the campus does not contain locally important resource recovery sites. As such, mineral resources will not be discussed further in the Draft EIR.

5.12 Noise

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

Potential increases in existing noise levels would be associated with certain aspects of the proposed project, including the introduction of student housing buildings into an area currently used as a parking lot and an undeveloped canyon. Construction of the proposed project will also introduce nuisance noise and groundborne vibration and noise to the area. Once operational, the proposed project may result in additional sources of noise from outdoor mechanical equipment associated with new buildings, facilities, and utility improvements, as well as increased vehicular traffic. A noise analysis will be conducted that will evaluate the effects of construction activities and building operations, as well as altered traffic patterns on nearby sensitive receptors, and will document any substantial increases to existing ambient or community noise equivalent levels that would occur. The Draft EIR will evaluate whether implementation of the proposed project would expose people to noise and/or groundborne vibration levels in excess of applicable standards. The Draft EIR also will analyze any temporary or permanent increase in noise levels generated from construction operational activities, identify any construction and/or operational noise impacts that would result from implementation of the proposed project, and provide appropriate mitigation to reduce or avoid any potentially significant impacts.

The project site is not located within an airport land use plan or within 2 miles of a public or private use airport. The proposed project site is not located within an airport land use plan nor is it located within 2 miles of a public airstrip (the closest airport is Montgomery Field, located approximately 5 miles from the project site). Therefore, the proposed project would not result in potential impacts related to these issues and they will not be discussed in the noise analysis or in the Draft EIR.

5.13 Population and Housing

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

The proposed project would construct new student housing facilities to accommodate the existing campus population, and, therefore, would induce a part-time population growth in the campus vicinity. In addition, students housed in the existing Chapultepec Hall would not be displaced during construction activities. Further, the project would result in a net increase of 2,700 student beds to the campus inventory and would accommodate new on-campus staff associated with the 10 new student-housing buildings and food service facilities. The EIR will also evaluate the growth-inducing effects of the project. The proposed project would not displace substantial numbers of existing housing, nor would it displace substantial number of people and, therefore, no further discussion of these issues will be provided in the Draft EIR.

5.14 Public Services

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Police Protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

While most university-related public services are provided by SDSU itself, a discussion of the proposed project's impact on existing police, fire, school, parks, and library facilities will be included in the Draft EIR. The EIR will evaluate whether implementation of the proposed project will increase demand for these public services, and will compare the increased demand with existing and planned equipment and staffing levels. The environmental impacts of any potential capacity shortage will be evaluated in the Draft EIR.

5.15 Recreation

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Discussion

Existing athletic, recreational, and open space areas are provided on campus for use by students and the campus community. Although there would be an increase in on-campus student residents (an additional 2,700 beds), once the new student housing buildings are constructed it is not expected that the increase in student beds would necessitate a substantial increase in use of the parks and recreational facilities since students, faculty, and staff recreational use patterns would not change as a result of the project. Students living in the new student housing facilities will have access to campus recreation facilities (such as the Aztec Center) and open space areas. Students are not expected to use non-SDSU parks and recreation facilities while living at the new student housing site such that their use would result in accelerated physical deterioration of City of San Diego facilities. Nonetheless, the environmental impacts of potential use and/or strain on local recreational facilities will be evaluated in the Draft EIR.

5.16 Transportation and Traffic

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Conflict with an applicable plan, ordinance, or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

A transportation impact analysis will be prepared for the proposed project in conjunction with the Draft EIR. The analysis will address potential impacts associated with the shift in traffic volumes and travel patterns from non-resident commuter vehicle trips to on-campus resident trips, including the effect on key intersections and street segments based on applicable level of service standards. The analysis also will address potential related effects on vehicle miles traveled, transit ridership, emergency access, and vehicle parking to the extent required by CEQA. The proposed project would not result in a change in air traffic patterns, nor would it substantially increase hazards due to a design feature and, therefore, criteria (c) and (d) will not be addressed further in the analysis.

5.17 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project site spans areas previously developed as parking lots, and building pads, etc., as well as undeveloped canyon areas not previously disturbed during historic campus development. A cultural resources record search will be conducted at the South Coast Information Center at SDSU, a “Sacred Lands” file request made of the Native American Heritage Commission in Sacramento, and contact made with all Native American tribes known to have occupied or used lands within the project area to determine the potential extent of tribal cultural resources in the project area. Once these resources are known, the analysis will determine whether potential significant impacts could occur to tribal cultural resources. As noted above, in the event any archaeological resources are discovered requiring recordation during field surveys, a full Archaeological Resource Management Report may be necessary. Applicable mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

5.18 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

New facilities proposed in connection with the proposed project will necessitate public utilities, such as electricity, natural gas, communication systems, water, sewer, and stormwater drainage. Electric, heating, and air conditioning demands for the proposed project and potential capacity expansion and associated environmental impacts related to these utility demands will be analyzed in the Draft EIR.

5.19 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant With Mitigation	Less Than Significant Impact	No Impact
Environmental Issues – Does the project:				
a) Have the potential to degrade the quality of the environment, 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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The area planned for development, including the canyon adjacent to the existing surface parking lot and Chapultepec Hall, may potentially support populations of rare, threatened, or endangered plant or animal species or sensitive plant communities. For this reason, the proposed project would have the potential to impact sensitive habitat and associated rare, endangered, or sensitive wildlife species. Specifically, the proposed project may have the potential to impact federally listed species such as the California gnatcatcher within the canyon located in the northern portion of the project site. A biological resources technical report will be prepared in conjunction with the Draft EIR, which will disclose all biological resource impacts. Further, an analysis of archaeological and historical resources present onsite and potential effects on such resources will be conducted in concert with preparation of the Draft EIR.

A cumulative impacts analysis will be conducted for each environmental topic area discussed in depth in the EIR. Potentially significant cumulative impacts may result.

6 LIST OF PREPARERS

This Initial Study was prepared by SDSU Facilities Planning, Design, and Construction. The persons participating in the Initial Study include (a) Laura Shinn, Director, Facilities Planning, Design, and Construction; (b) Sarah Lozano, Principal, Dudek; (c) Katie Laybourn, Environmental Analyst, Dudek; and (d) Michael S. Haberkorn, Partner, Gatzke Dillon and Ballance LLP.

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7 REFERENCES

- 14 CCR 15000–15387 and Appendix A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.
- California Department of Conservation. 1996. Generalized Mineral Land Classification Map of Western San Diego County, California. 1996.
- California Department of Conservation. 2000. *Guidelines for Classification and Designation of Mineral Lands*.
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- CSU (California State University). 2016. *CSU Seismic Requirements*. January 8, 2016.
- FEMA (Federal Emergency Management Agency). 2016. *Federal Emergency Management Agency Flood Map Service Center Locator Map*. Accessed November 16, 2016. <https://msc.fema.gov/portal/search>.

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8 DISTRIBUTION LIST

Below is a list of federal, state, and local agencies and organizations to which the NOP and Initial Study were distributed. In addition, the NOP was distributed to approximately 500 individuals that were identified as interested parties or stakeholders. To be added to this list or for questions, please contact Laura Shinn, Director; Facilities Planning, Design, and Construction; SDSU, 5500 Campanile Drive, San Diego, California 92182-1624 or via email to lshinn@mail.sdsu.edu.

Table 1
Distribution List

First Name	Last Name	Company/Organization	Address	City	State	Zip
<i>Federal Agency</i>						
Karen	Goebel	U.S. Fish and Wildlife Service, Carlsbad Fish and Wildlife Office	2177 Salk Avenue, Suite 250	Carlsbad	CA	92008
—	—	U.S. Army Corps of Engineers, Carlsbad Field Office	5900 La Place Court, Suite 100	Carlsbad	CA	92008
<i>State Agency</i>						
Laura	Shinn	SDSU, Facilities Planning, Design, and Construction	5500 Campanile Drive	San Diego	CA	92182
Chris Ganson, Senior Planner, and Michael	McCormick, Senior Planner	State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit	1400 Tenth Street	Sacramento	CA	95812-3044
—	State Historic Preservation Officer	California Department of Parks and Recreation Office of Historic Preservation	1725 23rd Street, Suite 100	Sacramento	CA	95816
—	—	Department of California Highway Patrol	P.O. Box 942898, 601 North 7th Street, Sacramento, CA 95811	Sacramento	CA	94298-0001
Craig	Rush	Division of State Architect, San Diego Regional Office	10920 Via Frontera, Suite 300	San Diego	CA	92127

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Tonya Hoover, State Fire Marshal, and Mike	Richwine, Assistant State Fire Marshal	State of California, Department of Forestry & Fire Protection, Office of the State Fire Marshall	602 East Huntington, Suite A	Monrovia	CA	91016-3600
Dave	Singleton, Program Analyst	Native American Heritage Commission	1550 Harbor Blvd., Suite 100	West Sacramento	CA	95691
Ed	Pert, Regional Manager	State of California, Department of Fish & Wildlife, South Coast Regional Office	3883 Ruffin Road	San Diego	CA	92123
David Gibson, Executive Officer, and Christopher	Means	San Diego Regional Water Quality Control Board	2375 Northside Drive, Suite 100	San Diego	CA	92108
Robert	Kard, Director	San Diego Air Pollution Control District	10124 Old Grove Road	San Diego	CA	92131
Laurie	Berman, Director	State of California, Department of Transportation, Caltrans – District 11, Development Review Branch	004050 Taylor St.	San Diego	CA	92110
Maryam	Tasnif-Abbasi	State of California, Dept. of Toxic Substances Control, Southern California Cleanup, Operations Branch – Cypress	5796 Corporate Avenue	Cypress	CA	90630-4732
—	—	SDSU Love Library	Government Publications, 3rd Floor, 5500 Campanile Drive	San Diego	CA	92182-8050
Steven	Lohr, Ed.D., Chief of Land Use Planning and Environmental Review	California State University Chancellor's Office	401 Golden Shore	Long Beach	CA	90802-4210
<i>Local Agency</i>						
—	Community Development Director	City of La Mesa	8130 Allison Avenue	La Mesa	CA	91944-0937
—	—	County of San Diego Recorder/Clerk, The County Administration Center	1600 Pacific Highway, Room 260, MS A-33	San Diego	CA	92101

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Distribution List

First Name	Last Name	Company/Organization	Address	City	State	Zip
—	—	Office of the City Attorney, City of San Diego	1200 Third Avenue, Suite 1620	San Diego	CA	92101-4108
Kerry	Santoro, Deputy Director	City of San Diego, Development Services Department, Land Development Review Division	1222 First Avenue, MS 301	San Diego	CA	92101-4155
Senator Toni	Atkins, 39th District	California State Senate	701 B Street, Suite 1840	San Diego	CA	92101
—	—	Civic San Diego	401 B Street, Fourth Floor	San Diego	CA	92101
Chief Shelley	Zimmerman	San Diego Police Department	1401 Broadway	San Diego	CA	92101-5729
Maureen	Stapleton, General Manager	San Diego County Water Authority	4677 Overland Avenue	San Diego	CA	92123
Brian Fennessy, Chief and Samuel L	Oates, Deputy Fire Chief	City of San Diego, Fire-Rescue Department	1010 Second Avenue, Suite 400	San Diego	CA	92101
Marlon	Pangilinan	City of San Diego Planning Department, College Area Community Planner	1222 First Avenue, MS 413	San Diego	CA	92101
—	—	City of San Diego Planning Department, Navajo Area Community Planner	1222 First Avenue, MS 413	San Diego	CA	92101
Scott	Sherman, City Councilmember	7th District, City Administration Building	202 “C” Street MS #10A	San Diego	CA	92101
—	—	San Diego Historical Resources Board, City Administration Building	202 C Street	San Diego	CA	92101
Douglas	Williford, City Manager	City of El Cajon	200 Civic Center Way	El Cajon	CA	92020-3996
—	—	Allied Gardens/Benjamin Branch Library	5188 Zion Avenue	San Diego	CA	92120-2728
Susan	Baldwin, Senior Regional Planner	San Diego Association of Governments (SANDAG)	401 B Street, Suite 800	San Diego	CA	92101-4231
Mayor Kevin	Faulconer	City of San Diego	202 C Street, MS 11	San Diego	CA	92101

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First Name	Last Name	Company/Organization	Address	City	State	Zip
Marti	Emerald, City Council President, Pro Tem, 9th District	City Administration Building	202 "C" Street MS #10A	San Diego	CA	92101
James	Nagelvoort, Interim Director	City of San Diego, Public Works	202 "C" Street, 9th Floor, MS 9A	San Diego	CA	92101
—	—	College Rolando Branch Library	6600 Montezuma Road	San Diego	CA	92115
Planning Director	—	Metropolitan Transit Development Board	1255 Imperial Avenue, Suite 1000	San Diego	CA	92101-7490
—	—	San Carlos Branch Library	7265 Jackson Drive	San Diego	CA	92119
—	—	San Diego County Dept. of Environmental Health	P.O. Box 129261	San Diego	CA	92112-9261
J.	Cole, President	Associated Students of SDSU, San Diego State University	Conrad Prebys Aztec Student Union, Suite 310, 6075 Aztec Circle Drive	San Diego	CA	92182-7804
—	—	Hardy Elementary School	5420 Montezuma Road	San Diego	CA	92115
Assemblywoman Shirley	Weber	California State Assembly	1350 Front Street, Suite 6046	San Diego	CA	92101
Supervisor Dianne	Jacob	County Administration Center	1600 Pacific Highway, Room 335	San Diego	CA	92101
Tom	Tomlinson, Interim Director	City of San Diego, Planning Department	1222 First Avenue, MS 413	San Diego	CA	92101
Mario	Sierra, Director	City of San Diego, Environmental Services	9601 Ridgehaven Court, Suite 210, MS 102A	San Diego	CA	92123

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First Name	Last Name	Company/Organization	Address	City	State	Zip
Kris	McFadden, Director	City of San Diego, Transportation and Stormwater	202 "C" Street, 9th Floor, MS 9A	San Diego	CA	92101
Marion	Moss Hubbard, Public Information Officer	City of San Diego, Public Library	330 Park Blvd.	San Diego	CA	92101
Alyssa	Muto, Deputy Director, Environmental and Policy Analysis	City of San Diego, Planning Department	1010 Second Avenue, MS 413	San Diego	CA	92101
Robert	Vacchi, Director	City of San Diego, Development Services	1222 First Avenue, 4th Floor	San Diego	CA	92101
Halla	Razak, Director	City of San Diego, Metropolitan Wastewater/Water	9192 Topaz Way, MS 901	San Diego	CA	92123
Ben	Hafertepe, Project Manager	City of San Diego, Facilities Financing	1010 Second Avenue, MS 606F, Suite 600 East Tower	San Diego	CA	92101-4998
Mark	Wardlaw, Director	County of San Diego, Planning and Development Services	5510 Overland Avenue #110 & 310	San Diego	CA	92123
Georgette	Gomez, City Councilmember Elect	City of San Diego, Ninth District	202 C Street, 10th Floor	San Diego	CA	92101
Jeff	Murphy, Director	City of San Diego, Planning Department	1010 Second Ave., MS 413	San Diego	CA	92101
Tom	Tomlinson, Assistant Director	City of San Diego, Planning Department	1010 Second Ave., MS 413	San Diego	CA	92101
Principal	—	Hardy Elementary School/San Diego Unified School District	5420 Montezuma Road	San Diego	CA	92115
—	—	San Diego Unified School District	4100 Normal Street	San Diego	CA	92103
<i>Organizations</i>						
Anthony	Wagner	Allied Gardens Community Council	P.O. Box 600425	San Diego	CA	92160-0425

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Distribution List

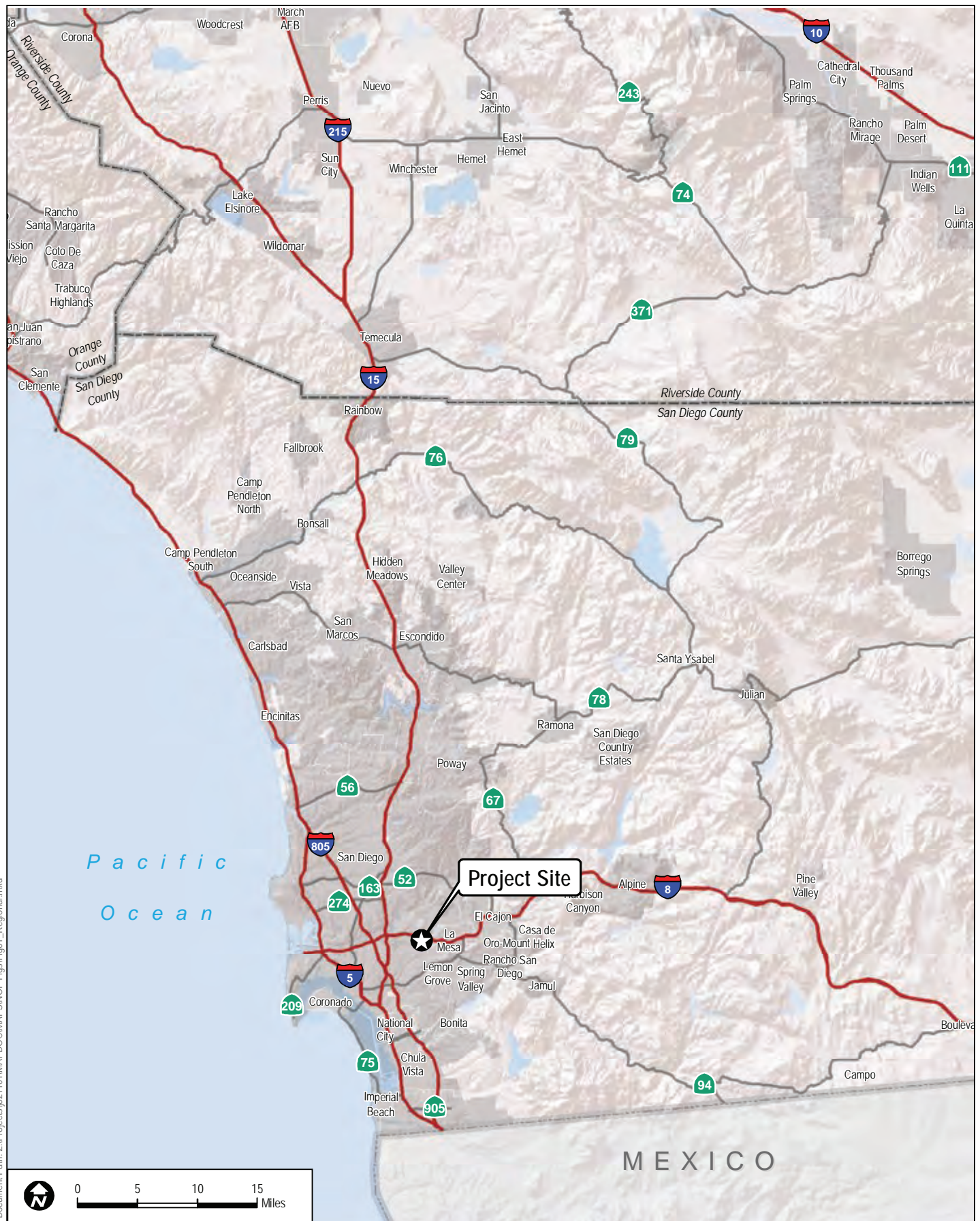
First Name	Last Name	Company/Organization	Address	City	State	Zip
Prem	Reddy, Chief Executive Officer	Alvarado Hospital Medical Center	6655 Alvarado Road	San Diego	CA	92120-5298
Clifford	LaChappa, Chairperson	Barona Group of the Capitan Grande	1095 Barona Road	Lakeside	CA	92040
Steve	Banegas, Spokesperson	Kumeyaay Cultural Repatriation Committee	1095 Barona Road	Lakeside	CA	92040
Gwendolyn	Parrada, Chairperson	La Posta Band of Mission Indians	P.O. Box 1120	Boulevard	CA	91905
—	—	California Native Plant Society, c/o Natural History Museum	P.O. Box 121390	San Diego	CA	92112
Ralph	Goff, Jr., Chairperson	The Campo Band of Mission Indians	36190 Church Road	Campo	CA	91906
Jay	Wilson, President	Del Cerro Action Council	P.O. Box 601492	San Diego	CA	92160
Robert	Pinto, Chairperson	Ewilaapaap Tribal Office	4054 Willow Road	Alpine	CA	91901
H. Eugene Swantz, Jr. and Joan	Rapp, Co-Trustees	The Carolyn M. Holmer Trust, US Bank, Re: 6367 Alvarado Court	400 Prospect Street	La Jolla	CA	92037
Raymond	Hunter, Chairperson	Jamul Indian Village	P.O. 612	Jamul	CA	91935
Margaret	Mangin, President	Rolando Community Council	P.O. Box 151163	San Diego	CA	92175
Jim	Schneider, Executive Director	College Area BID	4704 College Avenue	San Diego	CA	92115
Carmen	Lucas	Kwaaymil Laguna Band of Mission Indians	P.O. Box 775	Pine Valley	CA	91962
Mark	Romero, Chairman	The Mesa Grande Band of Mission Indians	P.O. Box 270	Santa Ysabel	CA	92070
Allen	Lawson, Chairman	San Pasqual Band of Mission Indians	27450 North Lake Wohlford Road	Valley Center	CA	92082
Chris	Redfern, Executive Director	San Diego Audubon Society	4010 Morena Blvd., Suite 100	San Diego	CA	92117
—	Environmental Review Committee	San Diego County Archaeological Society, Inc.	P.O. Box 81106	San Diego	CA	92138-1106
Charlotte	Cagan, Executive Director	San Diego History Center	1649 El Prado, Suite 3	San Diego	CA	92101

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First Name	Last Name	Company/Organization	Address	City	State	Zip
Cody	J. Martinez, Chairperson	The Sycuan Band of the Kumeyaay Nation	1 Kwaaypaay Court	El Cajon	CA	92019
Virgil	Perez, Chairman	The Santa Ysabel Band of Mission Indians	P.O. Box 130	Santa Ysabel	CA	92070
Anthony	R. Pico, Chairperson	Viejas Band of Kumeyaay Indians	1 Viejas Grade Road	Alpine	CA	91901
Ron	Christman	Kumeyaay Cultural Historic Committee	56 Viejas Grade Road	Alpine	CA	92001
Rebecca	Osuna, Chairman	Inaja Band of Diegueno Mission Indians	2005 S. Escondido Boulevard	Escondido	CA	92025
Clint	Linton, Director of Cultural Resources	lipay Nation of Santa Ysabel	P.O. Box 507	Santa Ysabel	CA	92070
Michael	Garcia, Vicer Chairperson	Ewiiaapaayp Band of Kumeyaay Indians	4054 Willows Road	Alpine	CA	91901
Robert	J. Welch, Jr., Chairperson	Viejas Band of Mission Indians of the Viejas Reservation	1 Viejas Grande Road	Alpine	CA	91901
Erica	Pinto, Chairperson	Jamul Indian Village of California	P.O. Box 612	Jamul	CA	91935
Virgil	Oyos, Chairperson	Mesa Grande Band of Diegueno Mission Indians	P.O. Box 270	Santa Ysabel	CA	92070
Andy	Beuparlant	CACC	5346 East Falls View Drive	San Diego	CA	92115
Jan	Riley	CACC	4655 60th Street	San Diego	CA	92115
Rhea	Kuhlman	CACC	5069 Catocin Drive	San Diego	CA	92115
Saul	Amerling	CACC	5057 Catocin Drive	San Diego	CA	92115
Troy	Murphree	CACC	6758 Saranac Street	San Diego	CA	92115-1647
Jim	Schneider	CACC	P.O. Box 151176	San Diego	CA	92175-117

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Robert	Montana	CACC	6223 Mary Lane Drive	San Diego	CA	92115
Ann	Cottrell	CACC	5111 Manhasset Drive	San Diego	CA	92115
Mitch	Yunker	CACC	5446 Collier Avenue	San Diego	CA	92115
Joe	Jones	CACC	5167 Bixel Drive	San Diego	CA	92115
Keith	Henderson	CACC	1545 Hotel Circle South #145	San Diego	CA	92108
Gary	Campbell	CACC	5057 Catocin Drive	San Diego	CA	92115
Jean	Hoeger	CACC	5364 Redding Road	San Diego	CA	92115
Jerry	Pollock	CACC	5577 Yerba Anita Drive	San Diego	CA	92115
Jose S.	Reynoso	CACC	5431 Yerba Anita Drive	San Diego	CA	92115
Maurize	Rios	CACC	4436 Dayton Street	San Diego	CA	92115



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Figure 1
Regional Map

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SOURCE: Carrier Johnson 2013

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Figure 4
Proposed Site Design and Project Phasing

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Name	Address	Email Address	Organization (optional)	Phone Number (optional)
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Susan Newel	5115 Walsh Way		CVEA	
David Cole	6326 Montezuma		Self	858-334-3962

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SARAH COUSIN	3142 COURSER	GCOURSAR@HOTMAIL	Resident	858-273-2426
Teresa Valencia	5142 College Gardens Ct			

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Mark Nelson	Pedro beach 90277 511 N. Prospect Ave	menel's on gmail.com	Adjacent Landholder	310 909 3426
Susan Hagg	4803 Cummings Rd	schoppa@aol.com		

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RANDI MCKENZIE	5127 WALSH WAY	rmckenzi@uii1. sdsu.edu	COMMUNITY MEMBER	—
KERRY TABLER	5429 Redding Rd	dalmadorecox.net	"	
Bob Schlesinger	5364 Saxon St	bosleche@att.net	"	
CINDY GILBERTSON	5541 DROVER DR	CSGILBERTSON@ATT.NET nonetort@hotmail.com	yes	
Vicky Kortland	5357 Redding Rd.	Cor	yes	
JOHN KORTLAND	5357 Redding Rd. SD 92127	JOHNK6381@ATT.NET	yes	
JOHN FLEMING	16870 W. Bernardo Dr #400	IFLEMING@LEGACY- LAWSON.COM	yes	
Chris Stephens	5241 Remington Rd	interwebchris@ gigamonster.com	community member	

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Chris Wood		cannewooda@gmail.com		

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Name	Address	Email Address	Organization (optional)	Phone Number (optional)
Jim Corrigan	5443 Broward	JPCORR@SDSU.EDU	CUVA	619-265-0892
Patrick Nunez	" "	pknunez@sdstate.edu	CUVA	" "
Susan Richardson	5433 Hewlett	dgrsm@cox.net	CUVA Neighbor	
Lisa Nelson		Lisa.Nelson@gmail.com	EL CERRILLO COMMUNITY COUNCIL	619 286-2987
B.T. NYSTROM	4645 ALMA PL.	bjwho9@cox.net		

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Name	Address	Email Address	Organization (optional)	Phone Number (optional)
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CHARLISE NATHAN	5162 COLLEGE PARKERS CT	synnath@ucsd.edu	CVEA	619-583-7641
LEONARDO NATHAN	5162 COLLEGE PARKERS CT	Lhannedul.com	CVEA	
Martina Casselman	5376 Saxon St	mercasselman@ucsd.edu	CVEA	
Gina Patterson	5551 Draper Dr.	bandspatterson@gmail.com	CVEA	619-675-4605
Stephen Charles	5531 Draper Dr.	scharesa.att.net		(619) 287-3314
Rachael B	5181 College Gardens CT	PJAGUSTA@GMAIL	CVEA	A
Dawn Reser	5118 Bixel Dr	dreser@ucsd.edu	CVEA	
Greg Reser	5118 Bixel Dr	greser@ucsd.edu	CVEA	

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San Diego State University Student Housing Project
Public Scoping Meeting Sign-In Sheet
January 18, 2017
(Please Print)

Name	Address	Email Address	Organization (optional)	Phone Number (optional)
Kimberly Wilson	5172 College Gardens Ct.	kimberly.wilson619 @yahoo. com		
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Richard McClintock	5376 Hewlett Dr	richardmcc@hotmail.com	CVEA	619-889-7670
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Disclaimer: Before including your name, address, email address, or other personal identifying information, please be advised that you name and contact information will be added to the project mailing list and your personal identifying information may be made publicly available at any time. While you can request that your identifying information be withheld from public review, ARB cannot guarantee that this will be possible.

Laura Shinn, Director
Facilities Planning, Design and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1624

Re: NOP of a Draft EIR for Dormitory Complex Centered Around Chapultepec Residence Hall
SUBJECT: Critical Fire and Ambulance Services for College View Estates. Section 5.14

January 19, 2017

Dear Ms. Shinn,

Public streets 55th and Remington Road are a vital link for City of San Diego Fire and Ambulance Services to access the 340 plus residential homes located in College View Estates. The City standard for Ambulance response time is 12 minutes or less, 90% of the time. Will introduction of new student facilities (phases 1, 2, and 3) located along Remington Road allow the City of San Diego to maintain this standard?

Fire and Ambulance services come from City Fire Station 10 located in the Rolando area. The vehicle path between Fire Station 10 and College View Estates are very congested:

- 1) Two or more intersections operating at LOS F service levels.
- 2) Long vehicle queues requiring emergency vehicles to dangerously traverse into on-coming traffic.
- 3) Two or more heavily used pedestrian crosswalks requiring long queue times.
- 4) A stadium with many programs operating at a 12,000 seat max or less capacity.
- 5) And now new student facilities with 2,700 beds and designed for access to Remington Road; especially during load/off-load student turn-over and required commercial access activities.

A letter from the City of San Diego Fire Chief should be included in the EIR indicating the standards for service can be maintained following implementation of each project phase.

Mitigation action to consider:

- 1) A new fire station may be required to support these vital services, and if so should be included as a mitigation BEFORE new student housing is constructed.
- 2) Consideration of an alternative site for placement of new housing that does not depend so much on access to Remington Road. One such location being the playfield ENS 700 which is west of Adams Humanities and east of Viejas Arena.

Regards

Gary DeBusschere, 5251 Hewlett Drive, SD CA 92115, debusschere01@yahoo.com

From: "Gary Ellenor" <garye64@gmail.com>
Date: Jan 19, 2017 7:11 PM
Subject: Remington dorms
To: "Lshinn@mail.sdsu.edu" <Lshinn@mail.sdsu.edu>
Cc: <Cveatreasure@gmail.com>

I am currently out of the country and was unable to attend your meeting. I live on Remington Road. My main concern is building on a "sensitive" canyon. When I tried to expand my house out 16' towards the canyon I was informed by the City of San Diego Planning Dept that I could not do this as I would be intruding on a sensitive canyon. So why can this project go forward as it will have a much more significant intrusion on this same canyon? This seems like a double standard.

Although I realize the need for more dorms I am concerned about the traffic on Remington road entering CVE. With the current dorm there is already problems with traffic as the road is not wide enough to drop off students. Cars pull up to the red zone to let students off thus causing precarious driving conditions. Although it's a red zone I've never seen the police there to assume st in the safe movement of traffic OR giving any tickets. While I receive a ticket for parking in front of my own driveway why these cars are ticketed is a disparity.

Another concern is the potential noise pollution on our currently serene canyon environment. This project would significantly impact this.

Thank you for reading this email. I do hope my comments are taken into account. It's never too late to reconsider the location of this project.

Gary Ellenor
5116 Remington Rd
San Diego, CA 92115
[619-743-9111](tel:619-743-9111)
Garye64@gmail.com

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Gary E
GaryE64@gmail.com

From: "Thomas McKenzie" <tmckenzi@mail.sdsu.edu>

Date: Jan 19, 2017 6:39 PM

Subject: sham meeting

To: <LShinn@mail.sdsu.edu>

Cc:

I'm saddened by the poorly designed and sham meeting regarding the new dorm proposal.

It was clearly a political move.

THOM

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Thomas L. McKenzie, PhD, FACSM, FNAK

Investigator, Institute for Behavioral and Community Health (IBACH)

Professor Emeritus, School of Exercise and Nutritional Sciences

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Observation videos: <https://www.youtube.com/channel/UCCLTwIGV7rfoPcMNOXigjbw>

Make America CIVIL again!

From: **Susan Newell** <susanonewell@hotmail.com>
Date: Fri, Jan 20, 2017 at 9:09 AM
Subject: My safety concerns about the mega-dorm construction
To: "LShinn@mail.sdsu.edu" <LShinn@mail.sdsu.edu>

Dear Ms. Shinn:

I'm deeply concerned about the impact the new dorm development would have on the safety of our neighborhood. It appears that no mitigation of the current accessibility problems on Remington Road will be done, and that providing accessibility for ten more buildings has been completely ignored.

When my husband and I moved to CVE in 2000, we deliberately chose a quiet neighborhood near a university. We wanted to be able to walk to the library for doing research and attend on-campus lectures and cultural events. We believed then that we'd purchased our final home, and it seemed nearly perfect for us.

Of course we were aware of the Chapultepec tower standing out like a visual sore thumb. Its height is way out of proportion to the adjoining neighborhood of one and two-story homes, and no element in its design reflects in any way the original campus buildings. (Even ARC's repeating four orange tile motif does that!) But we thought it was a one-off mistake that would not be repeated.

We've grudgingly learned to live with the impediments to us as walkers, bike riders, or drivers on that portion of Remington which stretches from the traffic light at 55th to CVE's entrance marker. Campus vehicles of all sizes, package delivery vehicles, and vendor delivery trucks park at the red curb with great frequency, blocking the bike lanes and narrowing the lanes of the two-way city street that provides entrance to our neighborhood.

And when students are moving into the dorm, it's a Katie bar the door mess! Dozens and dozens of cars park along the red curb while students unload their belongings, and even the sidewalks get blocked.

God forbid that there's ever a catastrophic event requiring multiple emergency vehicles to access our neighborhood. Earthquakes can and do occur, as do canyon fires with mandatory evacuation.

We've all learned from events in the last decade or more that horrific incidents can happen anywhere at any time. To not acknowledge that possibility and alter your plans accordingly seems extremely reckless. Selecting another building site for expansion and adding a "staging area" for the existing structure would be much better for the safety of both residents and students.

Susan Newell

5115 Walsh Way

San Diego, CA 92115

From: "Teresa Valencia" <valenciat2@gmail.com>
Date: Jan 20, 2017 12:04 AM
Subject: Fwd: SDSU Supersized Remington Rd Dorm Project Phase 1 (2,700 resident housing)
Phase 2, 3 & 4 total 4,700 resident
To: <lshinn@mail.sdsu.edu>
Cc:

On Thu, Jan 19, 2017 at 11:55 PM, Teresa Valencia <valenciat2@gmail.com> wrote:
Dear Laura,

Regarding the proposed SDSU Chapultepec Dorm plan to build Supersized Dorms on Remington Road is recipe for disaster. Phase 1 of the construction would add 2,700 residents to the area with the final construction plans of Phase 2,3, and 4; to a total of 4,700 residents to a very small area.

The proposed may look good until you do the math, and consider the disproportionate population increase concentrated in a small area, will certainly add overwhelming stress on a community already dealing with the new dorms recently build. It should be noted Remington Rd is the main public entrance access street for the community known as College View Estates.

College View Estates has appx 811 residents there are 341 homes; Alvarado Estates has appx 774 residents and 135 homes; total residents for the two areas is 1,585.

SDSU Chapultepec Hall located on Remington Rd houses 774 residents and Fraternity Row houses 264 residents. The proposed new dorms once completed would house 4,700 residents.

Please reconsider the location of the proposed Phase 1-4 construction site.
Thank you for time and consideration.

Sincerely,

Teresa Valencia

From: "Sai Win" <sai_win@hotmail.com>
Date: Jan 20, 2017 12:01 AM
Subject: Comments on the Proposed Remington Dorms
To: "Lshinn@mail.sdsu.edu" <Lshinn@mail.sdsu.edu>
Cc:

Dear Ms. Shinn:

Thank you for giving me the opportunity to comment on the Proposed Remington Dorms. The following are my comments:

Runoff from the proposed development:

I am wondering if the runoff from the proposed site will simply be discharged to the canyon. I am concerned that a large amount of concentrated runoff from the proposed site will overwhelm an existing small seasonal stream in the canyon and much larger runoff can possibly create erosion and gullies along the canyon. For that, please consider runoff from the proposed development directly flowing to the city municipal stormwater pipes. Also, please consider creating detention basins with the proposed development so that some of rainwater soak into ground.

Loading zone on Remington Road:

Loading and unloading activities along Remington Road become hazardous. Please consider providing a dedicated loading zone area on Remington Road without conflicting with auto, bike, and pedestrian traffics so that students can access to the proposed development site in a safe manner.

Wider sidewalk and two-way bike lane:

Also, please consider providing a much wider side walk to accommodate more pedestrians and two-way bike lane on the north side of the Remington Road.

Please kindly let me know if you have questions with regard to my concerns.

Sincerely,

Sai Win

5463 Redding Road

San Diego, CA 92115

From: "Bear Family" <beardensd@cox.net>
Date: Jan 19, 2017 11:17 PM
Subject: Remington Development
To: <LShinn@mail.sdsu.edu>
Cc:

Hi Laura,

I was unable to attend the presentation this past Wednesday but have received a lot of the materials associated with the development. I am a big supporter of SDSU having graduated with a bachelor and EMBA. Presently I am involved with the SDSU School of Accountancy on the advisory board and have had the opportunity to guest lecture in several classes. I am grateful that SDSU is working to bring more students on campus as it will improve their college experience at SDSU and make them active lifelong Aztecs.

I am writing you to express my concern on the scope of the development on Remington. Phase I with modification will probably work but Phase II and Phase III are simply too problematic from traffic, noise, and parking not to mention environmental point of view. There would seem to be multiple other options to expand housing on the Mesa. There is the parking lot D on the East of campus near Alvarado and also the area where smaller apartments already exist along 55th which could be redeveloped.

I would ask the SDSU reconsider all three phases of development proposed on Remington. I look forward to attending more meetings so we can work out a solution that helps retain the character of the College View Estates neighborhood and enables more students to live on campus.

Thanks,

Bryan Bear

From: **James Beatty** <elbowman.beatty@gmail.com>

Date: Fri, Jan 20, 2017 at 4:44 PM

Subject: Less Dorms in our Area - Better Planning - Better Partnerships

To: Lshinn@mail.sdsu.edu, cveatreasurer@gmail.com

Dear Ms. Shinn et al.,

I appreciate having the opportunity to respond to SDSU's proposal to build an enormous dorm complex on Remington Road. First, it was my understanding that the athletic programs were to be on the west side of the campus, while the residential facilities were to be on the east side of the campus. I hope SDSU will revisit the 2007 Master Plan and abide by what was proposed then, as the new proposal is contradictory to what we were told about 10 years or so ago.

My wife and I have been residents here for many years and thus want to express our thoughts on the dorm project. We are glad to hear that SDSU plans to provide additional affordable housing for students on campus, contrary to the mini-dorms that have invaded our neighborhood. Yet, there are many problems with this new proposal. Moreover, the presentation on Monday night did nothing to make the residents feel better about the issues. The "speakers" did not speak; there were no presentations; no real live give-and-take; no way for individuals to crowd around to hear any of the discussions; and no chairs in the room for anyone, many of whom were elderly.

Our neighborhood already suffers from the dorm on Remington Road, with congestion via autos, bicycles, skateboards, pedestrians, and automobile activity. When you consider all of the facilities and activities on our side of the campus, access is problematic already. In the past few years, we have gone from about two stop lights to about five or more. The stop lights can take forever to change, causing additional traffic jams, and jaywalking has become common practice. The proposed residence buildings will greatly add to these problems, and traffic through our neighborhood will greatly increase. Putting one new dorm in the area might be acceptable, but the plans are to have multiple dorms, thus adding to the problems. Some of these dorms would immediately impact those living on the north end of Hewlett, as their houses are on that canyon. I can imagine the nightmares those folks would have to endure, along with the depreciation of the value of their houses. Additional problems will occur as traffic would increase from Remington Road, to south on Hewlett, to west on College Gardens Road, on to Montezuma. The traffic is already bad enough, and the new plan would only increase those problems.

Please do not build all these dorms on Remington Road! Instead, place some of them on the east end of the campus or elsewhere, including Qualcomm Stadium if the opportunity exists. Transportation from there to campus via trolley would be very effective and well used. There is also considerable space and property on Alvarado that the university already owns and that is convenient to campus for the students. Further, there is space near the corner of College and the lower campus road near the south side of Adobe Falls. That space would also be very convenient for students. Tall dorms there would be a better use than the limited parking on those lots.

Thank you for listening to us and reading our emails. I hope SDSU will address our concerns and implement reasonable measures, as well as other ideas that have been suggested. I truly hope that the university and the residents of College View Estates can continue to be good partners. Cooperation is extremely important, and we want continued cooperation and a positive relationship between SDSU and our residents. After all, most of us would not be living in this area if we were not great fans of SDSU in the first place.

Jim

James R. Beatty, PhD

5144 Manhasset Drive

San Diego, CA 92115

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Laura Shinn, Director
Facilities Planning, Design and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1624
lshinn@mail.sdsu.edu

Re: NOP of a Draft EIR for Dormitory Complex Centered Around Chapultepec Residence Hall

January 19, 2017

Dear Ms. Shinn,

I am a long-time home owner in the College Area. I am also on the College Area Community Council/College Area Community Planning Board (CACC/CACPB). However, in this letter I am writing only as myself, not as a representative of the CACC/CACPB.

I deeply appreciate SDSU wanting to provide more on-campus student housing. This will benefit both SDSU by way of helping students graduate and also by helping the College Area community control mini-dorms.

However, I feel that the proposed Chapultepec area for these new on-campus dorms is not the best site. Below are my main objections to building in the Chapultepec area.

San Diego's "Sacred" Canyons:

One obvious objection is the building into the Chapultepec canyon itself. Canyons, to many San Diegans, are almost sacred open spaces, that make us unique among many other cities. The City of San Diego web site states that: "San Diego's canyons contain natural and cultural history unique to our region. For many communities these canyons are all that remain as undeveloped natural landscape. Canyons provide the citizens of San Diego with such benefits as scenic vistas, preservation of natural resources, outdoor recreation, and other benefits to health and wellbeing.

"The City of San Diego Park & Recreation Department's Open Space Division manages over 24,000 acres of open space, including open space canyons and parklands. Some 3,200 acres are citywide neighborhood canyons and parklands which are overseen by the Open Space Canyon Program staff.

"The Open Space Division Canyon Program supports various "Friends of Canyons" groups by assisting with environmental education, canyon enhancement planning, weed management, trail maintenance, and kiosk installation."

One of these "Friends of Canyons" groups is the San Diego Canyonlands group. Their web site states: "San Diego is unique as a major metropolitan area with natural open spaces, including hundreds of canyons and stretches of creek habitats scattered throughout the urban environment. These canyons, these islands of open space, are like mini-regional parks in our back yards. They play an important role in our wellness through filtration of air and water, serving as our City's kidneys & lungs.

"San Diego Canyonlands works towards preserving and restoring our canyons and influence policies towards their protection. We are also committed to fostering opportunities to utilize our Canyons as "Nature Classrooms" where San Diego's youth can learn about our unique wildlife and eco-systems with hands-on experiences. We promote passive recreational use in San Diego's urban wildlands."

“Substantial Adverse Effects On Human Beings”

According to the subject “NOP of a Draft EIR” document, many environmental issues listed in the various tables possess “Potentially Significant Impacts”. Of special note is the last table (hi-lite added), “5.19 Mandatory Findings Of Significance”. In this table is “Environmental Issue c)”, which asks “Does the project” “Have environmental effects, which will cause **substantial adverse effects on human beings**, either directly or indirectly?”. The column marked “**Potentially Significant Impact**” is checked. This is probably the most serious finding in the whole document. However, nothing about this is in the Discussion that follows this table. This appears to be a significant omission.

55th Street Alternative

As I understand, an EIR must also discuss alternative solutions to the reason for the EIR. I would propose that an alternative solution would be to instead build dorms on the several blocks at the end of 55th Street, known as the “Albert’s Apartments”. This area is located on the finger-mesa just to the east of the Chapultepec area. The best view of this area is on the map in Figure 3 in the NOP. Currently, there are only 700 tenants in this under-used area. This is a great waste of potential space, where large 25+ story dorms could be built which could contain many more thousands of tenants (as next described).

55th Street Alternative – number of beds on Chapultepec (2700) vs 55th St. (10,800-13,500)

On page 4 of the Initial Study, are listed the details of the proposed Chapultepec dorms. There are a total of 4 residence halls, containing a total of 9 buildings with a total of 74 stories (using the maximum number of stories listed), for a total of 2,680 beds (rounded to 2,700 beds). That is approximately 36 beds per story.

Using the above figures, one 25 story building on the alternate 55th St. site would contain 900 beds (25 stories X 36 beds per story). Therefore, only 3 25-story dorms on the alternate 55th St. site would contain 2,700 beds – which equals the total number of beds on the proposed Chapultepec site. A total of 12-15 25-story dorms could be built on 55th St.. That’s a total of 10,800 – 13,500 beds for the alternate site of 55th St.

55th Street Alternative – additional advantages

I suggest some additional advantages of building on this 55th St. site as opposed to the proposed Chapultepec site:

1. Dorms could be built 25+ stories high, housing thousands more students than at the proposed Chapultepec site, as shown above.
 - a. If there currently aren’t funds for such tall dorms, build shorter dorms that could easily support added stories in the future.
 - b. Housing for the 700 current tenants during demolition and construction could be accomplished by building in phases. Build one 25+ story dorm at the nearest south end, which then could house all the 700 current tenants. Build the rest of the dorms starting from the south end to the north, so students wouldn’t have to walk in the construction zone. Following phases would build the remaining 25+ story dorms. These phased-in new dorms would be filled as they are completed. Any moving of students during construction/remodeling could be similar to what happened during the recent renovation of some dorms on East Campus.
2. This area could be a great “student village”, that would be car-free. Only bikes and skateboards would be allowed.
3. This could be a mixed-use student area, with various student-oriented retail stores, indoor recreational areas, restaurants, entertainment venues, etc. built on the first floors of the dorms, similar to South Campus Plaza.

4. An emergency road could be built around behind the dorms near the canyon edge, with access only to emergency vehicles. A paved road for only emergency vehicles could also be built where the current road is down the middle of the mesa, for emergency access to building fronts.
5. Parking for any resident or visitor vehicles could be provided in the existing "Pit" parking lot, just to the east of these 55th St. dorms. If needed, a parking structure could be built in the Pit, around the existing trolley tracks. Other parking could be in the existing parking structure next to the Pit.
6. Pedestrian access to Pit parking from these new dorms could be provided by a pedestrian bridge from the new dorms to the Pit. Elevators might be required if no parking structure is built in the Pit.
7. The back of the dorms on the west side would act as a noise barrier for the residents on Hewlett Dr. and Remington Road.

I understand that either SDSU or Aztec Shops owns almost all the property on this part of 55th St. Any private property could be negotiated as a public-private joint arrangement to tie in with the rest of this area, maybe similar to the arrangement the private builder made with SDSU for the apartments on 5030 College Ave.

Thank you for your time and consideration in working with the community to select the best area for new dorms that will benefit both SDSU and the community.

Andre Beuparlant
College Area resident
andybowus@yahoo.com

From: "H. Bert" <hanksandiego@gmail.com>
Date: Jan 13, 2017 4:46 PM
Subject: NO to proposed massive dorm expansion on Remington Rd.
To: <LShinn@mail.sdsu.edu>
Cc: "Gary Campbell" <CVESApresident@gmail.com>

Hello,

As a 30+ year owner and resident living on the west side of campus, I am strongly opposed to the massive dorm expansion proposed by SDSU.

Why this is a terrible idea:

- Existing poor traffic flow on Remington will get exponentially worse immediately upon start of construction and it will never recover.
- Bad behavior not tolerated in the dorm complex will happen in the residential neighborhood directly to the west.
- 1 story Single Family homes will lose sunlight and views being overshadowed by tall buildings way too close by.
- City protected canyonland will be compromised by adjacent construction.
- Concerns over emergency vehicles being delayed by huge increase in foot traffic and vehicle traffic at intersection of 55th Street and Remington Rd.
- Increased risk of fires in and around canyons.
- Added noise levels and loss of sense of neighborhood we've enjoyed for over 50 years in some cases.

Please do not build this project. Instead, create a new large extended campus with lots of housing where Qualcomm stadium is. It's available now.

Thank you,

Henry Bertram

From: **Terrence Burns** <terrenceburns@gmail.com>

Date: Thu, Jan 19, 2017 at 11:18 AM

Subject: Negative impact with dorm construction

To: LShinn@mail.sdsu.edu

As a college view estates residence I oppose the new dorms being built on Remington road. This will be a nightmare for everyone including the students. Please reconsider this proposal. Thank you. Terrence Burns. 5125 college gardens court 92115

From: "Beverly Butler" <butlerbe503@gmail.com>
Date: Jan 19, 2017 5:52 PM
Subject: Proposed Remington Road dorm projects
To: <ishinn@mail.sdsu.edu>
Cc: "Robert Plice" <cveatreasurer@gmail.com>

Ms. Shinn,

I have been a resident property owner in College View Estates for 32 years. My husband graduated from SDSU and we both attended graduate school there. We take Osher classes on campus and are ARC members. The ARC is a wonderful facility and we love being able to walk over and do our workouts. We use Remington Road as a major travel route both on foot and in our cars. I support more on-campus housing at SDSU but view the proposed Remington dorm project in all its phases as very detrimental to our quality of life. The increased density will clog both the street and the sidewalks. When students move in to the existing Chapultepec dorm at the start of the school year either walking or driving on Remington is already essentially impossible.

I know that a number of my neighbors have already sent you articulate messages outlining the extent of concerns we have, from destruction of environmentally sensitive canyon lands to the increased potential of fire in the canyon bordering our neighborhood to noise disruptions to blocking sunlight from neighboring properties to interfering with emergency vehicle access to our neighborhood. I agree on all the concerns they have raised.

I sincerely hope you will listen to our concerns and work with us on solutions to add on-campus housing without unduly encroaching on our neighborhood and quality of life.

Beverly Butler

Saxon St.

College Area Community Planning Board

P.O. Box 15723, San Diego, CA 92175

<http://www.collegearea.org/cacc/>

info@collegearea.org

Laura Shinn, Director
Facilities Planning, Design and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1624

Re: Notice of Preparation (NOP) of Draft Environmental Impact Report (EIR) and Initial Study:
New Student Housing Project, San Diego State University

January 19, 2017

Dear Ms. Shinn,

The College Area Community Planning Board and College Area Community Council (CACC/CAPB) wish to commend SDSU for taking positive steps to house more students on campus. We see this as an opportunity to work more closely with SDSU to meet the needs of students and the surrounding communities. The Project Review Committee of the CACPB held a public hearing on January 4, 2017 to accept public comment regarding the NOP and potential scope of the EIR.

As a result of this hearing, we respectfully request that the following issues be addressed in the EIR.

1. Sewer, Water, Other Utilities

The adjacent community of College View Estates has ongoing sewage problems that would be exacerbated by the project. Please address the impact of the proposed project on sewer, water, and other utilities in neighboring College View Estates, and provide mitigation measures to reduce these impacts.

2. Security/Enforcement

Please address the impact of the proposed project on security enforcement in College View Estates, which already suffers from loitering, illegal parking, noise, litter, and other problems generated by SDSU students. Please specify mitigation measures that would prevent these impacts from increasing with the proposed project.

3. Parking

Please address the impact on parking overflow in College View Estates. Currently, SDSU security is provided only for major events and basketball games. College View

Estates suffers from the effects of overflow parking during non-secured events. The project would provide limited parking facilities and available parking would actually be reduced. There is concern that students would park in College View Estates, especially on nights and weekends when B Permit parking is not in effect. Please investigate possible mitigation to avoid this problem.

4. Traffic Circulation

The intersection of Remington Road and 55th Street is shown as a high-volume intersection in the 1989 College Area Community Plan and is recommended for traffic improvements. Please address the proposed project's impact on traffic circulation in this heavily congested area. College View Estates residents report that both bike lanes and vehicle lanes are frequently blocked by delivery trucks and short-term, illegal resident and visitor parking. The problem is especially acute during periods when students are moving in and out of Chapultepec Residence Hall but is chronic at all times. The problem will be exacerbated during project construction. Please provide mitigation measures to be implemented during construction and thereafter.

5. Emergency Access

Please address the impact on emergency vehicle response times, both for College View Estates and the proposed project itself. The City has already identified this area as being in need of a fire station. With the addition of 2700 beds in a heavily congested area, how will this issue be managed? Please explore mitigation alternatives.

6. Noise

Please address the impact of noise emanating from this 2700 bed complex on the surrounding neighborhood. Nearby residents report that noise is especially egregious at the beginning and end of each semester, and during the summertime, when the Chapultepec dorm is rented out for summer programs. There was particular concern that the rooftop terraces shown in the current design would increase the noise level and broadcast it into the surrounding neighborhood. Please investigate alternatives to mitigate this potential impact.

7. Light pollution

Please address the impact of light pollution, especially on Hewlett Drive. This area already experiences light pollution from Chapultepec residents and from external security lights on Chapultepec and 55th. With a potential ten building complex, how will this problem be addressed?

8. Shade/Shadows

Please address the impact of shadows cast by the proposed 6 and 12 story buildings. Of special concern are impacts on residences on 55th Street, Remington and Hewlett, and on sensitive canyon habitat, and the effect this may have on the efficacy of nearby

alternative energy sources such as rooftop solar panels. Please explore mitigation alternatives.

9. Dumping

Current residents of Chapultepec Residence Hall dump refuse such as furniture into the adjacent canyon, especially during move-out periods. Please address the impact of student dumping on sensitive canyon habitats and the related visual aesthetics for neighbors, especially on Hewlett Drive. Please indicate how SDSU will eliminate current dumping and preclude future dumping from the proposed dormitories

10. Sensitive Canyon Habitat

Please address the impact of the cantilevered building described for Phase 3 on sensitive canyon habitat, and describe mitigation alternatives.

11. Aesthetics

Please address the aesthetic impact of the 6 – 12 story buildings for residences on Hewlett Drive and Remington Road, and the impact on scenic vistas, especially for these two streets.

DISCUSSION

The general consensus of residents was that the project is too large and too concentrated.

PROJECT ALTERNATIVES

Residents requested that the following project alternatives be carefully considered to reduce impacts of the proposed project:

1. To address issues of bulk and scale, over-concentration issues, impacts to sensitive habitat and species, traffic congestion, and a host of other impacts, consider project alternatives that would spreading out the project by relocating Phases 2 and 3 to other areas on or off campus. It was recommended that the following be included in the analysis
 - Replacing the Albert's College Apartments and other apartments on 55th north of Remington Road (private property)
 - Utilizing vacant property on east side of campus
 - Consider Mission Valley for student residences (private property)
 - Along the "Wall" at 55th and Montezuma (private property)
2. To address traffic circulation, emergency access, parking, security, and other potential impacts, consider:

- Reorienting the buildings to face north, and moving the main access road to the “front door” of the buildings at this northern access (continuation of 55th).
- Coordinating traffic signals between 55th Street and Montezuma Road to improve the flow of traffic, in conjunction with the City of San Diego.
- Discouraging or prohibiting dormitory residents from bringing cars
- Providing more parking spaces
- Providing parking passes to ARC member that would allow them to park for free after 7:00 PM and on weekends in the lots by the Aquatic Center/Tennis courts (Lot T and T-A?) and the multi-deck structure at Montezuma and 55th. This would help with people parking in College View Estates during non-parking enforcement hours.

3. To address noise and light pollution:

- Consider non-operable windows, especially in rooms fronting Hewlett Drive and Remington Road.
- Consider installation of green roofs, and insure that they are not accessible to students.
- Consider installation of blackout shades, especially on those rooms facing Hewlett Drive and Remington Road, and require that they be pulled at night.
- Consider shading security lights and directing them away from houses.

4. To address impacts to sensitive canyon habitat caused by dumping in the canyon:

Consider periodic temporary placement of large dumpsters around the properties, especially during move-in and move-out periods.

Thank you for your consideration of our concerns.

Sincerely,

Jose S. Reynoso, President and Chair
College Area Community Council
College Area Community Planning Board

Copies to:

Councilmember Georgette Gomez
Lara Gates, Council District 9 Chief of Policy
Kris McFadden, Director, Transportation and Stormwater
Robert A. Vacchi, Esq., Director, Development Services



State of California – Natural Resources Agency
DEPARTMENT OF FISH AND WILDLIFE
South Coast Region
3883 Ruffin Road
San Diego, CA 92123
(858) 467-4201
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor
CHARLTON H. BONHAM, Director



January 20, 2017

Ms. Laura Shinn
Director, Facilities Planning, Design, and Construction
San Diego State University
5500 Campanile Drive
San Diego, CA 92182
lshinn@mail.sdsu.edu

Subject: Comments on the Notice of Preparation of a Draft Environmental Impact Report for the San Diego State University New Student Housing Project SCH# 2016121025

Dear Ms. Shinn:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) for the San Diego State University (SDSU) New Student Housing Project Draft Environmental Impact Report (DEIR).

Thank you for the opportunity to provide comments and recommendations regarding those activities involved in the Project that may affect California fish and wildlife. Likewise, we appreciate the opportunity to provide comments regarding those aspects of the Project that the Department, by law, may be required to carry out or approve through the exercise of its own regulatory authority under the Fish and Game Code.

CDFW ROLE

The Department is California's Trustee Agency for fish and wildlife resources, and holds those resources in trust by statute for all the people of the State. (Fish & G. Code, §§ 711.7, subd. (a) & 1802; Pub. Resources Code, § 21070; CEQA Guidelines § 15386, subd. (a).) The Department, in its trustee capacity, has jurisdiction over the conservation, protection, and management of fish, wildlife, native plants, and habitat necessary for biologically sustainable populations of those species. (*Id.*, § 1802.) Similarly for purposes of CEQA, the Department is charged by law to provide, as available, biological expertise during public agency environmental review efforts, focusing specifically on projects and related activities that have the potential to adversely affect fish and wildlife resources.

The Department is also a Responsible Agency under CEQA. (Pub. Resources Code, § 21069; CEQA Guidelines, § 15381.) The Department may need to exercise regulatory authority as provided by the Fish and Game Code. As proposed, for example, the Project may be subject to the Department's lake and streambed alteration regulatory authority. (Fish & G. Code, § 1600 et seq.) Likewise, to the extent implementation of the Project as proposed may result in "take" as defined by State law of any species protected under the California Endangered Species Act (CESA) (Fish & G. Code, § 2050 et seq.), related authorization as provided by the Fish and Game Code will be required.

The Department also administers the Natural Community Conservation Planning (NCCP) program, a California regional habitat conservation planning program.

Project Location: The Project is located on the western portion of the San Diego State University (SDSU) campus immediately north of Remington Road, west of 55th Street, and south of Interstate 8, within the City of San Diego (City) Assessor's Parcel Number (APN) number 462-130-07.

Project Description/ Objective: The objective of the Project is to construct a new student housing project (Proposed Project) that would provide additional student housing, dining, and retail uses on the western portion of the SDSU Campus. The Proposed Project includes the expansion of on-campus student housing located adjacent to the existing Chapultepec Residence Hall. The additional housing would accommodate 2,700 student-housing beds in a series of residential towers to be located on the existing Parking Lot 9. The Proposed Project would be developed in three stages. The first phase would include the construction of up to 1,430 beds on the existing Parking Lot 9; the second phase would include the construction of up to 578 beds to the west of the existing Chapultepec Residence Hall; and the third phase would include the construction of up to 614 beds in buildings that cantilever over the canyon. The Proposed Project would consist of a total of 10 new buildings. One building would serve as a dining hall (maximum of 2 stories) and the remainder of the buildings would consist of 6-12 story towers of student housing units.

COMMENTS AND RECOMMENDATIONS

We offer the following comments and recommendations to assist SDSU in adequately identifying and/or mitigating the Project's significant, or potentially significant, direct and indirect impacts on fish and wildlife (biological) resources.

Specific Comments

On July 16, 1997, the City of San Diego, U.S. Fish and Wildlife Service (Service), and the Department executed an Implementing Agreement (IA) formalizing the respective entities' commitments to the City of San Diego Multiple Species Conservation Program (MSCP) Subarea Plan (SAP). The City's SAP "...forms the basis for the implementing agreement which is the contract between the City and the wildlife agencies [the Service and the Department] that ensures implementation of the Subarea Plan and thereby allows the City to issue take permits at a local level" (City of San Diego, 1997). As a component of the parties' commitments the Multi-Habitat Planning Area (MHPA) was developed to fulfill the contract obligations and delineate "...core biological resource areas and corridors targeted for conservation" (City of San Diego, 1997). While SDSU is not signatory to the City's MSCP, we appreciate SDSU's commitment to evaluating the potential effects of the Proposed Project to the MHPA. This evaluation should strive to conform to the SAP (e.g., general planning policies and design guidelines section 1.4.2) because the DEIR needs to make findings of significance relating to the Proposed Project's consistency with local policies, ordinances and provisions of an adopted Habitat Conservation Plans or Natural Community Conservation Plan.

Under Section 5.4—Biological Resources, the Initial Study identifies a less than significant impact for subsections e) and f). Subsection e) asks whether the Proposed Project will "[c]onflict with any local policies or ordinances protecting biological resources, such as a tree

preservation policy or ordinance?” (SDSU, 2016). The City provides protection to sensitive biological resources through the Environmentally Sensitive Lands (ESL) Regulations which implements the accompanying Biology and Steep Hillside Guidelines (San Diego Municipal Code §§ 143.0141, and 143.0142 respectively). In accordance with the City’s ESL Regulations, for projects within the MHPA, the maximum developable site (developed and undeveloped) is 25 percent of the total parcel size (City, 2012). It appears the Proposed Project may exceed the developable standards established by the City’s ESL Regulations; the DEIR should specifically evaluate the Proposed Project’s consistency with the City’s ESL Regulations.

Section 5.4—Biological Resources, subsection f) asks if the Proposed Project would “[c]onflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Plan, or other approved local, regional, or state habitat conservation plan.” Based on a review of our geographic information system (GIS) records, not only is a portion of the Proposed Project site located within MHPA and potentially exceeding the maximum developable standards of the City ESL Regulations, a portion of APN 462-130-07 is recorded as a HabiTrak gain. HabiTrak gain lands are considered permanently protected and “...will be protected with open space easements, or at the landowners option, dedicated in fee to the City, or other governmental or non-profit agency...” (City of San Diego MSCP SAP, section 1.6.2). Furthermore, the City’s MSCP SAP Implementing Agreement establishes that “[t]he parties, therefore, agree that the preservation and maintenance of the habitat provided for under this Agreement [Implementing Agreement] shall likewise be permanent and extend beyond the term of this Agreement.” We recommend that SDSU confirm that status of APN number 462-130-07 as a HabiTrak gain with the City Planning Department MSCP Program. In accordance with Public Resources Code section 21002.1(a) “[t]he purpose of an environmental impact report is to identify the significant effects on the environment of a project, to identify alternatives to the project, and to indicate the manner in which those significant effects can be mitigated.” Accordingly, to minimize potentially significant effects to the City’s MSCP SAP (i.e., MHPA) and the natural resources within, the DEIR should identify feasible mitigation measures that avoid impacting MHPA lands that have been formally set aside as preserve (i.e., HabiTrak gain lands). Should direct impacts to MHPA/HabiTrak gains not be avoided, the DEIR should disclose, analyze, and provide commensurate mitigation for habitat losses in a location and quantity agreeable to the City and the wildlife agencies.

Based on our review of the Proposed Project design, we are concerned with the potential for avian collisions along portions of the multi-story housing complexes adjacent to canyon lands and recommend that non-reflective glass and other avian-friendly designs be incorporated into all building designs. While it is recognized that nighttime lighting can be disruptive and often time fatal to migrating birds (Kerlinger et al., 2010, and Gehring et al., 2009) avian collisions can also occur when birds are attracted by reflections in windows (American Bird Conservancy, 2015) or indoor lighting shining through windows at dusk or after dark (Klem, 2009). The Proposed Project would construct large glass-paneled structures adjacent to MHPA and habitats supporting a variety of bird species. Within the United States alone, avian mortality numbers reach hundreds of millions per years due to collisions with glass (American Bird Conservancy, Bird-Friendly Design). The Department recommends that the DEIR incorporate design elements from the American Bird Conservancy (ABC) Bird-Friendly Design Guide (<http://collisions.abcbirds.org/>) in an effort to minimize avian collisions in proximity to City preserve areas. These measures include retrofitting existing buildings (e.g., CP 1 and CP 2), as well as incorporating measures specific to new construction (e.g., CP 3 and CP 4). The ABC Building Guide offers multiple solutions for reducing impacts to avian species, including

recommendations that also qualify for Leadership in Energy and Environmental Design (LEED) credits (American Bird Conservancy, 2015). The ABC provides project design measures with the goal of reducing avian collisions with buildings while also being specific and enforceable (see Public Resource Code §21081.6 (c)).

General Comments

1. The Department has responsibility for wetland and riparian habitats. It is the Department's policy to strongly discourage development in wetlands or conversion of wetlands to uplands. We oppose any development or conversion which would result in a reduction of wetland acreage or wetland habitat values, unless, at a minimum, project mitigation assures there will be "no net loss" of either wetland habitat values or acreage. Development and conversion include but are not limited to conversion to subsurface drains, placement of fill or building of structures within the wetland, and channelization or removal of materials from the streambed. All wetlands and watercourses, whether ephemeral, intermittent, or perennial, should be retained and provided with substantial setbacks which preserve the riparian and aquatic values and maintain their value to on-site and off-site wildlife populations. The DEIR should evaluate the potential to avoid and minimize alterations to the unnamed tributaries (to the San Diego River) and associated habitats. Mitigation measures to compensate for impacts to mature riparian corridors must be included in the DEIR and must compensate for the loss of function and value of a wildlife corridor. The Department is available to discuss alternative designs to accomplish the minimum necessary disturbances necessary.
 - a) The project area may support aquatic, riparian, and wetland habitats; therefore, a jurisdictional delineation of the creeks and their associated riparian habitats should be included in the DEIR. The delineation should be conducted pursuant to the U. S. Fish and Wildlife Service wetland definition adopted by the Department.¹ Please note that some wetland and riparian habitats subject to the Department's authority may extend beyond the jurisdictional limits of the U.S. Army Corps of Engineers.
 - b) The Department also has regulatory authority over activities in streams and/or lakes that will divert or obstruct the natural flow, or change the bed, channel, or bank (which may include associated riparian resources) of any river, stream, or lake or use material from a river, stream, or lake. For any such activities, the project applicant (or "entity") must provide written notification to the Department pursuant to section 1600 et seq. of the Fish and Game Code. Based on this notification and other information, we determine whether a Lake and Streambed Alteration Agreement (LSA) with the applicant is required prior to conducting the proposed activities. The Department's issuance of a LSA for a project that is subject to CEQA will require CEQA compliance actions by the Department as a Responsible Agency. The Department, as a Responsible Agency under CEQA, may consider SDSU's Environmental Impact Report for the project. To

¹ Cowardin, Lewis M., et al. 1979. Classification of Wetlands and Deepwater Habitats of the United States. U.S. Department of the Interior, Fish and Wildlife Service.

minimize additional requirements by the Department pursuant to section 1600 et seq. and/or under CEQA, the document should fully identify the potential impacts to the stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the LSA.²

2. The Department considers adverse impacts to a species protected by the CESA, for the purposes of CEQA, to be significant without mitigation. As to CESA, take of any endangered, threatened, or candidate species that results from the project is prohibited, except as authorized by state law (Fish & G. Code, §§ 2080, 2085). Consequently, if the Project, Project construction, or any Project-related activity during the life of the Project will result in take of a species designated as endangered or threatened, or a candidate for listing under CESA, we recommend that the project proponent seek appropriate take authorization under CESA prior to implementing the project. Appropriate authorization from the Department may include an incidental take permit (ITP) or a consistency determination in certain circumstances, among other options (Fish and G. Code §§ 2080.1, 2081, subds. (b), (c)). Early consultation is encouraged, as significant modification to a project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, may require that the Department issue a separate CEQA document for the issuance of an ITP unless the project CEQA document addresses all project impacts to CESA-listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of an ITP. For these reasons, biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA ITP.
3. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish, and wildlife, we recommend the following information be included in the DEIR.
 - a) The document should contain a complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
 - b) A range of feasible alternatives should be included to ensure that alternatives to the proposed project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources, particularly impacts to Sweetwater River and its tributary. Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.

2 A notification package for a LSA may be obtained by accessing the Department's web site at www.wildlife.ca.gov/habcon/1600.

Biological Resources within the Project's Area of Potential Effect

4. The document should provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. This should include a complete floral and faunal species compendium of the entire project site, undertaken at the appropriate time of year. The DEIR should include the following information.
 - a) CEQA Guidelines, section 15125(c), specifies that knowledge on the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
 - b) A thorough, recent floristic-based assessment of special status plants and natural communities, following the Department's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (see <http://www.dfg.ca.gov/habcon/plant/>). We recommend that floristic, alliance-based and/or association-based mapping and vegetation impact assessments be conducted at the Project site and neighboring vicinity. The Manual of California Vegetation, second edition, should also be used to inform this mapping and assessment (Sawyer et al. 2008³). Adjoining habitat areas should be included in this assessment where site activities could lead to direct or indirect impacts off site. Habitat mapping at the alliance level will help establish baseline vegetation conditions.
 - c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. The Department's California Natural Diversity Data Base in Sacramento should be contacted at www.wildlife.ca.gov/biogeodata/ to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
 - d) An inventory of rare, threatened, endangered and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, § 15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the U.S. Fish and Wildlife Service.

3 Sawyer, J. O., T. Keeler-Wolf and J.M. Evens. 2009. A Manual of California Vegetation, Second Edition. California Native Plant Society Press, Sacramento.

Analyses of the Potential Project-Related Impacts on the Biological Resources

5. To provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts, the following should be addressed in the DEIR.
 - a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, and drainage should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.
 - b) Discussions regarding indirect project impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands (e.g., preserve lands associated with a NCCP). Impacts on, and maintenance of, wildlife corridor/movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
 - c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
 - d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

Mitigation for the Project-related Biological Impacts

6. The DEIR should include measures to fully avoid and otherwise protect Rare Natural Communities from project-related impacts. The Department considers these communities as threatened habitats having both regional and local significance.
7. The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
8. For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The

objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

9. The Department recommends that measures be taken to avoid project impacts to nesting birds. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations. Sections 3503.5 and 3513 of the California Fish and Game Code prohibit take of all raptors and other migratory nongame birds and section 3503 prohibits take of the nests and eggs of all birds. Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1-September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, we recommend surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.
10. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.
11. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.
12. The Polyphagous and Kuroshio Shot Hole Borers (SHBs) are invasive ambrosia beetles that introduce fungi and other pathogens into host trees. The adult female (1.8-2.5 mm long) tunnels galleries into the cambium of a wide variety of host trees, where it lays its eggs and propagates the *Fusarium* fungi species for the express purpose of feeding its young. These fungi cause *Fusarium* Dieback disease, which interrupts the transport of water and nutrients in at least 43 reproductive host tree species, with impacts to other host tree species as well. With documented occurrences throughout Southern California, the spread of SHBs could have significant impacts in local ecosystems. Therefore, with regard to SHBs, we recommend the DEIR include the following:
 - a. a thorough discussion of the direct, indirect, and cumulative impacts that could occur from the potential spread of SHBs as a result of proposed activities in the DEIR;

- b. an analysis of the likelihood of the spread of SHBs as a result of the invasive species' proximity to above referenced activities;
- c. figures that depict potentially sensitive or susceptible vegetation communities within the project area, the known occurrences of SHB within the project area (if any), and SHB's proximity to above referenced activities; and
- d. a mitigation measure or measure(s) within the DEIR that describe Best Management Practices (BMPs) which bring impacts of the project on the spread of SHB below a level of significance. Examples of such BMPs include:
 - i. education of on-site workers regarding SHB and its spread;
 - ii. reporting sign of SHB infestation, including sugary exudate ("weeping") on trunks or branches and SHB entry/exit-holes (about the size of the tip of a ballpoint pen), to the Department and UCR's Eskalen Lab;
 - iii. equipment disinfection;
 - iv. pruning in infested areas where project activities may occur;
 - v. avoidance and minimization of transport of potential host tree materials;
 - vi. chipping potential host materials to less than 1 inch and solarization, prior to delivering to a landfill;
 - vii. chipping potential host materials to less than 1 inch and solarization, prior to composting on site;
 - viii. solarization of cut logs; and/or
 - ix. burning of potential host tree materials.

Please refer to UCR's Eskalen lab website for more information regarding SHBs:
<http://eskalenlab.ucr.edu/pshb.html>.

CONCLUSION

CDFW appreciates the opportunity to comment on the NOP to assist SDSU in identifying and mitigating Project impacts on biological resources. Questions regarding this letter or further coordination should be directed to Eric Weiss, Senior Environmental Scientist at (858) 467-4289 or Eric.Weiss@wildlife.ca.gov.

Sincerely,



Gail K. Sevrens
Environmental Program Manager
South Coast Region

ec: State Clearinghouse, Sacramento
Patrick Gower, U.S. Fish and Wildlife Service, Carlsbad
Kristy Forburger, City of San Diego

REFERENCES

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San Diego State University. December 2016. Notice of Preparation of Draft Environmental Impact Report and Initial Study; Notice of Public Information/Scoping Meeting; New Student Housing Project; San Diego State University.

Jamie Carr

From: Laura Shinn <lshinn@mail.sdsu.edu>
Sent: Thursday, January 19, 2017 3:39 PM
To: Michael Haberkorn
Subject: Fwd: My Personal Response to New Dorm Project
Attachments: MyShinnEmail.docx

Laura V. Shinn, AIA, AICP
Director, Planning
Facilities Planning, Design and Construction
(619) 594-6619
lshinn@mail.sdsu.edu



----- Forwarded message -----

From: CVEApresident@gmail.com <cveapresident@gmail.com>
Date: Thu, Jan 19, 2017 at 2:48 PM
Subject: My Personal Response to New Dorm Project
To: Laura Shinn <lshinn@mail.sdsu.edu>
Cc: "CVEApresident@gmail.com" <CVEApresident@gmail.com>, Borunda Nicole <nborunda@mail.sdsu.edu>

Dear Ms. Sh

inn,

Attached is my personal response to SDSU's proposed new dorm project for Remington Road. CVEA and the CACC/CAPB will be sending their official responses separately. I sincerely hope that we can work collaboratively together to get more much needed, affordable housing on campus for students. If the university is willing to work with us on this project and sincerely try to address the legitimate concerns of our neighborhood, I pledge to do all in my power to help this project move along on schedule. I am a certified mediator and also have many years of experience as an organizer and community activist. I would much prefer to work with the university to find solutions in a positive manner and bring people together, so this project can move forward, rather than create discord by having to organize against the project. If the university is willing to work with the community to find solutions to the problems in the current plan, please feel free to contact me and I will be happy to work with you and others in any way I can.

Sincerely,
Gary R Campbell
President
College View Estates Association
CVEApresident@gmail.com

Dear Ms. Shinn,

Thank you for the opportunity to respond to SDSU's plans to build a huge dorm complex on Remington Road. I have been a resident of College View Estates (CVE) for almost 15 years, have been very active in the neighborhood, am currently the President of the College View Estates Association (CVEA) and am a board member of the CACC/CAPB. The CVEA will also be responding to you, but I also wanted to give my personal views and suggestions for the dorm project. First, I wish to state that I am very happy to hear that SDSU plans to build additional affordable housing for students on campus. However, the current plan has a number of issues that need to be resolved and two major problems that I hope SDSU will remove from its current plans.

First, the plan to put all of the dorm rooms of this massive development on Remington Road is extremely problematic and ill conceived. I hope SDSU will reconsider the 2007 Master Plan which put some dorm rooms on Remington Road and others on the east end of the campus. Our neighborhood already suffers from the problems created by all the other venues that SDSU has built on 55th and Remington Road. This is already the most congested area on SDSU, as it is the main access route to large campus parking structures, Viejas Arena, the track and several fields, the Alumni Center, the Jacobs Jam Center, the gymnasium, the Aztec Recreation Center, the SDSU Police Department, the Albert's Apartment Complex and other apartments along 55th, the huge existing 870 bed Chapultepec Dorm, the baseball stadium, the softball stadium, the ARC Aquatic Center, the tennis center and is also the major access route to our College View Estates neighborhood. With some good planning and mitigations to improve traffic, parking, noise and other issues, I could see Phase 1 of the project being developed, but Phases 2 and 3 will make this massive development not compatible to be in an area already so congested which is so close to our single-family residential neighborhood and also along our major neighborhood access route.

Second, massive building in our sensitive canyon lands, as proposed for Phases 2 & 3, is irresponsible and will cause irreparable destruction of native species and wildlife and cause severe fire dangers, noise, trash, shading and visual blight issues that will have a severe impact on residents who live right next door to these new buildings and/or live just across the canyon. Building in the canyons will also be excessively costly and not be a good use of university funds.

I would suggest that not all of the dorms be built on Remington Road and instead build Phases 2 & 3 in the areas identified in the 2007 Master Plan on the east end of the campus, and/or other locations such as the large parking areas off of Alvarado. If it is absolutely necessary to have all the new dorms in one place, I would suggest they be built on the far end of 55th where the Albert's Apartments and other apartments are currently located. Before the Lapinsky family sold their properties to Aztec Shops, they had determined these low rise apartments were too old, outdated, too small and in need of maintenance to be operated efficiently and they planned to tear them down and build larger, more modern and efficient buildings. This would be an ideal place to build a larger, more modern student residence complex. I was told that SDSU doesn't want to

displace current housing while building new housing. However, once Phase 1 was built, further construction could be built in stages with several buildings at a time being built while new students and displaced students from the old apartments are moved into the new larger buildings constructed on the site. This would be quite doable as all other phases of the current project are already planned to be built out over a number of years in the future.

Even if only Phase 1 is built on Remington Road, the design must be developed to not only mitigate new traffic, parking, noise and visual blight issues, but also alleviate the issues that already plague our neighborhood because of the lack of mitigation when SDSU built so many other venues in this area. Some mitigation efforts that I would suggest that will be needed even if SDSU only builds Phase 1 on Remington Road are:

1. Synchronize the 5 traffic signals on 55th between Montezuma and Remington Road to better improve the flow of traffic.
2. Give non-student & non-faculty/staff members of ARC a sticker that allows them to park free on weekends and evenings after 7:00 PM in lots 10, 10A and parking structure 7, if large events are not taking place. This would help alleviate parking spill-over into our neighborhood when Area B parking restrictions are not in effect during times when the majority of classes are not in session and such areas are more available to those who are not currently parking in them.
3. Improve traffic exiting campus by restriping the intersection of 55th and Aztec Circle Drive to allow cars exiting the Albert's and other apartments at the end of 55th to turn left and also be able to exit via Aztec Circle Drive and Canyon Crest instead of only being able to exit on 55th.
4. Create additional parking under the buildings to be built on Lot 9, create a loading and unloading loop drive with its entrance and exit off of 55th and also create short term parking spaces for visitors, parents picking up and dropping off students, move-in/move-out, delivery vehicles, etc. This should become the only vehicle entrance/exit for the new and existing dorms.
5. Repaint the red curbs along Remington Road, change the wording on the existing signs from "No Parking" to "Tow Away-No Stopping at Any Time", post more signs at shorter intervals and have campus police and SDPD aggressively enforce these restrictions.
6. Place a large permanent sign at the border of SDSU & College View Estates that reads, "No SDSU or Event Parking in Residential Neighborhood – Violators May Be Fined and/or Towed Away". Agree to continue to have parking guards at that entrance to discourage parking in the residential neighborhood during Viejas, OAT, Baseball, Softball and other large events. Place a temporary sandwich board sign at the corner of 55th and Remington Roads during such events that reads, "No Event Parking Beyond This Point".
7. Increase lighting at night along Remington Road to help vehicles better see bicyclists, skate boarders and pedestrians who are on or crossing the street and are wearing dark colors.

8. Design buildings so they minimize noise, trash in the canyons, shading & view issues for existing CVE neighbors and designing new buildings so there are not opening windows and there are no balconies or roof access areas.
9. Fence off canyon areas, post No Smoking and No Trespassing signs and enforce them to prevent students from smoking in the dangerous fire areas in the canyons.
10. Provide a fire-safe smoking area for students so they do not have to smoke in canyons and on our residential streets.
11. Work with the city to fast track the building of the fire department that the city has already deemed to be needed in the vicinity of 55th and Montezuma. With so many more students living on campus so close to fire prone canyons, SDSU should make every effort to see that fast, local emergency services are located nearby for the safety of students, faculty/staff and residents alike.
12. Agree to continually monitor traffic, parking, noise and other issues during construction and continue to monitor such things after the project is complete to determine the need for further mitigations that were not implemented and/or do not resolve such issues. Commit to work with CVEA to do other reasonable mitigations for such issues and other unanticipated consequences of growth by the University.

Thank you for your attention to these matters. I hope SDSU will address my concerns and implement these reasonable measures, as well as other reasonable ideas that may be suggested. If SDSU will work with the College View Estates Association and our neighborhood as partners in the design of this project, I will do all I can to help. By working cooperatively together, we can have a project that will benefit SDSU, your students, your College View Estates neighbors and the entire College Area. If I can help in any way or you wish to discuss anything further, please feel free to contact me.

Sincerely,
Gary Campbell
5153 Remington Road
San Diego, CA 92115
(619) 255-3584
CVEApresident@gmail.com

January 19, 2017

Laura Shinn, AIA, AICP
Director, Facilities Planning, Design and Construction
San Diego State University
San Diego, CA 92182-1624

Subject: December, 2016 Notice of Preparation (NOP) of Environmental Impact Report

Dear Ms. Shinn:

On behalf of the College View Estates Association (CVEA), comprised of the residents and homeowners in the neighborhood adjacent to the west side of the SDSU campus, thank you for this initial opportunity to provide feedback on the proposed project outlined in the Notice of Preparation of a Draft Environmental Impact Report dated December 2016. This letter provides an overview of our initial feedback and concerns in response to the project outlined in the NOP, but should not be considered exhaustive. We have not yet seen the full details of this project. Our goal as this process moves forward is to work collaboratively with SDSU to ensure that the objectives of the project can be met while minimizing any, and all, potential negative impacts to our community.

Attached to this letter you will find a detailed response and comments to the NOP of December, 2016, given as Attachments A and B. In short, the collective concerns of the CVEA involve the size, massing, and scale of this proposed project, the destruction of irreplaceable native canyon habitat, the negative impact on quality of life issues for our members, the added traffic, noise and congestion caused from the addition of the new housing along Remington and the overall number of new beds added immediately adjacent to our homes and neighborhood.

As residents of College View Estates, we choose to live here because we love the University and we are invested in its continued success. Among us are many alumni, as well as active and emeritus faculty and staff. Many of us have been proud contributors to the Campaign for SDSU. We are "Aztecs for Life."

We recognize and accept that choosing to live next to a large urban campus has predictable downsides. There will be growth, and managing increased density creates challenges in any urban environment. We have organized our neighborhood to help us manage those challenges responsibly, while seeking to avoid NIMBY-like opposition to change. As San Diego State College has converted from a commuter-centric campus primarily serving students from the immediate metropolitan area into SDSU, a nationally recognized research institution with a student body from all over California and beyond, our previously existing neighborhood has shouldered its share of the burden from having a surge of out-of-area students competing for a shortage of affordable nearby housing. As a neighborhood plagued by mini-dorms, we believe SDSU should invest in more on-campus housing for its students, and therefore, in principle, we welcome projects to accomplish this goal. We believe there are alternatives to the project

described in your NOP that could accomplish all of the objectives while avoiding the worst of the negative impacts.

In addition to addressing the main themes described above, our attached detailed comments cover additional related concerns. We look forward to further discussion with you on this project and offer our best efforts to help achieve a solution that will be a positive for all stakeholders in the University community.

Sincerely,



Gary Campbell, President
College View Estates Association

Attachment A: Summary of Major Concerns

Attachment B: Detailed Response to NOP and Initial Study

CC w/Attachment A:

Dr. Timothy White
Chancellor, California State University

Dr. Elliot Hirshman
President, San Diego State University

Hon. Kevin Faulconer
Mayor, City of San Diego

Hon. Georgette Gomez
Councilmember, District 9

Hon. Toni Atkins
Senator, 39th District

Hon. Todd Gloria
Assembly Member, 78th District

ATTACHMENT A. Summary of major concerns.

1. Irrevocable destruction of valuable and sensitive canyon habitat

Our neighborhood is built adjacent to the same canyon system that extends into the north side of the proposed project footprint. Those of us with property on the canyon rim are well aware that in August, 1998 the City of San Diego joined with the U.S. Department of the Interior and the California Resources Agency in setting up the Multi-Species Conservation Program (MSCP) to "put aside habitat of endangered species." On portions our own properties that are included in the Multi-Habitat Plan Area (MHPA), we are generally unable to obtain permits for any type of construction. We consider this restriction to be a positive thing for us and the surrounding community. We are surprised and saddened to learn that SDSU does not share this point of view.

The canyon ecosystem surrounding the north side of the existing Chapultepec tower is not "vacant," waiting for development. It is home to up to 85 species of rare and endangered animals and plants, many of which flourish nowhere beyond the few remaining canyon habitats in San Diego. This canyon is a valuable resource for the University, its students, and for future generations of Californians. It has great academic and educational value. In addition, the canyon presents a significant risk of wildfire, and the creation of housing units cantilevered over the dry native vegetation will lead to a high risk of ignition from human activity. The University bears an extremely heavy burden to show that its mission cannot be fulfilled without doing such irrevocable violence to this fragile public trust.

We believe the NOP as written is deficient in not recognizing and facing up to this burden. We do not find language in the NOP that is consistent with the following requirements of the California Environmental Quality Act (CEQA), §15126.6:

An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.

and

Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

We have referenced this lack of consideration of alternatives in our attached detailed comments to the NOP (Attachment B). We believe that SDSU is legally obligated, in the forthcoming EIR, to propose and evaluate alternative locations for the "future phases" residential-housing units on other lands controlled by the University that do not lie in sensitive-habitat areas. We believe there are a number of such alternatives available to the University, and that its mission can be fulfilled in its entirety while avoiding the destruction of irreplaceable environmental resources. If this is the

case, then under CEQA the buildings proposed as "future phases" of the project must be located elsewhere.

2. Continuing and increasing illegal use of Remington Road while accessing campus buildings

The project description anticipates the continued and increased use of Remington Road as the access point to the south side of the proposed buildings. Remington Road and the adjacent sidewalks are City of San Diego property, and their use as the only access point for the existing Chapultepec tower has resulted in the continuous daily illegal blockage of pedestrian, wheelchair, bicycle, and motor-vehicle access to our neighborhood. The illegal parking and blockage comes from SDSU-owned campus vehicles, delivery and maintenance vehicles, taxis and car-service vehicles, and private vehicles associated with student residents. SDSU and the SDSU police department have consistently refused to take responsibility for controlling or limiting such illegal use, and it is fair to say that, if the City were to rigorously enforce traffic and parking regulations along Remington Road, Chapultepec Hall would have to shut down due to the lack of an alternative way to access the building. It is an unacceptable level of impact on our neighborhood to propose additional structures along Remington Road without (a) rectifying the design deficiencies that have caused the existing pattern of illegal use; and (b) including measures and facilities in the design that will prevent and make unnecessary future illegal parking and blocking of pedestrian, wheelchair, bicycle and motor-vehicle traffic on the City-owned right-of-way. This is an important matter of public safety and ADA compliance, and we find the NOP and Initial Study to be deficient in not addressing it.

3. Inadequate facilities for student life on campus

This project will create a small city with population of more than 3500 persons along a less-than-quarter-mile stretch of Remington Road. This is comparable to the population density in New York City. The EIR should clearly analyze all of the spillover effects on the surrounding residential neighborhoods. In particular, we note that the NOP is deficient in not addressing the following impacts:

Parking. SDSU's Sophomore Success program anticipates that this project will enable all out-of-area sophomores to be housed on campus. We do not find language in the NOP indicating that SDSU will conduct research to determine the extent of car usage by out-of-area sophomores. Presently the on-campus student population consists mainly of freshmen. Extrapolating from that population to the incoming population of sophomores is not valid, because by their second year many students have located employment and internship opportunities that cannot be reached by public transportation. The NOP should recognize this, and the EIR should include a valid analysis showing that there will be sufficient on-campus parking available to accommodate all of the cars that student residents will be bringing to campus. Failure to provide adequate parking will result in students using our neighborhood streets as their parking lot and impose costs to the City taxpayers for enforcement.

Smoking. SDSU has adopted a no-smoking policy for the entire campus. We applaud efforts to discourage smoking among students, but our neighborhood has already been negatively impacted by this policy. Tobacco smoking by students is legal. When there is no place to smoke on campus, students meet and socialize on the sidewalks and streets in our neighborhood, leaving behind litter

and creating a considerable degree of public disturbance. They sometimes use our landscaping features and retaining walls as makeshift furniture. In addition, students have constructed illegal hidden encampments in the canyons, and use those places to socialize and smoke a variety of substances. The risk of fire in the canyon from the ignition and disposal of smoking materials is significant. If SDSU plans to place 2700 additional students on Remington Road, it is unacceptable to us that the University will refuse them facilities to smoke and socialize on campus and thus force the problem to spill over onto us. This is an environmental impact that the EIR must address.

Loss of privacy and light. The project will result in massive structures looming up over an existing residential neighborhood. Sight lines from the residence halls will, in some cases, severely limit the residents' enjoyment of reasonable expectations of privacy. In addition, the project will cast shadows over a substantial number of properties and residences at various times. These effects create a tremendous loss of value and impair the rights of residents to enjoy their property free from public or private nuisance.

4. Inappropriate scale

The creation of this massive complex within footsteps of a quiet residential area—which was present and fully built out long before the California Master Plan for Higher Education created the CSU system and Cal State San Diego/SDSU in the 1960s—is a textbook lesson in inappropriate land-use planning. We did not move in next to the University—the University moved in next to us. All we ask is that SDSU take the same responsibility that every kind of enterprise must embrace when operating in an urban environment: Design your physical plant so as to contain your operations within your own boundaries. It will be impossible for SDSU to adhere to this basic concept if it implements the project as described and proposed.

Attachment B: Detailed Response to NOP and Initial Study

Section	Comment
1	<ul style="list-style-type: none"> The Initial Study should state the University's objectives for this project, which evidently are to provide a configuration of campus housing adequate for the announced Sophomore Success Program, which in turn has the objective of improving graduation rates. The analyses in the Draft EIR must be conducted with reference to the project objective, so that alternatives can be considered that also would meet the objectives. This is a CEQA requirement. The Initial Study should indicate that the Draft EIR must, under CEQA, include an analysis of alternatives to the proposed project, including the no-project alternative. One alternative would be to model the project on the decertified 2007 Campus Master Plan, which included a configuration of new residence halls that would be adequate to meet the purpose of this project. The Initial Study should indicate that even if the no-project alternative, or other feasible alternatives for the location of the proposed buildings, would somewhat impair the university's ability to meet its objectives for this project, an alternative must be preferred if it would reduce environmental impacts below an acceptable threshold--even if it is costlier. The identification of specific alternative locations for the proposed buildings, and the detailing of the no-project alternative, should have been part of the Initial Study, and must be a part of the Draft EIR.
1.7.1	<ul style="list-style-type: none"> Land uses on the site include environmental set-aside under the joint City/US/California Multi-Species Conservation Program. The project site can be accessed from the west via Hewlett Drive and Remington Rd. The College View Estates neighborhood is not a cul-de-sac.
1.7.2	<p><u>Structures:</u></p> <ul style="list-style-type: none"> It is incorrect to refer to a "parking/upper-campus drop-off area" in the existing Chapultepec configuration. There is no drop-off area for the existing building. The space referred to contains two spaces reserved for special permits and two disabled-parking spaces. The current configuration depends on illegal parking on Remington Rd and blockage of city-owned bicycle lanes and sidewalks to accommodate service vehicles, university vehicles, taxi/car-service pick-up and drop-off and student move-in and move-out. Without daily and hourly illegal use of Remington Rd, the existing Chapultepec structure could not function. The project must correct design deficiencies that have led to this situation. Consideration should be given to the effect of the "massing and architecture" on the neighboring properties, not just in comparison with Chapultepec Hall. <p><u>Utilities:</u></p> <ul style="list-style-type: none"> The existing city sewer system may have to be upgraded to accommodate the drainage flow from these buildings. The current Chapultepec Hall has caused back-up into residences on Hewlett Dr. from the increased flow in the city sewer. <p><u>Parking, Circulation and Access</u></p> <ul style="list-style-type: none"> The existing 33-space Parking Lot 10A is largely reserved for faculty/staff. The Initial Study should not state that it can be used for student parking. There is no evidence that Parking Structure 12 will be adequate to accommodate "residents who bring cars to campus," so the language should state "may be able to

	<p>park in Parking Structure 12, depending on a study to be included in the Draft EIR to determine whether or not adequate space will be available for the number of cars projected to be brought to campus by students."</p> <ul style="list-style-type: none"> • The statement that "vehicular and emergency access to the south side of the project site would be provided via Remington Road" implies that SDSU intends for the residence halls to continue to depend on the illegal use of city-owned streets, sidewalks and bicycle lanes for building access. Remington Road is not owned by SDSU, and it is not available for that purpose. The current Chapultepec configuration could not operate without the constant blocking of Remington Road, impeding wheelchair and bicycle access to neighborhoods to the west on a daily and hourly basis. This is a violation of the City code and the ADA. The new buildings must be designed and constructed so as to make such continued illegal use both unnecessary and inconvenient.
2.	The incidental takings of species that are protected under federal and state law requires approval from US Fish and Wildlife and California Department of Fish and Wildlife.
5.1	<ul style="list-style-type: none"> • The Discussion section largely focuses on the potential to "alter visual quality and campus character" but does not include "neighborhood character" on the adjacent residential properties. The dramatic change in sight lines and the construction of a massive-density residential facility within footsteps of quiet residential streets will alter property values and potentially deprive property owners of their legal right to enjoy their property free from public nuisance. In addition to what is described, the Draft EIR must examine these effects, especially with regard to their impact on properties on Hewlett Drive and Remington Road adjacent to the project site. • The project will disrupt the patterns of light and shadows on the surrounding residential areas. These effects will alter the ability of homeowners to enjoy their property. The Draft EIR must address the effects of lightning and shadowing on the surrounding area. • The sight lines from the project into the surrounding community threaten the residents' continued enjoyment of a reasonable expectation of privacy within their own homes. The Draft EIR must address the lines of sight from the proposed buildings into the private spaces of nearby houses that will degrade the desirability and livability of the property.
5.3	Item "e) Create objectionable odors affecting a substantial number of people?" should be marked as a "Potentially Significant Impact." SDSU is proposing to house upwards of 3500 adults on a short stretch of Remington Rd, and current SDSU policy forbids the university from including facilities for smokers to congregate and socialize. The Draft EIR must assess the impact of the university's no-smoking policy on the surrounding residential area. A study must be included that assesses the current use of the adjacent College View Estates neighborhood and illegal canyon encampments as preferred gathering areas for residents of Chapultepec Hall who wish to smoke, and extrapolate the findings to a configuration that quadruples the number of campus residents on Remington. The effects of second-hand smoke on residents whose property and the adjacent streets and sidewalks are co-opted by smokers must be considered in the Draft EIR, as well as the resulting deprivation of the right to nuisance-free peaceful enjoyment as large numbers of students congregate in the neighborhood.
5.4	<ul style="list-style-type: none"> • Item "e) Conflict with any local policies or ordinances protecting biological resources..." and item "f) Conflict with the provisions of an adopted habitat

	<p>conservation plan..." should both be marked "Potentially Significant Impact." The canyon habitat that will be encroached on and destroyed by the construction of phases 2 and 3 of the proposed project were protected in 1998 by joint agreement between the City of San Diego, federal and state regulators, and a number of conservation organizations. The habitat loss would be recorded as such in the annual "Summary of Losses and Gains" maintained by the city.</p> <ul style="list-style-type: none"> • The discussion should include the role of USFWS and CDFW in regulating incidental takings of protected species. • The biological report in the Draft EIR must include an analysis of the potential for bird kills from collisions with the large number of reflective surfaces contemplated for the Phase 2 buildings that will be located deep within the canyon habitat. • The biological report must recognize that the areas of the canyon proposed for development are part of a larger ecosystem, including multiple branches of the canyon in areas to the west of the site, and that wildlife in the system is kept in natural balance by allowing predator species and their prey to exist undisturbed. The presence of human activity in the canyons has the potential to disrupt this balance, leading to consequences including an excess of species such as rodents and venomous reptiles. The potential for such imbalances to affect the safe occupancy of residences and properties adjacent to the canyon ecosystem must be included in the analysis. • According to city records, the canyon ecosystem has not burned in the past 100 years or more. There are a number of specimens of native plants in the canyons that are more than 100 years old. The Draft EIR must assess the potential of the project to increase fire danger in the canyon, and the rate at which a fire might spread and destroy both the ancient habitat and surrounding structures during frequent Santa Ana conditions. Ignition sources such as illicit smoking and disposal of smoking materials as well as general risks from building designs that overhang dry native vegetation must be included.
5.8	<ul style="list-style-type: none"> • Item g) is not adequately covered in the discussion. The proposed development has the potential to disrupt emergency response times to the College View Estates neighborhood, especially given the plan to provide access to the buildings from Remington Rd. This design will result in the constant blockage of vehicle travel lanes, as currently occurs. The Draft EIR must consider these effects in addition to the effect on emergency access to the campus itself. • The Draft EIR must recognize not only that "the potential for wildfires exists" but recognize that the probability of wildfires in the canyon (which have not occurred for more than 100 years) will be increased by the project.
5.9	<p>The Draft EIR must analyze how reshaping the canyon topography might lead to erosion on private property to the west of the project site, especially to properties on Hewlett Dr.</p>
5.12	<ul style="list-style-type: none"> • The Discussion in this section is entirely inadequate, as it only addresses noise from construction and implementation of the project. • The Draft EIR must assess the impact of a massively scaled residential complex, including outdoor party areas, pools, and rooftop patios, adjacent to a quiet neighborhood of single-family homes. The nature of the abrupt transition between two vastly different modes of land use must be analyzed for its impact on the property and the rights of nearby residents to peacefully enjoy their property free from public and private nuisance. The analysis must consider the demographic profile

	of the campus residents, including their age, their preferred modes of socializing, the hours at which they will be engaging in social events and partying, their ability to use amplifiers and hold live-music events, and all other relevant factors.
5.14	<ul style="list-style-type: none"> • The Discussion section related to Public Services is inadequate. • The Draft EIR must address whether the City of San Diego will be impacted by the need for increased police service to respond to incidents on the city-owned streets and sidewalks adjacent to the proposed buildings, and in the adjacent residential area where the dramatic transition between high-density and low-density land use will inevitably result in more calls to police dispatch to control noise and inappropriate behavior. • The Draft EIR must assess the impact on the city from the need to offer EMT and ambulance service to a community of 3500 residents. • The Draft EIR must assess whether existing city fire services are adequate to protect against the increased probability of wildfires in the canyons due to the increase in human activity around and over areas of dry native vegetation • With respect to fire, EMT, ambulance, and police service, the Draft EIR must analyze whether the increase in demand for services by the SDSU population will affect response and service times to other residents of the College Area.
5.16	<ul style="list-style-type: none"> • Item "c) Result in a change of traffic patterns ... that results in substantial safety risks" should be marked "Potentially Significant Impact." The College View Estates neighborhood to the west is not a cul-de-sac. It has the potential to be used for through traffic to Montezuma Road. The construction of a massive new facility on the adjacent section of Remington Road will increase traffic on Hewlett Dr., College Gardens Ct., Yerba Anita Way, and Yerba Anita Drive. The Draft EIR must address this, and analyze whether the design of the quiet residential streets are adequate to safely handle the mix of commuter and residential use that will result. • The areas of the College View Estates neighborhood streets that are not covered by the Area B permit plan will potentially be used as parking areas by residents of the proposed structures. This will result in increased vehicle and pedestrian traffic. The Draft EIR must address such safety and environmental impacts on the surrounding area. • Item "d) Substantially increase hazards due to ... incompatible uses ..." should be marked "Potentially Significant Impact." SDSU continually uses Remington Rd. and the city-owned sidewalks to move landscaping equipment, electric carts, maintenance equipment, and other items that are not licensed for operation on a public street. The Draft EIR must address the potential for this illegal use to increase when additional structures and landscaping requiring maintenance are in place. The potential for illegal blocking of city sidewalks for pedestrian and wheelchair access (an ADA violation) as well as bicycle and motor-vehicle lanes by slow-moving unlicensed equipment must be analyzed.
Missing sections	The Initial Study should have included, and the Draft EIR must include, sections on the following: Growth-Inducing Impacts, Cumulative Impacts, Significant Irreversible Changes, and Alternatives.

From: "Sam Chieh" <schieh@gmail.com>

Date: Jan 17, 2017 8:02 PM

Subject: New Dorms on Remington - Resident of 5425 Hewlett Dr.

To: <ishinn@mail.sdsu.edu>, "Beverly Butler" <cveatreasurer@gmail.com>, "Kristine Chieh" <kristine.chieh@gmail.com>, <rplce@gmail.com>

Cc:

Hello Ms. Shinn,

My name is Sam Chieh, my wife Kristine and my daughter Joanna live on 5425 Hewlett Dr. We live directly opposite of Chapultec Residence Hall across the canyon. We love living in College View Estates, and one of the things we enjoy most is living in close proximity to the university. We understand the benefits and drawbacks of living near a college campus, however the new dorms planned on Remington road is causing great concern to ourselves and our neighbors.

As you know, CVEA has voiced several of these concerns and we echo each and every one of them. Living right across from Chapultec hall, without any large trees to block the view, gives us special insight into how the new dorms could effect our community. Of great concern to us is:

- 1). Noise - We experience considerable noise reduction when students are away during summer. When the college semester starts, and students play music loudly, we are able to hear the music in our backyards. We have even experienced students shouting down to us, while we work in our backyards (although this has only happened twice). We are concerned that with the new dorms being built in the canyon, noise will increase by orders of magnitude.
- 2). Noise and Traffic Impact due to construction - We know that construction can take a long time. We are concerned that traffic on Remington would be severely impacted during construction. We also anticipate that loud construction would take place daily for a long duration of time, impacting our daily quality of life.
- 3). Ambient Light - When students are away during the summer, ambient light in our backyard and facing our bedroom window is reduced dramatically. We are concerned that with the addition of the new dorms in the canyon, ambient light during night time hours will be increased by orders of magnitude. Right now, the light from Chapultec hall doesn't affect us too much, but we do notice the difference.
- 4). Shadow effect - We are concerned that with the addition of the new dorms in the canyon, dramatic shadowing will occur. This could effect the amount of sunlight entering our home at various times during the day. This could also affect potential ability to use solar panels on our roof in the future.

We understand the need to provide on-campus housing, and we support that. However, with that said, the scale of what the University is proposing is inappropriate in such close proximity to a quiet residential neighborhood.

Regards,

Sam and Kristine Chieh

February 17, 2017

Ms. Laura Shinn
Director, Facilities Planning, Design, and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
La Jolla, CA 92182-1624

Dear Ms. Shinn:

The City of San Diego (City) appreciates the opportunity to review the Notice of Preparation (NOP) for the New Student Housing Project, San Diego State University (SDSU) Environmental Impact Report (EIR). The City's Development Services Department, Transportation and Storm Water Department, and Planning Department have provided comments to SDSU on the NOP for this project, as further detailed below.

• • •

Development Services Department – Jim Lundquist, Associate Engineer – Traffic,
jlundquist@sandiego.gov, 619-446-5396

The Transportation Impact Analysis (TIA) in the Draft EIR should follow the guidelines of the *City of San Diego Traffic Impact Study Manual, July 1998*, for all evaluated transportation facilities that are within the City of San Diego, and for the proposed project phasing. The TIA should also apply the *City of San Diego Significance Determination Thresholds, January 2011*, for all evaluated transportation facilities that are within the City of San Diego. Potentially impacted transportation facilities within the City of San Diego should be evaluated as should impacts to these facilities during the construction of the project, and significant traffic impacts to these transportation facilities should be mitigated.

The project description states that 2,700 students would be housed in the new development and that approximately 105 automobile parking spaces would be removed from the project site. The Draft EIR should explain what programs will be implemented to accommodate the new housing and reduced parking supply, specifically, how the expected parking demand will be accommodated fully on campus without impacting the adjacent neighborhood. Programs to ensure the new residents utilize existing transit opportunities could reduce the parking demand for these new students living on campus. The Draft EIR should also include alternatives that avoid or lessen expected transportation/circulation/parking impacts, including at least one alternative that would avoid unmitigated significant impacts to the City of San Diego's transportation facilities.

Transportation & Storm Water Department – Mark Stephens, Associate Planner -
mgstephens@sandiego.gov, 858-541-4361

The Draft EIR should address any increase in impervious surfaces and potential effects on the City of San Diego drainage system and overall water quality. The initial phase of the proposed project development would occur largely on the site of an existing parking lot, and subsequent proposed project development phases would involve extremely steep canyon slopes with both ornamental and natural vegetation and pervious surfaces. The analysis within the Draft EIR should include the location of all construction staging and storage areas for the proposed project.

SDSU is regulated under Phase II Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit provisions, among other requirements. The SDSU campus is located within the San Diego River Watershed Management Area (WMA) per the Phase I MS4 program, with the San Diego WMA Water Quality Improvement Plan (WQIP) now in place. Since discharges from the proposed development may flow to the City of San Diego's storm water conveyance network, we encourage post-construction Best Management Practices (BMPs) to be designed in conformance with the City's adopted *2016 Storm Water Standards Manual*.

• • •

Planning Department – Rebecca Malone, Senior Planner, rmalone@sandiego.gov, 619-446-5371

The City of San Diego adopted a Climate Action Plan (CAP) on December 15, 2015, with the goal of creating a cleaner San Diego for future generations. The CAP calls for eliminating half of all greenhouse gas emissions in the City and aims for all electricity used in the City to be from renewable sources by 2035. The City's CAP is intended to help achieve the greenhouse gas reduction targets set forth by the state of California. The City encourages SDSU to include a consistency analysis of this project with the City's CAP and suggests the use of the CAP Consistency Checklist (accessible at: <https://www.sandiego.gov/planning/programs/ceqa>).

• • •

Planning Department – Kristin Forburger, Senior MSCP Planner, kforburger@sandiego.gov, 619-236-6583

The project would impact Environmentally Sensitive Lands (ESL) within the City of San Diego's jurisdictional limits. See SDMC §11.0104 ("This Code shall refer only to the omission or commission of acts within the territorial limits of the City of San Diego and to that territory outside of this City over which the City has jurisdiction or control by virtue of the Constitution, Charter or any law, or by reason of ownership or control of property."). As the project site lies partially within the Multi-Habitat Planning Area (MHPA) and conserved baseline MHPA on parcel 462-130-0700, a Site

Development Permit may be required for construction of the facility. Please provide a map of the MHPA on all applicable mapping within the Biological Technical Report (BTR) and Draft EIR at the same scale as the project or a maximum scale of 1":200'.

The project would encroach into conserved baseline MHPA land beyond the allowable development area [See Sections 143.0142 and 131.0250(b) of the Land Development Code and pages 5 and 6 of the City's Biology Guidelines], requiring a MHPA boundary line adjustment for the replacement of the City baseline MHPA Land. Under the City's MSCP Subarea Plan, an adjustment to the City's MHPA boundary is allowed only if the new MHPA boundary results in an exchange of lands that are functionally equivalent, or higher, in biological value.

A determination of functionally equivalent or higher biological value will be based on site-specific information (both quantitative and qualitative) that addresses the six boundary adjustment criteria outlined in Section 5.4.3 of the Final MSCP Plan (August 1998).

The project biology report must include all the following elements:

- A map showing the existing MHPA boundary, as approved in the City's MSCP, the proposed encroachment (in red) and proposed addition (in green).
- An MHPA exchange table showing (by habitat tier) what is proposed to be removed and what is proposed to be added to the MHPA as well as the net change in acreage. The table should include the following columns/rows or equivalent: a) Tier; b) Habitat; c) Existing MHPA/Cornerstone Lands; d) Proposed Encroachment; e) Proposed Addition; and f) Net Change.
- A written, narrative, analysis of the adjustment's consistency with the six boundary adjustment criteria.

The City's MSCP Subarea Plan states: "Any adjustment to the MHPA boundary will be disclosed in the environmental document (project description) prepared for the specific project. An evaluation of the proposed boundary adjustment will be provided in the biological technical report and summarized in the land use section of the environmental document. An adjustment that does not meet the equivalency test shall require an amendment to this Subarea Plan." Therefore, if the Draft EIR does not meet the equivalency test for a MHPA Boundary Line Adjustment; an amendment to the City's MSCP Subarea Plan may be necessary.

The Land Use Section of the Draft EIR should include a Consistency Analysis with the City of San Diego MSCP Subarea Plan (SAP). The Analysis should be in tabular form and demonstrate how the project complies with MSCP SAP Sections 1.4.2, 1.4.3, and 1.5.2. Specifically, the development will need to conform to all applicable MHPA Land Use Adjacency Guidelines. In particular, lighting, drainage, landscaping, grading, access, and noise must not adversely affect the MHPA. Please demonstrate in the project biology report and Draft EIR how these issues are being addressed. Provide mitigation measures and/or project conditions that would be required as notes/conditions on the construction plans, as appropriate.

If the project would impact wetlands within the City's jurisdiction; City's Biology Guidelines and MSCP Subarea Plan require that impacts to wetlands, including vernal pools, shall be avoided, and that a sufficient wetland buffer shall be maintained, as appropriate, to protect resource functions/values. Where wetland impacts are unavoidable (determined case-by-case), they shall be minimized to the maximum extent practicable and fully mitigated per the Biology Guidelines.

Detailed evidence supporting why there is no feasible, less environmentally damaging location or alternative to avoid any impacts must be provided for City staff review, as well as a mitigation plan that specifically identifies how the project is to compensate for any unavoidable impacts. Avoidance is the first requirement; mitigation can only be used for impacts clearly demonstrated to be unavoidable. Unavoidable impacts will require deviation from the City's Environmentally Sensitive Lands (ESL) Regulations.

The Draft EIR and Biological Technical Report would be required to include an analysis relative to the City's ESL Regulations. Please include a section to reflect the Biology Guidelines 2012 requirements of ESL Wetland Deviations. The City recently amended ESL Regulations (5/7/12) to further clarify the wetland deviation process. This project would be considered under Biologic Superior Option for private development pursuant Land Development Code Section 143.0150 (d)(1)A)(ii).

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The City of San Diego Planning Department staff is available to meet with SDSU staff and consultants to coordinate information and analysis moving forward in this planning effort. We appreciate the continued coordination with SDSU Facilities Planning staff on this project. If you have any questions or wish to set up a meeting, please contact Alyssa Muto at (619) 533-3103.

Respectfully submitted,



Alyssa Muto
Deputy Director, Environment & Policy Analysis
Planning Department

February 17, 2017

Ms. Laura Shinn
Director, Facilities Planning, Design, and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
La Jolla, CA 92182-1624

Dear Ms. Shinn:

The City of San Diego (City) appreciates the opportunity to review the Notice of Preparation (NOP) for the New Student Housing Project, San Diego State University (SDSU) Environmental Impact Report (EIR). The City's Development Services Department, Transportation and Storm Water Department, and Planning Department have provided comments to SDSU on the NOP for this project, as further detailed below.

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Development Services Department – Jim Lundquist, Associate Engineer – Traffic,
jlundquist@sandiego.gov, 619-446-5396

The Transportation Impact Analysis (TIA) in the Draft EIR should follow the guidelines of the *City of San Diego Traffic Impact Study Manual, July 1998*, for all evaluated transportation facilities that are within the City of San Diego, and for the proposed project phasing. The TIA should also apply the *City of San Diego Significance Determination Thresholds, January 2011*, for all evaluated transportation facilities that are within the City of San Diego. Potentially impacted transportation facilities within the City of San Diego should be evaluated as should impacts to these facilities during the construction of the project, and significant traffic impacts to these transportation facilities should be mitigated.

The project description states that 2,700 students would be housed in the new development and that approximately 105 automobile parking spaces would be removed from the project site. The Draft EIR should explain what programs will be implemented to accommodate the new housing and reduced parking supply, specifically, how the expected parking demand will be accommodated fully on campus without impacting the adjacent neighborhood. Programs to ensure the new residents utilize existing transit opportunities could reduce the parking demand for these new students living on campus. The Draft EIR should also include alternatives that avoid or lessen expected transportation/circulation/parking impacts, including at least one alternative that would avoid unmitigated significant impacts to the City of San Diego's transportation facilities.

Transportation & Storm Water Department – Mark Stephens, Associate Planner -
mgstephens@sandiego.gov, 858-541-4361

The Draft EIR should address any increase in impervious surfaces and potential effects on the City of San Diego drainage system and overall water quality. The initial phase of the proposed project development would occur largely on the site of an existing parking lot, and subsequent proposed project development phases would involve extremely steep canyon slopes with both ornamental and natural vegetation and pervious surfaces. The analysis within the Draft EIR should include the location of all construction staging and storage areas for the proposed project.

SDSU is regulated under Phase II Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit provisions, among other requirements. The SDSU campus is located within the San Diego River Watershed Management Area (WMA) per the Phase I MS4 program, with the San Diego WMA Water Quality Improvement Plan (WQIP) now in place. Since discharges from the proposed development may flow to the City of San Diego's storm water conveyance network, we encourage post-construction Best Management Practices (BMPs) to be designed in conformance with the City's adopted *2016 Storm Water Standards Manual*.

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Planning Department – Rebecca Malone, Senior Planner, rmalone@sandiego.gov, 619-446-5371

The City of San Diego adopted a Climate Action Plan (CAP) on December 15, 2015, with the goal of creating a cleaner San Diego for future generations. The CAP calls for eliminating half of all greenhouse gas emissions in the City and aims for all electricity used in the City to be from renewable sources by 2035. The City's CAP is intended to help achieve the greenhouse gas reduction targets set forth by the state of California. The City encourages SDSU to include a consistency analysis of this project with the City's CAP and suggests the use of the CAP Consistency Checklist (accessible at: <https://www.sandiego.gov/planning/programs/ceqa>).

• • •

Planning Department – Kristin Forburger, Senior MSCP Planner, kforburger@sandiego.gov, 619-236-6583

The project would impact Environmentally Sensitive Lands (ESL) within the City of San Diego's jurisdictional limits. See SDMC §11.0104 ("This Code shall refer only to the omission or commission of acts within the territorial limits of the City of San Diego and to that territory outside of this City over which the City has jurisdiction or control by virtue of the Constitution, Charter or any law, or by reason of ownership or control of property."). As the project site lies partially within the Multi-Habitat Planning Area (MHPA) and conserved baseline MHPA on parcel 462-130-0700, a Site

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Respectfully submitted,



Alyssa Muto
Deputy Director, Environment & Policy Analysis
Planning Department

From: **rod clay** <rodclay619@yahoo.com>

Date: Thu, Jan 19, 2017 at 11:39 AM

Subject: dorms

To: "LShinn@mail.sdsu.edu" <LShinn@mail.sdsu.edu>

Cc: "cvetreasurer@gmail.com" <cvetreasurer@gmail.com>

Developing the canyon is a bad idea. Driving on Remington is already hard due to illegally parked delivery trucks and cars, and bicycles and skateboards travelling on the wrong side of the street. Developing the canyon will disturb the birds, coyotes, trap door spiders, snakes etc. It will move the smokers and their trash into my back yard. I am concerned about noise and additional light pollution.

Rod Clay
5441 Hewlett Dr.
San Diego, CA 92115
[\(619\) 788-2984](tel:(619)788-2984)

From: **Jim Corrigan** <jpdrover@cox.net>
Date: Thu, Jan 19, 2017 at 10:57 AM
Subject: Thoughts re Meeting with Neighborhood
To: lshinn@mail.sdsu.edu

Dear Ms Shinn,

Our thoughts below are about the process rather than the content of the SDSU event last evening and what it communicated. As you may be aware, the College View Estates neighborhood adjacent to the University is largely a professional community, with many current and former SDSU faculty, as well as many others with either executive or high level management experiences in their professional lives. Most of us lived here for years and have previously enjoyed many positive living and working relationships with the University which we expect will continue. Almost all, if not all of us came last evening to lend support to the concept of additional residential housing, to get answers to questions that we have, and to share some of our thoughts and wisdom with hopes that we could once again work creatively with the University.

Instead SDSU's initial presentation to the community was shocking. It was quite nonprofessional, and felt totally disrespectful of our community. We entered a room, with no chairs, no screens for power point etc presentation, had the spokeswoman for the project stand up on a chair (no less), without even a microphone to gather us and tell us the plans for the event. We were stunned. Besides this total lack of professionalism in this presentation, the disrespect we experienced was overwhelming. When we were told to go to the three tables, write responses on little pieces of paper that we would receive, it felt like we were given a clear message that there was no interest on the University's part in dialogue, or in our thoughts, and possibly even fear of it. For us to go to the tables felt like it would be useless since better information was available on the internet as well as from what you provided when I believe you met with our community representatives a week or so earlier. To visit the tables felt like we would only be participating in a sham.

A With regard to content, earlier this week Patrick and I sent you an email with questions and concerns, none of which were addressed last evening. As a consequence the shock and anger that we experienced at the disrespect we were being shown, and disappointment in the University was at an intensity that I seldom, if ever, have felt before. We sincerely wish to continue to be supportive of the University and its plans to add residential housing requiring sophomores to live on campus. We recognize and affirm the many positives that could result from this. Now, as a result of our experience of last evening, if there is to be any dialogue and collaboration between the University and the local community, the University has a lot of healing to do with our community to rebuild any trust level from which we could work. We only hope that this can happen.

Sincerely,

Jim Corrigan

Patrick Hanson, Vice President of the College View Estates Association

From: **Jim Corrigan** <jpdrover@cox.net>

Date: Tue, Jan 17, 2017 at 3:48 PM

Subject: Remington Dorm Complex

To: lshinn@mail.sdsu.edu

Cc: cveatreasurer@gmail.com

Dear Ms. Shinn,

We have been residents on Drover Drive for the past 22 years in the College View Estates neighborhood adjacent to the University Campus. We are proud that many of our neighbors are either current or recently retired SDSU faculty as well as alumni, which adds to the richness of our community. We are proud to say that we believe that we live in one of the finest communities in San Diego. With this being said, let me say that we are very supportive of the University's plans to add residential dormitory space. We recognize and applaud the growth of the University and its intention to require sophomore students to reside on campus. We believe that this will provide an enhanced student learning experience as well as help alleviate current mini dorm exploitation of both students and residents by mini dorm developers.

At the same time we have grave concern about the current SDSU proposed plans for development along Remington avenue. First of all, the population density of this proposed site is overwhelming. The number of students that this would add to an already crowded area and easement, not to mention the additional traffic that would result, as well as the number of students who would park their car in unrestricted areas along our home is most troublesome. Furthermore the size of the towers, their rooftop gardens etc. would result in a serious loss of privacy especially for the residents along Hewlett. We are confident that such development would ultimately result in a destruction of both our community as well as a large devaluation of the property values of current residences.

Of similar concern is the intrusion of the proposed project into canyon areas which would result in the destruction of treasured wildlife and natural resources. This is most troublesome, especially should it come from a liberal arts educational institution which we expect to teach students the value of our environment as well as nature and wildlife. It is mind boggling to us that an educational institution could be so reckless and irresponsible. This is especially true when there are other very viable options. This proposed project also seems to totally disregard the work of the 2007 Development Plan which feels much more doable and respectful of our treasured community and environment.

We look forward to the Community Meeting on January 18th. We both hope for and look forward to working with the University to assure that the needs of all will be adequately addressed. Therefore we hope that SDSU will truly hear and take into account the feedback it hears from its surrounding community as it advances its planning for the future. It would be a tragedy if this meeting were simply a public relations step in a process of plans already nearly finalized. That disrespect would be an even greater tragedy.

Sincerely

Jim Corrigan

Patrick Hanson

5443 Drover Drive

JPDrover@Cox.net

From: **Ann Cottrell** <acottrel@mail.sdsu.edu>
Date: Tue, Jan 17, 2017 at 11:25 AM
Subject: Proposed Remington Dorm complex
To: Shinn Laura <lsinn@mail.sdsu.edu>

January 17, 2017

Laura Shinn
Director, SDSU Facilities Planning, Design and Construction

Subject: Response to December 2016 NNOP of EIR for Dorm Complex on Remington Road

Dear Ms. Shinn

Comparing this proposal to the large dorm complex on the east side of campus (Cuicacalli, Maya, Olmeca, Tenocha, Zura) makes clear how inappropriate this proposal is for this location, especially as it is immediately adjacent to a residential community. It proposes significantly more students, on a smaller space, with taller buildings, immediately adjacent to a residential neighborhood, built on environmentally sensitive land and assuming use of a public road for vehicle access and temporary parking.

FEATURE	EAST DORM COMPLEX	PROPOSED WEST COMPLEX
# of students	2,336	3,530
Space	Appears to be twice size of Remington area	
Tallest building	8 stories	12 stories
Vehicular access	2 campus roads (non public through streets), one on each side. Montezuma not used for deliveries, move in/out, pick up/drop off, deliveries.	Fire lane at rear does not reach all buildings, unlikely to be used for delivery, move in/out, pick up/drop off. The city owned Remington road will be vehicular access and parking lot for the complex.
Access to parking	1 lot in complex, 2 large campus garages adjacent.	Nearest campus lot a fairly long, steep walk encouraging cars to park in neighborhood.
Impact residential neighborhood	Separated from the nearest residential street by canyon and 2 large parking garages	Immediately adjacent to private homes
Impact on canyon lands	On flat land	4 large buildings on sensitive canyoen lands

Here are 4 obvious problems highlighted by this comparison.

1) Vehicular access.

There must be adequate off-street vehicular access to all buildings entering from 55th st.. Remington Road cannot be parking lot for the complex, potentially impeding not only traffic, but emergency vehicles.

2) Size and Scale

--The number of students is far too great for this space and for proximity to a residential neighborhood. Other suitable sites for dormitories must be identified and seriously considered.

--The proposed 12 story buildings are entirely out of scale for the location. Chapultepec is already too tall for this location. Design should place shorter buildings adjacent to Remington and CVE homes as a transition to taller buildings. This should not be the location of the tallest buildings in existence at SDSU.

3) Noise.

A village of over 3,500 young adults cannot help but have noise. The design should mitigate this by locating outdoor social areas “inside the complex” so buildings shield neighbors from noise, rather than on the outer sides of the complex. There should be no roof top social areas.

4) Environmentally sensitive canyons.

Neighbors on these canyons are not allowed to build or otherwise disturb the environmentally sensitive canyons. The university must not violate the various environmental regulations designed to protect this space.

Sincerely

Ann Cottrell, College View Estates Resident

From: "Ann Cottrell" <adcottrell@me.com>
Date: Jan 18, 2017 9:53 PM
Subject: Dorm scoping charade
To: "Collins Megan" <mcollins@mail.sdsu.edu>, "Shinn Laura" <lshinn@mail.sdsu.edu>, "Borunda Nicole" <nborunda@mail.sdsu.edu>
Cc:

President Hirshman, Megan Collins, Laura Shinn, Nicole Borunda

I cannot begin to express how insulted and angry I and others I spoke to are about tonight's charade posing as a community information and feedback session. It expressed loud and clear, in no uncertain terms how little SDSU cares for the community in which it resides.

I am particularly angry because I spent considerable time (at the moment I am so busy meeting professional deadlines I do not have the time for that or for a meaningless meeting) and, to be honest my reputation, encouraging people not to explode about the mega dorm complex on Remington, saying that SDSU intends to share its plans and is interested in feedback and they should come to learn about the project on Wednesday, even though that gave only one day for comment.

With no chairs, no presentation, four stations with no written explanation that were hard to see, one person at each often unable to answer questions and providing opportunity for not more than a couple of people to interact, the session screamed "we are obligated to say we have met with the community, we don't want to and aren't interested in your opinions." To many I heard from tonight this validated their view that SDSU will do whatever it wants regardless of how it impacts community, environment or city (e.g. city roads)

It is inconceivable to me that a university would put on such an unprofessional sham even if it doesn't intend to treat the community with any respect. I was told by SDSU personnel at the meeting that the set up was good because everyone had read the NOP. Well I assure you not everyone got the NOP, and because it appeared long and technical many who did get it decided they would come tonight instead of wading through it so they could hear about the general plan first hand and get questions answered.

Ann Cottrell

(embarrassed to be) Professor emerita.
and College View Estates neighbor

From: "Lyndy Cuevas" <lyndy14@gmail.com>
Date: Jan 16, 2017 7:28 AM
Subject: against the remington dorm project
To: <LShinn@mail.sdsu.edu>
Cc:

To Whom it May Concern:

I am sending this email to express my concerns regarding the mass development of dorms on Remington Road. As a resident of College View Estates I take pride in living close to and supporting San Diego State. I appreciate the neighbors who are either alumni of SDSU or faculty members of SDSU. I take pride in living in an area that supports a university, as well as respects its uniqueness and individuality living next to a large and growing college,

I have read and studied in detail the information sent regarding this mass expansion of university housing and am extremely concerned that this project is not taking in to consideration the damage it is going to cause to the College View Estates neighborhood. Adding the 3500 students to this area of the university is going to have a negative effect on College View Estates residents and their peaceful neighborhood. Taking away a beautiful canyon...ruining nature to expand is heart wrenching. There are so many areas around SDSU that are old and could use revamping. What better way to improve our neighborhood is to revamp the old rather than take away nature.

Also, adding 3500 plus bodies to a small area is an extreme safety hazard to both residents and students. For years College View Estates has wanted to place speed bumps along College Gardens Court and it has been reviewed and denied based on the fact that there is only one way in and out of College View Estates. If you add that many more people and there is an emergency this could be devastating to the school and the neighborhood.

I believe very strongly that SDSU should listen to the residents concerns regarding this expansion and hope that SDSU will take in to consideration all of the concerns we have as it would be a shame to lose the amazing positive relationship College View Estates and SDSU have.

Thank you for your time

Lyndy Cuevas
College View Estates resident



[5153 Remington Rd., San Diego, CA. 92115](#)

January 19, 2017

Laura Shinn, AIA, AICP
Director, Facilities Planning, Design and Construction
San Diego State University
San Diego, CA 92182-1624

Subject: December, 2016 Notice of Preparation (NOP) of Environmental Impact Report

Dear Ms. Shinn:

On behalf of the College View Estates Association (CVEA), comprised of the residents and homeowners in the neighborhood adjacent to the west side of the SDSU campus, thank you for this initial opportunity to provide feedback on the proposed project outlined in the Notice of Preparation of a Draft Environmental Impact Report dated December 2016. This letter provides an overview of our initial feedback and concerns in response to the project outlined in the NOP, but should not be considered exhaustive. We have not yet seen the full details of this project. Our goal as this process moves forward is to work collaboratively with SDSU to ensure that the objectives of the project can be met while minimizing any, and all, potential negative impacts to our community.

Attached to this letter you will find a detailed response and comments to the NOP of December, 2016, given as Attachments A and B. In short, the collective concerns of the CVEA involve the size, massing, and scale of this proposed project, the destruction of irreplaceable native canyon habitat, the negative impact on quality of life issues for our members, the added traffic, noise and congestion caused from the addition of the new housing along Remington and the overall number of new beds added immediately adjacent to our homes and neighborhood.

As residents of College View Estates, we choose to live here because we love the University and we are invested in its continued success. Among us are many alumni, as well as active and emeritus faculty and staff. Many of us have been proud contributors to the Campaign for SDSU. We are "Aztecs for Life."

We recognize and accept that choosing to live next to a large urban campus has predictable downsides. There will be growth, and managing increased density creates challenges in any urban environment. We have organized our neighborhood to help us manage those challenges responsibly, while seeking to avoid NIMBY-like opposition to change. As San Diego State College has converted from a commuter-centric campus primarily serving students from the immediate metropolitan area into SDSU, a nationally recognized research institution with a student body from all over California and beyond, our previously existing neighborhood has shouldered its share of the burden from having a surge of out-of-area students competing for a shortage of affordable nearby housing. As a neighborhood plagued by mini-dorms, we believe SDSU should invest in more on-campus housing for its students, and therefore, in principle, we welcome projects to accomplish this goal. We believe there are alternatives to the project

described in your NOP that could accomplish all of the objectives while avoiding the worst of the negative impacts.

In addition to addressing the main themes described above, our attached detailed comments cover additional related concerns. We look forward to further discussion with you on this project and offer our best efforts to help achieve a solution that will be a positive for all stakeholders in the University community.

Sincerely,

Original signed by Gary Campbell

Gary Campbell, President
College View Estates Association

Attachment A: Summary of Major Concerns
Attachment B: Detailed Response to NOP and Initial Study

CC w/Attachment A:

Dr. Timothy White
Chancellor, California State University

Dr. Elliot Hirshman
President, San Diego State University

Hon. Kevin Faulconer
Mayor, City of San Diego

Hon. Georgette Gomez
Councilmember, District 9

Hon. Toni Atkins
Senator, 39th District

Hon. Todd Gloria
Assembly Member, 78th District

ATTACHMENT A. Summary of major concerns.

1. Irrevocable destruction of valuable and sensitive canyon habitat

Our neighborhood is built adjacent to the same canyon system that extends into the north side of the proposed project footprint. Those of us with property on the canyon rim are well aware that in August, 1998 the City of San Diego joined with the U.S. Department of the Interior and the California Resources Agency in setting up the Multi-Species Conservation Program (MSCP) to “put aside habitat of endangered species.” On portions of our own properties that are included in the Multi-Habitat Plan Area (MHPA), we are generally unable to obtain permits for any type of construction. We consider this restriction to be a positive thing for us and the surrounding community. We are surprised and saddened to learn that SDSU does not share this point of view.

The canyon ecosystem surrounding the north side of the existing Chapultepec tower is not “vacant,” waiting for development. It is home to up to 85 species of rare and endangered animals and plants, many of which flourish nowhere beyond the few remaining canyon habitats in San Diego. This canyon is a valuable resource for the University, its students, and for future generations of Californians. It has great academic and educational value. In addition, the canyon presents a significant risk of wildfire, and the creation of housing units cantilevered over the dry native vegetation will lead to a high risk of ignition from human activity. The University bears an extremely heavy burden to show that its mission cannot be fulfilled without doing such irrevocable violence to this fragile public trust.

We believe the NOP as written is deficient in not recognizing and facing up to this burden. We do not find language in the NOP that is consistent with the following requirements of the California Environmental Quality Act (CEQA), §15126.6:

An EIR shall describe a range of reasonable alternatives to the project, or to the location of the project, which would feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project, and evaluate the comparative merits of the alternatives. An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives that will foster informed decision making and public participation.

and

Because an EIR must identify ways to mitigate or avoid the significant effects that a project may have on the environment (Public Resources Code Section 21002.1), the discussion of alternatives shall focus on alternatives to the project or its location which are capable of avoiding or substantially lessening any significant effects of the project, even if these alternatives would impede to some degree the attainment of the project objectives, or would be more costly.

We have referenced this lack of consideration of alternatives in our attached detailed comments to the NOP (Attachment B). We believe that SDSU is legally obligated, in the forthcoming EIR, to propose and evaluate alternative locations for the “future phases” residential-housing units on other lands controlled by the University that do not lie in sensitive-habitat areas. We believe there are a number of such alternatives available to the University, and that its mission can be fulfilled in its entirety while avoiding the destruction of irreplaceable environmental resources. If this is the

case, then under CEQA the buildings proposed as “future phases” of the project must be located elsewhere.

2. Continuing and increasing Illegal use of Remington Road while accessing campus buildings

The project description anticipates the continued and increased use of Remington Road as the access point to the south side of the proposed buildings. Remington Road and the adjacent sidewalks are City of San Diego property, and their use as the only access point for the existing Chapultepec tower has resulted in the continuous daily illegal blockage of pedestrian, wheelchair, bicycle, and motor-vehicle access to our neighborhood. The illegal parking and blockage comes from SDSU-owned campus vehicles, delivery and maintenance vehicles, taxis and car-service vehicles, and private vehicles associated with student residents. SDSU and the SDSU police department have consistently refused to take responsibility for controlling or limiting such illegal use, and it is fair to say that, if the City were to rigorously enforce traffic and parking regulations along Remington Road, Chapultepec Hall would have to shut down due to the lack of an alternative way to access the building. It is an unacceptable level of impact on our neighborhood to propose additional structures along Remington Road without (a) rectifying the design deficiencies that have caused the existing pattern of illegal use; and (b) including measures and facilities in the design that will prevent and make unnecessary future illegal parking and blocking of pedestrian, wheelchair, bicycle and motor-vehicle traffic on the City-owned right-of-way. This is an important matter of public safety and ADA compliance, and we find the NOP and Initial Study to be deficient in not addressing it.

3. Inadequate facilities for student life on campus

This project will create a small city with population of more than 3500 persons along a less-than-quarter-mile stretch of Remington Road. This is comparable to the population density in New York City. The EIR should clearly analyze all of the spillover effects on the surrounding residential neighborhoods. In particular, we note that the NOP is deficient in not addressing the following impacts:

Parking. SDSU’s Sophomore Success program anticipates that this project will enable all out-of-area sophomores to be housed on campus. We do not find language in the NOP indicating that SDSU will conduct research to determine the extent of car usage by out-of-area sophomores. Presently the on-campus student population consists mainly of freshmen. Extrapolating from that population to the incoming population of sophomores is not valid, because by their second year many students have located employment and internship opportunities that cannot be reached by public transportation. The NOP should recognize this, and the EIR should include a valid analysis showing that there will be sufficient on-campus parking available to accommodate all of the cars that student residents will be bringing to campus. Failure to provide adequate parking will result in students using our neighborhood streets as their parking lot and impose costs to the City taxpayers for enforcement.

Smoking. SDSU has adopted a no-smoking policy for the entire campus. We applaud efforts to discourage smoking among students, but our neighborhood has already been negatively impacted by this policy. Tobacco smoking by students is legal. When there is no place to smoke on campus, students meet and socialize on the sidewalks and streets in our neighborhood, leaving behind litter

and creating a considerable degree of public disturbance. They sometimes use our landscaping features and retaining walls as makeshift furniture. In addition, students have constructed illegal hidden encampments in the canyons, and use those places to socialize and smoke a variety of substances. The risk of fire in the canyon from the ignition and disposal of smoking materials is significant. If SDSU plans to place 2700 additional students on Remington Road, it is unacceptable to us that the University will refuse them facilities to smoke and socialize on campus and thus force the problem to spill over onto us. This is an environmental impact that the EIR must address.

Loss of privacy and light. The project will result in massive structures looming up over an existing residential neighborhood. Sight lines from the residence halls will, in some cases, severely limit the residents' enjoyment of reasonable expectations of privacy. In addition, the project will cast shadows over a substantial number of properties and residences at various times. These effects create a tremendous loss of value and impair the rights of residents to enjoy their property free from public or private nuisance.

4. Inappropriate scale

The creation of this massive complex within footsteps of a quiet residential area—which was present and fully built out long before the California Master Plan for Higher Education created the CSU system and Cal State San Diego/SDSU in the 1960s—is a textbook lesson in inappropriate land-use planning. We did not move in next to the University—the University moved in next to us. All we ask is that SDSU take the same responsibility that every kind of enterprise must embrace when operating in an urban environment: Design your physical plant so as to contain your operations within your own boundaries. It will be impossible for SDSU to adhere to this basic concept if it implements the project as described and proposed.

Attachment B: Detailed Response to NOP and Initial Study

Section	Comment
1	<ul style="list-style-type: none"> • The Initial Study should state the University's objectives for this project, which evidently are to provide a configuration of campus housing adequate for the announced Sophomore Success Program, which in turn has the objective of improving graduation rates. The analyses in the Draft EIR must be conducted with reference to the project objective, so that alternatives can be considered that also would meet the objectives. This is a CEQA requirement. • The Initial Study should indicate that the Draft EIR must, under CEQA, include an analysis of alternatives to the proposed project, including the no-project alternative. One alternative would be to model the project on the decertified 2007 Campus Master Plan, which included a configuration of new residence halls that would be adequate to meet the purpose of this project. The Initial Study should indicate that even if the no-project alternative, or other feasible alternatives for the location of the proposed buildings, would somewhat impair the university's ability to meet its objectives for this project, an alternative must be preferred if it would reduce environmental impacts below an acceptable threshold--even if it is costlier. • The identification of specific alternative locations for the proposed buildings, and the detailing of the no-project alternative, should have been part of the Initial Study, and must be a part of the Draft EIR.
1.7.1	<ul style="list-style-type: none"> • Land uses on the site include environmental set-aside under the joint City/US/California Multi-Species Conservation Program. • The project site can be accessed from the west via Hewlett Drive and Remington Rd. The College View Estates neighborhood is not a cul-de-sac.
1.7.2	<p><u>Structures:</u></p> <ul style="list-style-type: none"> • It is incorrect to refer to a "parking/upper-campus drop-off area" in the existing Chapultepec configuration. There is no drop-off area for the existing building. The space referred to contains two spaces reserved for special permits and two disabled-parking spaces. The current configuration depends on illegal parking on Remington Rd and blockage of city-owned bicycle lanes and sidewalks to accommodate service vehicles, university vehicles, taxi/car-service pick-up and drop-off and student move-in and move-out. Without daily and hourly illegal use of Remington Rd, the existing Chapultepec structure could not function. The project must correct design deficiencies that have led to this situation. • Consideration should be given to the effect of the "massing and architecture" on the neighboring properties, not just in comparison with Chapultepec Hall. <p><u>Utilities:</u></p> <ul style="list-style-type: none"> • The existing city sewer system may have to be upgraded to accommodate the drainage flow from these buildings. The current Chapultepec Hall has caused back-up into residences on Hewlett Dr. from the increased flow in the city sewer. <p><u>Parking, Circulation and Access</u></p> <ul style="list-style-type: none"> • The existing 33-space Parking Lot 10A is largely reserved for faculty/staff. The Initial Study should not state that it can be used for student parking. • There is no evidence that Parking Structure 12 will be adequate to accommodate "residents who bring cars to campus," so the language should state "may be able to

	<p>park in Parking Structure 12, depending on a study to be included in the Draft EIR to determine whether or not adequate space will be available for the number of cars projected to be brought to campus by students.”</p> <ul style="list-style-type: none"> • The statement that “vehicular and emergency access to the south side of the project site would be provided via Remington Road” implies that SDSU intends for the residence halls to continue to depend on the illegal use of city-owned streets, sidewalks and bicycle lanes for building access. Remington Road is not owned by SDSU, and it is not available for that purpose. The current Chapultepec configuration could not operate without the constant blocking of Remington Road, impeding wheelchair and bicycle access to neighborhoods to the west on a daily and hourly basis. This is a violation of the City code and the ADA. The new buildings must be designed and constructed so as to make such continued illegal use both unnecessary and inconvenient.
2.	The incidental takings of species that are protected under federal and state law requires approval from US Fish and Wildlife and California Department of Fish and Wildlife.
5.1	<ul style="list-style-type: none"> • The Discussion section largely focuses on the potential to “alter visual quality and campus character” but does not include “neighborhood character” on the adjacent residential properties. The dramatic change in sight lines and the construction of a massive-density residential facility within footsteps of quiet residential streets will alter property values and potentially deprive property owners of their legal right to enjoy their property free from public nuisance. In addition to what is described, the Draft EIR must examine these effects, especially with regard to their impact on properties on Hewlett Drive and Remington Road adjacent to the project site. • The project will disrupt the patterns of light and shadows on the surrounding residential areas. These effects will alter the ability of homeowners to enjoy their property. The Draft EIR must address the effects of lightning and shadowing on the surrounding area. • The sight lines from the project into the surrounding community threaten the residents’ continued enjoyment of a reasonable expectation of privacy within their own homes. The Draft EIR must address the lines of sight from the proposed buildings into the private spaces of nearby houses that will degrade the desirability and livability of the property.
5.3	Item “e) Create objectionable odors affecting a substantial number of people?” should be marked as a “Potentially Significant Impact.” SDSU is proposing to house upwards of 3500 adults on a short stretch of Remington Rd, and current SDSU policy forbids the university from including facilities for smokers to congregate and socialize. The Draft EIR must assess the impact of the university’s no-smoking policy on the surrounding residential area. A study must be included that assesses the current use of the adjacent College View Estates neighborhood and illegal canyon encampments as preferred gathering areas for residents of Chapultepec Hall who wish to smoke, and extrapolate the findings to a configuration that quadruples the number of campus residents on Remington. The effects of second-hand smoke on residents whose property and the adjacent streets and sidewalks are co-opted by smokers must be considered in the Draft EIR, as well as the resulting deprivation of the right to nuisance-free peaceful enjoyment as large numbers of students congregate in the neighborhood.
5.4	<ul style="list-style-type: none"> • Item “e) Conflict with any local policies or ordinances protecting biological resources...” and item “f) Conflict with the provisions of an adopted habitat

	<p>conservation plan..." should both be marked "Potentially Significant Impact." The canyon habitat that will be encroached on and destroyed by the construction of phases 2 and 3 of the proposed project were protected in 1998 by joint agreement between the City of San Diego, federal and state regulators, and a number of conservation organizations. The habitat loss would be recorded as such in the annual "Summary of Losses and Gains" maintained by the city.</p> <ul style="list-style-type: none"> • The discussion should include the role of USFWS and CDFW in regulating incidental takings of protected species. • The biological report in the Draft EIR must include an analysis of the potential for bird kills from collisions with the large number of reflective surfaces contemplated for the Phase 2 buildings that will be located deep within the canyon habitat. • The biological report must recognize that the areas of the canyon proposed for development are part of a larger ecosystem, including multiple branches of the canyon in areas to the west of the site, and that wildlife in the system is kept in natural balance by allowing predator species and their prey to exist undisturbed. The presence of human activity in the canyons has the potential to disrupt this balance, leading to consequences including an excess of species such as rodents and venomous reptiles. The potential for such imbalances to affect the safe occupancy of residences and properties adjacent to the canyon ecosystem must be included in the analysis. • According to city records, the canyon ecosystem has not burned in the past 100 years or more. There are a number of specimens of native plants in the canyons that are more than 100 years old. The Draft EIR must assess the potential of the project to increase fire danger in the canyon, and the rate at which a fire might spread and destroy both the ancient habitat and surrounding structures during frequent Santa Ana conditions. Ignition sources such as illicit smoking and disposal of smoking materials as well as general risks from building designs that overhang dry native vegetation must be included.
5.8	<ul style="list-style-type: none"> • Item g) is not adequately covered in the discussion. The proposed development has the potential to disrupt emergency response times to the College View Estates neighborhood, especially given the plan to provide access to the buildings from Remington Rd. This design will result in the constant blockage of vehicle travel lanes, as currently occurs. The Draft EIR must consider these effects in addition to the effect on emergency access to the campus itself. • The Draft EIR must recognize not only that "the potential for wildfires exists" but recognize that the probability of wildfires in the canyon (which have not occurred for more than 100 years) will be increased by the project.
5.9	<p>The Draft EIR must analyze how reshaping the canyon topography might lead to erosion on private property to the west of the project site, especially to properties on Hewlett Dr.</p>
5.12	<ul style="list-style-type: none"> • The Discussion in this section is entirely inadequate, as it only addresses noise from construction and implementation of the project. • The Draft EIR must assess the impact of a massively scaled residential complex, including outdoor party areas, pools, and rooftop patios, adjacent to a quiet neighborhood of single-family homes. The nature of the abrupt transition between two vastly different modes of land use must be analyzed for its impact on the property and the rights of nearby residents to peacefully enjoy their property free from public and private nuisance. The analysis must consider the demographic profile

	of the campus residents, including their age, their preferred modes of socializing, the hours at which they will be engaging in social events and partying, their ability to use amplifiers and hold live-music events, and all other relevant factors.
5.14	<ul style="list-style-type: none"> • The Discussion section related to Public Services is inadequate. • The Draft EIR must address whether the City of San Diego will be impacted by the need for increased police service to respond to incidents on the city-owned streets and sidewalks adjacent to the proposed buildings, and in the adjacent residential area where the dramatic transition between high-density and low-density land use will inevitably result in more calls to police dispatch to control noise and inappropriate behavior. • The Draft EIR must assess the impact on the city from the need to offer EMT and ambulance service to a community of 3500 residents. • The Draft EIR must assess whether existing city fire services are adequate to protect against the increased probability of wildfires in the canyons due to the increase in human activity around and over areas of dry native vegetation • With respect to fire, EMT, ambulance, and police service, the Draft EIR must analyze whether the increase in demand for services by the SDSU population will affect response and service times to other residents of the College Area.
5.16	<ul style="list-style-type: none"> • Item “c) Result in a change of traffic patterns ... that results in substantial safety risks” should be marked “Potentially Significant Impact.” The College View Estates neighborhood to the west is not a cul-de-sac. It has the potential to be used for through traffic to Montezuma Road. The construction of a massive new facility on the adjacent section of Remington Road will increase traffic on Hewlett Dr., College Gardens Ct., Yerba Anita Way, and Yerba Anita Drive. The Draft EIR must address this, and analyze whether the design of the quiet residential streets are adequate to safely handle the mix of commuter and residential use that will result. • The areas of the College View Estates neighborhood streets that are not covered by the Area B permit plan will potentially be used as parking areas by residents of the proposed structures. This will result in increased vehicle and pedestrian traffic. The Draft EIR must address such safety and environmental impacts on the surrounding area. • Item “d) Substantially increase hazards due to ... incompatible uses ... “ should be marked “Potentially Significant Impact.” SDSU continually uses Remington Rd. and the city-owned sidewalks to move landscaping equipment, electric carts, maintenance equipment, and other items that are not licensed for operation on a public street. The Draft EIR must address the potential for this illegal use to increase when additional structures and landscaping requiring maintenance are in place. The potential for illegal blocking of city sidewalks for pedestrian and wheelchair access (an ADA violation) as well as bicycle and motor-vehicle lanes by slow-moving unlicensed equipment must be analyzed.
Missing sections	The Initial Study should have included, and the Draft EIR must include, sections on the following: Growth-Inducing Impacts, Cumulative Impacts, Significant Irreversible Changes, and Alternatives.

Laura Shinn, Director
Facilities Planning, Design and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1624

Re: NOP of a Draft EIR for Dormitory Complex Centered Around Chapultepec Residence Hall
SUBJECT: Noise intrusions into City of San Diego Residential Properties. Section 5.12

January 19, 2017

Dear Ms. Shinn,

Noise levels will increase and intrude into residential homes on properties next to the project area, especially the Phase 2 and Phase 3 structures. How do you mitigate this noise?

Our experience shows that the vast majority of noise intrusion into the residential community can be mitigated by banning electronic sound generation especially from the exterior open areas of the project. This includes electronic music that contains low frequency waves. Waves go through home walls at even a low amplitude. The EIR should consider a band on exterior electronic sound generation in the project area, ... all hours.

An interview with SDSU and San Diego CRO police officers can document the "mass" movement of students usually during the late hours of the evening searching for a party in the walkable residential neighborhood. The word gets out on social network and hundreds of students will appear many times uninvited. Consider all three phases of this project built out with 2,700 + students having access to a minimum amount of automobiles.

The EIR should address how to manage and mitigate this unique noise intrusion. Today a residential homeowner living in San Diego must FIRST call the non-emergency police line to report the noise; this can involve a 30 to 40 minute wait time; then an unknown time for police response. This problem can be mitigated with a telephone call for such activity going directly to the SDSU police and a standard for response established... say 15-20 minutes for the police to arrive on-site.

Regards

Gary DeBusschere, 5251 Hewlett Drive, SD CA 92115 debusschere01@yahoo.com

From: "Gary DeBusschere" <debusschere01@yahoo.com>
Date: Jan 18, 2017 10:21 PM
Subject: CEQA NOP SCOPING MEETING for the community regarding new housing; meeting scheduled January 18th 2017.
To: <lshinn@mail.sdsu.edu>
Cc: "Megan Collins" <mcollins@mail.sdsu.edu>, "Bob Schulz" <rschulz@mail.sdsu.edu>

Dear Laura Shinn
Director Facilities Planning Design and Construction SDSU

Attended what was billed as the scoping meeting as required by CEQA to inform the community regarding this major project.

It is disappointing to report the structure of meeting created a noise level not allowing attendees to hear or to request further clarification of their specific contribution points.

AT THE MINIMUM the meeting did not meet State and CEQA ADA requirement to assist the hearing impaired.

It was impossible for many, including me, to be fully informed of project scope before the stated deadline of January 20th, the date requested to submit written thoughts about this project.

I decided to leave a protest with the on site recorder. I ask for this scoping meeting to be rescheduled. It was so noisy she had a hard time hearing me.

This meeting must be rescheduled with adequate organization to allow attendees to hear and comment as required by CEQA.

The community is positively participating in this process and must be heard. Do CEQA correctly. Do not upset the community and do it legally.

Regards
Gary DeBusschere
5251 Hewlett Drive SD
DeBusschere01@yahoo.com
[619-315-6249](tel:619-315-6249)

Sent from my iPhone

Laura Shinn, Director
Facilities Planning, Design and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1624

Re: NOP of a Draft EIR for Dormitory Complex Centered Around Chapultepec Residence Hall
SUBJECT: What LAW applies to the Management of Noise? Section 5.12

January 19, 2017

Dear Ms. Shinn,

Noise levels will increase and intrude into residential homes on properties next to the project area, especially the Phase 2 and Phase 3 structures. If the EIR is to be successful in the migration of noise, then a clarification should be made as to which noise law (State or City) is the standard for application.

If the noise is generated on State property but is transmitted onto City property, does City law prevail?

Stated in more specifics, the City noise ordinance is defined under City of San Diego Municipal Code chapter 5, article 9.5, sections 59.0501-0503. Will the President of San Diego State University agree to comply with City law for "cross-property" noise generation?

State of California Code related to noise control, partial list.

- 1) The California Health and Safety Code Section 46000, also known as the California Noise Control Act of 1973, declares multiple guidelines for noise intrusion including section (f) "All Californians are entitled to a peaceful and quiet environment without intrusion or noise which may be hazardous to their health and welfare.
- 2) Section 65302 of California Government Code provides guidelines for general plans including section (f) to include a noise element that shall identify and appraise noise problems in the community.
- 3) California State Civil Code 3479, 3480, 3484 provide definition of a public nuisance including "Anything which Interfere(s) with the comfortable enjoyment of life or property... is a nuisance.

Understanding the prevailing law will greatly assist in insuring a successful mitigation of noise from this project site.

Regards

Gary DeBusschere, 5251 Hewlett Drive, SD CA 92115 debusschere01@yahoo.com



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Barbara A. Lee, Director
5796 Corporate Avenue
Cypress, California 90630



Edmund G. Brown Jr.
Governor

January 12, 2017

Ms. Laura Shinn, Director
Facilities Planning, Design, and
Construction Business and Financial Affairs
California State University, San Diego
5500 Camponile Drive
San Diego, California 92182

NOTICE OF PREPARATION (NOP) FOR SAN DIEGO STATE UNIVERSITY NEW STUDENT HOUSING PROJECT (SCH# 2016121025)

Dear Ms. Shinn:

The Department of Toxic Substances Control (DTSC) has reviewed the subject document. The following project description is stated in the NOP: "The proposed project would include the expansion of on-campus student housing facilities to be located adjacent to the existing Chapultepec Residence Hall. Specifically, the proposed project would consist of the development of facilities to accommodate up to 2,700 student-housing beds in a series of residential towers to be located on the existing Parking lot 9 and centered around the existing Chapultepec Residence Hall."

Based on the review of the NOP, DTSC has the following comments:

1. The EIR should identify and determine whether current or historic uses at the project site may have resulted in any release of hazardous wastes/substances. A Phase I Environmental Site Assessment may be appropriate to identify any recognized environmental conditions.
2. If there are any recognized environmental conditions in the project area, then proper investigation, sampling and remedial actions overseen by the appropriate regulatory agencies should be conducted prior to the new development or any construction.
3. If buildings or other structures are present onsite and proposed for demolition, then lead-based paints or products, mercury, and asbestos containing materials (ACMs) should be addressed in accordance with all applicable and relevant laws and regulations.

4. If the project plans include discharging wastewater to a storm drain, you may be required to obtain an NPDES permit from the overseeing Regional Water Quality Control Board (RWQCB).
5. If during construction/demolition of the project, soil and/or groundwater contamination is suspected, construction/demolition in the area should cease and appropriate health and safety procedures should be implemented. If it is determined that contaminated soil and/or groundwater exist, the EIR should identify how any required investigation and/or remediation will be conducted, and the appropriate government agency to provide regulatory oversight.

If you have any questions regarding this letter, please contact me at (714) 484-5476 or email at Johnson.Abraham@dtsc.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Johnson P. Abraham", with a long horizontal flourish extending to the right.

Johnson P. Abraham
Project Manager
Brownfields Restoration and School Evaluation Branch
Brownfields and Environmental Restoration Program - Cypress

kl/sh/ja

cc: See next page.

Ms. Laura Shinn, Director
January 12, 2017
Page 3

cc: Governor's Office of Planning and Research (via e-mail)
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044
State.clearinghouse@opr.ca.gov

Mr. Guenther W. Moskat, Chief (via e-mail)
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
Guenther.Moskat@dtsc.ca.gov

Mr. Dave Kereazis (via e-mail)
Office of Planning & Environmental Analysis
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Dave.Kereazis@dtsc.ca.gov

Mr. Shahir Haddad, Chief (via e-mail)
Schools Evaluation and Brownfields Cleanup
Brownfields and Environmental Restoration Program - Cypress
Shahir.Haddad@dtsc.ca.gov

CEQA# 20162016121025

FILED 1/12/17

J. Abraham
STATE OF CALIFORNIA
DEPARTMENT OF TOXIC SUBSTANCES CONTROL
SOUTHERN CALIFORNIA REGION
5796 CORPORATE AVENUE
CYPRESS, CA 90630

SANTA ANA
CA 926
13 JAN '17
PM 2 L

Ms. Laura Shinn, Director
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92182-000399



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From: "Katie Fisher" <mkcfisher@gmail.com>

Date: Jan 19, 2017 9:52 PM

Subject: Comments- Remington Dorm Proposal

To: <Lshinn@mail.sdsu.edu>

Cc: <cveatreasurer@gmail.com>

Laura Shinn
Director Facilities Planning
Design and Construction Business and Financial Affairs
San Diego State University

My comments are as follows:

Traffic/Parking

- 1) Concern regarding additional traffic on 55th & Remington.
- 2) Re-design the illegal drop-off location in front of Chapultepec. The night of 1-18-17 I saw 2 cars loading ice chests with dollies, by 8 or so students. Some wearing red aprons. It looked like a school event and not just students loading their cars on their own time.
- 3) Where is the campus police headquartered? Why do they not monitor this illegal drop-off area?
- 4) More student parking in College View Estates- College West Area. They currently park all the way down on College Garden Court, Drover, Bixel etc. and walk to class.
- 5) Build additional parking as part of the new dorms. There is not enough currently.
- 6) Fund a Gated Access to our community - College View Estates.
- 7) Examine Access by fire departments and Ambulance to neighboring communities.

Density

- 8) Build Phase 2 at Current Albert Apartment Complex. Current students in Albert can be moved to new Phase 1 dorms.
- 9) College should have no problem recouping the cost of building new dorms at the Albert Apartment Complex as I was told otherwise at the meeting.
- 10) Disburse the new dorms throughout the college property - do not have them all near Remington.
- 11) More students equals more density, possibly more vandalism & theft. How would you address this?
- 12) Designated smoking areas in the dorms. To include cigarette and now legal marijuana smoking. Cars have been spotted with students doing illicit activities in front of homes, not just smoking.

Environment

- 13) Currently Chapultepec casts a large shadow on half of the canyon. Additional dorms would cast an even larger permanent shadow on the canyon and houses on Hewlett. Reflections from dormitory windows will cause a significant problem.
- 14) Noise from construction, students, cars etc.
- 15) Sensitive canyon wildlife would be impacted/destroyed

Property Values

- 16) Houses on Hewlett and surrounding streets/neighborhoods will have their property values lowered due to obstructed views, views of sky rises, shadows, noise, traffic, density etc.

Sincerely,

Katie Fisher

From: **Richard Fox** <richardfox5050@gmail.com>
Date: Fri, Jan 20, 2017 at 4:56 PM
Subject: SDSU Dorm Project on Remington Road
To: Lshinn@mail.sdsu.edu, cveatreasurer@gmail.com, ginger stephan
<gingerfox73@gmail.com>

Dear Ms. Shinn,

Thank you for the opportunity to respond to SDSU's plans to build a huge dorm complex on Remington Road. I have been a resident of College View Estates (CVE) since 1998. First, I wish to state that I am very happy to hear that SDSU plans to build additional affordable housing for students on campus. However, the current plan has a number of issues that need to be resolved and two major problems that I hope SDSU will remove from its current plans.

First, the plan to put all of the dorm rooms on Remington Road is a bad idea. I hope SDSU will reconsider the 2007 Master Plan which put some dorm rooms on Remington Road and others on the east end of the campus. Our neighborhood already suffers from the problems created by all the other venues that SDSU has built on 55th and Remington Road. This is already the most congested area on SDSU, as it is the main access route to large campus parking structures, Viejas Arena, the track and several fields, the Alumni Center, the Jacobs Jam Center, the gymnasium, the Aztec Recreation Center, the SDSU Police Department, the Albert's Apartment Complex and other apartments along 55th, the huge existing 870 bed Chapultepec Dorm, the baseball stadium, the softball stadium, the ARC Aquatic Center, the tennis center and is also the major access route to our College View Estates neighborhood.

With some good planning and mitigations to improve traffic, parking, noise and other issues, I could see Phase 1 of the project being developed, but Phases 2 and 3 will make this massive development not compatible to be in an area already so congested which is so close to our single-family residential neighborhood and also along our major neighborhood access route.

I would suggest that not all of the dorms be built on Remington Road and instead build Phases 2 & 3 in the areas identified in the 2007 Master Plan on the east end of the campus, and/or other locations such as the large parking areas off of Alvarado. If it is absolutely necessary to have all the new dorms in one place, I would suggest they be built on the far end of 55th where the Albert's Apartments and other apartments are currently located.

Before the Lapinsky family sold their properties to Aztec Shops, they had determined these low rise apartments were too old, outdated, too small and in need of maintenance to be operated efficiently and they planned to tear them down and build larger, more modern and efficient buildings. This would be an ideal place to build a larger, more modern student residence complex. I was told that SDSU doesn't want to displace current housing while building new housing. However, once Phase 1 was built, further construction could be built in stages with several buildings at a time being built while new students and displaced students from the old apartments are moved into the new larger buildings constructed on the site. This would be quite doable as all other phases of the current project are already planned to be built out over a number of years in the future.

Even if only Phase 1 is built on Remington Road, the design must be developed to not only mitigate new traffic, parking, noise and visual blight issues, but also alleviate the issues that already plague our neighborhood because of the lack of mitigation when SDSU built so many other venues in this area. Some mitigation efforts that I would suggest that will be needed even if SDSU only builds Phase 1 on Remington Road are:

1. Build parking and areas for Parents and Students to unload and load their belongings at the beginning and end of each semester. Every semester, vehicles are parked in the red zone and make it challenging to drive along Remington. There is NO police enforcement during these times and there are NO other options. Before building, make room along the road or have parking underneath the Dorm Buildings.
2. Build entrance to College View Estates with a Guard House and a Gate that can be utilized during events.
3. Putting a parking enforcement officer or community service officer in the middle of the street with a sign and hand up is not efficient or safe for the public safety officer.
4. Synchronize the 5 traffic signals on 55th between Montezuma and Remington Road to better improve the flow of traffic.
5. Give non-student & non-faculty/staff members of ARC a sticker that allows them to park free on weekends and evenings after 7:00 PM in lots 10, 10A and parking structure 7, if large events are not taking place. This would help alleviate parking spill-over into our neighborhood when Area B parking restrictions are not in effect during times when the majority of classes are not in session and such areas are more available to those who are not currently parking in them.
6. Improve traffic exiting campus by restriping the intersection of 55th and Aztec Circle Drive to allow cars exiting the Albert's and other apartments at the end of 55th to turn left and also be able to exit via Aztec Circle Drive and Canyon Crest instead of only being able to exit on 55th.
7. Create additional parking under the buildings to be built on Lot 9, create a loading and unloading loop drive with its entrance and exit off of 55th and also create short term parking spaces for visitors, parents picking up and dropping off students, move-in/move-out, delivery vehicles, etc. This should become the only vehicle entrance/exit for the new and existing dorms.
8. Repaint the red curbs along Remington Road, change the wording on the existing signs from "No Parking" to "Tow Away-No Stopping at Any Time", post more signs at shorter intervals and have campus police and SDPD aggressively enforce these restrictions.
9. Increase lighting at night along Remington Road to help vehicles better see bicyclists, skateboarders and pedestrians who are on or crossing the street and are wearing dark colors.
10. Design buildings so they minimize noise, trash in the canyons, shading & view issues for existing CVE neighbors and designing new buildings so there are not opening windows and there are no balconies or roof access areas.
11. Fence off canyon areas, post No Smoking and No Trespassing signs and enforce them to prevent students from smoking in the dangerous fire areas in the canyons.
12. Provide a fire-safe smoking area for students so they do not have to smoke in canyons and on our residential streets.
13. Work with the city to fast track the building of the fire department that the city has already deemed to be needed in the vicinity of 55th and Montezuma. With so many more students living on campus so close to fire prone canyons, SDSU should make every effort to see that fast, local emergency services are located nearby for the safety of students, faculty/staff and residents alike.

14. Agree to continually monitor traffic, parking, noise and other issues during construction and continue to monitor such things after the project is complete to determine the need for further mitigations that were not implemented and/or do not resolve such issues. Commit to work with CVEA to do other reasonable mitigations for such issues and other unanticipated consequences of growth by the University.

Thank you for your attention to these matters. I hope SDSU will address my concerns and implement reasonable measures, as well as other reasonable ideas that may be suggested. By working cooperatively together, we can have a project that will benefit SDSU, your students, your College View Estates neighbors and the entire College Area. If I can help in any way or you wish to discuss anything further, please feel free to contact me.

Sincerely,
Richard Fox
5416 Redding Road
San Diego, CA 92115
cell: [619.807.8800](tel:619.807.8800)

From: **Chris Gordon** <drchrisgordon@gmail.com>
Date: Thu, Jan 19, 2017 at 9:24 AM
Subject: SDSU and new dorm
To: lshinn@mail.sdsu.edu

To whom it may concern,

I have significant concerns with the new proposal to introduce thousands more students and numerous additional campus buildings adjacent to and essentially on top of College View Estates. We already face a challenging situation with foot traffic, automobile traffic, intoxicated college students disrespecting the neighborhood, etc. Roads are already saturated with vehicle traffic from students living on and off campus. I believe the scale of and volume of people in the proposed project are a direct threat to the very existence of the neighborhood environmentally and otherwise and will significantly affect property values, safety and quality of life. I am strongly opposed to this project and suggest the campus look at more appropriate locations for developing additional student housing.

Respectfully,

Dr. Chris Gordon
Remington Rd Resident
CVE

Sent from my iPhone

From: **Katie Green** <kdgreen5@gmail.com>

Date: Fri, Jan 20, 2017 at 4:11 PM

Subject: Proposed student dorm complex development on Remington Road

To: LShinn@mail.sdsu.edu

I am a long term year resident of the College View Estates, and am writing to share my views and concerns regarding the proposed new student dorm complex on Remington Road.

I have the following concerns regarding the proposed dorm complex:

1. I believe the proposed development is too large to be so close to our small neighborhood community of 300 some single family residences. We are already inconvenienced daily by the traffic coming through our streets, by students going too fast and ignoring stop signs and the noise, traffic and congestion from people attending events at the numerous SDSU venues adjacent to our neighborhood. Add to that the influx of hundreds of people descending into our neighborhood to park every weekend going to countless events from cheerleader competitions to baseball, basketball, softball and swim events. We have seen our quiet neighborhood have to adapt to the huge Viejas arena, the Sports Complex, the Aquaplex, and the existing Chapultepec dorm complex.

The addition of 2700 more people and the cars, visitors, noise, traffic and congestion that will accompany them is more than this neighborhood can bear.

2. The adverse impact on the wildlife in the canyons. There is a need to preserve and protect our inner city sanctuaries of wildlife that call our canyons home. There are numerous bird species that live here full or part time. I have seen and enjoyed great horned owls, hawks and numerous other bird species in these canyons. The area around SDSU and on its property is pretty much built to capacity. Can't SDSU build on property it already owns that is developed rather than destroying one of the very last undeveloped spots in the area?

3. The need for this dorm is one that SDSU created. By mandating Sophomores to live on campus they now maintain they must have these dorms and they must be built soon. This seems to be a case of causing a crisis that didn't exist so as to allow SDSU to continue their building spree and to garner more California State funds. Did anyone ask the parents and the students if they wanted to be forced to pay the high dorm rates?

4. The geological impact of building such large and tall structures in a very steep canyon is something that should be investigated. San Diego State University is built close to earthquake faults and putting up 12 story student residences on fill dirt that may be settling for years is not the safest course.

5. The city sewer system and drainage system serving this area is old and is barely handling the needs of its current residents. At least monthly a City of San Diego Wastewater truck goes up and down our streets to go into the sewers to clean and clear them out. If any of the dorm sewer or wastewater is going to join in with the City system at any point this is a big problem. It is already old and woefully inadequate to do its current job, much less handle anything more.

6. The lack of any additional parking to handle 2700 more residents is absurd. Only on a State campus would this even be considered. Of course you need to provide parking for this many more people!

7. With only one main entrance into this neighborhood I am very concerned about the access of emergency vehicles such as fire and ambulances to get into our neighborhood, especially with the projected dramatic increase of people and traffic. Traffic can be very bad when semesters start, or when there are basketball games, concerts or graduations taking place. One of my sons had an emergency during a huge multi band concert a number of years ago. The ambulance *was* delayed in arriving I would like your traffic study to make sure it is done during these very high traffic times and events.

8. I am concerned with the probable increase in air pollution, noise pollution and light pollution that may occur as a result of this planned project.

Thank you for adding my comments to the public input concerning this project.

Katie Green
College View Estates resident

From: **Charlie Haynes** <charliedaohay@gmail.com>

Date: Fri, Jan 20, 2017 at 3:01 PM

Subject: Dorm Project

To: Lshinn@mail.sdsu.edu

We want to add our voices in agreement with Gary Campbell's comments on this SDSU project. We also hope SDSU will reconsider the 2007 Master Plan, which put some dorm rooms on Remington Road and others on the east end of the campus.

Charlie Haynes & Ninh Dao

5333 Redding Rd.

From: "Jean Hoeger" <kjhoeger@cox.net>

Date: Jan 14, 2017 12:16 PM

Subject: NO to proposed massive dorm expansion on Remington Rd.

To: <LShinn@mail.sdsu.edu>

Cc: "Campbell Gary" <CVEApresident@gmail.com>

As a native San Diegan and a 30+ year resident of the College Area, I, along with my husband and children, would like to voice our objections to the Remington Rd. dorm project. Please note that 4 of the 5 members of my family attended SDSU at various times, with 2 of my three children having received their degrees from SDSU.

1. Inappropriate scale - the footprint of this project is massive in a small area and the height of the buildings is not in kind with the surrounding area. I believe the project adds 2700 beds to the 800+ that already exist
2. Destruction of canyon habitat - over the almost 60 years of my life in San Diego, I have watched more and more development encroach upon and destroy our natural landscape. Areas that no one could ever foresee being build upon, such as these canyons, have forever been lost, along with the habitat, vegetation and wildlife.
3. Use of Remington Road by SDSU students and staff - on any given day, drivers and cyclists must maneuver around the cars of SDSU students illegally parked and/or idling in the red zone/bike lane that is Remington Rd. Whether they are running into the dorms or the store or waiting for someone, they are in violation of the law. Delivery trucks from SDSU and outside entities park along the road, with two wheels halfway across the sidewalk, blocking pedestrian access, severely impacted the disabled. SDSU police will not respond to calls for this, passing it off as an issue for the SDPD, since these are city streets. SDSU police are empowered to write tickets on city streets and SDSU treats Remington Rd. like a private road to their buildings.
4. Inadequate facilities for student living on campus - we are told that only 20% of the students on campus have cars. We have seen no study or figures to support this claim. As the parent of a student who went away to school, I can attest that yes, our freshman did not have a car on campus, but she did as a sophomore thru senior. If ONLY 20% of the 3500 students at this project, that will be 700 cars in this area. My son lived at Albert's College Apts., owned by Aztec Shops and he often had to park in our neighborhood to go to his apartment, as there was never enough parking.

5. The west side of the campus already has the ARC, the pool complex, the tennis courts, Viejas Arena, the softball and baseball venues, and numerous fields. All these areas are reached by ONE street, Remington Rd. It can't sustain more traffic. The impact of SDSU needs to be spread through-out the footprint of the campus.

We urge SDSU to scale this project down to the the buildings proposed for the parking lot and use other portions of SDSU for the rest of the project. A perfect example is the **Albert's College Apts.** This land can support more than the antiquated 2 story apartments current there. Another area is the older dorms on the eastern edge of the campus

Kurt and Jean Hoeger
Michelle Hoeger
Matthew Hoeger
Michael Hoeger

From: "Jean Hoeger" <neighborhoodcodecvea@cox.net>
Date: Jan 18, 2017 9:46 PM
Subject: Remington Dorm Scoping Meeting
To: <presidents.office@sdsu.edu>, "Megan Collins" <mcollins@mail.sdsu.edu>,
<lshinn@mail.sdsu.edu>, "Nicole Borunda" <nborunda@mail.sdsu.edu>
Cc: "Campbell Gary" <CVAPresident@gmail.com>, <cacc.president@collegearea.org>

President Hirshman, Ms. Collins, Ms. Shinn and Ms Borunda,

Not being knowledgeable on what a "Scoping Meeting" is, I assumed that the community was being invited to hear a presentation on the Remington Dorm project. Much to my dismay, this was not a "meeting" at all. 5 table set up with enlargements of the same photos we had seen, with no information whatsoever. When Bob Schultz was asked the question, over and over about where the parking was, he had no answer other than, "that is another issue" or some such nonsense. There were no presentations of the various aspects of the project at all - NOTHING!

One woman, who did not introduce herself, told us that all the information had been sent out 45 days ago. She was extremely condescending and had nothing to say to us. In fact, no one had anything to say to us. We were left to wander from table to table.

This non-meeting was an insult to the intelligence of the College Area Community, many of whom are past and present SDSU professors, alumni and parents of alumni. If this is indicative of SDSU's treatment of the community going forward on this project, then we can expect more of the same "we don't care about the community or it's concerns."

What a joke.

Jean Hoeger
College View Estates Association
College Area Community Council

1-20-17

Laura Shinn
Director of Facilities and Planning
San Diego State University
San Diego, CA 92182

RE: Student Dormitory Development on Remington Road
December 2016, Notice of Preparation of EIR

Dear Ms Shinn,

1. I am James Hughes, my wife and I own a home on Drover Drive in College View Estates since 1986.
2. I reserve the right to amend this writing at any time.
3. I attempted to learn more of SDSU's plans to develop the Dorms but was told in writing by SDSU that: There are no conceptual plans; there is no traffic study; there is no environmental study; there are no elevation drawings, there is nothing yet created. There is no information available to me.
4. I am informed that there has been no neighborhood input sought.
5. Is there a reason that SDSU has not planned this development for the land that includes parking lot 15 including the maintenance building?
6. Is there a reason that SDSU has not planned this development for the land that includes parking lot 16 upper and lower?
7. Is there a reason that SDSU has not planned this development for the land occupied by a group of antiquated apartments on 55th Street known as Albert's Apartments (University controlled)?
8. Please explain how the University intends to compensate the homeowners of College View Estates for the substantial reduction in property values due to this development?
9. Please identify the specific planners at SDSU who are leading this undertaking?
10. Please identify all contemplated retail uses of the site, your NOP used the word 'retail' only once that I saw.

Sincerely,

James Hughes
jim@hughesams.com

From: **Michael D Jenkins** <eradbami@cox.net>
Date: Fri, Jan 20, 2017 at 12:16 PM
Subject: Notice of Preparation of an Environmental Impact Report
To: Lshinn@mail.sdsu.edu
Cc: cveatreasurer@gmail.com

Ms Shinn-

Please accept this email as my comment on the Notice of Preparation of an Environmental Impact Report (EIR) for proposed construction of new student housing at San Diego State University (SDSU). I appreciated the opportunity to participate in the scoping meeting on January 18 to narrow the focus of my comments.

Others have provided, or will provide, detailed comments related to natural resources in the canyon to the north and west of Chapultepec Hall (the canyon), traffic impacts along Remington Road, fire hazards, and emergency response. I share their concerns, but will let their comments suffice. I wish to focus on two issues related to the planning process.

First, regarding natural resources planning, I understand that SDSU is not a party to the Multiple Species Conservation Program, and therefore is not bound to comply with the terms of that Program as it applies in the canyon. However, SDSU's canyon property is identified as part of the Multi-Habitat Preservation Area. That designation does not obligate SDSU to specific compliance measures, but it does indicate that a high level of scrutiny is required in planning any activity that would disrupt that Area's habitat. The EIR must identify, and priority must be given to, alternatives that do not lead to such disruption.

Second, the City of San Diego will soon initiate a community plan update for the College Area, the community plan area that surrounds SDSU to the east, south and west. This presents two important considerations. Since the EIR for SDSU's Master Plan has been decertified, the EIR under current consideration must address SDSU's planning and mitigation measures related to the City's General Plan and relevant community plans. The College Area plan update is an opportunity for SDSU to address pending planning and mitigation issues. Further, the community plan update could lead to additional project alternatives that the EIR should consider, not just those alternatives located on the SDSU campus. The College Area plan update may include plans for a "campus town" adjacent to SDSU anchored by increased-density student housing, an approach that may be mandated by the City's Climate Action Plan. If the plan update includes this element, then SDSU could be in a position to engage in public-private partnerships to build student housing in those adjacent but off-campus locations. The properties in the probable "campus town" area are owned by just a few owners, making such partnerships more feasible than if numerous ownerships were involved. The EIR should assess coordination with City planning objectives, required mitigation measures, and project alternatives in light of the College Area community plan update.

Thank you for the opportunity to present the above issues for consideration in the project EIR. I look forward to reading the draft upon its release.

Michael D. Jenkins
5358 Saxon Street
San Diego, CA 92115

January 14, 2017

Laura Shinn
Director, Facilities Planning, Design and Construction
San Diego State University
San Diego, CA 92182-1624

Subject: December, 2016 Notice of Preparation (NOP) of Environmental Impact Report

Dear Ms. Shin:

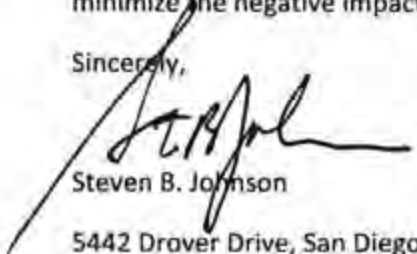
Thank you for the opportunity to provide input on the proposed project outlined in the Notice of Preparation of a Draft Environmental Impact Report dated December 2016. I am a property owner and resident at 5442 Drover Drive in the College View Estates neighborhood of San Diego which sits immediately adjacent to the proposed project.

When I purchased my house in 2010, I did so in part because of the location. Being next to SDSU provides numerous benefits and I choose to use them on a regular basis. I am a member of the Aztec Recreation Center and frequently attend events on campus. I received my Masters in Public Administration from SDSU in 2005 and I am a current donor. I have benefited from living near SDSU but I have also had to live with challenges, including navigating the often clogged arterial, Remington Road due to traffic, offloading and on-loading and deliveries. Traffic from events at the Viejas Arena often delay my trip to and from my home and on a regular basis during class students from SDSU park their vehicles in front of my home.

While I applaud SDSU's effort to address housing, I believe the proposed project is too massive and intrusive. I believe strongly that the buildings size, height, and volume as proposed are out-of-character for siting immediately next to our neighborhood. I also feel strongly that the proposal as currently defined will do significant damage to the native canyon habitat while imposing massive structures immediately adjacent to single family homes. I remind you that SDSU recently completed two new housing complexes on College at Montezuma, a busy commercial corridor, that where only 6 stories high whereas the proposed project has building 12 stories high.

As this project moves forward, I would respectfully ask SDSU to strongly consider the concerns and issues expressed by residents when advancing this proposed project and take the necessary actions to minimize the negative impacts on residents.

Sincerely,



Steven B. Johnson

5442 Drover Drive, San Diego, CA 92115

cc: Honorable Georgette Gomez, Councilmember, District 9
Honorable Toni Atkins, Senator, 39th District
Honorable Todd Gloria, Assembly Member, 78th District

January 19, 2017

Laura Shinn
Director, Facilities Planning, Design and Construction
San Diego State University
San Diego, CA 92182-1624

Subject: January 18, 2017 Notice of Preparation (NOP) Meeting

Dear Ms. Shin:

As I expressed to you in person last night, I want to reiterate my displeasure and frustration with the decision made by SDSU to hold a scoping meeting using a format that was received by those attending as not providing an adequate opportunity to express the various concerns held by those most impacted with the proposed project. Using the vignette style format may have been viewed by you and your team as an effective way to gather input, but it was received by those in attendance as a clear message that you were not interested in allowing the group to talk openly and honestly with you about their concerns. Mostly importantly, you galvanized the anger of those who came to discuss the project and created a clear sense from those who I have spoken with that you are not in fact interested in gathering the concerns of those most impacted. In short, the decision created a backlash among those of us who took time out of our day to attend but left feeling disrespected and unheard.

As I shared with Greg Block, Director of Communications for SDSU last night, the forum failed in helping build a collaborative or positive working relationship with the neighbors impacted by this project. I sincerely hope as this project moves forward, SDSU will take the appropriate and necessary steps to convene opportunities to dialogue with the community and work in good faith to resolve our concerns. Until that occurs, you can expect vocal and diligent opposition to this project as currently proposed.

Sincerely,



Steven B. Johnson

5442 Drover Drive, San Diego, CA 92115

cc: Honorable Georgette Gomez, Councilmember, District 9
Honorable Toni Atkins, Senator, 39th District
Honorable Todd Gloria, Assembly Member, 78th District

From: "Rene Kaprielian" <renekaprielian@yahoo.com>
Date: Jan 18, 2017 8:52 AM
Subject: SDSU Dorm Proposal
To: "LSHINN@MAIL.SDSU.EDU" <LSHINN@mail.sdsu.edu>
Cc:

Dear Ms. Shinn,

I received notification that SDSU is planning on building a massive dorm complex adjacent to the already massive Chapultepec dorm building on Remington Rd. As an SDSU alum and neighboring home owner, I am very concerned about the size and scale of this project; and that it will be built in the canyon, which has been deemed an environmentally sensitive area.

In this time of concern regarding climate change and the State of California's aggressive response to it, I find it ironic a California state university of higher learning would think it's a good idea to build a massive project on environmentally sensitive land.

While I supports SDSU and believes more on campus housing is necessary for students, I also believe there are other more appropriate places for this housing. How about the new sports field next to the parking structure that feeds into the arena? Or a joint venture between Aztec Shops and SDSU along 55th St.? Or behind the 7-11 on College Ave. as called for in SDSU's Master Plan?

As it currently stands, the Chapultepec dorm does not have adequate parking for people to get picked up or dropped off, let alone to move in and out. I also do not see anything in the plan showing how all these students will safely walk and bike to class while vehicles block the bike lane and drive through the area at excessive speed.

I urge SDSU to go back to the drawing board now that the Qualcomm stadium site is now in play and come up with a more realistic and holistic student housing plan.

In closing, when SDSU built the massive Chapultepec dorms it broke many promises it made to the adjacent community. It has taken a long time for the relationship to improve and get on better footing. I hope SDSU doesn't repeat the same mistake; and instead listens to its neighbor's concerns before investing any more time and money into this ill-conceived plan.

Sincerely,

Rene Kaprielian
SDSU Class of 1987
Remington Rd.
[619 315-5900](tel:6193155900)

From: "Rene Kaprielian" <renekaprielian@yahoo.com>
Date: Jan 18, 2017 10:01 PM
Subject: SDSU Dorm Project
To: "LSHINN@MAIL.SDSU.EDU" <LSHINN@mail.sdsu.edu>
Cc:

Ms. Shinn,

SDSU's January 18th event pitching the proposed dorm project to the community was a major disappointment. The message it sent to the community is your thoughts, suggestions and opinions will have no bearing on the project. SDSU is once again showing its arrogance to the neighborhoods that surround it. For the record, please answer the following questions:

- * Clearly articulate why the only place to build a massive dorm structures is in the canyons surrounding SDSU?
- * How much money will SDSU make from having all students stay in the dorms?
- * Where will people park for moving into and out of the dorms?
- * What improvements will SDSU be making to Remington Rd., if everyone in the dorms are walking or riding a bike?
- * Why does this facility need a swimming pool with the Aquaplex close by?
- * What other alternatives or other locations were considered and why were they rejected?
- * How will SDSU mitigate noise from outdoor areas associated with project?
- * What negative impacts does SDSU think the project will have on the neighboring community? How will SDSU mitigate them?
- * Why is SDSU deviating from its 2007 Master Plan?
- * SDSU is selling the need for more dorms as a way to improve academic achievement. Please provide the studies that demonstrate this is true.
- * If academic achievement is the goal why doesn't invest in people (tutors or teacher's aids) instead of buildings?
- * The area surrounding the Chapultepec dorm already has trash and furniture in it. Why doesn't SDSU currently keep the canyon clean?
- * What is SDSU's plan from keeping students from smoking cigarettes and pot in the canyons and potentially starting a major fire?

Rene Kaprielian

From: **Nancy Kavanaugh** <nancyksd@cox.net>
Date: Sat, Jan 14, 2017 at 12:01 PM
Subject: Remington Rd. New Student Housing Project
To: LShinn@mail.sdsu.edu

Hi Ms. Shinn,

In response to the proposed New Student Housing Project on Remington Road I have the following comments:

Destruction of environmentally sensitive canyon lands is unnecessary and poses liability risks. SDSU has a number of feasible construction sites, from the 2007 campus master plan, for residence hall buildings that do not do irreversible damage to rare environmental assets.

Siting the buildings next to and over the canyon will introduce human activity in close proximity to the fire-prone canyon. All it takes is a careless smoker to ignite our canyon. During Santa Ana conditions this combination could be devastating to our neighborhood.

Sincerely,

Nancy Kavanaugh
College View Estates Resident and former SDSU Employee
5412 Drover Drive

From: **Terri King** <tlynking@hotmail.com>
Date: Wed, Jan 18, 2017 at 6:06 PM
Subject: Remington Dorm plan
To: "lshinn@mail.sdsu.edu" <lshinn@mail.sdsu.edu>

Hello,

My name is Terri King. My husband & I live in CVEA and are extremely concerned about the many phases of dorms planned to be built at The Chapultepec @ 5400 Remington Rd.

The current student population is currently tolerable with instances of complete disregard for the no parking in front of the dorm on Remington Rd, smoking in the canyon (major fire hazard) just north of the dorm. We are extremely afraid of the degradation of the neighborhood that 3 phases will do. We know that phase 1 is impossible to replan but we beg SDSU to rethink any phases beyond phase 1. We live in a wonderful neighborhood with kind & considerate neighbors, they will be leaving in droves if the plan stays as is and as you well know homes will be bought by unscrupulous individuals that pack as many students in a house as the law allows (another battle thus neighborhood is fight right now, super sized mini dorms). This does not make for a comfortable retirement for those who have no choice but to stay! This area of campus is already the busiest with Vegas arena, baseball, softball, tennis, pool, etc... we encourage, plead, beg SDSU to share the wealth with others in the community & plan any phases after phase 1 elsewhere on campus.

Thank you for your time & attention.

Terri King
[629-997-9359](tel:629-997-9359)

Sent from my iPhone

From: "Donna Lanen" <dlanan@yahoo.com>
Date: Jan 13, 2017 4:58 PM
Subject: Concerns and comments on dorm proposal for Remington Rd
To: <LShinn@mail.sdsu.edu>
Cc:

To Whom it May Concern:

I am concerned about the impact building the proposed ten new dorm buildings on Remington Rd will have on the following: the canyon lands and wildlife in the canyons; access into College View Estates, and the general livability of the built environment along 55th Ave as it leads into College View Estates.

The college has other areas, as well as the Remington Rd area that were set aside for future dorm use in the master plan. These areas should be revisited before just putting down ten new structures in one place. The impact of the neighborhood can't help be avoided if this plan, as it is set at present, is built. The scope and placement, which is adjacent to a neighborhood of single family homes, is out of proportion and goes against any rational city planning where livability is considered. At present it takes considerable time to just drive out of the neighborhood having to go through the campus on 55th with the several crossings, mainly for student safety, these must be negotiated each time a trip is taken. I understand the many stops that must be made if students are to cross safely but if you consider multiplying the number of students that will be in residence in the near future, it will be even more crowded and congested not only for the residents but for the students leaving or coming to classes.

We all want to be able to come to decisions that will benefit all evolved, that is why I am suggesting the college revisit the plans that were set out in anticipation the planned future growth of the college. Spreading the housing out over several different areas on different parts of the campus would ease all of the concerns I have raised.

Consider how unappealing having all of the dorms so close together will look. It won't take long for them to resemble institutional or government housing. More students more trash on the ground, and soon it will be unattractive. Today students are far more sophisticated and will consider the look, access, and location when visiting a campus. This will not a selling point for freshmen or their parents when thinking about spending a large amount of money to send their child to school. If it looks and feels like a block of rooms plopped down in close quarters they will consider somewhere else, where housing, although on campus, will look and feel more appealing. And having to fight the congestion each time they venture out whether walking or in a car will also be a consideration. I think you under estimate how important the look and feel of campus housing is; and this doesn't take into consideration all of the environmental impacts it will have on the canyon wildlife and most important the livability of the area for all, students and residents alike.

Thank you for considering my concerns.

Kind Regards,

Donna Lanen
5476 Redding Rd.

January 17, 2017

Laura Shinn
Director, Facilities Planning, Design and Construction
San Diego State University
San Diego, CA 92182-1624

Subject: December, 2016, Notice of Preparation (NOP) of Environmental Impact Report

Dear Ms. Shinn:

We appreciate receiving and having the opportunity to respond to the NOP released in December, 2016, outlining a proposed expansion of on-campus housing and support facilities for out-of-area freshman and sophomores to be developed on west side of the SDSU campus. As emeritus professors and campus neighbors who have lived in College View Estates, the neighborhood contiguous to the proposed project, for 47 years we have had the opportunity to watch the university grow and change from the perspective of faculty members and as neighbors. SDSU's evolution into a research institution that draws students from throughout the United States and the world has resulted in many new challenges including the need to increase on-campus housing for students. As faculty, we were proud to be part of these changes. As emeriti, we have continued to support the university's development and efforts to create an academic community that adds value to the campus and surrounding neighborhoods. We are, however, deeply concerned as both emeritus faculty members and neighbors about the negative impacts of the project, as it is currently proposed.

The following comments outline our major concerns about the proposed project, and we request that each of these concerns be addressed in the EIR.

1. The proposed project deviates dramatically from the 2007 Campus Master Plan which identified building sites on the east side of campus that could accommodate approximately 4000 beds (see SDSU West Campus Housing Site Master Plan & Program, 12/20/2013, Executive Summary). Although the Executive Summary mentions that housing on the western edge of campus would be desirable for students in some majors, a deeper look into that claim suggests otherwise. According to SDSU's Institutional Research, the areas on the east side of campus are considerably closer to the colleges that had the highest freshman enrollment in Fall, 2016, (Sciences, Business, Engineering) totaling 52.3% of the new freshman class. They are also closer to PSFA (11.8% of 2016 freshman enrollment) and Education (2.3% of 2016 freshman enrollment). Thus 66.4% of the current freshman class would be closer to their classrooms if housed on the east side of campus. Sites on the east side of campus are also considerably closer to Student

Services, Love Library, and Student Health Services, important resources for all students but especially students new to the university. Additionally, sites on the eastern side of campus would not interfere with protected canyon land, infringe on public streets, and negatively impact neighborhoods as does the proposed plan on the west side of campus. The deviation from the publicly reviewed 2007 Campus Master Plan that was understood to be the template for future development has not been shared with the community, and it is not adequately explained in the proposed plan. *The EIR must address when the change in the Campus Master Plan was made, why it was not shared publicly, and why the area on the western end of campus is a better choice for the proposed plan than the areas identified in the 2007 Campus Master Plan.*

2. The proposed project destroys protected canyon habitat and deprives College View Estates residents their rights to quiet enjoyment of their homes and property. Both issues create unacceptable land use issues.
 - * The destruction of the canyon land protected by the Multi-Species Conservation Program (MSCP) is unacceptable because it has been set aside as one of the few urban areas within the region that support rare and endangered species of animals and plants. The destruction of an area of this significance is especially troublesome because it is being proposed by a research institution that highlights its work in ecology including a joint doctoral program with the University of California, Davis. *The EIR must address this concern that has a highly significant impact.*
 - The massive scale of the project represents another critical land use issue. The size, height, number of structures, and number of additional residents in the proposed project will impact the contiguous neighborhood with excess traffic, artificial light, shading of homes and canyon habitat, sewage demands, noise, limited parking, underage drinking, police, fire, and emergency calls, and littering in the canyon. Adding 10 new buildings and 2700 additional beds in an area that shares a border with an established neighborhood will significantly degrade the quality of life in the neighborhood and deprive College View Estates residents on Remington Road, Hewlett Drive and beyond the rights to quiet enjoyment of their home and property.

The EIR must address the rationale for creating these land use issues when other alternatives to the proposed site are available and would eliminate or significantly reduce the problems inherent in the proposed project.

3. The additional traffic (pedestrian, skateboard, bicycle, golf-cart-like campus vehicles, motorbike, motorcycle, auto, truck) caused by 2700 students, facility staff members, and vendor vehicles will significantly impact the ability of neighborhood residents to get in and out of a neighborhood that has only

one other exit. Even more important is the strong likelihood that emergency vehicles will not be able to get in and out of the new project as well as College View Estates within target timelines. *The EIR must address how this problem will be addressed and how the safety and security of students and residents of College View Estates will be assured.*

We are eager to learn more about the proposed project at the Scoping Meeting on January 18, 2017, and hope that SDSU will view the proposed project as an opportunity to work collaboratively with your neighbors to reach mutually satisfactory solutions to the many problems in the project as it is currently proposed.

Sincerely,

Eleanor W. Lynch, Ph.D. & Patrick J. Harrison, Ph.D.

From: **karen minassi** <karenminassi@gmail.com>

Date: Fri, Jan 20, 2017 at 2:05 PM

Subject: Dorm project Remington Rd

To: lshinn@mail.sdsu.edu

TO WHOM IT MAY CONCERN SDSU,

I OPPOSE THIS PROJECT FOR SAFETY AND ENVIRONMENTAL REASONS.

Owners of 5311 Hewlett Dr since 1954,
Karen Minassi

NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Fax (916) 373-5471
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC

RECEIVED



DEC 20 2016

December 14, 2016

Facilities Planning, Design
and Construction

Laura Shinn
California State University, San Diego
5500 Campanile Drive
San Diego, CA 92182

sent via e-mail:
lsinn@mail.sdsu.edu

RE: SCH# 2016121025; San Diego State University New Student Housing Project, Notice of Preparation for Draft Environmental Impact Report, San Diego County, California

Dear Ms. Shinn:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an historical resource is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, § 15064.5 (b) (CEQA Guidelines Section 15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an environmental impact report (EIR) shall be prepared. (Pub. Resources Code § 21080 (d); Cal. Code Regs., tit. 14, § 15064 subd.(a)(1) (CEQA Guidelines § 15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources with the area of project effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a **separate category of cultural resources**, "tribal cultural resources" (Pub. Resources Code § 21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment (Pub. Resources Code § 21084.2). Please reference California Natural Resources Agency (2016) "Final Text for tribal cultural resources update to Appendix G: Environmental Checklist Form," <http://resources.ca.gov/ceqa/docs/ab52/Clean-Final-AB-52-App-G-text-Submitted.pdf>. Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code § 21084.3 (a)). **AB 52 applies to any project for which a notice of preparation or a notice of negative declaration or mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. § 800 et seq.) may also apply.

The NAHC recommends **lead agencies consult with all California Native American tribes** that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments. **Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.**

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a **lead agency** shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code § 21080.3.1 (d)).

- d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code § 21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A **lead agency** shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code § 21080.3.1, subds. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or environmental impact report. (Pub. Resources Code § 21080.3.1(b)).
- a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code § 85352.4 (SB 18). (Pub. Resources Code § 21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
- a. Alternatives to the project.
- b. Recommended mitigation measures.
- c. Significant effects. (Pub. Resources Code § 21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
- a. Type of environmental review necessary.
- b. Significance of the tribal cultural resources.
- c. Significance of the project's impacts on tribal cultural resources.
- d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code § 21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code sections 6254 (r) and 6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code § 21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
- a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
- b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code section 21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code § 21082.3 (b)).
7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
- a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
- b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code § 21080.3.2 (b)).
8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code section 21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code section 21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code § 21082.3 (a)).
9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code section 21084.3 (b). (Pub. Resources Code § 21082.3 (e)).
10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:

- a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
- b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
- c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
- d. Protecting the resource. (Pub. Resource Code § 21084.3 (b)).
- e. Please note that a federally recognized California Native American tribe or a nonfederally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code § 815.3 (c)).
- f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code § 5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An environmental impact report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
- a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)). *This process should be documented in the Cultural Resources section of your environmental document.*

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires **local governments** to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code § 65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation:** If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code § 65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation.** There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality:** Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code section 65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code sections 5097.9 and 5097.993 that are within the city's or county's jurisdiction. (Gov. Code § 65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation:** Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18)

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason,

we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have been already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.
3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, section 15064.5(f) (CEQA Guidelines section 15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5, subdivisions (d) and (e) (CEQA Guidelines section 15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

Please contact me if you need any additional information at gayle.totton@nahc.ca.gov.

Sincerely,



Gayle Totton, M.A., PhD
Associate Governmental Program Analyst

cc: State Clearinghouse

Mark Nelson
5417 Hewlett Dr.
San Diego, CA 92115

December 27, 2016

Laura Shinn
Director, Facilities Planning, Design, and Construction
San Diego State University
5500 Campanile Drive
San Diego, California
92182-1624

Via e-mail: lshinn@mail.sdsu.edu

SUBJECT: Nelson Adjoining Landowner Comments (Dec 2016) on Chapultepec Notice of Preparation of an EIR/CEQA Study

Dear Laura Shinn:

Below are my initial comments to the project entitled:

NOTICE OF PREPARATION
OF DRAFT ENVIRONMENTAL IMPACT REPORT
AND INITIAL STUDY;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETING;
NEW STUDENT HOUSING PROJECT,
SAN DIEGO STATE UNIVERSITY

Which is hereafter referred to by me as the "NOP". Further, I refer to the EIR/CEQA document as the "study" and the proposed Chapultepec construction as the "project" in the text.

I am generally in agreement that the project has a number of potentially significant impacts as shown in your NOP. Furthermore, I reiterate my concern of SDSU and the CSU system being the lead agencies on the EIR/CEQA due to the appearance of self-dealing, and recommend that some other agency with discretionary permitting authority, such as the County of San Diego or the San Diego APCD with the required revision to SDSU's Title V Operating permit or the State Water Resources Control Board with SDSU's required changes to storm water permits. Use of such an independent entity would significantly increase the appearance of a fair and equitable EIR/CEQA process.

With regard to the NOP, I see the following potential deficiencies and request that they be formally added to the study in one or more CEQA categories:

Development of a publicly available monitoring, reporting, and suppression plan for “Valley Fever”

Coccidioidomycosis (also known as “Valley Fever”), is a disease caused by *Coccidioides immitis* and *C. posadasii*, two nearly identical species of pathogenic fungi found only in the Western Hemisphere. *Coccidioides* spp. grow in the top 2–8 inches of soil. According to many peer-reviewed studies, coccidioidomycosis can be a severe disease with links to community-acquired pneumonia and a number of other illnesses and symptoms. Valley Fever is a risk for students, adjacent property residents, and workers. Especially at-risk groups include immune-compromised, AIDS/HIV positive, elderly, and other minority and disadvantaged local populations. Frequent testing and public reporting will be required due to the movement of soils for construction and the recent cases in eastern San Diego County and should be added to the Study.

According to the California Department of Public Health, the following groups are disproportionately impacted and at risk to Valley Fever:

- Older adults (≥60 years old)
- African Americans, Filipinos, and Hispanics
- Pregnant women especially in the later stages of pregnancy
- Persons with diabetes
- Persons with conditions that weaken their immune system such as:
 - o Cancer
 - o Human immunodeficiency virus (HIV) infection
 - o Treatment with chemotherapy or steroids
 - o Organ transplant

References: The Public Health Impact of Coccidioidomycosis in Arizona and California, *Int J Environ Res Public Health*. 2011 Apr; 8(4): 1150–1173.;
<http://www.cdph.ca.gov/HealthInfo/discond/Documents/VFGeneral.pdf>

Development of a permanent, ongoing fire reduction, public monitoring, and suppression plan for the canyon

Based on the County of San Diego’s fire hazard maps, the canyon west of SDSU and specifically in phase three construction is rated a VERY HIGH fire hazard severity zone (designation from CAL FIRE's Fire and Resource Assessment Program). As a result, during construction, and post-construction when one to two thousand students are housed cantilevered over the canyon, the risk of a fire hazard in both increased in frequency (due to the increased human activity adjacent to, inside of, and over the canyon) and potential damage (due to the housing jetting out into the canyon). As a result, a permanent, ongoing fire hazard reduction, monitoring, and suppression plan is required for any work, and subsequent housing in the canyon to reduce and manage risk for the project and adjacent landholders and should be added to the Study.

References: <http://www.readysandiego.org/wildfire-hazard-map/>

Development of an aesthetics impacts mitigation plan and degradation of value/mitigation of impacts fund for surrounding neighborhoods

Solar PV System Disruption

Subject to a thorough shading analysis of shading caused by the project, 6-12 story units will severely shade homes to the west, leading to reduced solar PV system output. The study should quantify the impacts on solar systems and a fund is required to compensate impacted households for any reduced zero GHG, clean energy potential reductions. Further, any impacts of the project on zero GHG solar PV must be mitigated by the project.

Seasonal Affective Disorder

Subject to a thorough shading analysis of shading caused by the project, 6-12 story units will severely shade homes to the west, leading to increased propensity of reduced sunlight and potential impacts of Seasonal Affective Disorder (SAD). A fund is required to compensate impacted households for their required medical care and any home lighting retrofits that are required.

Direct View into Homes

Subject to visual sight-line analysis, 6-12 story units will provide severely degrade the existing reasonable expectations of privacy in adjoining homes. As a result, mitigation will need to be taken to remove windows from the 6-12 story units that face the homes to the west. A fund is required to compensate impacted households for their lost property value and any home privacy retrofits that are required. It may further be required that the number and location of dormitories be limited to avoid any direct view into homes.

Sun Glare into Adjacent and Neighboring Homes

Subject to a glare and reflection analysis of the project, 6-12 story units will create reflection and related heat from both white concrete and any glass/metallic surfaces that will be directed to adjoining homes and landowners. As a result, mitigation will need to be taken to remove windows from the 6-12 story units that face the homes to the west and modify west facing materials. A fund is required to compensate impacted households for their lost property value and any home retrofits that are required. It may further be required that the number and location of dormitories be limited to avoid any reflection into homes.

Night Time Light Pollution into Adjoining and Neighboring Homes

Subject to an artificial lighting analysis of the project, 6-12 story units will likely have outdoor and room-created lighting sources that will be directed to adjoining homes and landowners. As a result, mitigation will need to be taken to remove windows from the 6-12 story units that face the homes to the west that will emit light, and to shield security and outdoor lighting to not impact adjoining and neighboring homes. A fund is required to compensate impacted households for their lost property value and any home retrofits that are required.

Impacts to Greenhouse Gases (GHGs) and SB350 Reductions of 40% from 1990 by 2030

Subject to shading analysis, 6-12 story units will severely shade homes to the west, leading to increased heating and lighting costs, energy consumption and GHG output. A fund is required to compensate impacted households for their increased costs, and the incremental GHGs consumed to serve the homes will need to be directly mitigated/offset by the project.

Natural and Induced Seismic Mitigation

The canyon to the direct west of SDSU (the location of phase three) appears to be caused by the La Nacion fault system (M 6.7 capable) as reported by the state of California and cited in the City of San Diego General Plan. The fault traces to a known northern terminus at Yerba Santa Drive and Norris Road per seismicity maps, which is a location approximately 2000 feet WSW of the western most cantilever of the proposed project. The natural seismicity of the area will be a design criterion for the project, however induced seismicity and related construction induced damage to adjoining properties such as foundation cracks and settling that would not have otherwise occurred must be considered and a fund created to compensate adjoining landholders.

Additionally, the significant risk of seismic collapse due to the active fault system into the adjacent landowners must be fully mitigated, including engineering design to assure that all four 6-12 story dormitories of phase three will collapse to the north down the canyon, leaving no chance of death and major destruction to the landowners to the west in unreinforced 1950s dwellings. The proposed proximity to SDSUs western lot line, without significant setbacks, provides the opportunity for 70-150 foot tall buildings to collapse onto adjoining structures.

Fault Reference:

Fault Name	La Nacion fault
Zone Name	La Nacion fault zone
Age	QT
Fault Type	fault, certain
Jennings ID	493
Fault Source	Kennedy and Tan (1977)

The La Nacion fault system, which essentially parallels the Rose Canyon fault zone, consists of two major faults: the La Nacion and the Sweetwater. The La Nacion, discovered in 1971, extends south from the Collwood Boulevard-Montezuma Road area along 54th Street, crosses State Highway 94 in the vicinity of Federal Boulevard, and then angles to the southeast through Paradise Hills. It reenters the City of San Diego at Otay Valley just easterly of Interstate 805 (I-805), and roughly parallels the latter into the San Ysidro area. It then takes a southeast turn into Mexico.

There are two potentially active fault systems within the San Diego region having sufficiently verified length to produce large magnitude earthquakes. These fault systems, the Rose Canyon

and La Nacion, could produce credible events of approximately M 7.1 and 6.7, respectively.

References: <http://maps.conservation.ca.gov/cgs/fam/>;
<https://www.sandiego.gov/sites/default/files/legacy/planning/genplan/pdf/generalplan/seismicsafetyelement.pdf>;
<ftp://ftp.consrv.ca.gov/pub/dmg/pubs/fer/82/010579.pdf>
http://aese2006.geology-guy.com/images/marshall_fig2.jpg

Noise Analysis and Abatement

None of the provided documents provides a construction schedule or project elevations, so it is impossible to fully understand the project or complete the EIR/CEQA review. Visual inspection of the documents provided suggest that the four 6-12 story dormitories of phase three will come to the rear lot line of the adjacent neighbors. As a result, construction sound and vibration, noises for changes in wind patterns, noises from student inhabitants, constructive interference and increases in noise levels from interactions of adjacent buildings with accompanied westward sound radiation, noises from HVAC and other mechanical equipment must all be considered during construction and operation phases. It is highly likely based on current noise from the existing units that substantial mitigations will be required, up to and including compensation to the adjoining neighbors for retrofit activity and loss of property value.

Parking and Traffic Patterns

Subject to a full examination of traffic patterns, traffic volumes, and new parking structures, it would seem that the addition of approximately 2,000 occupants in a 2 block area adjacent to College View Estates will lead to substantial increases in traffic in the area, leading to: 1) increased GHG and criterial pollutants from both trips and idling, 2) decreased ability for emergency vehicle traffic access, 3) decreased local property values, and 4) increased illegal and night time parking. SDSU intends to decrease parking and increase students in the project, which is a very peculiar action when increasing population.

Following the analysis and mitigation plans for both GHG and criterial pollutants, consideration of a gating system for resident traffic only for both entrances to College View Estates should be considered, along with full costs of development, maintenance and 24/7/365 monitoring financed by the project. Furthermore, the decreased local property values should burden the project with either compensation fund or direct purchase of adjoining homes by SDSU.

The preceding represent my initial comments and concerns on the Project as an adjoining landholder. I reserve the right to make additional comments.

Sincerely,

Mark Nelson

Mark Nelson
5417 Hewlett Dr.
San Diego, CA 92115

January 7, 2017

Laura Shinn
Director, Facilities Planning, Design, and Construction
San Diego State University
5500 Campanile Drive
San Diego, California
92182-1624

Via e-mail: lshinn@mail.sdsu.edu

SUBJECT: Nelson Adjoining Landowner Comments (Dec 2016) on Chapultepec Notice of Preparation of an EIR/CEQA Study

Dear Laura Shinn:

Below are my second comments, dated January 7, 2017 to the project entitled:

NOTICE OF PREPARATION
OF DRAFT ENVIRONMENTAL IMPACT REPORT
AND INITIAL STUDY;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETING;
NEW STUDENT HOUSING PROJECT,
SAN DIEGO STATE UNIVERSITY

Which is hereafter referred to by me as the "NOP". Further, I refer to the EIR/CEQA document as the "study" and the proposed Chapultepec construction as the "project" in the text.

Having reviewed the documents provided as a result of the Public Records Act Request, I will be commenting to the individual members of the CSU Trustees and the Governor's Office. It strikes me that the plan selected using canyon construction is likely the most invasive, expensive and also disruptive to the day-to-day lives and property values of surrounding landholders.

As a result, the following proposal should be analyzed for the CEQA documents:

Construction is maximized using land to the East and North of Chappy Hall, avoiding construction to the West entirely. Construction uses the parking lot the east of the existing Chappy Hall and north of the hall down the streets that now have dilapidated student apartments that are held by the university. This reduces costs and local impacts.

Further, I have not been privy to the NO PROJECT alternative. Please provide it or I will need to make a Public Records Act Request.

Last, I have not seen an economic analysis of the damage to the value of the surrounding housing stock due to this significant increase in supply in housing. Any reasonable estimate of a 2,000+ increase in beds will reduce surrounding values through both the increased supply of rental homes and the degradation of the area due to the concentrated student housing.

Thank you.

Sincerely,

Mark Nelson

Mark Nelson
5417 Hewlett Dr.
San Diego, CA 92115

January 16, 2017

Laura Shinn
Director, Facilities Planning, Design, and Construction
San Diego State University
5500 Campanile Drive
San Diego, California
92182-1624

Via e-mail: lshinn@mail.sdsu.edu

SUBJECT: Nelson Adjoining Landowner Comments (Dec 2016) on Chapultepec Notice of Preparation of an EIR/CEQA Study

Dear Laura Shinn:

Below are my third comments, dated January 16, 2017 to the project entitled:

NOTICE OF PREPARATION
OF DRAFT ENVIRONMENTAL IMPACT REPORT
AND INITIAL STUDY;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETING;
NEW STUDENT HOUSING PROJECT,
SAN DIEGO STATE UNIVERSITY

Which is hereafter referred to by me as the "NOP". Further, I refer to the EIR/CEQA document as the "study" and the proposed Chapultepec construction as the "project" in the text also.

Upon further review of the NOP, I want to assure that the following are considered as they appear to have the ability to generate potentially significant impacts:

1. Student parking impacts, legal or illegal, in the current Permit B area must be studied to determine the potential impacts of 2,000+ students with no vehicle parking on campus (in fact, SDSU plans to reduce parking while adding student beds) on both daytime and 7PM to 7AM parking in the adjacent area. Since even a 10% fraction of students having cars would increase the need for night time SDSU parking by over 200 cars, and since there is no guest parking proposed for visitors to the dorms, especially overnight visitors, the impact to the parking of the surrounding neighborhood is potentially significant. The only feasible mitigation would be prohibiting sophomores from having cars, or, building substantial parking.

2. Traffic studies need to include potentially significant impacts on staff, parents and children at the Hardy Elementary School during peak student automobile trip times. Traffic safety, congestion, particulates (PMs), criteria tailpipe pollutants, hydrocarbons, and greenhouse gasses need to be analyzed. In addition, the studies of traffic safety, congestion, particulates (PMs), criteria tailpipe pollutants, hydrocarbons, and greenhouse gasses from increased Project traffic must be studied for adjoining property, including the residential Remington, Hewlett and other streets and houses.
3. It is not impossible that a requirement of the project for traffic feasibility and mitigation would include potentially significant impacts from extending Hewlett Drive to Montezuma through the canyon. In order to avoid “piecemealing” of impacts caused as a direct result of the Project, the EIR must investigate the impacts of extending Hewlett Drive through the canyon.
4. Environmentally sensitive lands (ESL) and multiple habitat planning area (MHPA) analyses and strict construction mitigation are likely to cause potentially significant impacts. A City of San Diego hearing officer has found both ESL and MHPA in the canyon during prior analyses. As a result, construction has been blocked and significant restrictions for construction have been issued. There is no reason to assume the canyon to the north and west of Chapultepec Hall will not contain similar issues. U.S. Fish and Wildlife should be consulted for appropriate analysis and guidance. A reference to the City of San Diego hearing officer’s outcome is at:
<https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/hearingofficer/reports/2014/HO-14-051.pdf>

Thank you.

Sincerely,

Mark Nelson

Mark Nelson
5417 Hewlett Dr.
San Diego, CA 92115

January 18, 2017

Laura Shinn
Director, Facilities Planning, Design, and Construction
San Diego State University
5500 Campanile Drive
San Diego, California
92182-1624

Via e-mail: lshinn@mail.sdsu.edu

SUBJECT: Nelson Adjoining Landowner Comments (Jan 2017) on Chapultepec Notice of Preparation of an EIR/CEQA Study

Dear Laura Shinn:

Below are my fourth comments, dated January 18, 2017 to the project entitled:

NOTICE OF PREPARATION
OF DRAFT ENVIRONMENTAL IMPACT REPORT
AND INITIAL STUDY;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETING;
NEW STUDENT HOUSING PROJECT,
SAN DIEGO STATE UNIVERSITY

Which is hereafter referred to by me as the “NOP”. Further, I refer to the EIR/CEQA document as the “study” and the proposed Chapultepec construction as the “project” in the text also.

Upon attendance of the SDSU sponsored scoping meeting, along with my two Hewlett Drive neighbors, we have more concerns of impacts that we want to assure that the following are considered as they appear to have the ability to generate potentially significant impacts:

1. The No Project Alternative for Sophomore Success – in order to assure that the CEQA protects the environment, we need to see the No Project Alternative along with peer reviewed research that unequivocally states that sophomores must live in environmentally damaging on-campus dorms to succeed at SDSU.
2. Alternate locations were not discussed or considered at the project, and as a result, only the greenfield project was considered. We want to assure that other locations, especially on

disturbed land, are considered, including but not limited to, locations to the northeast where there are currently dilapidated apartment buildings under the control of SDSU or a subsidiary; sports fields; and any other currently developed or disturbed land. The impacts of these project alternative locations is much less environmentally damaging. If any adjacent, developed or disturbed land is not under SDSU control, it can be purchased or condemned to preserve the greenfield canyon. A rich field of Project Alternatives is required to proceed with CEQA in addition to the No Project Alternative.

Thank you.

Sincerely,

Mark Nelson

Mark Nelson
5417 Hewlett Dr.
San Diego, CA 92115

January 19, 2017

Laura Shinn
Director, Facilities Planning, Design, and Construction
San Diego State University
5500 Campanile Drive
San Diego, California
92182-1624

Via e-mail: lshinn@mail.sdsu.edu

SUBJECT: Nelson Adjoining Landowner Comments (Jan 2017) on Chapultepec Notice of Preparation of an EIR/CEQA Study

Dear Laura Shinn:

Below are my fifth comments, dated January 19, 2017 to the project entitled:

NOTICE OF PREPARATION
OF DRAFT ENVIRONMENTAL IMPACT REPORT
AND INITIAL STUDY;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETING;
NEW STUDENT HOUSING PROJECT,
SAN DIEGO STATE UNIVERSITY

Which is hereafter referred to by me as the "NOP". Further, I refer to the EIR/CEQA document as the "study" and the proposed Chapultepec construction as the "project" in the text also.

1. SDSU's proposed outline of CEQA/EIR categories needs to include all categories from the UC President's Office, since no search of the CSU Board of Trustees yields a CEQA handbook. As a result, a comprehensive reference for CEQA for education is available at the following URL and should be followed strictly:

<http://www.ucop.edu/ceqa-handbook/pdf/ceqa.pdf>

2. There have been historic mold problems on the existing Chapultepec site, and as a result, all molds and mold toxins will need to be screened from all potential impacted, greenfield and canyon sites for naturally occurring, and remnant molds from the prior Chapultepec mold problem. This analysis of mold needs to extend to potential infections of neighboring landholders, who were impacted with health problems during the first Chapultepec mold problem. The attachment documents the mold in the area and the molding of the hall at the time of new construction due to poor water clearance by the native soils and the CSU supervised construction.

3. Because SDSU was not interested enough in species preservation to be a participant in the Multiple Species Conservation Plan, SDSU will need to involve U.S. Fish and Wildlife to assure species protection.
4. SDSU must add and evaluate Tribal Cultural Resources as part of its CEQA across the entire university as a connected action to the project. At a minimum, Tribal Cultural Resources must be examined for the entire area.
5. SDSU must evaluate its compliance with the County of San Diego Climate Action Plan as an entity in the County.
6. Raw sewage backup has been a historic problem in the Hewlett neighborhood since Chapultepec Hall was built. SDSU must examine the impacts of its sewage on the local system and fully mitigate.

Thank you.

Sincerely,

Mark Nelson

From: "Mark Nelson (Home Gmail)" <menelson@gmail.com>

Date: Jan 19, 2017 12:47 AM

Subject: Need for posting SDSU Chapultepec Expansion Comments to CEQA NOP Promptly online

To: <lshinn@mail.sdsu.edu>, <mforster@dudek.com>

Cc: <cveatreasurer@gmail.com>

In order to validate that all comments were collected, inventoried, and will be considered on the SDSU Chapultepec project, it is necessary to have them posted promptly to a public website. Alternatively, I can file a PRA with SDSU to see all comments and inventory them myself. It seems that public posting is best practice.

Mark Nelson

formal comment to SDSU Chapultepec Expansion plan

From: **Marilyn Neumann** <mneumann7@cox.net>

Date: Tue, Jan 17, 2017 at 10:55 AM

Subject: Proposed SDSU expansion

To: lshinn@mail.sdsu.edu

As residents of the College area, we generally support SDSU. However, we are concerned about the current expansion plans. In 2007 there was a Campus Master Plan that called for additional dorms on the east side of the campus. This plan was publicly reviewed and we understood it to be the blueprint for further campus development.

However, the current proposed plan will overwhelm this very residential area. Remington Road is already impacted with traffic to and from the existing dorm buildings. And, while parking is restricted to permits on weekdays, on weekends most parking spaces are filled leaving little to no room for guests of residents.

In addition, losing more canyon land that sustains a variety of wildlife, is a poor choice for a University that should be protective of the environment surrounding it.

In providing more beds for students living on campus, is SDSU going to provide more classes and professors to teach additional classes? Where is all this funding going to come from?

Finally, those of us who have lived on Remington Road long before SDSU grew so large are very disappointed that the University seems to respect our property rights and quality of life less than we have respected the rights of the University.

Please reconsider the size and location of this proposed expansion.

Marilyn & Arthur Neumann (San Diego State alumnus)
5265 Remington Road (residents since 1969)

1/18/2017

Laura Shinn
Director, Facilities Planning, Design, and Construction
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624
lshinn@mail.sdsu.edu

Dear Ms. Shinn:

We write to express our concerns regarding the proposed freshman student housing project on the west side of SDSU adjacent to Chapultepec Hall. While we are supportive of on-campus housing for SDSU students, the project currently planned is too large for the site and will create dangerous traffic congestion, negatively impact the residential neighborhood of College View Estates in a variety of ways, and destroy animal and plant habitats. There are other sites on SDSU property that can be developed in order to lessen the project size and negative impact of the Chapultepec Hall project.

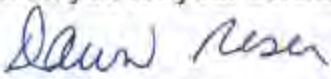

First, currently during move-in and move-out days for Chapultepec, Remington Road becomes unsafe for bicyclists and motorists to use because the students stop to unload/load in the bike lane and no parking fire zone. The plan for the Chapultepec Hall project does not include an off-street area for move-in and move-out days, thus all students will continue to use Remington Road as their loading zone. While there may be plans to provide a new access road on the north side of Chapultepec, Remington Road will continue to be an irresistibly convenient place to drop off and pick up passengers. Most importantly, emergency vehicles will not have a safe and expedient access to College View Estate or to the residence halls.

Second, College View Estates properties will be negatively impacted by the high density of people and facilities proposed in this project in a variety of ways:

- Resident students will flood the neighborhood to park overnight. The plan does not show that existing campus parking facilities can accommodate the cars of the increased population
- The close proximity of the multi-story buildings will block sunlight to adjacent single-family residences.
- The planned roof-top gathering venues will broadcast noise and light pollution into the neighborhood and beyond.

Third, the project calls for the cantilevering of four multi-story buildings into a canyon that is already considered a protected habitat. SDSU in the past has said the protected habitat was the reason they could not trim overgrown vegetation in the canyon, but this plan would do more than disturb the vegetation in the canyon. The preservation of habitats and open natural land should continue to be important to SDSU, and an alternative plan that includes non-destruction of the canyon needs to be created.

Thank you for your consideration of our concerns.

 
Dawn & Greg Reser
5118 Bixel Dr.

Never Buxida.
5118
San Diego CA 92115

SAN DIEGO CA 920
19 JAN 2017 PM 10 L



John Shin
Director, Facilities Planning, Design & Construction
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1624

92182-000399



From: **Dino Richardson** <dinorichardsonsemail@gmail.com>

Date: Mon, Jan 23, 2017 at 11:50 PM

Subject: Proposed Remington Road Dorms

To: LShinn@mail.sdsu.edu

Dear Ms. Shinn,

I am writing to you as many of my neighbors have done to register my concern and dismay at the expansion on the 2007 Master Plan to include the new projects being planned for dormitories on the west side of campus along Remington Road. Both the size and the scope of the new plans will adversely impact quality of life for the residents in the neighborhood and for the flora, fauna and possibly endangered wildlife living in the canyon.

As alumni of SDSU and residents who have enjoyed living near our alma mater for over twenty years, my wife and I seek to be community partners in any expansion plans the university may have for the west side of campus. My neighbors that I have spoken to about this matter feel very strongly as well. The current methodology for dormitory expansion is not inclusive. I look for an opportunity to dialog with the planners during the early stages of future projects. Not when the project is presumed to be a fait accompli.

Some of my main concerns include the following:

- Excessive density resulting from the scale and scope of the project being proposed;
- Increased vehicle traffic along the 54th Street and Remington Road corridor;
- Increase in unenforced traffic violations along Remington Road;
- Lack of adherence to the 2007 Campus Master Plan;
- Noise and light pollution in the canyon;
- Increased likelihood of canyon fires beyond the already frequent use of the canyon by SDSU students for smoking cannabis and tobacco products;

Please consider alternate building sites, such as parking lot #15. Most of this parking lot is unused and more easily accessible to campus than the current west side sites.

Sincerely,

Dino Richardson

College View Estates Resident

From: "Ebrahim Sadeghinia" <sadeghinia@sbcglobal.net>
Date: Jan 19, 2017 6:04 PM
Subject: SDSU HIGHRISES
To: "LShinn@mail.sdsu.edu" <LShinn@mail.sdsu.edu>
Cc: "Cottrell Ann" <acottrell@mail.sdsu.edu>

Dear Ms.shinn

I already sent you an email about this subject . This is to confirm my severe objection for that project, it will have negative impact in traffic, way of our living, value of our properties among other things that I have explained earlier in my email to you. If this plan get approval of the city, I will sue the city and SDSU as well.

Ebrahim Sadeghinia
5290 Remington Road

From: **Ebrahim Sadeghinia** <sadeghinia@sbcglobal.net>
Date: Sat, Jan 14, 2017 at 6:20 PM
Subject: SDSU development project on Remington
To: "kevinfaulconer@saniego.gov" <kevinfaulconer@saniego.gov>
Cc: "LShinn@mail.sdsu.edu" <LShinn@mail.sdsu.edu>, "cveatreasurer@gmail.com" <cveatreasurer@gmail.com>, Tony Cohen <tonycohenlawfirm@gmail.com>, "acottrell@mail.sdsu.edu" <acottrell@mail.sdsu.edu>

Mr. Faulconer,

There is a serious issue at hand about SDSU attempting to build 10 high rises housing over 2,700 sophomore students, there are major issues that will change the neighborhood living social community status and reduces the entire community and property values.

I have lived in this neighborhood for over 15 years and invested my life savings in purchasing property so one day it will increase its value and have an opportunity to retire in my property. This development not only destroys the value of my home but also it brings more disaster to the neighborhood, as it stands our neighborhood faces major issues with kids parting, smoking, doing drugs and passing out in our front yards and parking all over the neighborhood without proper permits and creating nuisance for me and many others living in my neighborhood.

Without adding 2,700 more students in this small stretch of neighborhood, I currently spend most of my weekends picking up broken bottles, beer cans and other drug paraphernalia from in front of my house and we have kids that play in the front yard. This is not only a nuisance but it is a huge burden on my family and issue of living comfortably within my rights. As you know every person has the right to live comfortably in his or her dueling. As of now my family and I have been dealing with this negative situation due to reasons that one building for the freshman is enough and there won't be more added.

If this construction is allowed and the is going to be a disregard from your office for our legal rights for comfort and relaxation within our own dueling, I will be forced to sell my property and file a law suit against the city for current damages as well as future damages.

Allowing SDSU to build such complex buildings that can not answer how they are going to deal with traffic and overflow of crime and unrest is absolutely unacceptable and unreasonable.

I urge you to personally get involved and stop this madness.

From: "Santos" <aoknado@gmail.com>

Date: Jan 19, 2017 8:49 PM

Subject: Remington Road Dorms

To: <LShinn@mail.sdsu.edu>

Cc: <cveatreasurer@gmail.com>, "cctearoom" <cctearoom@gmail.com>

The neighborhood supports SDSU and agrees that more on-campus housing is needed. However, SDSU has failed to follow its own 2007 Campus Master Plan, which was publicly reviewed and understood to be the blueprint for future campus development. SDSU has a number of feasible construction sites for residence hall buildings that will have sustaining damage to rare environmental assets.

The massive scale of the proposed development is both insensitive and inappropriate for construction on the boundary with our residential neighborhood. Our neighborhood was here long before SDSU decided to remake itself, and our property rights must be respected just as we respect the rights of the university.

Having this building complex directly next to and over the canyon will introduce human activity in close proximity to the fire-prone canyon. During Santa Ana conditions this combination could be devastating to our neighborhood. The size and height of the buildings will block sunlight from neighboring properties.

The proposed development assumes that SDSU will continue to illegally co-opt Remington Rd. as if it were a private campus street. Currently illegal blockage of sidewalks, bicycle lanes, motor-vehicle lanes and wheelchair routes into our neighborhood occurs on a daily and hourly basis. The design of the proposed project provides no alternative loading, pick-up and drop-off areas, and the safety and access to our neighborhood will be increasingly compromised.

The proposed project does not provide adequate parking facilities and SDSU will only provide the minimum required for this type of facility. Just like the rest of the campus there aren't enough parking spaces for the students and student residents.

While efforts to discourage smoking may be commendable, SDSU student smokers are left to using both canyons and our private property and public right-of-way to smoke various substances. 3500 residents on a short stretch of Remington Rd. alongside a wild canyon creates a serious fire danger. It is also not acceptable to force our neighborhood to be host to such hazardous activities.

In summary, we are totally against moving forward with the construction of the new Remington Road Dorms!

Anthony and Nancy Santos
5472 Hewlett Drive
San Diego, CA 92115

From: **Stephen Schares** <schares@att.net>

Date: Wed, Jan 18, 2017 at 3:20 PM

Subject: Remington dorms

To: "lshinn@mail.sdsu.edu" <lshinn@mail.sdsu.edu>

Cc: "cveatreasurer@gmail.com" <cveatreasurer@gmail.com>, Cindy Gilbertson
<cveablockcoordinator@gmail.com>

SDSU,

Shame on you, SDSU. You want to rape the community and the environment for money and ego. You don't own Remington Road.

Are you now going to remove the restricted parking signs throughout CVE so there is plenty of parking for those 10,000 additional students you're craving? You won't be happy until SDSU is the size of Ohio State (50,000 students). Think of all that money pouring in. When you look in the mirror, do you see dollar signs?

Why don't you just declare eminent domain, and take over all the houses in CVE. That's an easy 20,000 students.

God help us all if you mental midgets at SDSU are left to decide the future. Get ready CVE. Traffic will be bumper to bumper on Remington. If you think it's hard to get out now at certain times of the day, just wait. It won't be your worst nightmare. That dream is reserved for the shadows of those monstrosities looming over the narrow street in and out, and tilting into environmentally sensitive canyons. Put that in your environmental report and smoke it.

Where is the uproar, the dissent in the SDSU student council? Are they turning a blind eye, as well? Hypocrisy flows through the halls of academia. We haven't even mentioned quality of life on and off the campus, have we? Cram those students in. We're done here. What's next on the agenda?

Entitlement Philosophy 101. Don't stop there you greedy opportunists. You already have your eye and your mitts on the pie at Qualcomm. Build your giant lego high-rises down there. You can stand them right next to each other. Probably fit twenty stacks in easily. There's another 10,000 students.

You're no different than Spanos. He didn't care about the community either. Like him, you just want to stick it to the public, and milk every dollar you can for you and your ilk.

To future students - "If you have a pulse, you're in. Classes are overflowing. Can't get the classes you want? That's not our problem. Just pay the fees. Wham, bam, thank you ma'am."

And finally, thank you for the generous amount of time allotted for public input. (Letter sent out over the holiday season. Absolute deadline for any input). Why don't you just give 24 hours notice, starting at midnight on a weekend?

Pull the blinders off your eyes CVEA. Not only is there going to be a gauntlet of high-rises and students on Remington Road, but it will have no impact on the mini-dorms. These high-rise dorm proposals are just a ruse to sucker CVE into believing it will mitigate mini-dorms. It won't at all. The dorms will fill up with 3-5,000 students, and there will still be the other proposed 5,000 students SDSU wants to cram on campus in the next few years. Where do you think they are going to live? Look out your window. They are your new neighbors.

Don't just follow the money. Follow the numbers. For those of you who are religious, it will be a biblical plague of locusts descending on the community.

CVEA - you're being left behind, steam-rolled by the neighborhood bully, bitch-slapped by the University. How does it feel? Get used to it. Phase 4 is coming.

Sincerely,
Stephen Schares
5531 Drover Drive

DEC 09 2016

BY  DEPUTY

December 2016

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT;

NOTICE OF PUBLIC INFORMATION/SCOPING MEETING

To: State of California
Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, California 95812

From: Laura Shinn, Director
Facilities Planning, Design, and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624

The Board of Trustees of the California State University ("Trustees") will be the lead agency for the preparation of an environmental impact report ("EIR") in accordance with the California Environmental Quality Act ("CEQA") (California Public Resources Code, Section 21000 et seq.), and Title 14 of the California Code of Regulations (hereafter "CEQA Guidelines," 14 CCR 15000 et seq.). The Trustees have prepared this Notice of Preparation ("NOP") in accordance with CEQA Guidelines Sections 15082(a) and 15375. The EIR will address the environmental effects of the proposed New Student Housing Project ("proposed project") to be developed on the campus of San Diego State University ("SDSU"). The proposed project would include the expansion of on-campus student housing facilities to be located adjacent to the existing Chapultepec Residence Hall. Specifically, the proposed project would consist of the development of facilities to accommodate up to 2,700 new student-housing beds in a series of residential towers to be located on the existing Parking Lot 9 (formerly U Parking Lot) and centered around the existing Chapultepec Residence Hall (see NOP Figure 1, Project Location Map). The proposed project would be developed in three successive phases and the analyses conducted by SDSU will address, where applicable, the environmental impacts that could arise in each phase. In particular, the first phase would include construction of up to 1,430 beds on the existing Parking Lot 9, east of the existing Chapultepec Residence Hall; the second phase would include construction of up to 578 beds to the west of the existing Chapultepec Residence Hall; and the third phase would include construction of up to 614 beds in buildings that cantilever over the canyon behind Chapultepec Residence Hall. The proposed project would consist of up to 10 new buildings. One building would serve as a dining hall (up to 2 stories), while the remainder of the buildings would consist of up to 6- to 12-story towers of single-, double-, and triple-occupancy student housing units. The complex may include a swimming pool, outdoor gathering spaces, and green space. The proposed project would entail permanent removal of the existing Parking Lot 9; these parking spaces would not be replaced. A more detailed description of the proposed project, the project location, and the potential environmental effects associated with development of the proposed project, are provided in the Initial Study. A copy of this NOP and the Initial Study are available for review on the SDSU website at <http://sdsu.edu/chapultepec>.



SDSU
New Student Housing Project NOP



Figure 1
Project Location Map



Ernest J. Dronenburg, Jr.

COUNTY OF SAN DIEGO ASSESSOR/RECORDER/COUNTY CLERK



ASSESSOR'S OFFICE

1600 Pacific Highway, Suite 103
San Diego, CA 92101-2480
Tel. (619) 236-3771 * Fax (619) 557-4056

www.sdarcc.com

RECORDER/COUNTY CLERK'S OFFICE

1600 Pacific Highway, Suite 260
P.O. Box 121750 * San Diego, CA 92112-1750
Tel. (619) 237-0502 * Fax (619) 557-4155

Transaction #: 375330520161209

Deputy: CARGANDO

Location: COUNTY ADMINISTRATION BUILDING

09-Dec-2016 16:26

FEES:

50.00	Qty of 1 Fish and Game Filing Fee for Ref# NOTICE OF PREPARATION
50.00	TOTAL DUE

PAYMENTS:

50.00	Credit/Debit Card
50.00	TENDERED

SERVICES AVAILABLE AT OFFICE LOCATIONS

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- * Fictitious Business Names (DBAs)
- * Marriage Licenses and Ceremonies
- * Assessor Parcel Maps
- * Property Ownership
- * Property Records
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- * Document Recordings

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- * On-Line Purchases:
 - Assessor Parcel Maps
 - Property Characteristics
 - Recorded Documents



San Diego County Archaeological Society, Inc.

Environmental Review Committee

19 January 2009

RECEIVED

To: Ms. Laura V. Shinn, Director
Facilities Planning, Design and Construction
Administration Building, Room 130
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624

DEC 20 2016

Facilities Planning, Design
and Construction

Subject: Notice of Preparation of a Draft Environmental Impact Report
New Student Housing Project

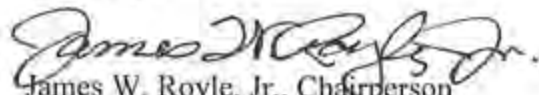
Dear Ms. Shinn:

Thank you for the Notice of Preparation for the subject project, received by this Society last week.

We are pleased to note the inclusion of cultural resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the University's environmental review process for this project. We look forward to reviewing the DEIR during its public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File



County of San Diego

ELISE ROTHSCILD
DIRECTOR

DEPARTMENT OF ENVIRONMENTAL HEALTH
VECTOR CONTROL PROGRAM
5570 OVERLAND AVENUE, SUITE 102, SAN DIEGO, CA 92123
Phone: (858) 694-2888 Fax: (858) 571-4268
www.SDVector.com

AMY HARBERT
ASSISTANT DIRECTOR

January 18, 2017

Laura Shinn, Director
Facilities Planning, Design and Construction
SDSU
5500 Campanile Drive
San Diego, 92182-1624

Via email to: lashinn@mail.sdsu.edu

COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT AND INITIAL STUDY; NOTICE OF PUBLIC INFORMATION/SCOPING MEETING; NEW STUDENT HOUSING PROJECT, SAN DIEGO STATE UNIVERSITY

Dear Ms. Shinn:

Thank you for the opportunity to comment on the referenced project. The County of San Diego Vector Control Program (VCP) is responsible for the protection of public health through the surveillance and control of mosquitoes that are vectors for human disease including West Nile virus (WNV). The VCP has completed their review and has the following comments regarding the proposed project.

1. The VCP respectfully requests that the draft Environmental Impact Report address potential impacts from possible mosquito breeding sources created by the project and that the project be designed and constructed in a manner to minimize those impacts. Specifically, ensure construction-related depressions created by grading activities and vehicle tires, tree pits and landscaping do not result in depressions that will hold standing water. In addition, ensure BMPs, storm water drainage systems, and ornamental water features do not create a potential mosquito breeding source. Any area that is capable of accumulating and holding at least ½ inch of water for more than 96 hours can support mosquito breeding and development. Finally, if habitat remediation is required for the project, the design should be consistent with guidelines for preventing mosquito habitat creation.
2. Please note, the VCP has the authority pursuant to state law and County Code to order the abatement of any mosquito breeding that does occur either during construction or after the project is completed that is determined to be a vector breeding public nuisance. The VCP

Ms. Shinn
January 18, 2017
Facilities Planning, Design and Construction; SDSU

will exert that authority as necessary to protect public health if the project is not designed and constructed to prevent such breeding.

3. For your information, the County of San Diego Guidelines for Determining Significance for Vectors can be accessed at http://www.sandiegocounty.gov/content/dam/sdc/pds/docs/vector_guidelines.pdf and the California Department of Public Health Best Management Practices for Mosquito Control in California is available at <http://www.cdph.ca.gov/HealthInfo/discond/Documents/BMPforMosquitoControl07-12.pdf>.

The VCP appreciates the opportunity to participate in the environmental review process for this project. If you have any questions regarding these comments, please contact Daniel Valdez at 858-688-3722 or by e-mail at Daniel.Valdez@sdcounty.ca.gov.

Sincerely,



ERIC LARDY, Chief
Community Health Division

Email cc:

Adam Wilson, Policy Advisor, Board of Supervisors, District 2
Vincent Kattoula, CAO Staff Officer, LUEG
Erin Jensen, Administrative Analyst, DEH



San Diego County Archaeological Society, Inc.

Environmental Review Committee

19 January 2009

RE: TO

To: Ms. Laura V. Shinn, Director
Facilities Planning, Design and Construction
Administration Building, Room 130
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624

DEC 30 2016

Facilities Planning, Design
and Construction

Subject: Notice of Preparation of a Draft Environmental Impact Report
New Student Housing Project

Dear Ms. Shinn:

Thank you for the Notice of Preparation for the subject project, received by this Society last week.

We are pleased to note the inclusion of cultural resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

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Sincerely,


James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File



San Diego County Archaeological Society, Inc.

Environmental Review Committee

19 December 2016

To: Ms. Laura V. Shinn, Director
Facilities Planning, Design and Construction
Administration Building, Room 130
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624

Subject: Notice of Preparation of a Draft Environmental Impact Report
New Student Housing Project

RECEIVED
DEC 28 2016
Facilities Planning, Design
and Construction

Dear Ms. Shinn:

Thank you for the Notice of Preparation for the subject project, received by this Society last week.

We are pleased to note the inclusion of cultural resources in the list of subject areas to be addressed in the DEIR, and look forward to reviewing it during the upcoming public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

SDCAS appreciates being included in the University's environmental review process for this project. We look forward to reviewing the DEIR during its public comment period. To that end, please include us in the distribution of the DEIR, and also provide us with a copy of the cultural resources technical report(s).

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

Sorry! Our letter on this Notice of Preparation, sent a couple of days ago, had several problems, including the wrong date. Please replace it with this one.

Thank you. Have a great holiday season!

A handwritten signature in black ink, appearing to read "Jim Rofe". The signature is fluid and cursive, with the first name "Jim" and last name "Rofe" clearly distinguishable.

RECEIVED

DEC 28 2016

Facilities Planning, Design
and Construction



**San Diego County
Archaeological Society**

P.O. Box 81106
San Diego, CA 92138-1106

SAN DIEGO CA 920
20 DEC 2016 PM 9 L



Ms. Laura V. Shinn, Director
Facilities Planning, Design and Construction
Administration Building, Room 130
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624

92182-162499



DEL-130



EDMUND G. BROWN JR.
GOVERNOR

STATE OF CALIFORNIA
GOVERNOR'S OFFICE *of* PLANNING AND RESEARCH
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX
DIRECTOR

Notice of Preparation

December 8, 2016

To: Reviewing Agencies
Re: San Diego State University New Student Housing Project
SCH# 2016121025

Attached for your review and comment is the Notice of Preparation (NOP) for the San Diego State University New Student Housing Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Laura Shinn
California State University, San Diego
5500 Camponile Drive
San Diego, CA 92182

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Director, State Clearinghouse

Attachments
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2016121025
Project Title San Diego State University New Student Housing Project
Lead Agency California State University, San Diego

Type NOP Notice of Preparation
Description Note: Review Per Lead

The proposed project would include the expansion of on-campus student housing facilities to be located adjacent to the existing Chapultepec Residence Hall. Specifically, the proposed project would consist of the development of facilities to accommodate up to 2,700 student-housing beds in a series of residential towers to be located on the existing Parking lot 9 and centered around the existing Chapultepec Residence Hall.

Lead Agency Contact

Name Laura Shinn
Agency California State University, San Diego
Phone (619) 594-8619 **Fax**
email
Address 5500 Camponile Drive
City San Diego **State** CA **Zip** 92182

Project Location

County San Diego
City San Diego
Region
Cross Streets Remington Rd and 55th St
Lat / Long 32° 46' 32.5" N / 117° 4' 41.8" W
Parcel No.

Township	Range	Section	Base
-----------------	--------------	----------------	-------------

Proximity to:

Highways I-8
Airports
Railways
Waterways Alvarado Creek
Schools Hardy ES
Land Use Parking, undeveloped hillside/residential; RM-4-10, RS 1-7/Residential; institutional and public and semi-public facilities

Project Issues Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Drainage/Absorption; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Noise; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Septic System; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Growth Inducing; Landuse; Cumulative Effects

Reviewing Agencies Resources Agency; Office of Historic Preservation; Department of Parks and Recreation; Resources, Recycling and Recovery; Department of Water Resources; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; Department of Housing and Community Development; Caltrans, District 11; California Highway Patrol; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 9

Date Received 12/08/2016 **Start of Review** 12/08/2016 **End of Review** 01/20/2017

Notice of Completion & Environmental Document TransmittalSC# **2016121025**

Mall to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

Project Title: San Diego State University New Student Housing Project
 Lead Agency: San Diego State University, Facilities Planning, Design, and Construction Business and Financial Affairs Contact Person: Laura Shinn, Director
 Mailing Address: 5500 Campanile Drive Phone: 619-594-6619
 City: San Diego Zip: 92182 County: San Diego
 Project Location: County: San Diego City/Nearest Community: San Diego
 Cross Streets: Remington Road and 55th Street Zip Code: 92182
 Longitude/Latitude (degrees, minutes and seconds): 32° 46' 32.5" N / 117° 4' 41.8" W Total Acres: _____
 Assessor's Parcel No.: _____ Section: _____ Twp: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy#: Interstate 8 Waterways: Alvarado Creek
 Airports: _____ Railways: _____ Schools: Hardy Elementary School

Document Type:

CEQA: ☒ NOP ☐ Draft EIR NEPA: ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR ☐ EIS ☐ Final Document
☐ Neg Dec (Prior SCH No.) ☐ Draft EIS ☐ Final Document
☐ Mit Neg Dec Other: _____ ☐ FONSI ☐ Other: _____

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Redevelopment
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☒ Other: Master Plan Update

Development Type:

☐ Residential: Units _____ Acres _____ Employees _____
☐ Office: Sq. ft. _____ Acres _____ Employees _____
☐ Commercial: Sq. ft. _____ Acres _____ Employees _____
☐ Industrial: Sq. ft. _____ Acres _____ Employees _____
☒ Educational: Student Housing ☐ Transportation: Type _____
☐ Recreational: _____ ☐ Mining: Mineral _____
☐ Water Facilities: Type _____ MGD _____ ☐ Power: Type _____ MW _____
☐ _____ ☐ Waste Treatment: Type _____ MGD _____
☐ _____ ☐ Hazardous Waste: Type _____
☐ _____ ☐ Other: _____

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☐ Agricultural Land ☒ Flood Plain/Flooding ☒ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☒ Septic Systems ☒ Water Supply/Groundwater
☒ Archeological/Historical ☒ Geologic/Seismic ☒ Sewer Capacity ☒ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☐ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☒ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☒ Public Services/Facilities ☒ Traffic/Circulation ☐ Other: _____

Present Land Use/Zoning/General Plan Designation:

Parking, undeveloped hillside/Residential; RM-4-10, RS 1-7/Residential; Institutional and Public and Semi-Public Facilities

Project Description: (please use a separate page if necessary)

The proposed project would include the expansion of on-campus student housing facilities to be located adjacent to the existing Chapultepec Residence Hall. Specifically, the proposed project would consist of the development of facilities to accommodate up to 2,700 student-housing beds in a series of residential towers to be located on the existing Parking Lot 9 and centered around the existing Chapultepec Residence Hall.

Resources Agency

☒ Resources Agency
Nadell Gayou

☐ Dept. of Boating & Waterways
Denise Peterson

☐ California Coastal Commission
Elizabeth A. Fuchs

☐ Colorado River Board
Lisa Johansen

☐ Dept. of Conservation
Elizabeth Carpenter

☐ California Energy Commission
Eric Knight

☐ Cal Fire
Dan Foster

☐ Central Valley Flood Protection Board
James Herota

☒ Office of Historic Preservation
Ron Parsons

☐ Dept of Parks & Recreation
Environmental Stewardship Section

☒ California Department of Resources, Recycling & Recovery
Sue O'Leary

☐ S.F. Bay Conservation & Dev't. Comm.
Steve Goldbeck

☒ Dept. of Water Resources
Resources Agency
Nadell Gayou

Fish and Game

☐ Depart. of Fish & Wildlife
Scott Flint
Environmental Services Division

☐ Fish & Wildlife Region 1
Curt Babcock

☐ Fish & Wildlife Region 1E
Laurie Harnsberger

☐ Fish & Wildlife Region 2
Jeff Drongosen

☐ Fish & Wildlife Region 3
Craig Weighman

☐ Fish & Wildlife Region 4
Julie Vance

☒ Fish & Wildlife Region 5
Leslie Newton-Reed
Habitat Conservation Program

☐ Fish & Wildlife Region 6
Tiffany Ellis
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M
Heidi Calvert
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M
William Paznokas
Marine Region

Other Departments

☐ Food & Agriculture
Sandra Schubert
Dept. of Food and Agriculture

☐ Depart. of General Services
Public School Construction

☐ Dept. of General Services
Cathy Buck/Georgie Carollo
Environmental Services Section

☐ Delta Stewardship Council
Kevan Samsam

☒ Housing & Comm. Dev.
CEQA Coordinator
Housing Policy Division

IndependentCommissions/Boards

☐ Delta Protection Commission
Erik Vink

☐ OES (Office of Emergency Services)
Monique Wilber

☒ Native American Heritage Comm.
Debbie Treadway

☐ Public Utilities Commission
Supervisor

☐ Santa Monica Bay Restoration
Guangyu Wang

☐ State Lands Commission
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)
Cherry Jacques

Cal State Transportation Agency CalSTA

☐ Caltrans - Division of Aeronautics
Philip Cimininis

☐ Caltrans - Planning
HQ LD-IGR
Terri Pencovic

☒ California Highway Patrol
Suzann Ikeuchi
Office of Special Projects

Dept. of Transportation

☐ Caltrans, District 1
Rex Jackman

☐ Caltrans, District 2
Marcelino Gonzalez

☐ Caltrans, District 3
Eric Federicks - South
Susan Zanchi - North

☐ Caltrans, District 4
Patricia Maurice

☐ Caltrans, District 5
Larry Newland

☐ Caltrans, District 6
Michael Navarro

☐ Caltrans, District 7
Dianna Watson

☐ Caltrans, District 8
Mark Roberts

☐ Caltrans, District 9
Gayle Rosander

☐ Caltrans, District 10
Tom Dumas

☒ Caltrans, District 11
Jacob Armstrong

☐ Caltrans, District 12
Maureen El Harake

Cal EPAAir Resources Board

☐ Airport & Freight
Cathi Slaminski

☐ Transportation Projects
Nesamani Kalandyur

☐ Industrial/Energy Projects
Mike Tollstrup

☐ State Water Resources Control Board
Regional Programs Unit
Division of Financial Assistance

☐ State Water Resources Control Board
Cindy Forbes - Asst Deputy
Division of Drinking Water

☐ State Water Resources Control Board
Div. Drinking Water #

☐ State Water Resources Control Board
Student Intern, 401 Water Quality Certification Unit
Division of Water Quality

☐ State Water Resources Control Board
Phil Crader
Division of Water Rights

☒ Dept. of Toxic Substances Control
CEQA Tracking Center

☐ Department of Pesticide Regulation
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1
Cathleen Hudson
North Coast Region (1)

☐ RWQCB 2
Environmental Document Coordinator
San Francisco Bay Region (2)

☐ RWQCB 3
Central Coast Region (3)

☐ RWQCB 4
Teresa Rodgers
Los Angeles Region (4)

☐ RWQCB 5S
Central Valley Region (5)

☐ RWQCB 5F
Central Valley Region (5)
Fresno Branch Office

☐ RWQCB 5R
Central Valley Region (5)
Redding Branch Office

☐ RWQCB 6
Lahontan Region (6)

☐ RWQCB 6V
Lahontan Region (6)
Victorville Branch Office

☐ RWQCB 7
Colorado River Basin Region (7)

☐ RWQCB 8
Santa Ana Region (8)

☒ RWQCB 9
San Diego Region (9)

☐ Other

☐ Conservancy



Cody J. Martinez
Chairman

Henry R. Murphy
Vice Chairman

Charlene Worrell
Secretary

LaShunna Davidson
Treasurer

Shu Brown
Council Member

Joshua Muse
Council Member

Alanna Sandoval
Councilwoman

January 19, 2017

Mr. Robert Schulz
Associate Vice President
Real Estate, Planning & Development
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1620

RE: SDSU New Student Housing Expansion

Dear Mr. Schulz:

The Sycuan Band of the Kumeyaay Nation ("Sycuan Band") is a federally-recognized Indian Tribe organized under Articles of Association initially approved by the Secretary of Interior on August 18, 1972. Please be advised the Sycuan Tribal Offices were closed for business December 19, 2016 through January 2, 2017

Kumeyaay cultural resources have been documented throughout the Kumeyaay Territory. The SDSU New Student Housing Expansion property is located in an area of San Diego with known cultural resources and should be considered as a "high value" resource area. In addition, the absence of visible cultural resources does not preclude their existence. Certain plants, animals, habitats and use areas are also considered cultural resources. Below ground cultural resources may also be present without any manifestation on the surface. The Sycuan Band believes this land is highly likely to host additional environmental and cultural resources.

To ensure adequate resource protection, the Sycuan Band request a qualified Kumeyaay Cultural Monitor be present during any pedestrian surveys conducted by an archeologist and during all ground disturbing activities. Please provide the name and contact information for the Kumeyaay Monitor for this project. In addition the Sycuan Band requests a copy of any archeological survey reports currently on file for the area or conducted as part of the project development.

If development is planned in the immediate vicinity or adjacent areas of a known cultural resource(s), mitigation measures shall be incorporated to reduce potential impacts. Avoidance is the preferred mitigation. When avoidance is not feasible, consideration shall be given to creative and alternative strategies to avoid, minimize or mitigate adverse effects to cultural resources. The Sycuan Band requests notice and consultation should mitigation measure be needed.

Should the project require an environmental report, a Kumeyaay prepared cultural context section is appropriate. The Kumeyaay Nation has been here since the beginning of time. There is a continuum of Kumeyaay ancestry from the first Kumeyaay people to the present. To acknowledge the Kumeyaay perspective is beneficial to fully understanding potential impacts to the broad range of natural and environment that are Cultural Resources.

Should it be necessary to curate any archeological collections, including prehistoric and historic artifacts and associated records, the curation should occur within the traditional Kumeyaay Territory and with priority placed on tribal facilities that provide professional, systematic, and accountable curatorial services on a long-term basis.

If you need any additional information or continued discussion regarding project impacts, please contact Lisa Haws, Cultural Resource Manager, at (619) 312-1935 or lhaws@sycuan-nsn.gov. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Cody J. Martinez", written over a large, loopy circular flourish.

Cody J. Martinez
Chairman



1 Kwaaypazy Court • El Cajon, California 92019



RECEIVED

FEB - 3 2017

Facilities Planning, Design
and Construction

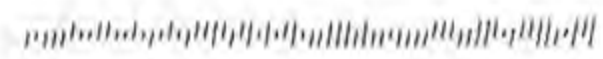
Mr. Robert Schulz, Associate Vice President
Real Estate, Planning & Development
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1620

Facilities Planning, Design
and Construction

FEB - 3 2017

RECEIVED

52182\$0003 0000



From: <dalmador@cox.net>

Date: Jan 19, 2017 9:37 PM

Subject: SDSU New Student Housing Project next to Chapultepec Residence Hall

To: <LShinn@mail.sdsu.edu>

Cc:

Dear Ms. Shinn,

I have lived in College View Estates for over 35yrs. My husband and I are both graduates of SDSU (SDSC, California State University San Diego & SDSU!!)

We have enjoyed living next to the campus, raising two sons here. I commend SDSU for looking for ways to increase campus student housing. But after reviewing the proposed New Student Housing Project along Remington Road I was taken back by the sheer size of the proposed project. It will overwhelm our community of 300+ single family homes. As it is now, our streets are often impacted by cars parked by those using the Aquaplex & tennis courts, attending games at Tony Gwynn stadium and the women's softball field, and friends and family visiting Chapultepec Residence Hall on weekends and in the evening. It is unreasonable to add 2700 additional beds without adding additional parking. If the parking concerns are adequately addressed (and this would also include the cars that park alongside red curbs and the bike lane on Remington Rd waiting to pick up friends in Chapultepec) and Emergency access on Remington Rd, both in and out of CVE given high priority, I can support Phase I. But Phase II and Phase III are too massive and encroach too close to our neighbors back yards on Hewlett Dr. It would destroy our sensitive canyon habitat--something we treasure. It is natural open-space that can't be replaced.

After Phase I is complete, Phase II & III could be built on 55th St, replacing outdated and underutilized two-story apartments built in the 1950's. Additionally, the 2007 Master Plan envisioned 2 additional residence halls on the east side of College Ave (currently a parking lot). The East side, with the existing student housing + the additional housing would be an ideal area for a Freshman & Sophomore village or community. The West side (Chapultepec + Phase I + the redeveloped 55th St apartments) could house Juniors and Seniors, since the demand is less. Other concerns that need to be addressed, particularly in Phase II & III are increased noise, light pollution, shading from 10-12 story buildings and security.

College View Estates is a special community. It was built in the 1950's and has always been home to many SDSU faculty. We still have a few of the original homeowners and an increasing number of young families. Yes, we even have SDSU students that add to the diversity. This is our home, we are a tight knit community that looks after each other. We have always been a good neighbor. Please don't destroy it by placing 10-12 story building at our entrance. Don't destroy the canyons or the scenic vista overlooking the canyons. There are alternative sites on campus.

Sincerely,

Kerry Stryker Tabler

5428 Redding Rd

San Diego, CA 92115-1133

dalmador@cox.net

Use of Remington Road by SDSU students and staff - on any given day, drivers and cyclists must maneuver around the cars of SDSU students illegally parked and/or idling in the red zone/bike lane that is Remington Rd. Whether they are running into the dorms or the store or waiting for someone, they are in violation of the law. Delivery trucks from SDSU and outside entities park along the road, with two wheels halfway across the sidewalk, blocking pedestrian access, severely impacted the disabled. SDSU police will not respond to calls for this, passing it off as an issue for the SDPD, since these are city streets. SDSU police are empowered to write tickets on city streets and SDSU treats Remington Rd. like a private road to their buildings.

From: Kathleen Veinbergs <kathleenveinbergs@gmail.com>
Subject: Remington complex
Date: January 15, 2017 at 1:32:47 PM PST
To: ishinn@mail.sdsu.edu, cveatreasurer@gmail.com

To all concerned:

We are 43 year owners of a home in the College View Estates community.
We are writing to add our voices to those opposing the proposed project on Remington Road.
While we understand that additional housing is needed for SDSU students this large scale and location are not acceptable.
The location and site would greatly impact access to our home, increase traffic, increase noise pollution, decrease quality of life, increase safety issues, and negatively affect home values.

PLEASE listen to the pleas of your neighbors!

Julio and Kathleen Veinbergs
5006 College Gardens Court
San Diego, 92115

From: "Lisa V" <cvearecordingsec@gmail.com>

Date: Jan 19, 2017 11:59 PM

Subject: SDSU Remington Rd Dorm Project

To: <LShinn@mail.sdsu.edu>

Cc:

Dear Ms. Shinn,

I am an 18 year resident of College View Estates, the neighborhood immediately west of SDSU on Remington Rd. I am writing to you regarding SDSU's proposal of building new student dormitories on Remington Rd.

I was happy to hear of the plans to build additional student housing and require both freshmen and sophomores to live on campus. Although I generally agree with Phase 1 of the plan, I want to communicate my concerns with you:

The safety of the students and community members.

The already congested area in front of Chapultepek Hall is a safety hazard in terms of students being dropped off/picked up in front of the dorm as there is not a designated lane to properly handle this. Delivery trucks that are servicing the dorm; and vehicles, including Ubers and taxis, that are carrying students, can easily be rear-ended. The amount of vehicle activity will only increase with more students living in this area of Remington Rd. You can prevent an accident from happening and ensure the safety of students and community members by including proper drop off/pick up/delivery lanes starting with Phase 1 of the student housing plan.

SDSU's failure to follow its own 2007 Campus Master Plan. This plan was understood to be the master blueprint of future campus development which included dorms on other parts of the campus in addition to Remington Rd. I am very concerned that the 2007 Campus Master Plan is not taken into consideration and followed. Certainly there are other areas on the SDSU campus that would be more suitable for the large-scale, multi-phase student housing plan you are proposing.

The extreme disruption and irreversible damage to sensitive canyons. Building 4 dorms north of Chapultepec Hall would have a severe impact on the environmentally sensitive canyons. Residents that own houses on canyons are prevented from disrupting the natural habitat of the canyons in any way. SDSU should be held to this same high standard of respect for our canyons.

I had spoken to Nicole Barunda in December and expressed these concerns.

I hope you strongly consider the concerns I have listed above. I look forward to SDSU's revised proposal of new student housing.

Thank you,
Lisa Vickers

From: <wickssd@aol.com>

Date: Jan 17, 2017 5:26 PM

Subject: re: proposed SDSU dormitory project on Remington Road

To: <lshinn@mail.sdsu.edu>

Cc: <cveatreasurer@gmail.com>

Due to my career I am not able to attend the meeting about the proposed SDSU dormitory project on Remington Road. I believe that the size and scale of the proposed project is far too large for this small area and that the environmental impact report must look at additional sites on campus for dormitories if the need for more on-campus housing is absolutely necessary. I have already witnessed a canyon fire in our neighborhood while living near Hewlett and Stone Court several years ago. I was shocked at how fast the fire line moved with the winds that are prevalent in these canyons. Fortunately the firemen were able to quickly access the fire and to prevent the loss of homes. As I recall the fire began because a cigarette butt (or other such fiery object) was thrown carelessly into the canyon between Hewlett and the campus.

Having lived in CVE for about 18 years I have seen the infill taking place on the campus. Most universities expand because they have plenty of land to do so. SDSU is locked in between major roadways and neighborhoods, creating this difficult situation. Maybe the scope of housing that many SDSU students on the campus proper is beyond a reasonable goal, given the acreage available? Most universities that I am aware of only require freshmen to live on campus, which is a good way to build community among complete strangers, but sophomores have most likely already built community and would probably not be inclined to be required to stay in campus housing, especially since their cars would not be easily accessible.

One long-term alternative would be to develop more satellite campuses of SDSU around the city/county rather than continue the infill that stretches the infrastructure resources in the neighborhood, including the high traffic volume to and from the campus. Maybe upper level classes could be offered at our area community colleges; Grossmont College seems to have plenty of land that can be developed, to name one possibility. Penn State University has solved their main campus issues over a very long time by developing satellite campuses (junior colleges) around the state and has more recently turned them into 4-year campuses; even the Altoona campus, which is a quick drive from State College, has been turned into a four-year campus. Obviously not every satellite campus can offer every degree program that the main university campus offers, so that has to be thought out carefully.

In summary think "bigger" (outside the box) rather than "tighter." We will all benefit from that change in thinking, which would relieve stress on all sides of the equation.

Thanks for the opportunity to give input.

Sincerely,
Stan Wicks
5542 Drover Drive
San Diego CA 92115
[619-203-4119](tel:619-203-4119)

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SAN DIEGO STATE UNIVERSITY
COMMUNITY COMMENTS RE: SCOPING MEETING
WEDNESDAY, JANUARY 18, 2017

TRANSCRIBED BY: STACEY P. PARKER, CSR

1 SAN DIEGO STATE UNIVERSITY
2 COMMUNITY COMMENTS - SCOPING MEETING
3 WEDNESDAY, JANUARY 18, 2017, 7:09 P.M.

4 * * *

5

6 COMMENT BY ELEANOR LYNCH

7 Eleanor Lynch. The project deviates
8 dramatically from the 2007 Master Plan. The location
9 is in the most congested area of campus and is not
10 consistent with the plan that was put forward in 2007.

11 You are destroying sort of sacred habitat.
12 It is covered by a Multi-Species Conservation Act. And
13 even -- even the -- the university has a doctoral
14 program in ecology at UC Davis. You would think that
15 they could, in fact, attend to the issues of ecology
16 that they are about to destroy in that canyon.

17 It also says that it will be very -- it's a
18 very convenient location for students in many majors.
19 That's not the truth. Over 66 percent of the students
20 in the current freshman class are in colleges where the
21 classrooms are much closer than they are here.

22 It is also being put in an area with only two
23 ways out, and they will be adding 2,700 people into an
24 area that already has two ball fields, an Aquaplex, a
25 gymnasium, the Arc, A-r-c, the Viejas Arena, and a

1 variety of other campus -- campus buildings.

2 It is thoughtless, at best, and -- and
3 disgusting, and I say that as a retired faculty member.
4 It is. I am not going to be an Aztec forever, and this
5 isn't who the Aztecs are.

6 Thank you.

7 * * *

8

9 COMMENT BY CINDY GILBERTSON

10 Cindy Gilbertson. My family's lived in the
11 College View Estates for 51 years, and it's too bad
12 that San Diego State doesn't look at the dorms as to
13 how many students that they allow to enroll each year.
14 I hope that they will take into account the residents
15 that live here and the families and move forward with
16 what they need to do.

17 * * *

18

19 COMMENT BY GARY DeBUSSCHERE

20 Hi. My name is Gary DeBusschere. I've
21 attended this expecting a presentation that you could
22 hear and understand. I'm impaired hearing, and I'm not
23 able to understand anything that's going on here. So I
24 think this meeting is not valid because it does not
25 meet the requirements for impaired hearing and handicap

1 people. So I think this meeting should be reheld in a
2 condition which impaired people can understand what's
3 going on.

4 Thank you.

5 Would you please state that the recorder also
6 has a hard time understanding me because of the noise
7 in here today.

8 Thank you. Everybody have a nice evening.

9 * * *

10

11 FIRST COMMENT BY ROBERT PLICE

12 My name is Robert Plice. I'm an
13 Associate -- Emeritus Associate Professor of Business
14 Administration at San Diego State University. I'm a
15 resident of the College View Estates neighborhood. I
16 live on Hewlett Drive.

17 I have a number of concerns about this
18 project, and I have created a detailed document that
19 will be delivered to Laura Shinn by the end of this
20 week. So I will not reiterate all of those concerns
21 right here today. This format is not conducive to
22 that, in any case.

23 My main concern is that nobody is thinking
24 about the students. As a professor, I have had a whole
25 career thinking about students. This project is not

1 designed to meet the students' needs. This project has
2 been designed to build a Taj Mahal in the canyon.
3 Although, the administration does not want us to know
4 about that, we have used Public Records Act requests to
5 obtain detailed designs that have been done by the SDSU
6 architects.

7 The project calls for a magnificent structure
8 that will be beautiful for the students to live in, but
9 one that no student would willingly live in if given a
10 choice. The reason the students wouldn't chose to live
11 there, at least not in sufficient numbers to generate
12 the revenue stream that would be necessary to pay off
13 the construction bonds, is that it's too expensive.

14 There's very little research done to show
15 that forcing students to live on campus will actually
16 lead to better four-year, five-year, and six-year
17 graduation outcomes. However, there is a great deal of
18 peer review academic research on the relationship
19 between college affordability and students' success.
20 The biggest impediment for better four-year, five-year
21 and six-year graduation rates is that college is not
22 affordable for students. This project anticipates
23 building a very expensive structure and then forcing
24 the students to live there, and the price for living
25 there has to be set high enough to pay off the

1 construction bonds for this very expensive mode of
2 construction.

3 This is not a good deal for the students.
4 This would lead to lower graduation rates, not higher
5 graduation rates. What students need is safe,
6 functional, utilitarian housing on campus close to the
7 classes; but above all, it needs to be affordable for
8 them. If a project is done right, the students should
9 willingly choose to live there. They should not
10 be -- have to be forced to live there by some edict put
11 in place by the administration.

12 SDSU does not have to be going through this
13 CEQA process that is now underway. There is, on the
14 shelf, an EIR for the 2007 Campus Master Plan. That
15 EIR provides for the construction of 3,000 new beds in
16 residence housing on campus. That is greater than the
17 number of beds that are protected for this entire
18 project. Construction could start tomorrow on those
19 dormitory beds. There's nothing in the way of doing
20 that except somehow the desire to build a much more
21 expensive structure that is necessary to be put in a
22 place that will not be convenient for students, and to
23 do it in a such a way that it will actually impair
24 students' success rather than improve it.

25 Okay. I think that's enough. I'll put all

1 the rest in the letter.

2 * * *

3

4 COMMENT BY STEPHEN SCHARES

5 Stephen Schares. I have written an e-mail to
6 CVAA and to Shinn, who's running this thing at San
7 Diego State. I haven't met that person. I will
8 basically read what I wrote.

9 "Shame on you SDSU. You want to rape the
10 community and the environment for money and ego. You
11 don't own Remington Road. Are you now going to remove
12 the restricted parking signs throughout CVE so there's
13 plenty of parking for those 10,000 additional students
14 you're creating?

15 "You won't be happy until SDSU is the size of
16 Oregon State; 50,000 students. Think of all that money
17 pouring in. When you look in the mirror, you see
18 dollar signs. Why don't you just declare eminent
19 domain and take over all the houses in CVE. That's an
20 easy 20,000 students.

21 "God help us all if you mental midgets at
22 SDSU are left to decide the future. Get ready CVE,
23 traffic will be bumper to bumper on Remington. If you
24 think it's hard to get out now at certain times of the
25 day, just wait. It won't be your worst nightmare.

1 That dream is reserved for the shadows of those
2 monstrosities gleaning over the narrow streets in and
3 out and tilting into environmentally sensitive canyons.
4 Put that in your environmental report and smoke it.

5 "Where is the uproar, the dissent in the SDSU
6 Student Council? Are they turning a blind eye as well?
7 Hypocrisy flows through the halls of academia. We
8 haven't even mentioned quality of life on and off the
9 campus, have we? Ram those students in. We're done
10 here. What's next on the agenda? Entitlement,
11 philosophy 101. Don't stop there, you greedy
12 opportunists. You already have your eye and your mitts
13 on the pie at Qualcomm. Build your giant Lego
14 high-rises down there. You can stand them next to each
15 other. Probably fit 20 stacks in easily. There's
16 another 10,000 students.

17 "You're no different than Spanos. He didn't
18 care about the community either. Like him, you just
19 want to stick it to the public and melt every dollar
20 you can for you and your ilk.

21 "To future students: If you have a pulse,
22 you're in. Classes are overflowing. Can't get the
23 classes you want, that's not our problem. Just pay the
24 fees. Wham bam, thank you ma'am.

25 "And finally, thank you for the generous

1 amount of time allotted for public input. Letters sent
2 out over the holiday season, absolute deadline for any
3 input. Why don't you just give 24-hours notice
4 starting at midnight on the weekend.

5 "Pull the blinders off your eyes CVEA. Not
6 only is there going to be a gauntlet of high-rises and
7 students on Remington Road, but it will have no impact
8 on the minidorms. These high-rise dorm proposals are
9 just a ruse to sucker CVE into believing it will
10 mitigate minidorms. It won't at all. The dorms will
11 fill up with 3,000 to 5,000 students, and there will
12 still be the other proposed 5,000 students SDSU wants
13 to cram on campus in the next few years. Where do you
14 think they are going to live? Look out your window.
15 They are your new neighbors.

16 "Don't just follow the money. Follow the
17 numbers. For those of you who are religious, there
18 will be a biblical plague of locust descending on the
19 community. CVEA, you're being left behind,
20 steam-rolled by the neighborhood bully, bitch-slapped
21 by the university. How does it feel? Get used to it,
22 Phase 4 is coming."

23 * * *

24 ///

25 ///

1 across the street and it would be a four- to no more
2 than six-story building, and it turned into an 11-story
3 monster.

4 Our concern is that by putting, say, two or
5 three more 11-story monsters so close to where we live
6 is that our property values go down because the
7 environment doesn't look as nice as it might.

8 I haven't -- building a dining facility for
9 students on that far end of the campus you'd think is a
10 must because the students at Chappy have been eating
11 out of a 7-11 since as long as that hall has been there
12 and don't have proper dining. So I think dining is
13 appropriate.

14 Building from Chappy toward the university, I
15 would hope that would be the direction that the
16 building was going to happen. I think there's some
17 better alternatives, though, rather than building into
18 the canyon, which bothers me a lot because it now
19 brings the campus closer to the poor people on Hewlett
20 Avenue. I would see that the university could buy up
21 the apartments on 55th Street, just as it was done on
22 Montezuma Avenue, where those were single-story
23 apartments and, almost overnight, each complex, all of
24 a sudden, turned into a four-story something, and looks
25 very nice on Montezuma Avenue.

1 Those apartments on 55th Street are very old.
2 It would bring the students closer to campus, and then
3 you could do them in, say, section by section and
4 really have a stronger student community much closer to
5 the campus rather than continuing to go closer to the
6 community.

7 I would hope that the university would wait
8 before they build into the canyon to see what happens
9 at Qualcomm Stadium. If the school is going to build
10 an appropriate size stadium, maybe a 40,000 seat arena,
11 that would be an excellent place to put residence
12 halls. Maybe you stick all your freshman in a freshman
13 college out at the arena living together and working
14 together and sharing that space that doesn't impact
15 locally on the neighborhood. That space is already
16 taken for our stadium and nobody is living there. If
17 the university took that area, then they wouldn't
18 be -- I think they would be using it in a much
19 better -- it would be a much better use without
20 impacting how our community has been touched, I would
21 say, by San Diego State.

22 I do want to say I appreciate what the
23 university has tried to do with dealing with traffic.
24 There's two points of entry that has police and guards
25 for any major event, and I think that's appreciated.

1 But I am concerned about the neighbors on Hewlett.

2 If they want to keep the students from living
3 in the local community, then the rates have to be much
4 better than they are right now.

5 I would also hope that the university would
6 be more creative with its meal plans for students; so
7 paying for the meals, which students don't get back if
8 they don't spend it. If they don't use it in a day, it
9 goes away; that they didn't perhaps make so much money
10 off the students, but maybe this was more of a break
11 even, that more students could afford to live on
12 campus. They move off campus because it's cheaper. So
13 I think that would be something I would like them to
14 include as well.

15 I do like that they are getting sophomores to
16 live in the residence halls. Sophomore year is a very
17 tough year for a lot of students, and I think if they
18 were living on campus, they could have more academic
19 support while they were there; but, again, I'm
20 concerned about our local San Diego kids, that they
21 have a residential experience and, therefore, I think
22 be more academically successful than they are
23 currently.

24 The format of this meeting was not at all
25 what I expected it to be. I thought it was going to be

1 more like a discussion of what the proposals were, more
2 like a formal presentation, not -- not in small groups.
3 And so I don't know if this was how -- I don't know if
4 it was said what the format would be. So people came
5 expecting to learn about the design, to hear
6 information from the people, to be able to ask
7 questions in front of everybody, not this sort of
8 format.

9 * * *

10

11 SECOND COMMENT BY ROBERT PLICE

12 My name is Robert Plice. This is the second
13 comment that I will be making to this court reporter
14 tonight.

15 I was just at the station that's labeled,
16 "Mobility." There's a so-called expert there. His
17 first name is John. I don't remember his last name.
18 Various people around the station asked him what he
19 would be studying relative to the constant illegal
20 blockage and parking on Remington Road that has brought
21 about not only the existing Chapultepec Tower, but the
22 plans for the additional dormitories there. His answer
23 was, "Well, that parking is illegal. So we really
24 can't do anything about that."

25 I want to say that was an outrageously bad

1 answer. The reason the illegal activity takes place on
2 Remington Road is because of the way the building was
3 designed. That building could not function unless
4 people park illegally and block the bicycle lanes, the
5 sidewalk, and the traffic lanes in order to go in and
6 out of the building.

7 If the law were to be enforced to prevent
8 that illegal parking, Chapultepec would have to shut
9 down. Nobody could get deliveries, students could not
10 get in and out of the building, They could not get
11 their belongings in and out. So it's completely wrong
12 to say it's illegal if you can't do anything about it;
13 because the thing you can do about it is to design the
14 buildings so that there is a legal way to access them.
15 The buildings should be designed so that it is both
16 unnecessary and convenient to illegally park on
17 Remington Road blocking the lawful access of others.

18 I was quite upset when I heard that kind of
19 an answer from a so-called expert here at this event
20 tonight.

21 * * *

22

23 COMMENT BY NANCY KAVANOUGH

24 I'm Nancy Kavanaugh. And the university's
25 SDSU dormitory development is creating an environmental

1 risk for liability with the building being so oversized
2 and into the canyon that it's destroying canyon
3 wildlife. And potential for wildfire is really great
4 for a student building in the canyon. All the time,
5 they're smoking and using drugs, you know, on the
6 sidewalks in that area. Now they're going to be
7 smoking in the canyon. So it's a big fire hazard. So
8 they need to address that in their design, because we
9 see it all the time. Right now, they're not over the
10 canyon, but they will be over the canyon. It's a real
11 concern.

12 On another note, this is a special community.
13 We don't find this very often in San Diego, but we have
14 an annual progressive dinner with a hundred households
15 that participate, and a summer block party, and a
16 monthly get-together at a neighbor's home. This is an
17 inclusive loving community that you just don't find in
18 San Diego, and the university needs to be a better
19 neighbor.

20 Many people were students who went to school
21 here. They work on the campus, they're retired, and
22 I've heard nothing but disappointment tonight. And
23 they have fund-raising -- what's the word? PR tonight
24 has hurt their future fund-raising possibilities with
25 anybody in the neighborhood. The entire neighborhood

1 is upset about the format of this meeting, not being
2 able to hear a formal presentation.

3 Okay. Thank you.

4 * * *

5

6 COMMENT BY DAWN RESER

7 My name is Dawn Reser, and I have lived in
8 the neighborhood since May of 2015.

9 I am extremely disappointed in this quote,
10 unquote, "meeting." This is an insult, and there's no
11 respect for the neighborhood who is supporting the
12 students. I don't know who at SDSU thought this was a
13 good idea. This time for comment was open 45 days. It
14 was sent right before the holidays. This is
15 January 18th. The time for comment closure is only two
16 days away.

17 There has been no presentation. A date is
18 submitted for us to see has been incomplete. We don't
19 have the details. We were told there were no
20 elevations, but from the Freedom of Information Act, we
21 got elevations from 2007. And why were those not
22 released with the comments of, "These are old. We
23 don't like these either. We're changing them"?

24 I, and my fellow community members, feel like
25 this is being pulled over on us, and we are not happy.

1 There's not much we can do about it. We want to work
2 with State, but State does not seem they want to work
3 with us.

4 Having this meeting in a room where we must
5 stand for the length of the time, not get a
6 presentation, it's the first day of classes, there's a
7 women's basketball game, there's no chairs, there's no
8 presentation, it's disheartening that more effort was
9 not put into this to get the community members on
10 board.

11 All of that being said, I think it's
12 commendable of State to build more dorms. They need to
13 have a college experience, and having it in single
14 family homes that have had ten bedrooms added to it is
15 not a good experience for them. I'm very concerned
16 about the size of the buildings, habitat destruction,
17 traffic. It does not feel like thought was put into
18 this location, and there are other places on campus
19 that could be used to help house SDSU students.

20 * * *

21

22 COMMENT BY SAM CHIEH

23 My name is Sam Chieh. And my statement
24 is -- or my question is really: On 55th Street,
25 there's a whole bunch of student apartments that are

1 very dilapidated, and there's a very large space there.
2 And my statement or my comment is, if they can move the
3 Phase 1, Phase 2, Phase 3 to that area, I think it
4 would make a lot more sense because there's a lot more
5 space there, and the existing structures already need
6 renovation, and the land is also owned by San Diego
7 State. And so in my opinion, it makes sense to build
8 over in that area rather than into the canyon where it
9 really affects, you know, the neighborhood.

10 * * *

11
12 COMMENT BY JON FLEMING

13 Jon Fleming. We have a concern about the
14 traffic flow near the intersection of Remington Road
15 and 55th Street, and the volume of cars that will be
16 traveling up 55th Street from the cul-de-sac below with
17 the very minimum, the first phase of 850 units, and
18 there will be substantial congestion in that
19 intersection.

20 I think that there needs to be improvements
21 to the lighting, the traffic flow, as well as, I think
22 it's Aztec Circle that comes around -- it's Aztec
23 Circle that intersects with 55th Street at that corner.
24 There's lots of traffic and big concern.

25 Within the same intersection at Aztec Circle

1 and 55th Street, there's poor traffic flow control and
2 directions for how cars are to go and the timing for
3 cars to go. It's just a significant concern.

4 * * *

5

6 COMMENT BY JEAN HOEGER

7 Jean Hoeger. I feel the scope of the project
8 is too big for the area. It will do irreparable damage
9 to the canyons. I'm -- I'm happy with Phase 1, which
10 is on the parking lot, but the 2nd and 3rd phases
11 should be placed elsewhere on the campus. A viable
12 option, in my opinion, is where the current Albert's
13 College Apartments are, which are owned by Aztec Shops.
14 They're only two stories high, completely unutilized
15 property, and most of them are two bedrooms.

16 Many of the kids rent out their living rooms.
17 So they might as well use that property and build a
18 proper scale apartment complex there. A few years ago,
19 when it was privately owned, there was actually plans
20 to do that. And so the plans do exist somewhere.
21 Someone did draw them up, so they do exist, or they
22 could be recreated.

23 They've told us that 20 percent of the
24 on-campus students drive cars. That whole complex will
25 be 3,500 students. So that's 700 cars impacting

1 College Estates neighborhood that only has two roads in
2 and out of it.

3 Remington Road, where the project is located,
4 is the only -- fire and ambulance is the only way they
5 can get in there. And that road is used like a private
6 road by the students. They park on the sides of the
7 road. It's striped red, and it's a bike lane on both
8 sides. So it is illegal to stop there. It's illegal
9 to park there. Yet, any day you drive by, there's two
10 to four cars parked there, there's UPS parked there,
11 there's San Diego State delivery trucks parked there.
12 San Diego State is using Remington Road as their
13 private road, and it is not a private road. It's a
14 city street.

15 * * *

16
17 COMMENT BY GREG RESER

18 My name is Greg Reser, and I live at the
19 College View Estates. And I just want to say how
20 disappointed I am in the university for not informing
21 us of these plans sooner, and not being part of a
22 neighborhood solution to the problem of student housing
23 and minidorms in the area.

24 I think that they had many opportunities in
25 the last year to participate in discussions about

1 minidorms and housing and needs for students and City
2 Council meetings, and they did not, even though they
3 obviously have had some plans in the works for a long
4 time.

5 Also, my concern, being a resident of College
6 View Estates, is the encroachment into the canyon,
7 which, as I understand it, is a protected habitat. And
8 homeowners have been forbidden to do new buildings in
9 that canyon, and I just think that the university
10 should respect the same rules that the resident
11 homeowners are expected to adhere to.

12 And I guess, lastly, I'd like to just say
13 that I look forward to the university being better
14 neighbors and being more involved and trying to
15 consider the impact the buildings have on the single
16 family residents. We all know that we moved next to a
17 university; however, I'm sure that the university has a
18 lot of planning that goes into how buildings are built
19 and used in the campus. I just think they should
20 listen to the neighbors adjacent and resident
21 homeowners to consider what we would like our quality
22 of life to be.

23 Thank you.

24 * * *

25 ///

1 COMMENT BY SUSAN HOPPS-TATUM

2 Susan Hopps-Tatum. As a community member,
3 I'm very disappointed in the arrangements that were
4 provided for tonight's quote, unquote, "presentation."
5 People were encouraged to come and find out and hear
6 specific questions and answers, and we arrived to no
7 seats. This community has a lot of elderly people. I
8 think that was very disrespectful. I worked all day.
9 I would have liked to have sat down and had a
10 presentation, and then had some questions and answers
11 in groupings instead of dividing a room into stations.

12 And the sound is very difficult. There were
13 no microphones for any of the people answering
14 questions. It's very hard to hear, and it -- it's just
15 very disjointed. This is the way to do an open house
16 at an elementary school, not a formal presentation by a
17 major university that is going to grossly impact the
18 surrounding neighborhood.

19 Let's see. Starting with traffic and
20 congestion, mobility. The -- the area on the frontage
21 road, Remington, already is the main access road to a
22 huge neighborhood community, to the pool complex, to
23 the tennis courts, to the softball field, to the
24 baseball stadium, and to numerous other existing
25 housing units. I think building a housing unit in this

1 area to the size and scope that it has been proposed is
2 absolutely ridiculous and unfair to the existing
3 community and existing facilities in this area, not to
4 mention the police station for the university.

5 There exists a huge parcel of land that is
6 adjacent to this proposed site where Albert's
7 Apartments currently exist and have for, I don't know,
8 50 something years. They are the worst use of space.
9 They are old, not conducive to green standards, not
10 conducive to use of space or modern conveniences for
11 students. I think that piece of property would be a
12 better suited place to put a new housing development.
13 And if you're going to do it in phases, it could be
14 torn down in phases and rebuilt in phases.

15 It's very frustrating for myself and other
16 community members that the canyon space that this area
17 is -- is designed to fill is the same canyon space that
18 residents are not allowed to use or remove any natural
19 habitat from because it's in a city preserved canyon
20 area. Many neighbors have had to replace drought
21 tolerant landscaping that they had paid a lot of money
22 to put in because the City came and said they removed
23 natural habitat. Now the university wants to bypass
24 that preserve area and basically do whatever they want.

25 New category: Parking and traffic. The

1 number of students that are designed to come into
2 this -- eventually to come into each of the three
3 phases of this project far exceed the available parking
4 that is also designated for this proposed development,
5 and parking is the single most contentious situation in
6 our community. Student -- or community members in the
7 adjacent neighborhood already deal with high numbers of
8 students parking their vehicles on their streets during
9 off peak times and when B Permits are not enforced.

10 Students do bring their cars to campus. My
11 daughter is a freshman at the University of Alabama and
12 existed one semester without her car, and -- and then
13 we had to ship it to her. She could not function
14 socially, emotionally or otherwise without her vehicle.
15 So we know because we live in this neighborhood and the
16 surroundings neighborhoods. I live on the opposite
17 side of campus, but I know in my neighborhood, parking
18 is horrific. We rejoice when the students aren't here,
19 not because we don't like the students, but because
20 there are not ten cars trying to park in front of one
21 single resident's home.

22 The university owes it to this community, if
23 you are truly interested in maintaining and providing
24 community support, to provide the equivalent amount of
25 parking as would be deemed by a city housing

1 development. So the reality is that whether -- despite
2 the fact that there is large availability of public
3 transportation between the trolley and the buses to and
4 from San Diego State University, students rely heavily
5 on their cars. And it's -- it's just part of the
6 lifestyle, and they want their vehicles, and they need
7 to park somewhere.

8 After the South Campus Plaza Development was
9 bumped up an entire floor and traffic mitigations were
10 not met, and the City of San Diego had to sue the
11 university to get those mitigations handled. I think
12 it behooves this university to not continue to thumb
13 their nose at the neighborhoods and the surrounding
14 community members and to take seriously the comments
15 and concerns voiced tonight.

16 Okay. Thank you.

17 * * *

18

19 COMMENT BY TERESA VALENCIA

20 My name Teresa Valencia, and I've been living
21 here at College View Estates for approximately 35
22 years. Recently, College View Estates had a wonderful
23 victory when we voted out minidorms in our community.
24 Now, ironically, the university wants to supersize
25 us -- our community with oversized dorms with the first

1 phase bringing in 2,700 students, I mean bodies, into
2 the 1st phase of the dorm plan. This, to me, is a
3 certain recipe for disaster in so many ways. The
4 proposed plan may look good visually until you do the
5 numbers.

6 First, I'd like to say that College View
7 Estates residents, we are numbered as 811, and that is
8 from the U.S. Census -- 2010 Census Bureau. Our homes
9 in this area number 341. Our neighbor to our -- let me
10 think -- I think they're to our east is -- Alvarado
11 Estates. They have 774 members -- I mean residents,
12 and they have 135 home sites. So the total for these
13 large neighborhoods is -- the total number of residents
14 is 1,585. The total number of homes are 500 -- is 576.

15 These two neighborhoods, which -- okay, which
16 comprise a large amount of acreage, will now be imposed
17 upon to receive more than double the amount of
18 residents in a very small area. Currently, we have
19 Chapultepec Hall residents numbering 174, Fraternity
20 Row, number of residents, 264. This does not count
21 others, sorority housing around these neighborhoods.

22 What we would have -- your Phase 1 plan would
23 like to put 2,700 people right in the middle of some
24 already numerous -- or largely populated areas. So the
25 current plan, Phase 1, with 2,700 bodies and residents,

1 this would create an unsubstant- -- unsubstantiable --
2 excuse me. Strike that. -- unsustainable demand on an
3 already congested area, including surface streets, as
4 well as sewers, storm drain systems, trash collection,
5 emergency evacuation, fire department and air quality.

6 I would also like to say -- request that this
7 proposed future construction for San Diego State
8 University include an Environmental Impact Study,
9 emergency evacuation study and plan, fire impact study
10 and plan, police department impact study and plan,
11 traffic, parking, and additional access street
12 availability study and plan.

13 We have already experienced previous problems
14 with overcrowding or mismanagement of student
15 residents. Historically, Alvarado Estates had to erect
16 gates and have a guard placed in front of their gated
17 community because they were having multiple issues
18 regarding students in front of their front yards
19 partying, littering, leaving empty beer cans and
20 whatnot, et cetera.

21 I don't want to see our community priva- -- I
22 mean College View Estates become a private community
23 the way Alvarado Estates was forced to become, and it
24 would also be a disservice to all the students being
25 housed in such an awfully overcrowded area.

1 I would also like to request that any future
2 residential housing include mandatory recycling and a
3 mandatory compost area for a greener and better
4 environment for all.

5 And I think that's it. Thank you for your
6 time.

7 Oh, I know. I would also like to
8 suggest -- I am now looking at the San Diego State
9 University campus map. The proposed Phase 1 plan would
10 like to put their building on Remington Road, which is
11 a two-lane street, meaning there's one lane going in
12 one direction and the other lane going in the opposite
13 direction. We already experience -- this is already a
14 heavy traffic area. So I would suggest instead of
15 putting the Phase 1 on Remington Road, perhaps put that
16 where the parking lot is -- I've just been told that
17 it's Parking Lot 15. And that particular parking lot
18 is easily accessible off of College Avenue and
19 Highway 8, and it would minimize the impact to both
20 College View Estates and Alvarado Estate community, as
21 well as giving a better area and view to the potential
22 students living in this housing, and they would have
23 better access to the bus line, the metro line, the
24 hospitals, the restaurants.

25 And College Avenue is already, in some areas,

1 a five-lane street. So, to me, it makes more logical
2 sense to create the housing -- and it looks like that
3 is Parking Lot 16 on the map. I've just been
4 corrected. I've just been informed by Laurie Sinn that
5 the actual parking lot number I was suggesting is
6 Parking Lot 16, 1-6. Alternatively, if that parking
7 lot is not available, perhaps Parking Lot 15, which
8 also has better access to the university, Highway 8.

9 I would also like to add that if there is
10 some concern about losing any potential parking space
11 area, I would like to suggest that you could maintain
12 underground parking and build above that, putting your
13 Phase 1 structure in either Parking Lot 16 or 15.

14 Thank you.

15 I would like to also add that in recent
16 years, the university has put out pamphlets to help the
17 residents deal with -- with the -- the resident
18 students in our neighborhood. And I would like to
19 bring to everyone's attention that the pamphlet is
20 called, "Getting Along With Your College Area
21 Neighbors." It's important resource information as
22 well as citing some promises to the community residents
23 from the university.

24 For your convenience, I am attaching this
25 "Getting Along With Your College Area Neighbors"

1 pamphlet with my dissertation here. This pamphlet was
2 put out by San Diego State University. The e-mail
3 contact is gnp-, as in "Paul," -@mail.sdsu.edu.

4 Thank you.

5 I would also like to add that I'm concerned
6 about the other residents that live here that cannot
7 speak for themselves. I have had the pleasure of
8 seeing a family of possums, raccoons, bluebirds -- I
9 mean blue Jays, humming birds, rabbits, and I also saw
10 a nice little coyote. And since we live on this
11 canyon, they all make their home here as well. And the
12 displacement to them on this particular canyon that
13 you're proposing for Phase 1 would be greatly
14 detrimental for not only the residents here, but also
15 all the little animals that live around us as well.
16 And you would be taking away from me the beauty of the
17 land and my community that I've had the pleasure of
18 enjoying for the last 35 years.

19 * * *

20

21 COMMENT BY KATIE FISHER

22 I'm Katie Fisher, Katie, K-a-t-i-e, Fisher.
23 I oppose the dorm proposal on the canyon. I think that
24 there are many other places that these dorms can be put
25 on campus, especially to look at the new rec field

1 location and parking, I think it's parking lot 15 over
2 on Canyon -- Canyon Crest Drive; those locations.

3 And also, I don't understand why we
4 can't -- the university can't build on the -- the dorms
5 that are on 55th Street. They refer to it as the
6 Peninsula. Like do maybe the first phase
7 that's -- let's see, it's on Remington, and then build
8 up the dorms on 55th Street.

9 The other thing is, when this neighborhood,
10 College View Estates, was developed many years ago,
11 they asked people across the country to move here,
12 professors to this college. And so they invited people
13 to live here, be professors and have families. And now
14 it seems like they don't care so much about the
15 community and sharing the plans and how it's going to
16 affect our day-to-day living with the cars coming in,
17 you know, the students that live in our neighborhoods.
18 We just fear that it's just going to be overrun by
19 students.

20 * * *

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Written Comments received at
New Student Housing Scoping Meeting
January 18, 2017

Note: comments have not been edited, and were not interpreted except where legibility was an issue.

- Mobility – will students be allowed to have cars? How much new parking will a part of this – If none this is ridiculous! With 2700 more residents in a small neighborhood - with no new parking an enhanced entrance and exit it can't help but impact us in a very negative way. Leaving the area in the morning on Yerba Santa Drive is already very difficult +backed up. We are at capacity now.
- Will the study for traffic be during school time?
- I think it's a great project and you should build more. Please look into more street lighting around the campus for students walking, biking, etc. (Chris Wood)
- Study construction traffic into neighborhood. Remington/Hewlett closure of 55th during project.
- 3500 students = how many cars? The claim is that Structure 12 will accommodate the excess Structure 12 has 1500 capacity. (George Courser)
- There must be drop off and pick up enough to accommodate 3500 students without blocking Remington! The sidewalks must be wide enough to accommodate 3500 students walking to class!! (J. Rowley)
- Comment – in phases, take the closest apartment on 55th street – knock it down and rebuild it as an 8 storied building – then relocate the students there while you do the next apartment on 55th - You would only need to relocate a couple hundred at a time. (R. McKenzie)
- Please provide references to research conducted to demonstrate that on-campus sophomore residency is required for student success. (5417 Hewlett Dr.; 310-909-3426; Mark Nelson; menelson@gmail.com)
- Place very little parking in the project; place the taller buildings on the east side of the existing building; Do whatever is possible (and more) to keep the students and cars out of and away from the neighborhood to the West. Also put pedestrian bridge across College Avenue at Lindo Paseo – will help out traffic on College and Montezuma.
- Please send me references for sophomore success stating this is a requirement for success. (Menelson@gmail.com; 5417 Hewlett Dr., San Diego, CA 92115; 310-909-3426; Mark Nelson)

- I would like to see/read reports on sophomore success stories from other Universities.
- No thanks given for making the writing of comments or questions easily. No tables to accommodate the attendees (four tables do not accommodate 20+ people) Poor planning as usual on SDSU's part. (Martha Casselman)
- It would be a better tactic to announce that SDSU area growth will happen regardless of the impact on the surrounding neighborhood and wildlife habitat. Tell the truth and you'll have less back pedaling to do. (Martha Casselman)
- How are sophomores' grades going to improve?
- What enrollment issues are not being met by present dormitory facilities? Returning students have historically been lower enrollment figures than incoming freshmen.
- Will the non-local sophomores be allowed to have car on campus? How many non-local sophomores actually attend SDSU? As a % of all sophomores? As a % of all sophomores? As a % of all on-campus residents?
- What about building resident halls at Qualcomm? Create a freshman College there. I think helping sophomores is an excellent idea – it would be excellent if all freshmen – local and out of area – had a residential experience. It would be great if the cost of housing was lower so locals would find it reasonable to do. Getting students successfully through the second year is crucial, but most important to help locals. (Randi McKenzie)
- Location, location, location. The West side of campus is further from the classrooms used by the colleges that the 2016 class of freshmen are enrolled in (66.4% based on SDSU institutional data). It is also farther from the library, student services and student health services. In fact, it is the campus "playground" with the Aquaplex, ARC and intramural field. A bad idea!
- Destroying the protected canyon for a development that could be located on other sites owned by the University or Aztec Shops is an unbelievable breach of public trust. Protected by the Multi-Species Conservation agreement, this area is precious habitat. And SDSU has a doc program in Ecology with UD Davis – Really?
- Of course students whose families can afford the cost of living in the dorms will do better in college. It's a socio-economic factor in play. (Susan Newell)
- My son lived at home, then in mini-dorms. He was successful w/out living on campus because he was taught "right" by us. Students do well because they want to!

- The multi-phase dorm is not fair and I doubt it is legal as far as environmental impact. The 2007 Master Plan gave no indication of the size of the reach into the canyon. SDSU must know how this will impact house prices in CVEA. This is an aggressive move to drive people out of their homes.
- Concern – noise study! Samples for baseline were taken during school break, did not encounter school noise from existing dorm/traffic during peak time.
- Will the EIR consider alternative sites? Why was this site chosen over the existing old low-density apartments at the south end of 55th street? Why was this site chosen over the on-campus sites near College Ave & Montezuma Rd identified in the most recent master plan? (Doug Case)
- What is the move-in/move-out traffic plan and how will it affect the adjacent neighborhood. (Doug Case)
- Will there be a drop off site (similar to the turn around by Zura? If not how will this need be met? (Doug Case)
- How will the requirement that all non-local sophomores live on-campus affect the occupancy of fraternity and sorority houses? (Doug Case)
- This project will destroy FOREVER the natural resources we need to save.
- Explain to the community that the housing will be designed for freshmen. Because it is tied to the sophomore housing initiative many residents assumed that the project was being designed for sophomores. (Doug Case)
- How would the project affect parking in adjacent neighborhoods when the residential permit parking district hours are not in effect? (Doug Case)
- Is the Qualcomm Stadium site considered as an alternative site for Phases 2 and beyond? (Doug Case)
- Do not build into the Canyon – the wildlife has been destroyed pretty much by the trolley – so there will be no wildlife area. Why not use the 55th loop for dorm city? Or down off of Alvarado Road or now at the Stadium site?
- Species seen in the Canyon: Bobcat, Coyote, Red tail hawk, Osprey, Great horned owls, Fox, Rattlesnake, Raccoons & Skunk.

- Make sure to plan for green disposal for all plastic items, cans... Recycle a must. You will be increasing by more than double with your plan.
- Concerns about the size and scope of this proposed project include its adverse impact on the natural canyon wildlife which includes owls, hawks, osprey, coyote, a variety of flora and resident's ability to enjoy this wildlife interface. (Dino Richardson)
- Freshman dorm on Remington – do something about cars pulling up in front. Remove concrete blocks and make a turnout. Study tearing down dorms at end of 55th and build there! Monitor traffic on Canyon Crest Dr. No building in canyon. Replace peninsula dorms on 55th. New rec field. Parking 15.
- There should be an overpass or underpass for pedestrians to alleviate traffic issues.
- Provision for pick up and drop off that does not interfere with traffic on Remington.
- Has the location just south of the 8, on the NE side of the raised trolley tracks (partially over existing parking lot #15 and then continuing east along Canyon Crest Rd.) been considered instead? Seems the almost exact project site could be flipped and fit in this area with much less impact to CVE.
- The project will put the tallest buildings on campus directly next to the street at the entrance to CVEA. Not acceptable! (Jody Rowley)
- Scope of the project is too large for the footprint of the land. Phase 1 is acceptable. Phase 2 (future) is not – irreparable damage to the canyon.
- 2 days to come up with comments – 1/18 meeting – deadline 1/20. Thanks for the cookies.
- Include traffic impact to neighborhood parking, traffic, pedestrians on Hewlett and Remington. Existing traffic at morning, night, concerts/events. Stopping on Remington at bike lane. Loading, deliveries, ride share (Uber). (Susan Richardson)
- Parking to replace what will be lost should be addressed (build the 1st level or 2 of new buildings as parking garages). Considerations to address foot traffic crossing 55th and Remington to help ease the flow of traffic (pedestrian bridges or tunnels?). How will student move-in/move-out traffic be addressed/resolved? Is there a possibility of an additional access to College View Estates?
- The proposed student housing is too dense for the location. The 12-story buildings will overwhelm our community. The canyons are sensitive land and needed open space. The traffic

is heavy now, emergency vehicles can be delayed. With no parking added the student's friends will park in the community to visit the dorms. (Kerry Tabler)

- SDSU is intentionally trying to drive residents out of College View Estates of their homes. The "presentation" of lack of it is insulting! The 2007 (10 years old) Master Plan has no reflection of the enormity of the multiphase dorm. Phase 1 we can live with; we cannot live with 2700 students being added to the most trafficked area of campus. The Viejas arena, the ARC, the baseball, the softball, the tennis and aquatic centers already bring enough traffic onto Remington Road, a City Street, not SDSU property. This plan is unacceptable.
- Greenhouse gas mitigation for the Chapultepec expansion project should include both lifetime impacts of all fossil related emissions, including but not limited to CO₂, SF₆ and CH₄ and. The project must also mitigate all emissions related to buildings and building materials such as cement. (Mark Nelson; 5417 Hewlett; San Diego, CA 92115; 310-909-3426; menelson@gmail.com).
- 1) I do not understand why 55th Street is not available for this use. 2) The traffic going in and out of our community will be greatly affected. If going out through the Alvarado Estate area, we suffered ridiculous traffic, for example during graduations before people kept nonresidents out, taking hours to leave our community. Some people could not even get out of drive ways. We could not even have gatherings at our own homes. Published studies comparing just some student living in a dorm, vs. a more comprehensive program. (Victoria Kertlang)
- Disappointed Bob Schulz is so simple minded to believe that a decrease in parking permits requested equals a direct decrease in student parking. Housing and parking are separate business enterprises so they can't answer my questions. Seriously, utterly ridiculous lack of information planning or deliberately done to mislead. Either way it is irresponsible, especially for an educational institution, the density of students is more than doubling the College View Estates population and presents serious fire and evacuation hazards on the main entrance to the neighborhood. Need B parking extended throughout neighborhood.

ENTITY	FIRST NAME	LAST NAME	COMPANY/ ORGANIZATION	ADDRESS	CITY	STATE	ZIP	Certified Mail	Public Notice (NOP)	IS Report (hard copy)	Other (NOC*,
02-Federal Agency	Karen	Goebel	U.S. Fish and Wildlife Service, Carlsbad Fish and Wildlife Office	2177 Salk Avenue, Suite 250	Carlsbad	CA	92008	Certified Mail	1	1	
02-Federal Agency			U.S. Army Corps of Engineers, Carlsbad Field	5900 La Place Court, Suite 100	Carlsbad	CA	92008	Certified Mail	1	1	
03-State Agency	Laura	Shinn	SDSU, Facilities Planning, Design, and Construction	5500 Campanile Drive	San Diego	CA	92182	Fed-Ex	2	2	
03-State Agency	Chris Ganson, Senior Planner, and Michael	McCormick, Senior Planner	State of California, Governor's Office of Planning and Research, State Clearinghouse and	1400 Tenth Street	Sacramento	CA	95812-3044	Fed-Ex	15	15	1
03-State Agency		State Historic Preservation Officer	California Department of Parks and Recreation Office of Historic	1725 23rd Street, Suite 100	Sacramento	CA	95816	Certified Mail	1	1	
03-State Agency			Department of California Highway Patrol	P.O. Box 942898, 601 North 7th Street, Sacramento, CA 95811	Sacramento	CA	94298-0001	Certified Mail	1	1	
03-State Agency	Craig	Rush	Division of State Architect, San Diego Regional Office	10920 Via Frontera, Suite 300	San Diego	CA	92127	Certified Mail	1	1	
03-State Agency	Tonya Hoover, State Fire Marshal, and Mike	Richwine, Assistant State Fire Marshal	State of California, Department of Forestry & Fire Protection, Office of the	602 East Huntington, Suite A	Monrovia	CA	91016-3600	Certified Mail	1	1	
03-State Agency	Dave	Singleton, Program Analyst	Native American Heritage Commission	1550 Harbor Blvd., Suite 100	West Sacramento	CA	95691	Certified Mail	1	1	
03-State Agency	Ed	Pert, Regional Manager	State of California, Department of Fish & Wildlife, South Coast	3883 Ruffin Road	San Diego	CA	92123	Certified Mail	1	1	
03-State Agency	David Gibson, Executive Officer,	Means	San Diego Regional Water Quality Control Board	2375 Northside Drive, Suite 100	San Diego	CA	92108	Certified Mail	1	1	
03-State Agency	Robert	Kard, Director	San Diego Air Pollution Control District	10124 Old Grove Road	San Diego	CA	92131	Certified Mail	1	1	
03-State Agency	Laurie	Berman, Director	State of California, Department of Transportation, Caltrans – District 11, Development	004050 Taylor St.	San Diego	CA	92110	Certified Mail	1	1	
03-State Agency	Maryam	Tasnif-Abbasi	State of California, Dept. of Toxic Substances Control, Southern California Cleanup, Operations Branch	5796 Corporate Avenue	Cypress	CA	90630-4732	Certified Mail	1	1	
03-State Agency			SDSU Love Library	Government Publications, 3rd Floor, 5500 Campanile Drive	San Diego	CA	92182-8050	Fed-Ex	1	1	
03-State Agency	Steven	Lohr, Ed.D., Chief of Land Use Planning and Environmental Review	California State University Chancellor's Office	401 Golden Shore	Long Beach	CA	90802-4210	Fed-Ex	1	1	
04-Local Agency		Community Development Director	City of La Mesa	8130 Allison Avenue	La Mesa	CA	91944-0937	Certified Mail	1	1	
04-Local Agency			County of San Diego Recorder/Clerk, The County Administration Center	1600 Pacific Highway, Room 260, MS A-33	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency			Office of the City Attorney, City of San Diego	1200 Third Avenue, Suite 1620	San Diego	CA	92101-4108	Certified Mail	1	1	

04-Local Agency	Kerry	Santoro, Deputy Director	City of San Diego, Development Services Department, Land	1222 First Avenue, MS 301	San Diego	CA	92101-4155	Certified Mail	1	1	
04-Local Agency	Senator Toni	Atkins, 39th District	California State Senate	701 B Street, Suite 1840	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency			Civic San Diego	401 B Street, Fourth Floor	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Chief Shelley	Zimmerman	San Diego Police	1401 Broadway	San Diego	CA	92101-5729	Certified Mail	1	1	
04-Local Agency	Maureen	Stapleton, General Manager	San Diego County Water Authority	4677 Overland Avenue	San Diego	CA	92123	Certified Mail	1	1	
04-Local Agency	Brian Fennessy, Chief and Samuel L	Oates, Deputy Fire Chief	City of San Diego, Fire-Rescue Department	1010 Second Avenue, Suite 400	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Marlon	Pangilinan	City of San Diego Planning Department, College Area Community Planner	1222 First Avenue, MS 413	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency			City of San Diego Planning Department, Navajo Area Community Planner	1222 First Avenue, MS 413	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Scott	Sherman, City Councilmember	7th District, City Administration Building	202 "C" Street MS #10A	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency			San Diego Historical Resources Board, City Administration Building	202 C Street	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Douglas	Williford, City Manager	City of El Cajon	200 Civic Center Way	El Cajon	CA	92020-3996	Certified Mail	1	1	
04-Local Agency			Allied Gardens/Benjamin Branch Library	5188 Zion Avenue	San Diego	CA	92120-2728	Certified Mail	1	1	
04-Local Agency	Susan	Baldwin, Senior Regional Planner	San Diego Association of Governments (SANDAG)	401 B Street, Suite 800	San Diego	CA	92101-4231	Certified Mail	1	1	
04-Local Agency	Mayor Kevin	Faulconer	City of San Diego	202 C Street, MS 11	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Marti	Emerald, City Council President, Pro Tem, 9th	City Administration Building	202 "C" Street MS #10A	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	James	Nagelvoort, Interim Director	City of San Diego, Public Works	202 "C" Street, 9th Floor, MS 9A	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency			College Rolando Branch	6600 Montezuma Road	San Diego	CA	92115	Certified Mail	1	1	
04-Local Agency	Planning Director		Metropolitan Transit Development Board	1255 Imperial Avenue, Suite 1000	San Diego	CA	92101-7490	Certified Mail	1	1	
04-Local Agency			San Carlos Branch Library	7265 Jackson Drive	San Diego	CA	92119	Certified Mail	1	1	
04-Local Agency			San Diego County Dept. of Environmental Health	P.O. Box 129261	San Diego	CA	92112-9261	Certified Mail	1	1	
04-Local Agency	J.	Cole, President	Associated Students of SDSU, San Diego State	Conrad Prebys Aztec Student Union, Suite 310, 6075 Aztec Circle	San Diego	CA	92182-7804	Certified Mail	1	1	
04-Local Agency	Jamie	Miller, President	Associated Students of SDSU, San Diego State	Conrad Prebys Aztec Student Union, Suite 310, 6075 Aztec Circle	San Diego	CA	92182-7804	Certified Mail	1	1	
04-Local Agency			Hardy Elementary School	5420 Montezuma Road	San Diego	CA	92115	Certified Mail	1	1	
04-Local Agency	Assemblywoman	Weber	California State Assembly	1350 Front Street, Suite 6046	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Supervisor Dianne	Jacob	County Administration	1600 Pacific Highway, Room 335	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Tom	Tomlinson, Interim Director	City of San Diego, Planning Department	1222 First Avenue, MS 413	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Mario	Sierra, Director	City of San Diego, Environmental Services	9601 Ridgehaven Court, Suite 210, MS 102A	San Diego	CA	92123	Certified Mail	1	1	
04-Local Agency	Kris	McFadden, Director	City of San Diego, Transportation and	202 "C" Street, 9th Floor, MS 9A	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Marion	Moss Hubbard, Public Information Officer	City of San Diego, Public Library	330 Park Blvd.	San Diego	CA	92101	Certified Mail	1	1	

04-Local Agency	Alyssa	Muto, Deputy Director, Environmental and Policy Analysis	City of San Diego, Planning Department	1010 Second Avenue, MS 413	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Robert	Vacchi, Director	City of San Diego, Development Services	1222 First Avenue, 4th Floor	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Halla	Razak, Director	City of San Diego, Metropolitan	9192 Topaz Way, MS 901	San Diego	CA	92123	Certified Mail	1	1	
04-Local Agency	Ben	Hafertepe, Project Manager	City of San Diego, Facilities Financing	1010 Second Avenue, MS 606F, Suite 600 East Tower	San Diego	CA	92101-4998	Certified Mail	1	1	
04-Local Agency	Mark	Wardlaw, Director	County of San Diego, Planning and Development	5510 Overland Avenue #110 & 310	San Diego	CA	92123	Certified Mail	1	1	
04-Local Agency	Georgette	Gomez, City Councilmember Elect	City of San Diego, Ninth District	202 C Street, 10th Floor	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Jeff	Murphy, Director	City of San Diego, Planning Department	1010 Second Ave., MS 413	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Tom	Tomlinson, Assistant Director	City of San Diego, Planning Department	1010 Second Ave., MS 413	San Diego	CA	92101	Certified Mail	1	1	
04-Local Agency	Principal		Hardy Elementary School/San Diego Unified	5420 Montezuma Road	San Diego	CA	92115	Certified Mail			
04-Local Agency			San Diego Unified School District	4100 Normal Street	San Diego	CA	92103	Certified Mail			
05-Organization	Anthony	Wagner	Allied Gardens Community Council	P.O. Box 600425	San Diego	CA	92160-0425	Certified Mail	1	1	
05-Organization	Prem	Reddy, Chief Executive Officer	Alvarado Hospital Medical Center	6655 Alvarado Road	San Diego	CA	92120-5298	Certified Mail	1	1	
05-Organization	Clifford	LaChappa, Chairperson	Barona Group of the Capitan Grande	1095 Barona Road	Lakeside	CA	92040	Certified Mail	1	1	
05-Organization	Steve	Banegas, Spokesperson	Kumeyaay Cultural Repatriation Committee	1095 Barona Road	Lakeside	CA	92040	Certified Mail	1	1	
05-Organization	Gwendolyn	Parrada, Chairperson	La Posta Band of Mission Indians	8 Crestwood Road	Boulevard	CA	91905	Certified Mail	1	1	
05-Organization			California Native Plant Society, c/o Natural History	P.O. Box 121390	San Diego	CA	92112	Certified Mail	1	1	
05-Organization	Ralph	Goff, Jr., Chairperson	The Campo Band of Mission Indians	36190 Church Road	Campo	CA	91906	Certified Mail	1	1	
05-Organization	Jay	Wilson, President	Del Cerro Action Council	P.O. Box 601492	San Diego	CA	92160	Certified Mail	1	1	
05-Organization	Mark	Rawlins, President	Del Cerro Action Council	P.O. Box 601492	San Diego	CA	92160	Certified Mail	1	1	
05-Organization	Robert	Pinto, Chairperson	Ewiiapaap Tribal Office	4054 Willow Road	Alpine	CA	91901	Certified Mail	1	1	
05-Organization	H. Eugene Swantz, Jr. and Joan	Rapp, Co-Trustees	The Carolyn M. Holmer Trust, US Bank, Re: 6367 Alvarado Court	400 Prospect Street	La Jolla	CA	92037	Certified Mail	1	1	
05-Organization	Raymond	Hunter, Chairperson	Jamul Indian Village	P.O. 612	Jamul	CA	91935	Certified Mail	1	1	
05-Organization	Margaret	Mangin, President	Rolando Community Council	P.O. Box 151163	San Diego	CA	92175	Certified Mail	1	1	
05-Organization	Doug	Lister, President	Rolando Community Council	P.O. Box 151163	San Diego	CA	92175	Certified Mail	1	1	
05-Organization	Jim	Schneider, Executive	College Area BID	4704 College Avenue	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Carmen	Lucas	Kwaaymil Laguna Band of Mission Indians	P.O. Box 775	Pine Valley	CA	91962	Certified Mail	1	1	
05-Organization	Mark	Romero, Chairman	The Mesa Grande Band of Mission Indians	P.O. Box 270	Santa Ysabel	CA	92070	Certified Mail	1	1	

05-Organization	Allen	Lawson, Chairman	San Pasqual Band of Mission Indians	27450 North Lake Wohlford Road	Valley Center	CA	92082	Certified Mail	1	1	
05-Organization	Chris	Redfern, Executive	San Diego Audubon Society	4010 Morena Blvd., Suite 100	San Diego	CA	92117	Certified Mail	1	1	
05-Organization		Environmental Review Committee	San Diego County Archaeological Society, Inc.	P.O. Box 81106	San Diego	CA	92138-1106	Certified Mail	1	1	
05-Organization	Charlotte	Cagan, Executive	San Diego History Center	1649 El Prado, Suite 3	San Diego	CA	92101	Certified Mail	1	1	
05-Organization	Cody	J. Martinez, Chairperson	The Sycuan Band of the Kumeyaay Nation	1 Kwaaypaay Court	El Cajon	CA	92019	Certified Mail	1	1	
05-Organization	Virgil	Perez, Chairman	The Santa Ysabel Band of Mission Indians	P.O. Box 130	Santa Ysabel	CA	92070	Certified Mail	1	1	
05-Organization	Anthony	R. Pico, Chairperson	Viejas Band of Kumeyaay Indians	1 Viejas Grade Road	Alpine	CA	91901	Certified Mail	1	1	
05-Organization	Ron	Christman	Kumeyaay Cultural Historic Committee	56 Viejas Grade Road	Alpine	CA	92001	Certified Mail	1	1	
05-Organization	Rebecca	Osuna, Chairman	Inaja Band of Diegueno Mission Indians	2005 S. Escondido Boulevard	Escondido	CA	92025	Certified Mail	1	1	
05-Organization	Clint	Linton, Director of Cultural Resources	Iipay Nation of Santa Ysabel	P.O. Box 507	Santa Ysabel	CA	92070	Certified Mail	1	1	
05-Organization	Michael	Garcia, Vicer Chairperson	Ewiiapaayp Band of Kumeyaay Indians	4054 Willows Road	Alpine	CA	91901	Certified Mail	1	1	
05-Organization	Robert	J. Welch, Jr., Chairperson	Viejas Band of Mission Indians of the Viejas	1 Viejas Grande Road	Alpine	CA	91901	Certified Mail	1	1	
05-Organization	Erica	Pinto, Chairperson	Jamul Indian Village of California	P.O. Box 612	Jamul	CA	91935	Certified Mail	1	1	
05-Organization	Virgil	Oyos, Chairperson	Mesa Grande Band of Diegueno Mission Indians	P.O. Box 270	Santa Ysabel	CA	92070	Certified Mail	1	1	
05-Organization	Andy	Beauparlant	CACC	5346 East Falls View Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Jan	Riley	CACC	4655 60th Street	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Rhea	Kuhlman	CACC	5069 Catoctin Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Saul	Amerling	CACC	5057 Catoctin Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Troy	Murphree	CACC	6758 Saranac Street	San Diego	CA	92115-1647	Certified Mail	1	1	
05-Organization	Jim	Schneider	CACC	4704 College Avenue	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Lisa	Gruber	CACC	5223 East Falls View Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Robert	Montana	CACC	6223 Mary Lane Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Ann	Cottrell	CACC/CVEA Board	5111 Manhasset Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Mitch	Yunker	CACC	5446 Collier Avenue	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Joe	Jones	CACC/CVEA Board	5167 Bixel Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Keith	Henderson	CACC	1545 Hotel Circle South #145	San Diego	CA	92108	Certified Mail	1	1	
05-Organization	Gary	Campbell	CACC/CVEA Board	5153 Remington Road	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Jean	Hoeger	CACC/CVEA Board	5364 Redding Road	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Jerry	Pollock	CACC	5577 Yerba Anita Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Jose S.	Reynoso	CACC	5431 Yerba Anita Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Maurize	Rios	CACC	4436 Dayton Street	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Jimmy	Blair	CACC	4251 58th Street	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Saul	Amerling	CACC	5057 Catoctin Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Mike	D/Ambrosia	CACC	4751 Ashby Street	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Tom	Hilanto	CACC	6499 Montezuma Road	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Susan	Hopps-Tatum	CACC	4883 Campanile Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Jim	Jennings	CACC	6106 Mary Lane Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	BJ	Nytrom	CACC	4645 Alma Place	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Terry	Shirley	CACC	5181 Reservoir Drive	San Diego	CA	92115	Certified Mail	1	1	
05-Organization	Patrick	Hanson	CVEA Board	5443 Drover Drive	San Diego	CA	92115	Certified Mail	1	1	

05-Organization	Robert	Plice	CVEA Board	5446 Hewlett Drive	San Diego	CA	92118	Certified Mail	1	1	
05-Organization	Lisa	Vickers	CVEA Board	5285 College Gardens Court	San Diego	CA	92115	Certified Mail	1	1	
06-Individual	Thomas A	Clarkin Jr		5280 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual		Vaughn/Williams Trust		5410 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual		Adler Howard Trust		PO Box 15352	San Diego	CA	92175	USPS	1		
06-Individual	John C & Ethel	D Straub Trs		5336 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	Robert K	Plice		5446 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	Karen J	Minassi		4685 Yerba Santa Dr	San Diego	CA	92115	USPS	1		
06-Individual	George	Billauer		25 Northstar St #1	Marina Del Rey	CA	90292	USPS	1		
06-Individual	James M & Marilyn E	Skelley Trs		5302 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual	Mary L	Read		5335 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	Georgina J	Sanchez Tr		5265 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	Dale T	Olson Trust		5450 Siesta Dr	San Diego	CA	92115	USPS	1		
06-Individual	Donald I & Roberta B	Eidemiller Trs		5328 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	Joseph I	Olanoff		5425 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	Mathewson James H	Family Trust		5240 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual	Enid M.	Silver Trust		5296 Manhasset Dr	San Diego	CA	92115	USPS	1		
06-Individual	Kyung Yeo	Bhattacharjee		14127 Bahama Cv	Del Mar	CA	92014	USPS	1		
06-Individual	Christopher	Gordon		5230 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual	Carlos O & Bonita R	Davalos		5390 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	Christopher K	Kahler Trust		P O Box 5085	Montecito	CA	93150	USPS	1		
06-Individual	Thomas R & Deborah	Farrell		13811 Nob Ave	Del Mar	CA	92014	USPS	1		
06-Individual	Kristine A	Anderson		4449 Arch St	San Diego	CA	92116	USPS	1		
06-Individual	Cynthia	Rubio		5454 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	David	Grobman Trust		5417 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual			College View Apartments	10266 Rue Chamonix	San Diego	CA	92131	USPS	1		
06-Individual	C/O Pamela	Iacone	Gutherz Family Trust	147 N Ridgewood Pl	Los Angeles	CA	90004	USPS	1		
06-Individual	Clay	Family Trust		5441 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	Currie	Inter Vivos Trust B		297 Gardendale Rd	Encinitas	CA	92024	USPS	1		
06-Individual	Armand A & Margaret	Cantarini		5289 Stone Ct	San Diego	CA	92115	USPS	1		
06-Individual	Christopher & Debra	Stephens		5241 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual	James W	Poet		2161 Reed Ave	San Diego	CA	92109	USPS	1		
06-Individual	Craig E & Theresa E	Szymanski		156 Grandview Ave	Kensington	CA	6037	USPS	1		
06-Individual	Arthur H & Marilyn D	Neumann Trs		5265 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual	Patrick J Harrison &	Lynch Living Trust		5260 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual	REDACTED	REDACTED		REDCATED	REDACTED	REDACTED			1		
06-Individual	J M	Podgurski Trust		2585 Arnott St	San Diego	CA	92110	USPS	1		
06-Individual			Aztec Shops LTD, SDSU	5500 Campanile Dr MC1701	San Diego	CA	92182	USPS	1		
06-Individual			Debusschere Family Trust	5251 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual			Hanson June Living Trust	5436 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual			Gary L. Ellenor Trust	5116 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual	Joshua J	Billauer		6480 Norman Ln	San Diego	CA	92120	USPS	1		
06-Individual	Ema A	Martinez		5288 Manhasset Dr	San Diego	CA	92115	USPS	1		
06-Individual			Herman R. Rosenthal Revocable Trust	5303 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	Cameron	McLaughlin		5286 College Gardens Ct	San Diego	CA	92115	USPS	1		
06-Individual	Warren & Dorothy	Kanagy Family Trust		5221 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual	Damon J Humphrey	Scott-Humphrey		5289 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual			McClintock Family Trust	5376 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	John L.	Davidson		5409 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	Hai	Long Manh Vu		P O Box 87	Rancho Santa Fe	CA	92067	USPS	1		

06-Individual	Steven D & Christine	Holden		1887 Galway Pl	El Cajon	CA	92020	USPS	1		
06-Individual	Daney & Nancy D	Abada		6121 Romany Dr	San Diego	CA	92120	USPS	1		
06-Individual			Ebrahim Sadeghinia Revocable Living Trust	1665 Torrey Pines Rd	La Jolla	CA	92037	USPS	1		
06-Individual	C Frank & N Eloise	Carpenter Trs		5281 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual			Burdeno Family Trust	4918 New Ranch Rd	El Cajon	CA	92020	USPS	1		
06-Individual			Love-Chu Living Trust	7374 Melodia Ter	Carlsbad	CA	92011	USPS	1		
06-Individual	Robert	Brauchli		3566 Nobel Dr #330	San Diego	CA	92122	USPS	1		
06-Individual	Roy & Marcelle	Bauch		5292 Stone Ct	San Diego	CA	92115	USPS	1		
06-Individual			Manuel Puig-Llano Tr	7866 Revelle Dr	La Jolla	CA	92037	USPS	1		
06-Individual	Rene & Marialuisa	Kaprielian		5270 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual			Judith A Metherall Trust	82 2nd Ave	Chula Vista	CA	91910	USPS	1		
06-Individual			Janice R Pettingill Trust	1895 Sefton Pl	San Diego	CA	92107	USPS	1		
06-Individual	Erick	Eigenhuis		5418 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual			Mancuso Family Trust	5231 Remington Rd	San Diego	CA	92115	USPS	1		
06-Individual	Joseph F	Benedict		5223 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual	Dino P & Susan M	Richardson		5433 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual			David & Ancel Jackson Family Trust	5472 Hewlett Dr	San Diego	CA	92115	USPS	1		
06-Individual			Fox Family 2012 Trust	5416 Redding Rd	San Diego	CA	92115	USPS	1		
06-Individual	James J & Lisa M	Vickers		5285 College Gardens Ct	San Diego	CA	92115	USPS	1		
06-Individual	S.	Akotles		6130 Romany Drive	San Diego	CA	92120-4610	USPS	1		
06-Individual	Sharon	Anderson		5602 Baja Drive	San Diego	CA	92115	USPS	1		
06-Individual	Ken	Appel	KB Books	5187 College Avenue	San Diego	CA	92115	USPS	1		
06-Individual	R.L.	Berlet		4962 Cresita Drive	San Diego	CA	92115	USPS	1		
06-Individual	J. Arthur	Greenfield and Company	Leah Bettelman Family Trust 06-02-04	924 Westwood Boulevard	Los Angeles	CA	90024	USPS	1		
06-Individual	Samuel W. Bettwy	Benninghoff-Bettwy		5924 Arboles Street	San Diego	CA	92120	USPS	1		
06-Individual	Ali	Binder		6164 El Cajon Blvd.	San Diego	CA	92115	USPS	1		
06-Individual	Walter and	Bockenek		5873 Madra Avenue	San Diego	CA	92120	USPS	1		
06-Individual	Sue	Braun		6515 Crystallaire Drive	San Diego	CA	92120	USPS	1		
06-Individual	Dr. Chukuka S.	Enwemeka, Provost	San Diego State University	5500 Campanile Drive	San Diego	CA	92182-8010	USPS	1		
06-Individual	Tom	McCarron, Vice President for Business and Financial Affairs &	San Diego State University	5500 Campanile Drive, Administration Bldg., Rm. AD-320, Mail Code 1620	San Diego	CA	92182	USPS	1		
06-Individual	David A. and Claudia	Kay		750 "B" Street, Suite 1850	San Diego	CA	92101	USPS	1		
06-Individual	Kelly	Johnson	Shea Properties	9990 Mesa Rim Road	San Diego	CA	92121	USPS	1		
06-Individual	Stanley E.	King		4360 Woodland Drive	La Mesa	CA	91941	USPS	1		
06-Individual	Evelyn	Kooperman	Silver Gate Publications	7579 Rowena Street	San Diego	CA	92119	USPS	1		
06-Individual	Armin and Rhea	Kuhlman		5069 Catoctin Drive	San Diego	CA	92115	USPS	1		
06-Individual	Jennifer	Landers		5971 Lance Street	San Diego	CA	92120	USPS	1		
06-Individual	Steve	Laub		7290 Navajo Road, Suite 113	San Diego	CA	92219	USPS	1		
06-Individual	Jane F.	Bredon		4052 Loma Riviera Circle	San Diego	CA	92110	USPS	1		
06-Individual	Alice	Buck		1555 Sixth Avenue	San Diego	CA	92101-3215	USPS	1		
06-Individual	Sandi	Buehner		5114 67th Street	San Diego	CA	92115	USPS	1		
06-Individual	Scott	Campbell		5523 Adobe Falls Road, #5	San Diego	CA	92120	USPS	1		
06-Individual	Sharon	Carter		5926 Madra Avenue	San Diego	CA	92120	USPS	1		
06-Individual	Randy and Toni	Chase		5758 Malvern Court	San Diego	CA	92120	USPS	1		
06-Individual	Celia	Chavez		5272 Tipton Street	San Diego	CA	92115	USPS	1		
06-Individual	Rosemary	Chosn		5611 Raymar Avenue	San Diego	CA	92120	USPS	1		
06-Individual	Warren	Clement		6054 College Avenue	San Diego	CA	92120	USPS	1		
06-Individual	Mr. Charlie and Ms.	Conatser		6247 Chrismark Avenue	San Diego	CA	92120	USPS	1		

06-Individual			College Corner LLC	5111 College Avenue	San Diego	CA	92115	USPS	1		
06-Individual	Larry	Lipera		6466 Wandermere Drive	San Diego	CA	92120	USPS	1		
06-Individual	Mrs. Betty	Lyberg		6174 Camino Rico	San Diego	CA	92120-3118	USPS	1		
06-Individual	Richard Boyden	Macfie		6251 Brynwood Court	San Diego	CA	92120	USPS	1		
06-Individual	Robert	Mackey		5814 Malvern Court	San Diego	CA	92120	USPS	1		
06-Individual	Judith	Mansfield		6555 Norman Lane	San Diego	CA	92120	USPS	1		
06-Individual	Nancy A.	Marlin, Provost	San Diego State University	5500 Campanile Drive	San Diego	CA	92182-8010	USPS	1		
06-Individual	Tom	Martin		5616 Marne Avenue	San Diego	CA	92120	USPS	1		
06-Individual	Amy Jo	McVeigh		6149 Arno Drive	San Diego	CA	92120	USPS	1		
06-Individual	Mary and Bob	Medearis		5862 Lancaster Drive	San Diego	CA	92120	USPS	1		
06-Individual	Dorothy	Millbern		5463 Fremontia Lane	San Diego	CA	92115	USPS	1		
06-Individual	Robert	Montana		6223 Mary Lane Drive	San Diego	CA	92115	USPS	1		
06-Individual	Karen	Collins		4775 Filipo Street	San Diego	CA	92115	USPS	1		
06-Individual	Carey L.	Cooper, Esq.	Klinedinst PC	501 West Broadway, Suite 600	San Diego	CA	92101	USPS	1		
06-Individual	June	Collins	Dudek and Associates	605 Third Street	Encinitas	CA	92024	USPS	1		
06-Individual	Roberta and Donald	Eidemiller		5328 Hewlett Drive	San Diego	CA	92115	USPS	1		
06-Individual	Kevin J.	Elliott, President	Roel Construction Co., Inc.	3366 Kurtz Street	San Diego	CA	92110	USPS	1		
06-Individual			Earl N. Feldman and Harry L. Drogin Trust, c/o Property Tax Department 401	P.O. Box 4900	Scottsdale	AZ	85261	USPS	1		
06-Individual	Scott	Flaming		6128 Lourdes Terrace	San Diego	CA	92120	USPS	1		
06-Individual	Dr. and Mrs. Donald	Fleming		5968 Caminito De La Taza	San Diego	CA	92120	USPS	1		
06-Individual	Betty	Flores		6796 Saranac Street	San Diego	CA	92115	USPS	1		
06-Individual	Steve	Gilbert		5832 Lancaster Drive	San Diego	CA	92120-4533	USPS	1		
06-Individual	Roy	Murphree		6758 Saranac Street	San Diego	CA	92115	USPS	1		
06-Individual	Jerry	Picciotti		5410 Mary Lane Drive	San Diego	CA	92115	USPS	1		
06-Individual	John F.	Pilch		P.O. Box 19246	San Diego	CA	92159-0246	USPS	1		
06-Individual	Elein S.	Racine		5922 Eldergardens Street	San Diego	CA	92120	USPS	1		
06-Individual	Sally	Roush		5500 Campanile Drive, MC 1620	San Diego	CA	92182	USPS	1		
06-Individual	William	Rowland		4540 El Cerrito Drive	San Diego	CA	92115	USPS	1		
06-Individual	Joseph and Virginia	Scarcella	Trust 09-29-92	1922 Hacienda Drive	El Cajon	CA	92020	USPS	1		
06-Individual	Gary	Schneider		5181 College Gardens Court	San Diego	CA	92115	USPS	1		
06-Individual	Roy H.	Seifert, Land Architect		10780 Queen Avenue	La Mesa	CA	91941	USPS	1		
06-Individual	Frank	Shine		5555 Yerba Anita Drive	San Diego	CA	92115-1026	USPS	1		
06-Individual	Mary	Skulavik		6393 Park Ridge Blvd.	San Diego	CA	92120	USPS	1		
06-Individual	William	Gowen T&T, Owner	Effin's Pub	6164 El Cajon Boulevard	San Diego	CA	92115	USPS	1		
06-Individual	Pauline	Graves		5125 Alumni Place	San Diego	CA	92115	USPS	1		
06-Individual	Albert E.	Harasty		6170 Romany Drive	San Diego	CA	92120	USPS	1		
06-Individual	Oakley S.	Harper		6229 Cypress Point Road	San Diego	CA	92120	USPS	1		
06-Individual	Morton and Naomi	Hirshman		5855 Madra Avenue	San Diego	CA	92120	USPS	1		
06-Individual	Michele	Nash-Hoff		6360 Glenmont Street	San Diego	CA	92120	USPS	1		
06-Individual	Sarah B.	Husbands		6375 Elmhurst Drive	San Diego	CA	92120	USPS	1		
06-Individual	Stuart R. and Yoelles	Josephs		6408 Crystallaire Drive	San Diego	CA	92120-3834	USPS	1		
06-Individual	Abe and Paula	Kassam, Trustees	PAK Properties Trust	5942 Madra Avenue	San Diego	CA	92120	USPS	1		
06-Individual	Valarie	Yruretgoyena		9222 Wister Drive	La Mesa	CA	91941	USPS	1		
06-Individual	Mr. Charles E.	Sloan		5860 Arboles Street	San Diego	CA	92120	USPS	1		
06-Individual	Greta	Sloan	Sloan Property Management	5173 Waring Road, PMB 350	San Diego	CA	92120-2705	USPS	1		
06-Individual	Troy L.	Smith		5824 Malvern Ct.	San Diego	CA	92120	USPS	1		
06-Individual			The Southland Corporation	P.O. Box 711	Dallas	TX	75221	USPS	1		
06-Individual	John M.	Stevenson		6210 Camino Corto	San Diego	CA	92120	USPS	1		
06-Individual	Robert G.	Stewart		6337 Dwane Avenue	San Diego	CA	92120	USPS	1		
06-Individual	Nancy	Sussman, Esq.		5667 Raymar Avenue	San Diego	CA	92120	USPS	1		

06-Individual	Patricia	Teaze		5681 Linfield Avenue	San Diego	CA	92120	USPS	1		
06-Individual	Mark	Thomsen, MTS		1255 Imperial Avenue, Suite 1000	San Diego	CA	92101	USPS	1		
06-Individual	Dr. Barbara	Walsh		6454 Caminito Estrellado	San Diego	CA	92120	USPS	1		
06-Individual	Steve	Wellington		4941 Campanile Drive	San Diego	CA	92115	USPS	1		
06-Individual	Emprise Realty Group LLC			5663 BALBOA AVE #495	San Diego	CA	92111	USPS	1		
06-Individual	James M & Marilyn E	Skelley TRS		5302 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Nam	Dang		5291 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	James J & Lisa M	Vickers		5285 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Thomas R & Deborah	Farrell		13811 NOB AVE	Del Mar	CA	92014	USPS	1		
06-Individual	Babak	Shakib		5221 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Munir Ayad & Eleonora	Abdelsayed		4440 TRIESTE DR	Carlsbad	CA	92010	USPS	1		
06-Individual	John C. Jr. & Monique	Straub		9215 BRIER RD	La Mesa	CA	91942	USPS	1		
06-Individual	Robert	Brauchli		3566 NOBEL DR #330	San Diego	CA	92122	USPS	1		
06-Individual	Kristine A	Anderson		4449 ARCH ST	San Diego	CA	92116	USPS	1		
06-Individual	McClintock Family Trust 10-01-01			5376 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Christopher & Debra	Stephens		5241 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Fox Family 2012 Trust 8-15-12			5416 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Clayton W. Judy & Cyl	Chavez		1841 ORIOLE ST	San Diego	CA	92114	USPS	1		
06-Individual	Erick	Eigenhuis		5418 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Cynthia	Rubio		5454 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Christoher	Gordon		5230 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Olson Dale T. Trust 09-25-06			5450 SIESTA DR	San Diego	CA	92115	USPS	1		
06-Individual	Harrison Patrick J&Lynch Eleanor W Living Trust 01-15-93			5260 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Cameron	McLaughlin		5286 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Aaron	Lamb		3029 DRISCOLL DR	San Diego	CA	92117	USPS	1		
06-Individual	Michael R & Anne C	Ellis		5220 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Georgina J TR	Sanchez		5265 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Armand A & Margaret	Cantarini		5289 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	Roberta B TR	Eidemiller		5328 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Joseph F	Benedict		5223 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Karen J & Minassi Kar	Minassi		209 E FREDERICK ST	Rhineland	WI	54501	USPS	1		
06-Individual	Samuel	Chieh Jia-Chi		5425 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	George	Billauer		14000 TAHITI WAY #P37	Marina Del Rey	CA	90292	USPS	1		
06-Individual	Ema A	Martinez		5288 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Judith A, Trust 06-08-1	Metherall		82 2ND AVE	Chula Vista	CA	91910	USPS	1		
06-Individual	Love-Chu Living Trust 04-08-02			7374 MELODIA TER	Carlsbad	CA	92011	USPS	1		
06-Individual	Daney & Nancy D	Abada		721 SANTA CLARA PL	San Diego	CA	92109	USPS	1		
06-Individual	Remedios S	Serrano		5473 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Rene & Marialuisa	Kaprielian		5270 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Podgurski J M Trust 05-20-04			2585 ARNOTT ST	San Diego	CA	92110	USPS	1		
06-Individual	Aztec Shops LTD			SAN DIEGO STATE UNIVERSITY	San Diego	CA	92182	USPS	1		
06-Individual	Anthony M & Nancy D	Santos		P O BOX 180059	Cornado	CA	92178	USPS	1		
06-Individual	Dino P & Susan M	Richardson		5433 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Robert K Plice & Mark	Chen		5446 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	College View Apartments LLC			1541 LORING ST	San Diego	CA	92109	USPS	1		
06-Individual	Thomas A Jr	Clarkin		5280 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Joshua J	Billauer		6480 NORMAN LN	San Diego	CA	92120	USPS	1		
06-Individual	Richard A & Virginia A	Fox		5344 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Davalos Trust 11-08-13			10949 EXPLORER RD	La Mesa	CA	91941	USPS	1		
06-Individual	Arthur H&Marilyn D T	Neumann		5265 REMINGTON RD	San Diego	CA	92115	USPS	1		

06-Individual	Aztec Shops LTD			SAN DIEGO STATE UNIVERSITY	San Diego	CA	92182	USPS	1		
06-Individual	Damon J & Samuelett	Humphrey		5289 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Rosenthal Hernam R Revocable Trust 01-19-12			5303 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Howard	Adler		P O BOX 15352	San Diego	CA	92175	USPS	1		
06-Individual	Kahler Christopher K Trust 11-01-02			700 N COLORADO BLVD #655	Denver	CO	80206	USPS	1		
06-Individual	Craig & Theresa E	Szymanski		156 GRANDVIEW AVE	San Diego	CA	06037	USPS	1		
06-Individual	Ellenor Gary L Trust 10-13-03			5116 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Steven D & Christine	Holden		1887 GALWAY PL	El Cajon	CA	92020	USPS	1		
06-Individual	Clay Family Trust 06-03-04			5441 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Silver Enid M Trust 05-22-01			5296 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	James W	Poet		11107 GAMBOL OAK CIR	Highland	UT	84003	USPS	1		
06-Individual	Aztecs Shops Ltd			SDSU - #T7 - MC-1701	San Diego	CA	92182	USPS	1		
06-Individual	Lawrence J	Read		5335 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	James H & Sue F Fan	Mathewson		100 LOCKEWOOD LN #129	Scotts Valley	CA	95066	USPS	1		
06-Individual	Mark E & Lisa L Loeff	Nelson		511 N PROSPECT AVE	Redondo Beach	CA	90277	Certified Mail	1	1	
06-Individual	Aztec Shops L T D			5500 CAMPANILE DR MC1701 SDS	San Diego	CA	92182	USPS	1		
06-Individual	Sadeghinia Ebrahim Revocable Living Trust			1665 TORREY PINES RD	San Diego	CA	92037	USPS	1		
06-Individual	Manuel Tr	Puig-Llano		7866 REVELLE DR	San Diego	CA	92037	USPS	1		
06-Individual	Debusschere Family Trust 08-11-04			5251 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Jimmy L&Nancy J	Jones		5409 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Roy&Marcelle	Bauch		5292 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	Carpenter Family Trust			5281 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Fox Family 2012 Trust 08-15-12			5416 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Bhattacharjee Kyung Yeo Trust 07-25-13			12496 SAN BRUNO CV	San Diego	CA	92130	USPS	1		
06-Individual	Vaughn/Williams Trust 11-02-05			5410 HEWLETT DR	San Diego	CA	92115	USPS	1		
06-Individual	Aztec Shops Ltd			5500 CAMPANILE DR	San Diego	CA	92182	USPS	1		
06-Individual	Griffin Family 2003 Trust			5470 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	William & Anny	Tritchler		4951 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Robert Bourell Jr & Ja	Berumen		369 VISTA ABIERTA	El Cajon	CA	92019	USPS	1		
06-Individual	Levin Family 2001 Trust 12-18-01			5201 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	John & Carla	Ozgunduz		5273 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Mark R & Angela M	Klaus		5340 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Newell Family Trust 03-25-99			5115 WALSH WAY	San Diego	CA	92115	USPS	1		
06-Individual	Wicks Stanley M Trust 10-24-02			5542 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Gregg A & Lisa D	Kornfeld		1568 9TH AVE	San Diego	CA	92101	USPS	1		
06-Individual	Noonan Family Trust 08-22-06			5046 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	John E Iii&Hilary E	Addleman		5318 PENNY PL	San Diego	CA	92115	USPS	1		
06-Individual	Derek & Pamela	Macpherson		5076 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Louis T & Kristin	Sena		P O BOX 548	Islamorada	FL	33036	USPS	1		
06-Individual	Richard Y & Vi T	Calvo		5117 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Phillips-Moriarty Family Trust 08-01-91			2310 PRESIDIO DR	San Diego	CA	92103	USPS	1		
06-Individual	John & Laurie	Books		5491 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Brett C & Nicole R	Gamble		5152 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Gale Bernice B 1993 Trust			5086 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Bryan L & Laura A	Bear		5552 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Swartz Family Trust 09-24-12			10295 RUE CHAMBERRY	San Diego	CA	92131	USPS	1		
06-Individual	Barton H & Palencia A	Mccleskey		5440 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Brian L	Britt		5217 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	Sattler Jerome M Tr			5260 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	Dao Ninh An&Haynes Charles H Revocable Trust 09-13-12			4023 21ST ST N	St. Petersburg	FL	33714	USPS	1		
06-Individual	Michael L & Alicia M V	Hornbake		5302 PENNY PL	San Diego	CA	92115	USPS	1		

06-Individual	Hutchinson Jennifer L Revocable Trust 10-07-05		5131 DORMAN DR	San Diego	CA	92115	USPS	1		
06-Individual	Radomski Klein Heffernan Trust 05-07-15		1808 HELIX PL	Spring Valley	CA	91977	USPS	1		
06-Individual	Kathryn D	Green	5434 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Fisher John F S Special Needs Trust		P O BOX 120129	Chula Vista	CA	91912	USPS	1		
06-Individual	Matthew D & Kimberly	Tourtellott	5327 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Ashley	Green	5128 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Schares Family 2004 Trust 01-31-04		5531 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Bertram/Butler Family Trust 11-09-04		5351 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Basko Family Trust 10-02-06		5475 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Jean	Roguer	5142 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Adam & Lisa	Lefringhouse	CMR 445	APO	AE	09046	USPS	1		
06-Individual	Harry A & Paola Desii	King	5163 WALSH WAY	San Diego	CA	92115	USPS	1		
06-Individual	Saxon Street L L C		36 SALT BUSH	Irvine	CA	92603	USPS	1		
06-Individual	Ben Nhi&Toni Barraza	Xavier	5201 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Megan & Herbert	Cross	5101 DORMAN DR	San Diego	CA	92115	USPS	1		
06-Individual	Eugenio & Edwin Pallo	Valente	5109 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Goldhammer Living Trust 03-13-07		5016 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Griep Debra A Irrevocable Trust 06-03-05		5215 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Williamson Franklin Separate Trust 06-27-03		2730 STARBIRD DR	Costa Mesa	CA	92626	USPS	1		
06-Individual	William E	Willoughby	5177 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Kevin M & Christina	Kershaw	5210 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Spinetta John&Pat 2004 Trust		6402 ELMCREST DR	San Diego	CA	92119	USPS	1		
06-Individual	Matthew E & Bruce Du	Steichen	5309 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Linda	Goodwin	5409 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Donald E li	Risty	5040 CAPEHART ST	San Diego	CA	92117	USPS	1		
06-Individual	Roberto Jr & Torres D	Lopez	5194 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Currie Family Trust 08-28-91		10775 LOIRE AVE	San Diego	CA	92131	USPS	1		
06-Individual	Davis Phillip&Angelica Living Trust 09-22-15		5174 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Brian Tinh V & Diana I	Vu	5112 WALSH WAY	San Diego	CA	92115	USPS	1		
06-Individual	Allgire Richard W&Mary A Family Trust 04-05-06		3363 WILDFLOWER VALLEY DR	Encinitas	CA	92024	USPS	1		
06-Individual	Fernandez Family Trust 04-12-03		5143 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Saylor S & Brenda J	Crayk	5242 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Munson Susan Trust 04-21-10		5423 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Victor J & Laura C Cor	C/O GOLDEN RESOURCES GROUP INC	3225 MCLEOD DR #100	Las Vegas	NV	89121	USPS	1		
06-Individual	Garcia Gustavo Living Trust 06-11-16		5452 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Redding Group LLC		8889 RIO SAN DIEGO DR #201	San Diego	CA	92108	USPS	1		
06-Individual	Randall S & Karen M	Taggart	5075 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Richard D & Kristine N	Ortwine	5128 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Brophy-Turowska Family Trust 02-05-04		5209 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	Richard & Kristine	Ferrari	1925 TERRY LN	Redwood City	CA	94061	USPS	1		
06-Individual	Robert E & Jodene	Barckley	5140 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Rosenberg Trust 12-06-90		5230 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Pomeranz Morrie Decl	C/O KENNETH L GREENMAN JR.	P O BOX 299	Oceanside	CA	92049	USPS	1		
06-Individual	Rowen Family Trust 08-12-99		5482 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Filner/Jenkins Trust 04-05-95		5358 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Philip J & Linda J	Indalecio	5229 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Alexander M & Zenaid	Dy	5241 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	Larry W & Terri M	Drymon	5458 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Goodwin Family Trust 06-11-90		5244 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	Wilson William&Lola Trust 01-31-90		25155 HEREFORD DR	Ramona	CA	92065	USPS	1		
06-Individual	Eric & Adrienne Jumel	Herman	5270 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Edward L	Culberson	3616 GENISTA PL	Fallbrook	CA	92028	USPS	1		

06-Individual	Hughes James M 2005 Trust 06-14-05		2247 SAN DIEGO AVE #236	San Diego	CA	92110	USPS	1		
06-Individual	Secretary Of Housing C/O GOLDEN FEATHER REALTY		2500 MICHELSON DR #100	Irvine	CA	92612	USPS	1		
06-Individual	Simpson Family Trust 10-27-06		9601 CANDY LN	La Mesa	CA	91941	USPS	1		
06-Individual	Pui Kuen & Brian Tsz Chow		5136 DORMAN DR	San Diego	CA	92115	USPS	1		
06-Individual	Chu Family Trust 01-22-15		5464 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	John P, Robert, William Bleicher		5175 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Pham Tuan Quang&Lieu Kien Ngoc 1996 Revocable Trust 06-06-96		5151 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Smith Ray T Jr&M Joan Intervivos Trust 12-14-94		5165 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Gallegos J Arthur Tr		5453 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Gregory R & Dawn S Reser		5118 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Hatthew W	Hohlfeld	5182 DORMAN DR	San Diego	CA	92115	USPS	1		
06-Individual	Smith Revocable Family Trust 01-08-02		3006 VIA DONITO	Alpine	CA	91901	USPS	1		
06-Individual	Piserchio Robert&Connie Trust 05-09-02		5257 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	James (DP) & Patrick Corrigan		5443 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Foster Family Trust 04-25-00		5173 WALSH WAY	San Diego	CA	92115	USPS	1		
06-Individual	Pradeep & Traci Gidwani		5021 YERBA ANITA WAY	San Diego	CA	92115	USPS	1		
06-Individual	Kenney Louis A&Josephine S Marital Revocable Trust 02-24-87		5026 YERBA ANITA WAY	San Diego	CA	92115	USPS	1		
06-Individual	Daniel A & Jessica F Wallis		5289 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Greg & Terri Scott		5111 DORMAN DR	San Diego	CA	92115	USPS	1		
06-Individual	Chase Greg&Diane Revocable Trust 02-21-11		5840 SEVERIN DR	La Mesa	CA	91942	USPS	1		
06-Individual	Kay Family 2000 Trust 04-19-00		5396 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Christopher C & Michele Schultz		5512 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Edward E&Kimberly J Querin		5171 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Lorenzo & Patrizia I Bucci		P O BOX 161054	San Diego	CA	92176	USPS	1		
06-Individual	Win Sai 2011 Trust 03-02-11		5463 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Bruce C Ward		5174 WALSH WAY	San Diego	CA	92115	USPS	1		
06-Individual	S P Hinkle Property LLC		4855 AVION WAY	San Diego	CA	92115	USPS	1		
06-Individual	Robert M & Monica Powell		1662 FUERTE KNOLLS LN	El Cajon	CA	92020	USPS	1		
06-Individual	Ellenor Gary L Trust 10-13-03		5116 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Feiler Ronald&Sonia Family Trust 02-18-97		5276 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	Daniel D & Martha-Elizabeth Casselmann		5376 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Johannes A & Julianna Timmerman		5415 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Prashant & Bala Mytili Bharadwaj		5181 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Gilbertson Cynthia S Living Trust 10-13-06		5541 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Wilson Family Trust 10-29-15		5172 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	George L Huertas		5502 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Akhtar & Parvin Gohari		P O BOX 3597	San Diego	CA	92163	USPS	1		
06-Individual	Marjorie J WALKER		5384 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Kieu & Linda Dang		5382 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Koo Family Revocable Trust 05-15-08		5343 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Green Family Trust 09-04-01		5182 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Cottrell Family Trust 08-29-95		5111 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Sun Jing Revocable Trust 09-25-13		5117 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Brian & Gina Patterson		5551 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Maisel Family Revocable Trust 06-29-94		5129 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Tisdale Darlene J Trust 02-29-12		8790 BETELGEUSE WAY	San Diego	CA	92126	USPS	1		
06-Individual	Schlesinger Family Survivors Trust 08-05-87 Et Al		5364 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Benny C Iii & Christy V Goodman		5151 DORMAN DR	San Diego	CA	92115	USPS	1		
06-Individual	Jason A & Carmela Specht		5371 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Sperry Ronnie L 2011 Trust 10-25-11		5492 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Felipe Iii & Gloria Linares		5110 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Driscoll Family Trust 05-22-13		5132 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		

06-Individual	Carroll Max&Andrea M Revocable Trust		5310 PENNY PL	San Diego	CA	92115	USPS	1		
06-Individual	John M & Stephanie M Carstensen R		5128 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Kevin A & Karen L Jorgensen		5049 YERBA ANITA WAY	San Diego	CA	92115	USPS	1		
06-Individual	Juan P & Lyndy G Cuevas		5009 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Niels R & Terri L King		5483 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Cobb Living Trust 09-25-02		5375 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Batra Family Trust 12-11-13		5176 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Platt Family Trust 12-26-12		6649 ALCALA KNOLLS DR	San Diego	CA	92111	USPS	1		
06-Individual	Carlos A & Evelina P Jaime		5376 PENNY PL	San Diego	CA	92115	USPS	1		
06-Individual	Joseph A & Mary J Madden		5284 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	Barbara J & William R Wadsworth		1107 N GRANADA DR	Orange	CA	92869	USPS	1		
06-Individual	Quill Family Trust 05-21-08		51245 AVENIDA RUBIO	La Quinta	CA	92253	USPS	1		
06-Individual	Marta L Gaughen		5439 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Scott & John Ortner Jr Gayes		5171 DORMAN DR	San Diego	CA	92115	USPS	1		
06-Individual	Oakland Property Man C/O DUA PHAM		3194 HUULA DR	Oceanside	CA	92058	USPS	1		
06-Individual	Stephenson Clarence E Family Trust 11-09-95		5159 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Leeds Scott&Erin Revocable Trust 05-12-09		1761 DEERHILL TRL	Topanga	CA	90290	USPS	1		
06-Individual	Gary R Campbell		5153 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Willis George&Kathleen Trust 01-16-99		5119 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Girard J & Larry M Anl Parent		5208 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	1109-1287 State Street Llc		165 6TH AVE #2302	San Diego	CA	92101	USPS	1		
06-Individual	Dai Quang & Marylou Pham		5141 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Adam & Corrie Klekowski		5139 WALSH WAY	San Diego	CA	92115	USPS	1		
06-Individual	Gabriel & Christina Pineda		5120 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Breier Family Trust 10-23-06		5180 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Todd N & Bui Cuong H Thompson		5105 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Veinbergs Family Trust 02-14-84		5006 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Ellis Sara M Trust 12-19-13		5511 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Otterholt Janet R Revocable Trust 02-27-08		5310 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Brian J Dunn		7855 IVANHOE AVE #455	San Diego	CA	92037	USPS	1		
06-Individual	Paolo Gagliardi		5432 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Chad P & Amy A Paul Anglin		5184 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Greg S & Hilda Rodrig Babick		4931 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Reid Richard&Luanne Family 2002 Trust 11-01-02		4938 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Steven B Johnson		5442 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Kevin & Kristen Lehman		5310 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Christopher A & Andre Renders		5141 DORMAN DR	San Diego	CA	92115	USPS	1		
06-Individual	Berkowitz&Monigold Trust 08-05-08		5151 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	James C Funtas		5445 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Trompas Trust B 05-29-87		10064 GRANDVIEW DR	La Mesa	CA	91941	USPS	1		
06-Individual	Katz Revocable Trust 09-03-13		5483 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	Alexandre & Valeria Soares		5233 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	John & Kathleen Lanahan		5268 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	Allende Family Trust 01-13-16		5036 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Gitterman Living Trust 11-29-89		5066 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Robert Larosa		P O BOX 246	Soquel	CA	95073	USPS	1		
06-Individual	Gergen Stacey Trust 10-13-11		5346 PENNY PL	San Diego	CA	92115	USPS	1		
06-Individual	Mckenzie Thomas L&Randi E Trust 11-28-06		5127 WALSH WAY	San Diego	CA	92115	USPS	1		
06-Individual	Jason & Nicoletta Med Cook		4641 OHIO ST #103	San Diego	CA	92116	USPS	1		
06-Individual	Lili Sorman		5446 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Frank J Jr Godwin		5135 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Issa J Khalil		5451 REDDING RD	San Diego	CA	92115	USPS	1		

06-Individual	Ngoc & Nancy & Henry	Quach		5335 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	John T & Moreno Larry	ArmantROUT		5059 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Fox 2012 Family Trust 08-15-12			5416 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	John R & Miriam L	Sievers		5469 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Coox Family Trust 02-02-96			5025 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Nepi Rosary G Living	C/O DOMINIC E MOCERI		4938 CRESITA DR	San Diego	CA	92115	USPS	1		
06-Individual	Darrell A & Connie A	Austin		5141 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Community Rebuild Asset Holdings Llc			11111 SANTA MONICA BLVD #112	Los Angeles	CA	90025	USPS	1		
06-Individual	Devita Living Trust 12-	C/O JAMES L DEVITA TR		5164 WALSH WAY	San Diego	CA	92115	USPS	1		
06-Individual	Nathan J & Briana A N	Betschart		5152 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Jeffrey A	Kaplan		5355 PENNY PL	San Diego	CA	92115	USPS	1		
06-Individual	Gabrielle N	List		5164 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Kurzendoerfer Kenneth W 2002 Trust 10-23-02			5104 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Kent N	Fisher		5452 DROVER DR	San Diego	CA	92115	USPS	1		
06-Individual	English Trust 04-03-92	C/O DAVID PONSFORD		5705 TULANE ST	San Diego	CA	92122	USPS	1		
06-Individual	Hagan Family Trust 07-31-95			5387 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Corum&Prentice Family	C/O GANT A CORUM		244 HILL PL	Costa Mesa	CA	92627	USPS	1		
06-Individual	Lightman Family Trust 07-09-02			5256 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Delarosa Family Trust 06-07-96			5332 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Kurt A & Jean M	Hoeger		5364 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Michael J & Kerry S	Tabler		5428 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Roger D	Berry		5234 STONE CT	San Diego	CA	92115	USPS	1		
06-Individual	Moroney Inter Vivos T	C/O KAREN A NIEMELA		8962 SOVEREIGN RD	San Diego	CA	92123	USPS	1		
06-Individual	Rowley Family 1992 Trust 10-19-92			5111 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Hargareten/Terrell Trust 04-16-15			5269 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Megan & Charles B W	Linaugh		5410 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Grawunder Johanna Trust 03-09-11			53 RODGERS ST	San Francisco	CA	94103	USPS	1		
06-Individual	Gregory	Hopps		5230 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Whalen Marital Trust 0	Stewart Family Living Trust		864 GRAND AVE #504	San Diego	CA	92109	USPS	1		
06-Individual	Raymond	Backus		5389 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Early Raquel I	Early		5245 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Xavier M & Marisela	Vargas		5056 YERBA ANITA WAY	San Diego	CA	92115	USPS	1		
06-Individual	David L & Christine A	Mueller		11766 WILLS CREEK RD	San Diego	CA	92131	USPS	1		
06-Individual	Cottrell Family Trust 08-29-95			5111 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Richard A & Virginia A	Fox		5349 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	Kathy J E	Barnes		5160 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Raymond L & Alma X	Gilliland		5172 DORMAN DR	San Diego	CA	92115	USPS	1		
06-Individual	Claudia	Barron-Sanchez		5202 COLLEGE GARDENS CT	San Diego	CA	92115	USPS	1		
06-Individual	Robert & Mary S	Schroeder		471 WOODLAND HILLS DR	Escondido	CA	92029	USPS	1		
06-Individual	Starla L	Fevang		6172 MARY LANE DR	San Diego	CA	92115	USPS	1		
06-Individual	Sidhu Family Trust 11-15-04			4635 ALLENDE AVE	Oceanside	CA	92057	USPS	1		
06-Individual	Lanig Property L L C			610 N GRANADOS AVE	Solana Beach	CA	92075	USPS	1		
06-Individual	William F	Stryker		5369 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Dresselhaus Family Trust 10-06-00			P O BOX 710743	San Diego	CA	92171	USPS	1		
06-Individual	John T & Victoria P	Kortlang		5357 REDDING RD	San Diego	CA	92115	USPS	1		
06-Individual	McGann Patricia A 2012 Trust 05-17-12			5152 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Richi	Wang		5381 SAXON ST	San Diego	CA	92115	USPS	1		
06-Individual	Jacobsen Living Trust 04-10-02			5164 REMINGTON RD	San Diego	CA	92115	USPS	1		
06-Individual	Benjamin L & Mary K	Adams		5185 BIXEL DR	San Diego	CA	92115	USPS	1		
06-Individual	Borris Laurence&Beryl Trust 03-23-06			5112 MANHASSET DR	San Diego	CA	92115	USPS	1		
06-Individual	Drexler Family 2003 Trust 04-23-03			5138 WALSH WAY	San Diego	CA	92115	USPS	1		
06-Individual	John B	Knadle		5366 PENNY PL	San Diego	CA	92115	USPS	1		

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