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THE PRESIDENT

July 11, 2017

Honorable Toni Atkins
Senator, Thirty-Ninth District
State of California
1350 Front St., Suite 4061
San Diego, CA 92101

Honorable Georgette Gomez
Councilmember, Ninth District
City of San Diego
202 C St., 10th Floor
San Diego, CA 92101

Dear Sen. Atkins and Councilmember Gomez,

I want to thank you for taking the time to meet with the San Diego State University team on June 23, 2017, to discuss the proposed on-campus student housing project located near Chapultepec Hall. We greatly appreciate the opportunity to provide information and additional background on this project to you and your staff.

Over the past years, we have heard from the community its desire for SDSU to build additional on-campus housing to improve the quality of life in surrounding communities. This proposed project responds to that request. It will also improve student academic performance and social development at SDSU by providing additional on-campus beds and social and service amenities in an area that is isolated and underserved, as well as enable implementation of our Sophomore Success program, a live-on requirement for second-year students. This project does not increase existing maximum enrollment limits and maintains a focus on housing more of our current students on campus.

As background, in 2007, the California State University Board of Trustees approved the 2007 SDSU Campus Master Plan, which provided the framework at the time for implementing SDSU's long-term goals and programs by identifying needed buildings to support campus growth. Included in the 2007 plan was a proposed student housing project to be located on parking lot 9 (formerly parking lot U); Phase I of the current proposed project would be developed on the same site, former U Lot. *Please see Attachment A.*

The 2007 Campus Master Plan was challenged in San Diego Superior Court, which resulted in an order directing the CSU Board of Trustees to set aside its prior approval of the 2007 Campus Master Plan. That set-aside eliminated the authorization to increase SDSU's ultimate enrollment by 10,000 students. In 2010, the SDSU Campus Master Plan was revised as part of the Plaza Linda Verde (South Campus Plaza) Project. The Plaza Linda Verde (PLV) EIR, certified in 2011,

focused on several parcels on the southern edge of the campus and carried overall project components from the previous master plan (2007), including the U Lot Housing, which at that time had not yet been ordered set aside. *Please see Attachment B.*

In 2013, SDSU contracted with a team led by Carrier Johnson to develop a preliminary feasibility study for an on-campus student housing project to be developed in the vicinity of Chapultepec Hall. The date of this study was erroneously identified as 2010 on a consultant website; the error has since been corrected. The primary purpose of the 2013 study was to assess the capacity and feasibility of building housing around Chapultepec beyond the parking lot 9 site. Although the preliminary study was completed in 2013, further consideration of the proposed project was put on hold until occupancy demand and housing trends could be determined.

In fall 2016, SDSU decided to move forward with the proposed on-campus student housing project, which initially consisted of a three-phase development providing a community of 2,566 beds in the vicinity of Chapultepec Hall. SDSU immediately implemented a comprehensive community outreach program regarding the proposed project. *A brief overview of SDSU's outreach activities is listed in Attachment C.*

Following the close of the DEIR comment period, SDSU modified the current proposed on-campus student housing project to reduce the impacts of the project on the community, while continuing to meet the university's fundamental goal to house more students on campus. Specifically, SDSU eliminated Phase III from the project and reduced the height of Phase II. These modifications represented an over 40 percent decrease in the size and scale of the project, including a reduction of 966 on-campus student beds.

Upon further evaluation, we have decided to eliminate Phase II entirely from the proposed project. We will seek approval from the Board of Trustees only for Phase I, which will provide approximately 850 on-campus student beds by 2019. SDSU will continue to monitor student housing trends and demand and, when appropriate, initiate subsequent CEQA review for future on-campus student housing projects.

The elimination of Phases II and III will result in reduced environmental impacts and, therefore, the modifications to the proposed project is not "significant new information" within the meaning of CEQA and recirculation is not required. Furthermore, the Draft EIR separately analyzed the potential environmental impacts resulting from each phase of the proposed project. To that end, the Draft EIR identifies the impacts that would result with implementation of a Phase I project, with corresponding mitigation identified as necessary.

SDSU values its relationship with the City of San Diego and the State of California and is committed to providing a world-class education and student experience for future generations of Aztecs to come.

Please feel free to contact me directly with any questions or comments.

With best regards,



Sally Roush
President
San Diego State University

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Enclosures (3)

Attachment A

The 2007 EIR analysis under CEQA was done at the program level only, which means additional project-level CEQA review would still be required before the Board of Trustees could approve, and SDSU could build, a housing project on the site, even if the 2007 Campus Master Plan had not previously been set aside as a result of litigation.

(Figure 1.0.8 from 2007 Master Plan, page 33 of the Section 1 of the EIR).

(Table 1.0-4 from 2007 EIR, page 36 of EIR Section 1),

Attachment B

(Figure 1.0-4 Previous Master Planned Projects)

At the time PLV was approved, the 2007 Campus Master Plan had not yet been set aside as a result of the litigation. The PLV Proposed Campus Master Plan, which includes the U Lot Housing (referenced as #167 in Figure 1.0-10), is located on page 24 of the PLV EIR, Section 1.

Attachment C

- The Notice of Preparation (NOP) was published on December 9, 2016, and the comment period was extended to January 20, 2017, (42 days instead of the required 30) due to the timing of the release before the holidays;
- SDSU conducted the Scoping Meeting (utilizing the previously well-received format from the Plaza Linda Verde project) on January 18, 2017;
- SDSU representatives gave presentations at meetings of the College Area Community Council on February 8, May 10, and June 14, 2017;
- SDSU representatives held a special meeting with a project presentation for the College View Estates Association on March 28, 2017;
- SDSU representatives hosted a public meeting on May 8, 2017, to solicit comments to the DEIR;
- The NOP documents and comments, the DEIR, and all PowerPoint presentations made to the community have been posted on a project-dedicated website;
- SDSU representatives met with Assemblymember Todd Gloria on June 16, 2017;
- SDSU representatives met with Sen. Toni Atkins and San Diego Councilmember Georgette Gomez on June 23, 2017;
- SDSU representatives have communicated with many individual community members and civic leaders at one-on-one meetings, by phone or by email throughout the process.