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

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.

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 lshinn@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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SDSU

New Student Housing Project NOP

SAN DIEGO STATE UNIVERSITY

Figure 1

Project Location Map

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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.

☒ Aesthetics/Visual Quality	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Geology and Soils
☒ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials	☒ Hydrology and Water Quality
☒ Land Use and Planning	☐ Mineral Resources	☒ Noise
☒ Population and Housing	☒ Public Services	☐ Recreation
☒ Transportation and Traffic	☒ Utilities and Service Systems	☒ Tribal Cultural Resources
☒ Mandatory Findings of Significance		

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4 ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation:

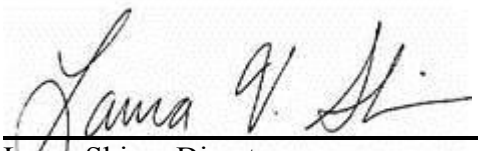
☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ 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?	☒	☐	☐	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☒	☐
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☒	☐	☐	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

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?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
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))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☒	☐	☐	☐
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☒	☐	☐	☐
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)?	☒	☐	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☒	☐

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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☒	☐
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?	☐	☐	☒	☐

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?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☒	☐	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

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	☒	☐	☐	☐

	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?	☒	☐	☐	☐
iii Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv) Landslides?	☒	☐	☐	☐
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☐	☐	☐	☒

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?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☐	☐	☐	☒
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?	☐	☐	☐	☒
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
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?	☒	☐	☐	☐

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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐

	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?	☒	☐	☐	☐
f) Otherwise substantially degrade water quality?	☒	☐	☐	☐
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?	☐	☐	☐	☒
h) Place within a 100-year flood hazard area structures, which would impede or redirect flood flows?	☐	☐	☐	☒
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?	☐	☐	☐	☒
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	☒

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?	☐	☐	☒	☐
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?	☐	☐	☒	☐
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?	☒	☐	☐	☐

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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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?	☒	☐	☐	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	☒	☐	☐	☐

	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?	☐	☐	☐	☒
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?	☐	☐	☐	☒

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)?	☒	☐	☐	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒
c) Displace substantial numbers of people necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

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?	☒	☐	☐	☐
b) Police Protection?	☒	☐	☐	☐
c) Schools?	☐	☐	☒	☐
d) Parks?	☐	☐	☒	☐
e) Other public facilities?	☒	☐	☐	☐

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?	☐	☐	☒	☐
b) Include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	☒	☐

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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☐	☐	☐	☒
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
e) Result in inadequate emergency access?	☒	☐	☐	☐
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?	☒	☐	☐	☐

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	☒	☐	☐	☐
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.	☒	☐	☐	☐

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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
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?	☒	☐	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☒	☐	☐	☐
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?	☒	☐	☐	☐
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☒	☐	☐	☐
g) Comply with federal, state, and local statutes and regulations related to solid waste?	☒	☐	☐	☐

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?	☒	☐	☐	☐
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.)	☒	☐	☐	☐
c) Have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

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.

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California Department of Conservation. 2016a. *California Important Farmland Finder.* Accessed November 16, 2016. http://maps.conservation.ca.gov/ciff/ciff.html#.

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Caltrans (California Department of Transportation). 2016. List of Eligible and *Officially Designated State Scenic Highways*. Accessed November 16, 2016.

Carrier Johnson. 2013. *West Campus Housing Site Master Plan & Program.* Prepared for San Diego State University. December 20, 2013.

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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
Federal Agency						
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
State Agency						
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

Table 1
Distribution List

First Name	Last Name	Company/Organization	Address	City	State	Zip
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
Local Agency						
—	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

Table 1
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

Table 1
Distribution List

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

Table 1
Distribution List

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 Councilmemeber 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	Tomilinson, 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
Organizations						
Anthony	Wagner	Allied Gardens Community Council	P.O. Box 600425	San Diego	CA	92160-0425

Table 1
Distribution List

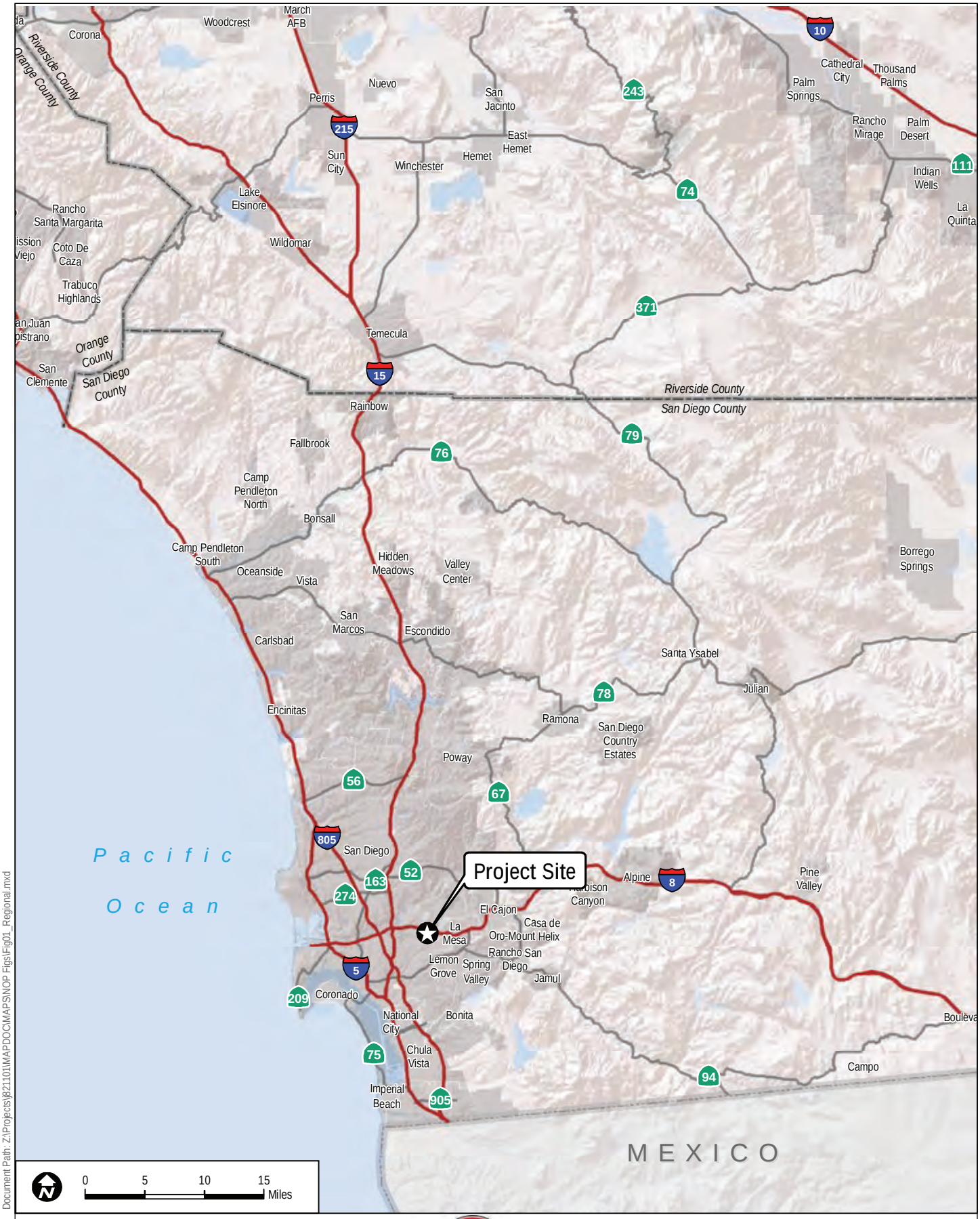
First Name	Last Name	Company/Organization	Address	City	State	Zip
Prem	Reddy, Chief Executive Officer	Alvarado Hospital Medical Center	6655 Alvarado Road	San Diego	CA	92120-5298
Clifford	LaChappa, Chairperson	Barona Group of the Capitan Grande	1095 Barona Road	Lakeside	CA	92040
Steve	Banegas, Spokesperson	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	Ewiiaapaap 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

Table 1
Distribution List

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	Iipay Nation of Santa Ysabel	P.O. Box 507	Santa Ysabel	CA	92070
Michael	Garcia, Vicer Chairperson	Ewiiaapaayp Band of Kumeyaay Indians	4054 Willlows 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	Beauparlant	CACC	5346 East Falls View Drive	San Diego	CA	92115
Jan	Riley	CACC	4655 60th Street	San Diego	CA	92115
Rhea	Kuhlman	CACC	5069 Catoctin Drive	San Diego	CA	92115
Saul	Amerling	CACC	5057 Catoctin 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

Table 1
Distribution List

First Name	Last Name	Company/Organization	Address	City	State	Zip
Lisa	Gruber	CACC	5223 East Falls View Drive	San Diego	CA	92115
Robert	Montana	CACC	6223 Mary Lane Drive	San Diego	CA	92115
Ann	Cottrell	CACC	5111 Manhasset Drive	San Diego	CA	92115
Mitch	Younker	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 Catoctin 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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SDSU

New Student Housing Project IS

SAN DIEGO STATE UNIVERSITY

Figure 1

Regional Map

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SDSU

New Student Housing Project IS

SAN DIEGO STATE UNIVERSITY

Figure 2

Vicinity Map

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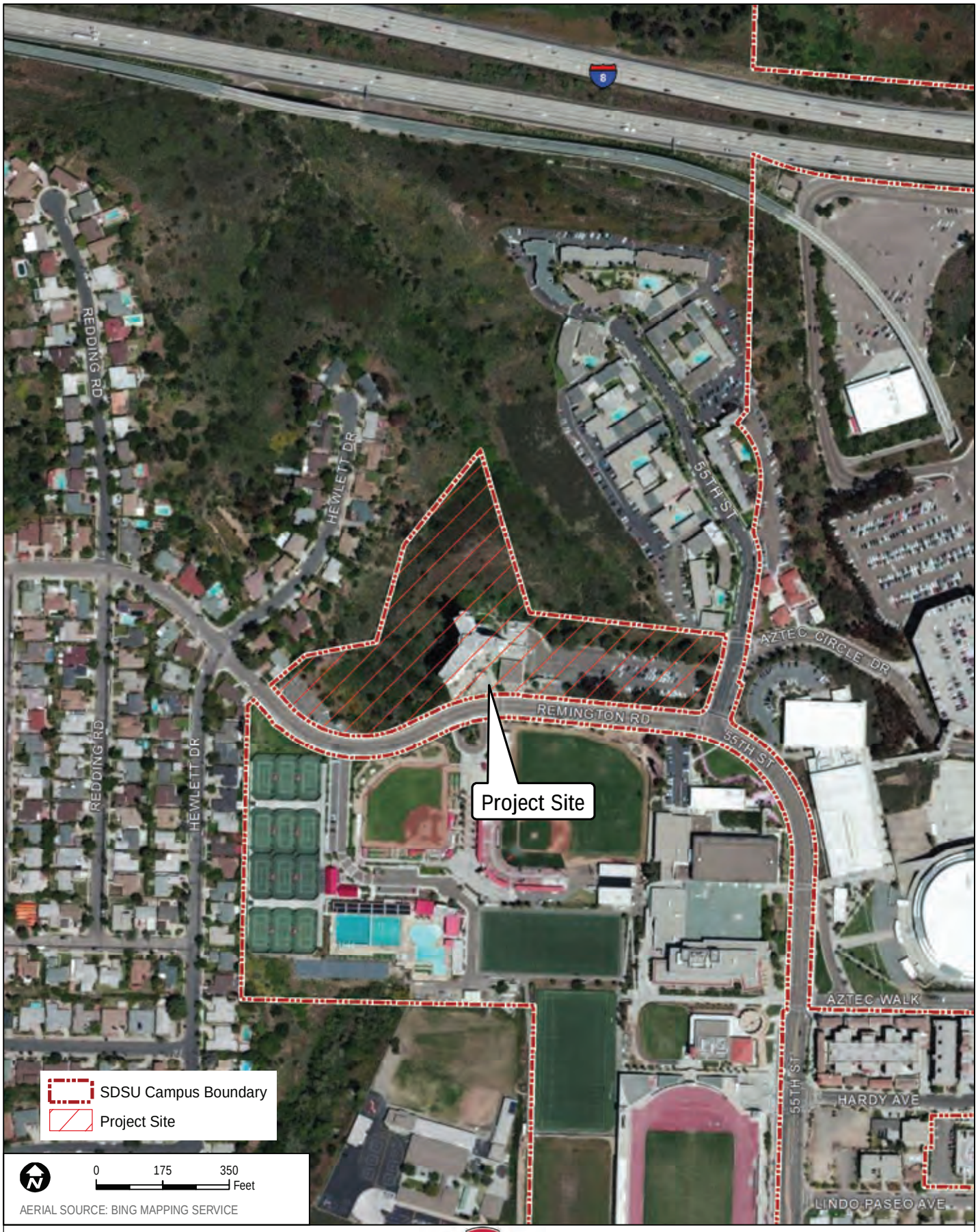

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Figure 3

Project Area 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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