DRAFT

SDSU New Student Housing Project
Environmental Impact Report

Prepared for:

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APRIL 2017

Printed on 30% post-consumer recycled material.

TABLE OF CONTENTS

Section **Page**

APPENDICES

TABLES

FIGURES

EXECUTIVE SUMMARY

This chapter provides a summary of the Draft Environmental Impact Report (EIR) for the proposed San Diego State University (SDSU) New Student Housing Project (project). Included in this summary are areas of known controversy and issues to be resolved, a summary of project alternatives, a summary of all project impacts and associated mitigation measures, and a statement of the ultimate level of significance after mitigation is applied.

ES.1 DOCUMENT PURPOSE

This Draft EIR was prepared by the Board of Trustees of the California State University, acting as lead agency, to inform decision-makers and the public of the potential significant environmental effects associated with the proposed San Diego State University New Student Housing project. This Draft EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code, Section 21000 et seq.) and CEQA's implementing State Guidelines (CEQA Guidelines; Cal. Code Regs., tit. 14, §15000 et seq.) published by the Resources Agency of the State of California. CEQA Guidelines section 15123 requires that the summary identify each significant impact, recommended mitigation measures, and alternatives that would reduce or avoid the project's significant impacts on the environment. The summary also is required to identify "areas of controversy," including issues raised by public agencies and the public, and the "issues to be resolved," including the choice among alternatives and whether or how to mitigate the significant impacts of the proposed project. This Executive Summary provides the brief summary required by CEQA Guidelines section 15123.

ES.2 PROJECT LOCATION

The 7.84-acre project site is located on the SDSU main campus, west of the academic buildings and north of the campus athletic fields. The site is defined by Remington Road to the south, 55th Street to the east, and private properties to the north (separated by open space and Interstate-8) and west (separated by open space and local streets, including Hewlett Drive). The land on which the proposed project would be developed is owned by SDSU and is located within the existing campus boundary (see **Figure ES-1 Regional Map**, **Figure ES-2 Vicinity Map**, and **Figure ES-3 Project Area Map**).

ES.3 PROJECT DESCRIPTION

ES.3.1 BACKGROUND AND PROPOSED PROJECT

One of the goals of the SDSU Housing Administration's Residential Education Program is to provide all sophomore students with a living environment that includes academic support and social involvement. The goal is part of the Sophomore Success Program, which is an immersive full-service academic and student life support initiative tailored to second-year students who are from outside of the SDSU service area. The first class of sophomores to participate in the program, which requires non-local sophomores to live on campus, will be a part of the 2017 freshman class. When sophomores, this class will live in existing on-campus suites and apartment communities starting in the fall of 2018; to make room for the sophomores in the existing suites and apartments, new student housing facilities are necessary for the freshmen currently residing there.

The two-phase Sophomore Success program will begin by welcoming the 2017 freshmen class of Guardian Scholar, Nursing, Honors College, out-of-state and international students, as well as student athletes, who will continue to live on campus their second year in 2018. The program will be fully implemented, benefiting all second-year, non-local students, in the fall of 2019.

Data show that students who live on campus are better prepared academically, enjoy an increased sense of community and campus connectedness, and graduate at faster rates than those who do not. Program participants will enjoy customized career development support; flexible guest, meal and roommate policies; and enhanced safety and security.

One of the primary objectives of the proposed project is to provide housing in furtherance of the Sophomore Success program. Specifically, the student housing that will be developed (e.g., the 850 beds to be developed as part of Phase I) will be designed and constructed specifically for use as freshman housing. By providing additional on-campus freshman housing, this will then free up other student residences already existing on campus that are more suitable to sophomore housing.

As to the housing to be built as part of the proposed project, in 2013, the college contracted with Carrier Johnson to prepare a feasibility study and preliminary site design for a residential complex to be located on the west side of campus. Of the potential sites identified for future student housing in the 2007 Campus Master Plan Revision, the Chapultepec area was selected due to its capacity to accommodate a greater increase in number of beds, the generally undeveloped nature of the site, the need for food and convenience services in the project site

vicinity to serve both existing and new students, and the ability to create a new campus housing village. Additionally, the west campus site offers walkable access to the campus and to the nearby athletic facilities.

The study prepared by Carrier Johnson was published in December 2013 and is titled the *West Campus Housing Site Master Plan and Program*. The planning process conducted in support of the feasibility study determined the maximum acceptable height of buildings at the proposed project site and the maximum and appropriate density measured in number of beds. The planning process also involved the analysis of various building configurations and massing studies, which resulted in a proposed maximum density of up to 2,700 beds and proposed building heights of 6 to 13 stories. The *West Campus Housing Site Master Plan and Program* provides detailed analytical programming information, recommendations for the infrastructure improvements, and a feasibility-level cost estimate in support of the identified 2,700-bed, 6- to 13-story concept design.

In January 2017, SDSU hired a design/build team to further refine the concepts laid out in the December 2013 Carrier Johnson Study. The early concepts developed by the Carrier Johnson study, in combination with the new designs prepared by SDSU's current design/build team, form the basis of the proposed project's description and the associated environmental impact analysis contained within this EIR.

Thus, the proposed project involves the expansion of on-campus student housing facilities to be located adjacent to the existing Chapultepec Hall. Specifically, the proposed project would consist of the development of facilities to accommodate up to 2,566 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 Hall. See Figure ES-2, Vicinity Map. The proposed project would be developed in three successive phases, and the analyses conducted in the Draft EIR will address, where applicable, the environmental impacts that could arise in each phase. In particular, the first phase would include construction of dormitory facilities to house up to 850 student housing beds on the existing Parking Lot 9, east of the existing Chapultepec Hall; the second phase would include construction of facilities to house up to an additional 850 beds in the area located to the west of the existing Chapultepec Hall; and the third phase would include construction of facilities to house up to an additional 866 beds in buildings that would cantilever over the canyon behind Chapultepec Hall.

The proposed project would consist of up to 8 new buildings. One building would serve as a dining hall (2 stories), while the remainder of the buildings would consist of up to 4- to 14-story

buildings of single-, double-, and triple-occupancy student housing units. The complex would include 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. Several project design features included in the proposed project are circulation and pedestrian/motorist/cyclist safety improvements to Remington Road, inclusion of a passenger drop off zone, signal synchronization, parking control around the project site and within the adjacent neighborhood, and several energy efficiency measures to ensure that the proposed project meets stringent CSU and Title 24 energy efficiency guidelines.

ES.3.2 PROPOSED OBJECTIVES

The overall goal of the proposed project is to enable an increased number of students to participate in SDSU's Residential Education Program and to add vitality and services to the west campus area where the proposed project would be located. The specific project objectives are as follows:

1. Create a distinct west campus housing neighborhood similar to the student residential neighborhood on the east side of campus, that is inviting and safe, that has a distinct identity, and that provides students with supportive amenities such as a tutoring center, a dining facility, community spaces, and study areas.
2. Alleviate isolation of Chapultepec Hall and respond to the deficit in student amenities in the proposed project vicinity, as reported by the residents and staff of Chapultepec Hall.
3. Provide additional on-campus housing for freshman students, thereby making existing housing that is more appropriate for sophomores available to sophomores, in furtherance of the Sophomore Success Program.
4. Provide food and convenience services in the vicinity of the proposed project for students housed both in existing on-campus housing and to be housed in the new housing.
5. Increase on-campus student housing options by providing housing for approximately 2,600 additional students in a distinct neighborhood, thereby reducing the demand for student housing in the adjacent off-campus neighborhoods.
6. Take advantage of an existing undeveloped area on campus to construct housing on a site that does not require the temporary removal of much-needed existing beds from the existing inventory.
7. Provide additional student housing in an area that has the capacity to accommodate a large number of student housing beds and associated amenities, where the land is owned by the university and unencumbered by other uses or existing structures that would need to be demolished.

8. Reduce regional traffic and increase the walkability of the SDSU campus by providing on-campus housing that includes a variety of student-friendly amenities and that is situated within a walkable distance from the academic, athletic, and social centers of campus.

ES.3.2 REQUIRED PERMITS AND/OR APPROVAL

Implementation of the proposed project would require discretionary approvals by state and local agencies, as shown in **Table ES-1, Project Approvals**. Discretionary approvals would include certification of the Final EIR under CEQA, and approval and adoption of the proposed project by the Board of Trustees of California State University.

Table ES-1
Project Approvals

Authorizing Jurisdiction or Agency	Action
California State University Board of Trustees	
Certification of the Final EIR under CEQA	Certification
Approval of the revised Campus Master Plan	Approval
Approval of Schematic Plans	Approval
Division of State Architect	
Accessibility compliance	Approval
State Fire Marshall	
Facility Fire and Life Safety review	Approval
Regional Water Quality Control Board – San Diego Region	
National Pollutant Discharge Elimination System Permit	Approval
San Diego Air Pollution Control District	
Authority to construct and/or permits to operate	Approval
City of San Diego	
Encroachment permits for construction within city rights-of-way, if necessary	Approval
Authority to connect to existing City-owned infrastructure, if necessary	Approval
Approval of project plans for fire equipment access, if necessary	Approval
Vacation of city rights-of-way, if necessary	Approval

ES.4 SUMMARY OF ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES

Table ES-2, Summary of Environmental Impacts and Mitigation Measures, provides a summary of the impact analysis related to the proposed project. **Table ES-2** provides a summary of the potential significant environmental impacts expected to result from the proposed project pursuant to the CEQA Guidelines Section 15123(b)(1). For more detailed discussion, please see Section 4 of this EIR. **Table ES-2** also lists the applicable mitigation measures related to the

identified significant impacts, as well as the level of significance after mitigation is identified. As stated in Chapter 2 of this Draft EIR, the Initial Study prepared and circulated with the Notice of Preparation (NOP) for public review on the proposed project (see **Appendix A** of this Draft EIR) concluded that the proposed project would not result in significant impacts to agriculture and forestry resources or mineral resources; as a result, these topics are not addressed in the Draft EIR and not summarized in **Table ES-2**.

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Aesthetics			
Would the project have a substantial adverse effect on a scenic vista?	Less than Significant Impact	Not Applicable (N/A)	N/A
Would the project substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than Significant Impact	N/A	N/A
Would the project substantially degrade the existing visual character or quality of the site and its surroundings?	Potentially Significant Impact	None available	Significant Unavoidable Impact
Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than Significant Impact	N/A	N/A
Would the project create a cumulative aesthetic and/or lighting impact?	Potentially Significant Impact	None available	Significant Unavoidable Impact
Air Quality			
Would the project conflict with or obstruct implementation of the applicable air quality plan?	Less than Significant Impact	N/A	N/A
Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation?	Less than Significant Impact	N/A	N/A
Would the project result in a cumulatively considerable new 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 threshold emissions which	Less than Significant Impact	N/A	N/A

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
exceed quantitative thresholds for ozone precursors)?			
Would the project expose sensitive receptors to substantial pollutant concentrations?	Less than Significant Impact	N/A	N/A
Would the project create objectionable odors affecting a substantial number of people?	Less than Significant Impact	N/A	N/A
Biological Resources			
Would the project 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?	Potentially Significant Impact	**MM-BIO-1**: Nesting Bird Survey: If construction activity occurs during the breeding season (typically February 1 through September 15), a one-time biological survey for nesting bird species shall be conducted within the proposed impact area and a 300-foot buffer within 72 hours prior to construction. This survey is necessary to assure avoidance of impacts to nesting raptors (e.g., Cooper's hawk (*Accipiter cooperii*) and red-tailed hawk (*Buteo jamaicensis*) and/or birds protected by the federal Migratory Bird Treaty Act. If any active nests are detected, the area shall be flagged and mapped on the construction plans along with a minimum of a 25-foot buffer and up to a maximum of 300 feet for raptors, as determined by the project biologist, and will be avoided until the nesting cycle is complete. **MM-BIO-2**: Construction Monitoring and Reporting: To prevent inadvertent disturbance to areas outside the limits of grading for each phase, all grading shall be monitored by a biologist. The biological monitor shall be contracted to perform biological monitoring during all grading, clearing, grubbing, and construction activities. The following shall be completed: 1. The project biologist also shall perform the following duties: a. Attend the preconstruction meeting with the contractor and other key construction personnel prior to clearing, grubbing, or grading to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds). b. Conduct meetings with the contractor and other key construction	Less than Significant Impact

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		personnel describing the importance of restricting work to designated areas and of minimizing harm to or harassment of wildlife prior to clearing, grubbing, or grading. c. Review and/or designate the construction area in the field with the contractor in accordance with the final grading plan prior to clearing, grubbing, or grading. d. Supervise and monitor vegetation clearing, grubbing, and grading weekly to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved and to document that protective fencing is intact. e. Flush special-status species (i.e., avian or other mobile species) from occupied habitat areas immediately prior to brush-clearing and earth-moving activities. f. Verify that the construction site is implementing the following stormwater pollution prevention plan best management practices: dust-control, silt fencing, removal of construction debris and a clean work area, covered trash receptacles that are animal-proof and weather-proof, prohibition of pets on the construction site, and a speed limit of 15 miles per hour during the daylight and 10 miles per hour during dark hours. g. Periodically monitor the construction site after grading is completed and during the construction phase to see that artificial security light fixtures are directed away from open space and are shielded and to document that no unauthorized impacts have occurred. h. Keep monitoring notes for the duration of the project for submittal in a final report to substantiate the biological supervision of the vegetation clearing and grading activities and the protection of the biological resources. i. Prepare a monitoring report after the construction activities are completed, which describes the biological monitoring activities, including a monitoring log; photos of the site before, during, and after the grading and clearing activities; and a list of special-status species observed.	

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-BIO-3: Fencing: To prevent inadvertent disturbance to sensitive vegetation and species within or adjacent to the project area, fencing shall be installed prior to construction activities associated with each phase of development. The fencing shall be placed to protect from inadvertent disturbance outside of the limits of grading as well as to prevent unauthorized access into the canyon. **MM-BIO-4**: Invasive Species Prohibition: The final landscape plans shall comply with the following: (1) no invasive plant species as included on the most recent version of the California Invasive Plant Council (Cal-IPC) California Invasive Plant Inventory for the project region shall be included, and (2) the plant palette shall be composed of native species that do not require high irrigation rates. The project biologist shall periodically check landscape products for compliance with this requirement. **MM-BIO-5**: Lighting Plan: The lighting shall be designed to minimize light pollution and preserve dark skies, while enhancing safety, security, and functionality. All artificial outdoor light fixtures shall be installed so they are directed away from the undeveloped canyon. Light fixtures shall be installed in conformance with the County Light Pollution Code, the Building Code, the Electrical Code, and any other related state and federal regulations such as California Title 24. **MM-BIO-6**: Noise: For any work proposed between February 1 and September 15, prior to start of construction activities, a qualified biologist shall conduct a pre-construction survey for the coastal California gnatcatcher to document the presence/absence and extent of occupied habitat. The pre-construction survey area for the coastal California gnatcatcher shall encompass all habitats within the impact area, as well as within a 300-foot buffer. If a coastal California gnatcatcher nest is detected, on-site noise reduction techniques shall be implemented to ensure that construction noise levels do not exceed 60 A-weighted decibels L_{eq-h} at the nest location. **MM-BIO-7**: Coastal California Gnatcatcher (Phase II): If surveys determine the California gnatcatcher is present on-site, impacts to 0.59	

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		acre of Diegan coastal sage scrub associated with development of Phase II shall be mitigated through conservation of California gnatcatcher-occupied Diegan coastal sage scrub. Mitigation shall be at a 2:1 ratio by onsite preservation or by purchase of appropriate credits at an approved mitigation bank in San Diego County. Additionally, if coastal California gnatcatcher are present in the impact area, SDSU shall obtain an Incidental Take Permit from the U.S. Fish and Wildlife Service (USFWS) prior to the commencement of construction activities within suitable gnatcatcher habitat. If coastal California gnatcatcher is determined to be absent from the site, no mitigation for the species is required. **MM-BIO-8**: Habitat Mitigation: If California gnatcatcher is determined to be present onsite, impacts to 0.59 acre of Diegan coastal sage scrub associated with development of Phase II will be mitigated according to MM-BIO-7 if California gnatcatcher is determined to be present onsite. If California gnatcatcher is determined to be absent, impacts to Diegan coastal sage scrub associated with Phase II shall be mitigated by the conservation of non-occupied habitat at a 1:1 ratio. Conservation of habitat shall be by onsite preservation or by purchase of appropriate credits at an approved mitigation bank in San Diego County. The mitigation habitat shall include appropriate habitat for special status reptiles with potential to occur onsite. The mitigation habitat shall also support special-status plants, if found to occur on site, or be suitable for enhancement and planting of special-status plants. A plant mitigation and monitoring plan may be required to ensure the success of any enhancement or restoration. **MM-BIO-9**: Coastal California Gnatcatcher (Phase III): If the California gnatcatcher is determined to be present on-site, impacts to 1.92 acres of Diegan coastal sage scrub associated with development of Phase III will be mitigated through conservation of California gnatcatcher-occupied Diegan coastal sage scrub. Mitigation shall be at a 2:1 ratio by onsite preservation or by purchase of appropriate credits at an approved mitigation bank in San Diego County. Additionally, if coastal California	

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Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		gnatcatcher are present in the impact area, SDSU shall obtain an Incidental Take Permit from the U.S. Fish and Wildlife Service (USFWS) prior to the commencement of construction activities within suitable gnatcatcher habitat. If coastal California gnatcatcher is determined to be absent from the site, no mitigation for the species is required. **MM-BIO-10**: Habitat Mitigation: If California gnatcatcher is determined to be present onsite, impacts to 1.92 acre of Diegan coastal sage scrub associated with Phase III shall be mitigated according to MM-BIO-9. If California gnatcatcher is determined to be absent, impacts to Diegan coastal sage scrub associated with Phase III shall be mitigated by the conservation of non-occupied habitat at a 1:1 ratio. Conservation of habitat shall be by onsite preservation or by purchase of appropriate credits at an approved mitigation bank in San Diego County. The mitigation habitat shall include appropriate habitat for special status reptiles with potential to occur onsite. A plant mitigation and monitoring plan shall be prepared to include translocation of the impacted San Diego goldenstar to the mitigation site. The mitigation habitat shall also support additional special-status plants, if found to occur on site, or be suitable for enhancement and planting of special-status plants.	
Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	Potentially Significant Impact	**MM-BIO-2** **MM-BIO-3** **MM-BIO-4** **MM-BIO-5** **MM-BIO-6**	Less than Significant Impact
Would the project 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?	No Impact	N/A	N/A

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project 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 native wildlife nursery sites?	Potentially Significant Impact	**MM-BIO-2** **MM-BIO-3** **MM-BIO-4** **MM-BIO-5** **MM-BIO-6** **MM-BIO-8**	Less than Significant Impact
Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact	N/A	N/A
Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact	N/A	N/A
Would the project have a cumulative effect on biological resources?	Potentially Significant Impact	**MM-BIO-1** **MM-BIO-2** **MM-BIO-3** **MM-BIO-4** **MM-BIO-5** **MM-BIO-6** **MM-BIO-7** **MM-BIO-8** **MM-BIO-9** **MM-BIO-10**	Less than Significant Impact
Cultural Resources			
Would the project cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines Section 15064.5?	Potentially Significant Impact	**MM-CUL-1**: In the event of discovery of unanticipated archaeological material, project personnel shall comply with the following requirements during initial earth-disturbing activities: 1. Due to the disturbed nature of the project area, the negative	Less than Significant Impact

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		archaeological inventory results, and the limited suitability to contain archaeological resources, an archaeological monitor is not required during construction. The decision to include a Native American monitor during initial ground disturbances of upper deposits within the project area is the responsibility of the reviewing agency. 2. In the event that previously unidentified potentially significant cultural resources are discovered, construction or other personnel shall have the authority to divert or temporarily halt ground disturbance operations in the area while the appropriate San Diego State University (SDSU) representative is informed. SDSU shall then retain the services of a qualified archaeologist (i.e., listed on the Register of Professional Archaeologists). The qualified archaeologist, in consultation with SDSU staff, shall determine the significance of the discovered resources. Construction activities will be allowed to resume in the affected area only after proper evaluation. Isolates and clearly non-significant deposits shall be minimally documented in the field. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the qualified archaeologist and approved by SDSU, then carried out using professional archaeological methods. The Research Design and Data Recovery Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites pursuant to CEQA Section 21083.2(g) as the preferred option, (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible, and (3) data recovery for non-unique cultural resources.	
Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines Section 15064.5?	Potentially Significant Impact	**MM-CUL-1**	Less than Significant Impact
Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Potentially Significant Impact	**MM-CUL-2**: Prior to the commencement of project construction, California State University/SDSU, or its designee, shall retain a qualified paleontologist as defined by the Society of Vertebrate Paleontology guidelines (SVP 2010). The	Less than Significant Impact

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		qualified paleontologist shall attend any pre-grade meetings, coordinate with the grading and excavation contractors, acting in accordance with the Society of Vertebrate Paleontology's Guidelines, and monitor all on-site activities associated with the original cutting of previously undisturbed sediments of moderate to high resources sensitivity in order to inspect such cuts for contained fossils. The project site should be secured with construction fencing and locked gates to prevent access to work areas where paleontological resources might be exposed. The proper placement of Best Management Practices to minimize soil erosion would also reduce the potential for impacts to paleontological resources. In the event that the monitoring results in the discovery of potentially unique paleontological resources within the meaning of California Public Resources Code Section 21083.2, the qualified paleontologist will have the authority to halt excavation at that location and immediately evaluate the discovery. Following evaluation, if the resource is determined to be "unique" within the meaning of California Public Resources Code Section 21083.2, the site shall be treated in accordance with the provisions of that section. Mitigation appropriate to the discovered resource, including recovery, specimen preparation, data analysis, and reporting, shall be carried out in accordance with the Society of Vertebrate Paleontology guidelines prior to resuming grading activities at that location. Grading activities may continue on other parts of the building site while appropriate mitigation is implemented. If fossils are discovered while the qualified paleontologist is not on site, an exclusion zone of approximately 50 feet shall be established using flagging and stakes and the qualified paleontologist and SDSU representative notified. No one shall be allowed into the exclusion zone until the qualified paleontologist has evaluated the find, removed it if deemed necessary, and removed the flagging. If sediments appropriate for the preservation of microvertebrates are encountered while monitoring (as determined by the project paleontologist), test samples should be screened on or off site to determine the presence or absence of microvertebrates. If microvertebrate remains are recovered, then a	

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		standard sample as outlined in SVP (2010), or a lesser amount deemed appropriate by the qualified paleontologist, shall be collected and processed on or off site. Recovered fossils, along with copies of pertinent field notes, photographs, and maps, shall be deposited in an accredited paleontological collections repository. A final summary report that discusses the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils shall be prepared in a manner that is consistent with the Society of Vertebrate Paleontology guidelines.	
Would the project disturb any human remains, including those interred outside of formal cemeteries?	Potentially Significant Impact	**MM-CUL-3**: In the event of discovery of unanticipated human remains, personnel shall comply with Public Resources Code Section 5097.98, CEQA Guidelines Section 15064.5, and Health & Safety Code Section 7050.5 during earth-disturbing activities. If any human remains are discovered, the construction personnel or the appropriate representative shall contact the County Coroner and SDSU. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the Most Likely Descendant, as identified by the Native American Heritage Commission, shall be contacted by CSU/SDSU or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the Most Likely Descendant regarding their recommendations as required by California Public Resources Code Section 5097.98 has been conducted. Public Resources Code Section 5097.98, CEQA Section 15064.5 and Health & Safety Code Section 7050.5 shall be followed.	Less than Significant Impact
Would the project result in a cumulatively significant impact when considered with other present and probable future projects in the region?	Less than Significant Impact	N/A	N/A

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project affect a resource listed or eligible for listing in the California Register of Historical Resources (CRHR), or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	No Impact	N/A	N/A
Would the project affect 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 the Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	No Impact	N/A	N/A
Energy			
Would the project result in wasteful, inefficient, or unnecessary consumption of energy?	Less than Significant Impact	N/A	N/A
Would the project conflict with existing energy standards and regulations?	Less than Significant Impact	N/A	N/A
Would the project place a significant demand on local and regional energy supplies or require a substantial amount of additional capacity?	Less than Significant Impact	N/A	N/A
Geotechnical Resources			
Would the project expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:			
a. (i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the	Potentially Significant Impact	**MM-GEO-1**: Prior to issuance of grading or construction permits for any phase of the project, a Registered Civil Engineer and Certified Engineering Geologist shall complete a final geotechnical investigation	Less than Significant Impact

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
State Geologist for the area based on other substantial evidence of as known fault. (Refer to Division of Mines and Geology Special Publication 42); (ii) strong seismic ground shaking; (iii) seismic-related ground failure, including liquefaction; or (iv) landslides?		specific to the preliminary design of the proposed development. The final geotechnical investigation shall include, but not be limited to, an estimation of both vertical and horizontal anticipated peak ground accelerations, as well as an updated slope stability analysis. The results shall be included in a final geotechnical report that shall be submitted to the California State University Office of the Chancellor for review and approval. The report shall provide conclusions and design recommendations including, but not limited to, slope stability, grading and earthwork, types and depths of foundations, allowable soil bearing pressures, settlement, expansive soils, design pressures for retaining walls, and corrosivity and sulfate content of soil samples. All geotechnical recommendations provided in the final report shall be followed during grading and construction at the project site. The final geotechnical report shall conform to all applicable laws, regulations, and requirements, including, but not limited to, all of the applicable California State University Seismic Requirements (CSU 2016).	
Would the project result in substantial soil erosion or the loss of topsoil?	Less than Significant Impact	N/A	N/A
Would the project 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?	Potentially Significant Impact	**MM-GEO-1** **MM-GEO-2**: During project construction activities, CSU/SDSU, or its designee, shall implement the following measures: a. Surficial overburden soils, including soils, alluvium, and colluvium, shall be overexcavated and recompacted to reduce the potential for liquefaction. b. The existing fill material shall be removed and replaced with fill more suitable for project construction, including better drainage characteristics, higher shear strengths and R-values, and a lower expansion and compressibility potential. c. Foundations that support new campus housing shall extend into materials with low expansion and compressibility characteristics. d. Surficial soils and alluvium left in place beneath existing fill, primarily in existing drainages, shall be removed to prevent elastic settlement	Less than Significant Impact

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		associated with structure loading. e. New fill slopes shall be constructed in conformance with current site development and grading codes, including slope inclinations and construction of slope keyways and intermediate benches.	
Would the project 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?	Potentially Significant Impact	**MM-GEO-1** **MM-GEO-2**	Less than Significant Impact
Would the project 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?	No Impact	N/A	N/A
Would the project have impacts that are individually limited, but cumulatively considerable (i.e., the incremental effects of the project are considerable when viewed in connection with the effects of past projects, the effects of other projects, and the effects of probable future projects).	Less than Significant Impact	N/A	N/A
Greenhouse Gas Emissions			
Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than Significant Impact	N/A	N/A
Would the project conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than Significant Impact	N/A	N/A
Hazards and Hazardous Materials			
Would the project create a significant hazard	Potentially Significant	**MM-HAZ-1**: In the event it is necessary to remove any minor, accessory	Less than Significant

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
to the public or the environment through the routine transport, use, or disposal of hazardous materials?	Impact	structure to facilitate construction, a qualified environmental specialist shall inspect the existing buildings for the presence of mercury switches, PCB-containing light ballasts, refrigerants, and any other hazardous wastes/materials. If found, these materials shall be managed in accordance with all applicable federal and state guidelines and regulations (e.g., Metallic Discards Act of 1991, Public Resources Code Sections 42160-42185). Demolition plans and contract specifications shall incorporate any necessary abatement measures in compliance with all applicable federal and state regulations (e.g., Metallic Discards Act, particularly Section 42175, Materials Requiring Special Handling for the removal of mercury switches, PCB-containing light ballasts, and refrigerants).	Impact
Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	Less than Significant Impact	N/A	N/A
Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	Less than Significant Impact	N/A	N/A
Would the project 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 result, would is create a significant hazard to the public or the environment?	No Impact	N/A	N/A
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a	No Impact	N/A	N/A

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
safety hazard for people residing or working in the project area?			
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?	No Impact	N/A	N/A
Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	Less than Significant Impact	N/A	N/A
Would the project 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?	Potentially Significant Impact	**MM-HAZ-2**: All structures exposed to the urban wildland-urban interface with less than 100 feet of Brush Management Zone (BMZ) shall incorporate the following fire protection measures: 1. Phase I – west: A heat-deflecting wall shall be installed at the northern edge of the retaining wall along the fire access road. The BMZ would include 30 feet of paved road with no combustible fuels. The building shall be further separated from fuel a total of 7 to 32 feet above natural fuel levels in open space. 2. Phase I – east: A heat-deflecting wall shall be installed at the northern edge of the retaining wall along the fire access road. The BMZ shall include 47 to 60 feet of paved road with no combustible fuels. The building shall be further separated from fuel a total of 19 to 42 feet above natural fuel levels in open space. 3. Phase II: The building shall provide 5 to 15 feet of Zone 1, and 50 to 60 feet of Zone 2, and would be separated from fuels vertically as it is built on piers. Upgraded windows of at least 2 tempered panes or equivalent for the lower three floors shall be installed. 4. Phase III: The buildings shall provide 6 to 65 feet of Zone 2, and would be separated from fuels vertically as they are built on piers (particularly the three western most structures). Upgraded windows of at least two tempered panes or equivalent for the lower three floors on wildland exposed sides shall be installed.	Less than Significant Impact

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		5. Phases I through III: a. The undersides of all buildings on piers that are exposed shall be finished such that they meet at least a 1-hour fire rating. b. The ground beneath the raised buildings shall be treated with concrete, rock, or another non-combustible ground cover that prevents the growth of weeds. All structures shall be fitted with ember resistant vents to prevent embers from entering any portion of the structure.	
Would the project have a cumulative considerable impact as a result of hazards or hazardous materials?	Less than significant Impact	N/A	N/A
Hydrology and Water Quality			
Would the project violate any water quality standards or waste discharge requirements?	Less than Significant Impact	N/A	Less than Significant Impact
Would the project 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?	Less than Significant Impact	N/A	N/A
Would the project substantially alter the existing drainage pattern of the site or 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?	Less than Significant Impact	N/A	N/A

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project substantially alter the existing drainage patter 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?	Less than Significant Impact	N/A	N/A
Would the project 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?	Less than Significant Impact	N/A	N/A
Would the project otherwise substantially degrade water quality?	Less than Significant Impact	N/A	N/A
Would the project place housing within a 100-year flood hazard areas as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	Less than Significant Impact	N/A	N/A
Would the project place within a 100-year flood hazard area structures which would impede or redirect flood flows?	Less than Significant Impact	N/A	N/A
Would the project 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.	Less than Significant Impact	N/A	N/A
Would the project result in inundation by seiche, tsunami, or mudflow?	Less than Significant Impact	N/A	N/A
Would the project have a cumulative effect on hydrology or water quality resources?	Less than Significant Impact	N/A	N/A

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Land Use and Planning			
Would the project physically divide an established community?	No Impact	N/A	N/A
Would the project 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?	Less than Significant Impact	N/A	N/A
Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?	Note – this threshold is addressed in Biological Resources, above		
Would the project have a cumulative effect on land use resources?	No Impact	N/A	N/A
Noise			
Would the project result in 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?	Potentially Significant Impact	**MM-NOI-1**: Prior to initiation of campus construction, San Diego State University (SDSU) shall approve a construction noise mitigation program, which shall include the following: • Construction equipment shall be properly outfitted and maintained with all feasible noise-reduction devices to minimize construction-generated noise. • Stationary noise sources such as generators shall be located as far as feasible from noise-sensitive land uses. • Laydown and construction vehicle staging areas shall be located away from noise-sensitive land uses if feasible. • All academic, administrative, and residential areas that will be subject to construction noise shall be informed of construction activities at least 1 week before the start of each construction	Less than Significant Impact

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		project. • All construction projects pursuant to the proposed project shall be required to implement the above measures for control of construction noise. **MM-NOI-2**: Prior to construction of Residence Halls 1, 2, and 4, SDSU, or its designee, shall conduct an interior noise study to demonstrate and ensure that, following construction, the interior noise level for all habitable rooms fronting on Remington Road and 55th Street is mitigated to 45 decibels (dB) Community Noise Equivalent Level (CNEL) or less. It is anticipated that compliance with the applicable standard shall be achieved by implementation of various noise abatement strategies, such as installation of sound-rated windows and air-conditioning or mechanical ventilation. **MM-NOI-3**: During the planning and design phase, SDSU, or its designee, shall prepare mechanical equipment plans, which shall implement best engineering practices, and shall consider the placement of noise-generating equipment and shielding when installing stationary noise sources, including heating, ventilating, and air conditioning (HVAC) systems. In addition, SDSU, or its designee, shall prepare an acoustical evaluation of the mechanical equipment plans to ensure, that outdoor mechanical equipment noise will not exceed the City of San Diego's Noise Ordinance standards for commercial and residential uses at adjacent properties. The acoustical evaluation shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property lines. Where predicted noise levels would exceed those levels deemed acceptable as established by the City's noise ordinance standards, the acoustical evaluation shall identify noise reduction measures shown to effectively reduce noise levels to comply with the City's noise ordinance standards. It is anticipated that compliance with the applicable standards shall be achieved by the implementation measures such as selecting quieter types of equipment, constructing rooftop equipment screen walls/parapets or locating the equipment within the interior portion of the sites, in order to ensure	

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		compliance with the noise ordinance. All such noise reduction measures identified by the acoustical evaluation shall be implemented by the SDSU or its designee prior to building occupancy.	
Would the project result in exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	Less than Significant Impact	N/A	N/A
Would the project result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	Less than Significant Impact	N/A	N/A
Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	Potentially Significant Impact	**MM-NOI-1**	Less than Significant Impact
For a project located within an airport land use plan or, where such a plan has not been adopted, within two 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?	No impact	N/A	N/A
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?	No impact	N/A	N/A
Would the project have a cumulative considerable impact?	Less than Significant Impact	**MM-NOI-3**: During the planning and design phase, SDSU, or its designee, shall prepare mechanical equipment plans, which shall implement best engineering practices, and shall consider the placement of noise-generating equipment and shielding when installing stationary noise sources, including heating, ventilating, and air conditioning (HVAC) systems. In addition, SDSU, or its designee, shall prepare an acoustical evaluation of the mechanical equipment plans to ensure, that	Less than Significant Impact

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		outdoor mechanical equipment noise will not exceed the City of San Diego's Noise Ordinance standards for commercial and residential uses at adjacent properties. The acoustical evaluation shall identify all noise-generating equipment and predict noise levels from all identified equipment at the applicable property lines. Where predicted noise levels would exceed those levels deemed acceptable as established by the City's noise ordinance standards, the acoustical evaluation shall identify noise reduction measures shown to effectively reduce noise levels to comply with the City's noise ordinance standards. It is anticipated that compliance with the applicable standards shall be achieved by the implementation of measures such as selecting quieter types of equipment, constructing rooftop equipment screen walls/parapets, or locating the equipment within the interior portion of the sites, in order to ensure compliance with the noise ordinance. All such noise reduction measures identified by the acoustical evaluation shall be implemented by the SDSU or its designee prior to building occupancy.	
Population and Housing			
Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No Impact	N/A	N/A
Would the project displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	No Impact	N/A	N/A
Would the project induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than Significant Impact	Although no potentially significant impacts relative to population and housing have been identified, to ensure that any potential impacts relating to assumptions contained in the SANDAG forecasts remain at a level below significant, the following Mitigation Measure is proposed: **MM-PH-1**: Following approval of the proposed project, San Diego State University (SDSU) will promptly submit the following information to the San Diego Association of Governments (SANDAG) and the City of San	N/A

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Diego and request that the information be incorporated into SANDAG's next update to the 2050 Regional Growth Forecast: **1.** The New Student Housing Project would add the equivalent of 366 housing units (2,566 beds) to the existing SDSU housing inventory, thereby resulting in an increase in housing units to the College Area Community. SANDAG and the City of San Diego can and should consider this information in preparing the next update to SANDAG's regional population and housing growth forecasts, local housing elements, policies, land use designations, incentive programs and regulatory processes intended to accommodate future housing demand.	
Would the project have a cumulative effect on housing and/or population resources?	Less than Significant Impact	N/A	N/A
Public Services and Utilities			
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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:			
i. Fire protection?	Less than Significant Impact	N/A	N/A
ii. Police protection?	Less than Significant Impact	N/A	N/A
iii. Schools?	Less than Significant Impact	N/A	N/A
iv. Parks?	Less than Significant Impact	N/A	N/A
v. Other public facilities?	Less than Significant Impact	N/A	N/A
Would the project exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	Less than Significant Impact	N/A	N/A

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project 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?	Potentially Significant Impact	**MM-PUB-1**: Prior to occupancy of the New Student Housing Project, California State University (CSU)/San Diego State University (SDSU) shall pay applicable City of San Diego water supply infrastructure connection fees and applicable fair-share capital facilities fees consistent with Government Code Section 54999.3, to the extent the payment of such fees is made necessary by the proposed project. In the event CSU/SDSU, in coordination with the City of San Diego, determines that necessary infrastructure upgrades currently programmed as City Group Job 807 will not be in place and operational prior to the time when the increase in supply is necessary, SDSU shall coordinate with the City to advance implementation of the necessary infrastructure upgrades such that they are in place and operational when necessary.	Less than Significant Impact
Would the project require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	Less than Significant Impact	N/A	N/A
Would the project have insufficient water supplies available to serve the project from existing entitlements and resources, or require new or expanded entitlements?	Less than Significant Impact	N/A	N/A
Would the project result in a determination by the wastewater treatment provider that serves or may serve the project that it does not have adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than Significant Impact	N/A	N/A
Would the project be served by a landfill with insufficient permitted capacity to accommodate the project's solid waste disposal needs?	Less than Significant Impact	N/A	N/A

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project not comply with federal, state, and local statutes and regulations related to solid waste?	Less than Significant Impact	**MM-PUB-2**: During construction of the New Student Housing Project, CSU/SDSU, or its designee, shall dispose of all recyclable demolition waste products at a construction waste recycling facility. Following occupancy of the proposed project, CSU/SDSU, or its designee, shall maintain an active recycling program to reduce solid waste generated by the project.	N/A
Would the project have a cumulative effect on public service resources?	Less than Significant Impact	N/A	N/A
Transportation/Circulation and Parking			
Would the project conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance or 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?	Potentially Significant Impact	**MM-TRA-1**: Prior to issuance of a certificate of occupancy for the Phase II development, SDSU, or its designee, shall restripe the southbound approach to the 55th Street/Montezuma Road intersection to provide: one (1) dedicated southbound right-turn lane; one (1) shared southbound right/thru/left-turn lane; and one (1) dedicated southbound left-turn lane. **MM-TRA-2**: Montezuma Road: 55th Street to College Avenue (Phases II and III). Prior to issuance of a certificate of occupancy for the Phase II development, SDSU, or its designee, shall coordinate with the City of San Diego to install a raised median on Montezuma Road between 55th Street and College Avenue. Per the City of San Diego street standards, addition of a raised median would result in a roadway capacity increase of 10,000 ADT. **MM-TRA-3**: Significant cumulative impacts to the segment of Montezuma Road between Collwood Boulevard and 55th Street would not occur until Phase III of the Project. The improvement necessary to mitigate the identified impact is widening the segment of Montezuma Road between Collwood Boulevard and 55th Street. However, this portion of Montezuma Road is classified and currently constructed as a 4 lane Major. Widening beyond the Community Plan classification is not feasible due to physical constraints. Therefore, this impact, which would not occur until Phase III of the proposed Project, is significant and	Less than Significant Impact Less than Significant Impact Significant and Unavoidable

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		unavoidable. **MM-TRA-4**: Significant cumulative impacts to the segment of College Avenue between Montezuma Road to Arosa Street would not occur until Phase III of the Project. The improvement necessary to mitigate the identified impact is to install a raised median on College Avenue between Montezuma Road and Arosa Street. However, this segment of Montezuma Road is under the jurisdiction and control of the City of San Diego and the City does not have a funding plan or program in place to implement the improvements. As such, implementation of the necessary improvements is infeasible and the impacts are considered significant and unavoidable. **MM-TRA-5**: Prior to the commencement of construction activities, SDSU, or its designee, shall prepare and implement a traffic control plan (TCP). The primary function of the TCP shall be to provide for the safe and effective movement of vehicles, pedestrians, and bicyclists through or around temporary traffic control zones. The TCP shall institute construction traffic management controls in accordance with City standards and the Caltrans California Manual of Uniform Traffic Control Devices (2014 edition). These traffic management controls will include measures determined on the basis of site-specific conditions, including the use of construction signs, delineators, and lane closures. The TCP will limit peak hour construction employee and delivery trips, and include graphics illustrating the placement of signage, striping, traffic personnel, and road cones, as applicable.	Significant and Unavoidable Less than Significant Impact
Would the project 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?	Potentially Significant Impact	**MM-TRA-1** **MM-TRA-2** **MM-TRA-3** **MM-TRA-4** **MM-TRA-5**	Less than Significant Impact

Table ES-2
Summary of Environmental Impacts and Mitigation Measures

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project 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?	Less than Significant Impact	N/A	N/A
Would the project substantially increase hazards due to a design feature (e.g., sharp curves, or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than Significant Impact	N/A	N/A
Would the project result in inadequate emergency access?	Less than Significant Impact	N/A	N/A

ES.5 AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Section 15123(b) (2) of the CEQA Guidelines requires that areas of controversy known to the lead agency be stated in the EIR summary. To determine the number, scope, and extent of the environmental topics to be addressed in this EIR, SDSU prepared a Notice of Preparation and Initial Study ("NOP/IS") and circulated the NOP/IS to interested public agencies, organizations, community groups, and individuals in order to receive input on the proposed project. SDSU also held a scoping/public information meeting to obtain agency and public input on the proposed project. Based on the NOP/IS scoping process and comments received, among the issues that are addressed in the Draft EIR are the following (the EIR section that addresses the issue raised is provided in parentheses):

I. Visual effects, shadows on adjacent homes, lighting and glare (Section 4.1, Aesthetics)

II. Increased air pollution and consideration of County and City of San Diego Climate Action Plans (Section 4.2, Air Quality and Section 4.7, Greenhouse Gas Emissions)

III. Biological resource impacts, including consideration of the San Diego Multiple Species Conservation Plan (MSCP) and City of San Diego's MSCP Subarea Plan (Section 4.3, Biological Resources)

IV. Cultural resources, including tribal cultural resources and outreach to Native American tribes (Section 4.4, Cultural Resources)

V. Geotechnical concerns related to earthquake hazards due to general proximity to active faults (Section 4.6, Geotechnical Resources)

VI. Increased heating and lighting costs, energy consumption and GHG output, impacts on local solar systems, and clean energy potential reductions (Section 4.7, Greenhouse Gas Emissions)

VII. Historic hazards, adequate emergency access and wildfire safety concerns (Section 4.8, Hazards and Hazardous Materials)

VIII. Runoff and drainage, water quality and consistency with the 2016 Storm Water Standards Manual (Section 4.9, Hydrology and Water Quality)

IX. Community compatibility related to student housing near single family residential neighborhoods (Section 4.10, Land Use and Planning and 4.12, Population and Housing)

X. Noise impacts to the canyon environment and surrounding noise sensitive receptors (Section 4.11, Noise)

XI. Impacts to sewer, water, storm water, police and fire resources (Section 4.13, Public Services and Utilities)

XII. Potential impacts associated with increased traffic congestion and traffic/pedestrian safety issues (Section 4.14, Transportation and Traffic);

XIII. Alternatives (Section 6, Alternatives)

ES.6 SUMMARY OF PROJECT ALTERNATIVES

Section 15126.6 of the CEQA Guidelines identifies the parameters within which consideration and discussion of alternatives to the project should occur. Alternatives are to include those that are reasonably feasible and would attain most of the basic objectives of the project. Alternatives should be capable of avoiding or substantially lessening any significant effects of the project. The rationale for selecting the alternatives to be evaluated and a discussion of the No Project Alternative are also required.

The EIR identifies four project alternatives developed during the conceptual planning phase of the proposed project.

1. "No Project Alternative." This alternative is required by CEQA, and it compares the present existing condition of the proposed project site against the significant impacts that would result from implementation of the proposed project. Under this alternative, the existing parking lot and undeveloped area on the site would remain and no student residential development would be built;
2. "Reduced Density Alternative." Under this alternative, only Phase I would be built; and
3. "On-Campus Site Alternative 1." Under this alternative, the proposed project would be built on Parking Lot 2A, as suggested to SDSU in NOP Comment Letters and at the Scoping Meeting; and
4. "On-Campus Site Alternative 2." Under this alternative, the proposed project would be built on Parking Lot 17, as suggested to SDSU in NOP Comment Letters and at the Scoping Meeting.

Table ES-3, Alternatives Matrix – Impacts Comparison, provides a summary of the impacts of each alternative as it compares to the proposed project. As explained in the Table Notes, down arrows indicate impacts under the alternative would be less than the proposed project, up arrows indicate impacts would be greater than the proposed project, and horizontal lines indicate impacts would be similar to the proposed project.

Table ES-3
Alternatives Matrix – Impacts Comparison

	No Project Alternative	Reduced Density Alternative	Alternative Site 1	Alternative Site 2
Aesthetics and Visual Quality	↓	--	↓	↓
Air Quality	↓	↓	--	--
Biological Resources	↓	↓	↓	↓
Cultural Resources	↓	--	↓	↓
Energy	↓	↓	--	--
Geotechnical Resources	↓	↓	↓	↓
Greenhouse Gas Emissions	↓	↓	--	--
Hazards and Hazardous Materials	↓	↓	↑↓	↑
Hydrology and Water Quality	↓	↓	↓	↓
Land Use and Planning	↑	↑	↑	↑
Noise	↓	↓	↓	--
Population and Housing	↑	↑	--	↑
Public Services and Utilities	↓	↓	--	--
Transportation/ Circulation and Parking	↓	↓	↑	↑

Notes:

↓= Less impacts than the proposed project

↑ = Greater impacts than the proposed project

-- = Similar impacts to the proposed project

As shown in **Table ES-3**, the Reduced Density Alternative would result in similar types of potentially significant impacts as the proposed project, although the impacts would be at a reduced intensity due to the reduced density of this alternative. Additionally, the Reduced Density Alternative would not fully meet the project objectives due, in part, to the reduced number of student housing beds that would be provided under this alternative.

On-Campus Alternative Sites 1 and 2 generally would result in impacts similar to the proposed project, with the exception of reduced impacts to aesthetics, biological and cultural resources, and noise due to the lack of shadow and light intrusion, the previously disturbed condition of the sites, and greater distance from sensitive receptors. While many of the same potentially significant impacts associated with the proposed project site would occur at the alternative site locations, the location of the alternative sites would increase impacts associated with hazardous materials and traffic as compared to the proposed project.

In addition, On-Campus Alternative Sites 1 and 2 would not meet the project objectives of locating the proposed freshman residential housing near existing freshman housing or existing

amenities (i.e. recreation, sport, and dining facilities). Development of freshman housing on the two alternative sites would isolate freshman students from the main campus due to their distance from campus and a significant change in elevation from the surrounding area. Thus, the location of the On-Campus Alternative Sites 1 and 2 would not fulfill the goal of the proposed project, which includes developing an integrated freshman student housing community.

The No Project Alternative, in comparison, would result in no potentially significant impacts. However, the No Project Alternative would not meet any of the project objectives. Of the other project alternatives, the Reduced Density Alternative is the environmentally superior alternative because it would result in reduced impacts compared to the proposed project.