City of San Diego
Development Services
Advanced Planning and Engineering
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ADDENDUM TO MITIGATED NEGATIVE DECLARATION

Project No. 350930
Addendum to MND No. 6036
SCH No. 2004071018

SUBJECT: **COLLEGE AVENUE APARTMENTS:** PLANNED DEVELOPMENT PERMIT (PDP)/SITE DEVELOPMENT PERMIT (SDP)/NEIGHBORHOOD DEVELOPMENT PERMIT (NDP)/EASEMENT VACATION to construct a three- and four-story building with 95 units, over a partially subterranean common space area with two stories of subterranean parking. The previously disturbed 1.51-acre project site is located at 5030 College Avenue. The project site is designated as High Density Residential 45-75 dwelling units per net residential acre (du/nra) in the College Area Community Plan and is zoned RM-3-9. The General Plan land use designation is Residential. The project is located in the Parking Impact Overlay Zone, within the College Area Community Plan. (Assessors Parcel No. 467-150-29; Portion 21 of Rancho Mission, recorded Map No. 330, in the City and County of San Diego, State of California). Applicant: Capstone Development Partners, LLC.

I. PROJECT DESCRIPTION:

The College Avenue Apartments project is located at 5030 College Avenue and is a vacant site in the College Area community (see Figure 1, *Location Map*). The College Avenue Apartments project proposes to develop a new, 95-unit apartment project, consisting of three and four levels of apartments over a partially subterranean common space area with two levels of subterranean parking. Figure 2, *Site Plan*, shows the proposed Site Plan for the project. Required discretionary actions from the City of San Diego include a Phased Project Redevelopment Permit [processed as a Planned Development Permit (PDP)], a Site Development Permit (SDP) for environmentally sensitive lands located on the project site, a Neighborhood Development Permit (NDP) to allow for tandem parking, and an Easement Vacation.

Deviations

The proposed project requests a PDP to deviate from the requirement to provide private open space where the San Diego Municipal Code (SDMC) requires 75 percent of the dwelling units provide at least 60 square feet of usable private open space abutting the dwelling unit. The project is proposing to eliminate private usable open space abutting the unit and add that

square footage to the common open space by providing an additional 4,275 square feet of common open space. In total, the project would provide 6,973 square feet of common open space, exceeding the required common open space (2,375 square feet) by 4,598 square feet.

Easement Vacation

The project proposes an Easement Vacation to abandon an existing sewer easement and to abandon and re-locate a storm drain easement. The existing sewer easement is located through the center of the project site, running in an east-west direction. The sewer line has since been replaced and is no longer in use. The existing storm drain easement occurs in the center of the project site, traversing the site in an east-west direction. The storm drain system and existing storm drain easement would be abandoned, and the project would re-route the storm drain system along the southern portion of the property as an upsized 30-inch pipe tying into the existing 18-inch storm drain located at the west end of the project site. The proposed 30-inch pipe would collect runoff from both off-site and on-site.

Project Design

The overall appearance of the new project is compatible with the architectural and landscape design treatments of the adjacent neighborhood in scale, materials, color and style. The project incorporates elements of the Mission style, which is prevalent throughout the community and the San Diego State University (SDSU) campus. Design characteristics reflective of the Mission style that have been applied to the project include a shaded arcade and pitched tile roof at the building entry, varying wall planes and roof heights, tower elements clad with simple stucco walls that provide areas of relief, and neutral earth tone colors. Figure 3, *Project Elevations*, depicts the proposed project's architectural style and features.

Construction

The College Avenue Apartments project would be constructed as a single building, with a partially subterranean common area and two levels of subterranean parking. Development would take place in a single phase over approximately 18 months. Building façades are proposed to be a two-tone stucco cladding system with high performance windows and composite wood trellises for accenting the building entry. The roof would vary in heights and include tower elements and a pitched tile roofing system at the building entry. Garage entry would be regulated by a metal parking garage door.

Access

Vehicular and pedestrian ingress/egress to the project would be provided from College Avenue. A single driveway in the southwest portion of the site would provide vehicular entry to the parking garage. Pedestrian access would be provided along College Avenue in the northeast portion of the project site with direct access from College Avenue. Additional fire access would be provided from College Avenue in the northeast corner of the project site, controlled by three removable bollards. Storm drain access for a public storm drain would be provided from the main entry driveway around to the western portion of the project site per City design standards.

Parking

The SDMC Table 142.05C requires the project to provide minimum parking spaces at the rates shown below.

Unit Bedroom Count	*Parking Rate per Unit*	*Number of Units Proposed*	*Parking Required*
1	1.75	1	1.75
2	2.25	5	11.25
3	2.50	39	97.50
4	2.50	50	125.00
		Total Parking Required	**236**

Per Table 142.05C, the project would be required to provide a total of 236 parking spaces. The project proposes to provide 237 parking spaces. This includes seven accessible (one van) parking spaces. In addition, the project would provide 16 motorcycle parking spaces, where the SDMC would require 10 (a rate of 0.1 motorcycle parking space per unit); and 91 bicycle parking spaces with secure bicycle storage on the first level of parking in the parking garage, where the SDMC requires 57 bicycle spaces. The project would also provide an additional 12 bicycle parking spaces at the front entrance to the project.

Landscaping

The project would include landscaping throughout the development area (see Figure 4, *Landscape Plan*). The landscape concept for the College Avenue Apartments project proposes a native and adaptive plant palette. Drought tolerant groundcovers, succulents, and shrubs would be used to reduce water use and promote the positive aesthetics of a drought tolerant landscape. Street trees would be provided as required by the Land Development Code and would be consistent with the tree varietals found in the project area, including jacaranda, gold medallion tree, and magnolia.

All irrigation areas would be separately regulated according to plant type(s), location, solar exposure, soil type, and any other specific requirements that may exist. The irrigation system would utilize non-potable water and would have its own dedicated meter. The irrigation system would have a computer controlled satellite controller with phone/radio link to a remotely located central computer, which will be monitored by the property manager. Flow-sensing and master control valve shutdown would be included with real time system monitoring.

Additionally, landscaping for the College Avenue Apartments project would be provided in an outdoor courtyard space located in the center of the project surrounded by the residential building. The courtyard would be landscaped with planter pots, tropical shrubs, artificial turf, and accent trees. The courtyard would include amenities such as a fire pit with hearth seating, benches, tables and chairs, large couches, and a built-in barbeque area complete with barbeques, an outdoor sink, and trash receptacle. Also included within the courtyard is the pool area, separated from the remainder of the courtyard by a green screen wall of trees and a fence with a gate. The pool area would have landscaping consistent with the remainder of the courtyard and

would include furnishings such as pool lounge chairs, single chairs, and side tables. A partially subterranean common area for use by residents, including an enclosed community room and fitness center, would also be provided with access to the courtyard.

Grading

The College Avenue Apartments project would involve grading the entire project site, requiring approximately 21,200 yards of cut and approximately 1,200 cubic yards of fill. A total of 20,000 cubic yards of material would be exported. Due to project site parameters and project design, there would be no cut or fill slopes. The maximum depth of cut would be 30.1 feet and maximum depth of fill would be three feet. Approximately 331 feet of retaining walls would be required for the project and would be located in the southwest corner of the project site and along the eastern boundary. Retaining wall heights would be a maximum of 11 feet. All retaining walls would be constructed in accordance with SDMC requirements.

II. ENVIRONMENTAL SETTING:

The project site is a vacant 1.51-acre lot located at 5030 College Avenue (see Figure 1, *Location Map*). The property is located in the RM-3-9 zone (zone permits medium density multiple dwelling units up to 72.6 dwelling units per acre with limited commercial use) and the Parking Impact Overlay Zone of the College Area Community Plan. The surrounding properties consist of single-family and multi-unit dwellings. College Avenue provides the project site's eastern border. Across College Avenue are single-family homes. Single-family homes also lie to the west and south of the project site. Multi-unit developments are located to the north. There is a natural depression that extends through the middle of the project site traversing the site in an east-west direction. The existing vegetation consists of disturbed Diegan coastal sage scrub, non-native annual grassland, non-native woodland, and disturbed habitat. The project site is not within or adjacent to the City's Multi-Habitat Planning Area (MHPA). Also, no narrow endemic species exist on-site.

The location of the proposed development site is within an existing urbanized area currently served by police, fire, and emergency services. The project site is approximately 0.8 mile from the City of San Diego (City) Fire Station 10, which is located at 63rd Street and Acorn Street. The response time from this station is approximately 2.5 minutes. Also, this property is located within the City of San Diego Police Department's Mid-City Division, which has a reported average response time of six minutes.

III. PROJECT BACKGROUND

The project site previously was entitled as the SDSU Foundation Sorority Row project. That project involved a PDP, a SDP for ESL and CPIOZ (Area B), a Conditional Use Permit (CUP) for sorority housing, a Tentative Map for condominiums, and an Easement Abandonment to develop a total of 70 residential units. Construction would have included five two- and three-story Chapter Houses, 50 sorority apartments in four-story buildings attached to each Chapter House, 15 live-out apartments in a four-story building, two levels of subterranean parking providing 175 parking spaces, and an on-grade pool and spa. Buildings proposed for the SDSU Foundation Sorority Row project would have had an exterior cement plaster with sand float

finish and paint, arched entryways, asphalt composition roof shingles, and metal guard rails along exterior walkways. The multi-story structures would not have exceeded 60 feet in height per requirements of the RM-3-9 zone. Access to the development was proposed at a full-access driveway on College Avenue. Grading for the SDSU Foundation Sorority Row project would have involved 23,000 cubic yards of earthwork with a maximum excavation depth of 27 feet. A total of 1,205 linear feet of concrete masonry retaining walls were proposed along the north, south, and east sides of the property with a maximum height of 17.25 feet.

An Initial Study was conducted for the SDSU Foundation Sorority Row project and a Mitigated Negative Declaration was prepared and adopted by City Council on November 15, 2004 (Project No. 6063; SCH No. 2004071018; Resolution No. 299841). The SDSU Foundation Sorority Row Initial Study/Mitigated Negative Declaration (MND) indicated that direct significant impacts associated with biological resources and paleontological resources would occur with the SDSU Foundation Sorority Row project, and mitigation measures were required to reduce all impacts to below a level of significance.

This Addendum supplements information provided in the SDSU Foundation Sorority Row MND (Project No. 6063; SCH No. 2004071018) to allow for development of the proposed College Avenue Apartments project with 95 residential units to serve student housing. As mentioned above, the College Avenue Apartments project proposes the construction of 95 apartment units in one three- and four-story building over a partially subterranean common space area. A total of 237 parking spaces would be provided in two levels of subterranean parking below the common space level. The project would include outdoor courtyard space, providing resident amenities such as a fire pit with hearth seating, benches, tables and chairs, large couches; a built-in barbeque area complete with barbeques, an outdoor sink, and trash receptacle; and pool area with pool lounge chairs, single chairs, and side tables. Architecture for the proposed project would be contemporary Mission style, with a neutral two-tone stucco cladding system, high performance windows, and a composite wood trellis accenting the building entry. Roofs would be both flat and pitched, with Spanish Tile on pitched roof elements. The single building would have three- and four-story elements, with three-story elements located in the south and west portions of the project stepping down the structure as the terrain slopes to the west. Four-story portions of the project would occur in the central portion of the site and along College Avenue. The building would not exceed 60 feet in height. Access to the development would occur via a full-access driveway on College Avenue. Grading for the proposed College Avenue Apartments project would involve the excavation and removal of 21,200 cubic yards of material and 1,200 cubic yards of fill, with a maximum excavation depth of 30.1 feet. Concrete masonry retaining walls would occur in the southwest corner of the project site and along the west side of the property at a maximum height of 11 feet.

Table 1, *Project Statistics*, provides a summary of the approved SDSU Foundation Sorority Row project and the proposed College Avenue Apartments project.

Table 1. Project Statistics

	SDSU Foundation Sorority Row Project	Proposed College Avenue Apartments Project
Buildings	5	1
Units	70	95
Density	46.2 dwelling units per acre	62.91 dwelling units per acre
Parking	175 parking spaces within two-level subterranean garage	237 parking spaces within two-level subterranean garage
Building Size	100,015 square feet	154,554 square feet
Building Height	60 feet maximum	60 feet maximum
Building Coverage	46% (based on 1.56 acres)	49% (based on 1.51 acres)
FAR	1.47	2.36
Grading	23,000 cubic yards of cut 22,100 cubic yards of export Excavation Depth: 27 feet	21,220 cubic yards of cut and 1,200 cubic yards of fill 20,000 cubic yards of export Excavation Depth: 30.1 feet
Retaining Wall Maximum Height	17.25 feet	11 feet

IV. ENVIRONMENTAL DETERMINATION:

The City previously prepared an MND and Initial Study (Project No. 6063; SCH No. 2004071018) for the SDSU Foundation Sorority Row project. Based on all available information in light of the entire record, the analysis in this Addendum, and pursuant to Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, the City has determined the following:

A. There are no substantial changes to the project that will require major revisions to the SDSU Foundation Sorority Row MND due to new significant environmental impacts or a substantial increase in the severity of impacts identified in the SDSU Foundation Sorority Row MND.

B. Substantial changes have not occurred in the circumstances under which the project is being undertaken that will require major revisions of the SDSU Foundation Sorority Row MND to disclose new, significant environmental effects or a substantial increase in the severity of the impacts identified in the SDSU Foundation Sorority Row MND.

C. There is no new information of substantial importance not known at the time the SDSU Foundation Sorority Row MND was previously adopted that shows any of the following:

1. The project will have any new significant effects not discussed in the SDSU Foundation Sorority Row MND.

2. There are impacts that were determined to be significant in the SDSU Foundation Sorority Row MND that will be substantially increased.

3. There are additional mitigation measures or alternatives previously found not to be feasible that would substantially reduce one or more of the significant effects identified in the SDSU Foundation Sorority Row MND and the project proponent declines to adopt those measures or alternatives.

4. There are additional mitigation measures or alternatives that were rejected by the project proponent that are considerably different from those analyzed in the SDSU Foundation Sorority Row MND that would substantially reduce any significant impact identified in the SDSU Foundation Sorority Row MND.

In accordance with Section 15164 of the CEQA Guidelines, only minor technical changes and additions are necessary, and none of the conditions described in Section 15162 calling for preparation of a new environmental document apply. Therefore, this Addendum to the previously adopted MND is appropriate. The project site is not located in the Coastal Zone; therefore, no public review of this Addendum is required.

This Addendum to the SDSU Foundation Sorority Row MND includes an analysis to demonstrate that potential environmental impacts associated with the College Avenue Apartments are consistent with the findings of the SDSU Foundation Sorority Row MND. In addition, the Addendum analyzes the issues of greenhouse gas (GHG) emissions, nuisance noise, and solid waste. The environmental issue of GHG emissions was not analyzed in the SDSU Foundation Sorority Row MND pursuant to the CEQA Guidelines in effect at the time that MND was prepared. Although noise was addressed in the SDSU Foundation Sorority Row MND, analysis of this issue did not specifically include nuisance noise. Relative to public utilities/services, while this issue area was addressed in the SDSU Foundation Sorority Row MND, that analysis did not contain the same level of detail as the City currently requires with regards to solid waste.

V. IMPACT ANALYSIS

This environmental document serves as an Addendum to the previously adopted SDSU Foundation Sorority Row MND, as referenced above, and provides project-specific environmental review for the College Avenue Apartments project pursuant to CEQA and the City's implementing procedures. The SDSU Foundation Sorority Row MND indicated that direct significant impacts associated with biological resources and paleontological resources would require mitigation. As presented in the following analysis, the same mitigation for biological resources would be required for the College Avenue Apartments project. Mitigation measures for paleontological resources presented in the previously adopted SDSU Foundation Sorority Row MND require clarification due to updated City standard mitigation requirements. Therefore, the currently applicable mitigation measure for paleontological monitoring applicable to the College Avenue Apartments project identified in Section VI of this MND shall be implemented.

Relative to mitigation for impacts to biological resources, the Mitigation Monitoring and Reporting Program (MMRP) required that impacts to 0.10 acre of Tier II and 1.24 acres of Tier IIIB habitat be mitigated through either an off-site land bank or payment into the City's Habitat Acquisition Fund. Payment was made as part of the SDSU Foundation Sorority Row project, thereby satisfying the mitigation measure. However, development of the site did not occur with the SDSU Foundation Sorority Row project; and habitat remains on-site. As discussed below, an updated field survey was conducted to determine the current area of on-site habitat. Based on the updated field survey, a copy of which is included as Appendix C to this Addendum, the proposed College Avenue Apartments project would not be required to duplicate the mitigation, and no additional mitigation would be required.

Aesthetics/Neighborhood Character

The project site is located at 5030 College Avenue and is within the Core Subarea of the College Area Community Plan. As shown in Figure 1 (*Location Map*), the project site fronts on College Avenue, a four-lane facility. The project site has been previously disturbed, and the portions of the site are vegetated in non-native grassland and disturbed habitat.

The area surrounding the project site is comprised of urban development, with predominantly single-story single-family residential units at higher elevations located across College Avenue to the east and south. Single-story single-family residential development also occurs to the west, set at an elevation lower than the project site. A two-story sorority house is located immediately to the north of the project site at a higher elevation, with a two-story multi-unit structure north of the sorority house.

Relative to view corridors, the College Area Community Plan includes a *Recommendation* to "*Maintain view corridors between public rights-of-way and open space areas shown on Figure 20*." (*Recommendation "f"*, College Area Community Plan, page 77.) The project site is not located adjacent to open space areas within the community, and there are no designated open space areas within the surrounding neighborhood.

The project site is additionally regulated by the *Core Sub-Area Design Manual* (Design Manual) of the College Community Redevelopment Project, prepared by the City (August 12, 1997). The Design Manual's content includes recommendations particularly related to architectural guidelines, landscape guidelines, and other development regulations. The project site is located within the Residential District of the Core Sub-Area. Relative to Aesthetics/ Neighborhood Character, the Design Manual regulates building form in that the Design Manual calls for streets-oriented development with a maximum height of four stories within the Residential District. The Design Manual limits lot coverage to 60 percent and requires a ten-foot minimum front setback and a five-foot minimum side yard setback.

The Design Manual includes architectural guidelines that identify "*architectural harmony*" using a "*variety of structure*." Relative to materials and color, development "*must relate in a compatible way to the materials, colors, and textures of their immediate neighbors*," particularly noting materials

such as stucco and concrete finishes and neutral palettes. A variety of roof types is encouraged within the Design Manual, while avoiding a disjointed skyline, and fenestration should be grouped in visual rhythms or patterns that break down the horizontal and vertical scale. Additional guidelines included in the Design Manual relative to Residential Development include building prototypes. For residential units constructed on top of a parking structure, the deck level must be developed as usable open space.

SDSU FOUNDATION SORORITY ROW MND

The analysis in the SDSU Foundation Sorority Row project MND concluded that the project area is built-out; the project would not result in impacts to any vista or public views. Further, the MND concluded that the SDSU Foundation Sorority Row project would not create an aesthetically negative site. The SDSU Foundation Sorority Row project's bulk, scale, and materials were determined to be compatible with the surrounding single- and multiple-unit development and, therefore, would not have substantially altered the existing character of the area. No distinctive or landmark tree(s) or stand of mature trees were affected, as none existed on-site.

Additionally, although the project site would be developed in its entirety with multi-story buildings and an underground parking structure, the grade of the site would remain basically the same. The project was not determined to create additional light or glare within the surrounding development, as it would comply with the Land Development Code lighting regulations. Therefore, no significant impacts to aesthetics/neighborhood character were identified for the SDSU Foundation Sorority Row project.

PROJECT

The College Avenue Apartments project site is proposed for the same vacant and previously disturbed site as for the SDSU Foundation Sorority Row project. The College Avenue Apartments would develop as a three- and four-story multi-unit project. Three-story elements would be provided in the southern and western portions of the project site to allow for a transition to the single-family residential development located to the south and west. Like the SDSU Foundation Sorority Row project, the College Avenue Apartments project would result in development of the entire site.

The proposed project would be consistent with the Design Manual, which calls for street-oriented development with a maximum height of four stories within the Residential District. The proposed project would not exceed four stories in height and would be oriented to College Avenue, as shown in Figure 2 (*Site Plan*) and Figure 3 (*Project Elevations*), consistent with the College Area Community Plan, which recommends that building heights be a maximum of four stories along College Avenue south of Montezuma Road for the Core Subarea. The Design Manual limits lot coverage to 60 percent. The proposed project would result in 49 percent lot coverage. The Design Manual requires a ten-foot minimum front setback and a five-foot minimum side yard setback, and the proposed project complies.

The Design Manual calls for projects to *relate in a compatible way to the materials, colors, and textures of their immediate neighbors*, particularly noting materials such as stucco and concrete finishes and neutral palettes. Single-family homes are located immediately south and west of the project site, as well as to the east across College Avenue. Single-family homes are predominantly single story, with stucco walls and pitched roofs with asphalt shingles. Some roofs have barrel tiles. Garages are typically set in the front of the homes; with walkway entrances provide access off the sidewalk. To the immediate north of the project site is a two-story sorority house, with a two-story multi-unit structure north of the sorority house. These multi-unit buildings feature flat and pitched roofs, some arched entries with barrel tile, and some rock accented walls. Horizontal lines are accented where external balconies occur.

The proposed project would be stucco clad in light neutral tones. Roofs would be both flat and pitched, with Spanish Tile on pitched roof elements. The proposed project would have varying wall planes and roof heights, tower elements clad with simple stucco walls that would provide areas of relief, and neutral earth tone colors – all tying into the surrounding community roof types and consistent with the Design Manual guidelines regarding roof types, rooflines, color, and fenestration. Windows would be grouped in a variety of sizes, providing visual interest along all façades. Consistent with the Design Manual's guidelines for Residential Development, which state that *where residential units are constructed on top of a parking structure, the deck level must be developed as usable open space,* the proposed project includes a deck level above subterranean parking that would provide usable open space in the form of a pool and outdoor courtyard. Units would be located over parking. Therefore, the proposed project is consistent with the Design Manual.

Like the SDSU Foundation Sorority Row project, the College Avenue Apartments project would not substantially or adversely alter the existing character of the area. As noted above, the project site fronts on College Avenue, immediately south of a two-story sorority house, with a two-story multi-unit structure north of the sorority house. Both developments are at a higher elevation than the proposed site. Single-family residential units located across College Avenue, a four-lane facility, to the east and south and are at a higher elevation than the project site. While single-family residential development occurs to the west, they are approximately 101 feet away from the project and the rooftops of those homes are at approximately 15.5 feet lower than the elevation of the proposed project.

The project site is located in the Core Subarea of the Community Plan – an area identified for higher density residential, mixed use developments, and sorority and fraternity houses. The project is consistent with the Community Plan's recommendation that lower buildings be located on the edges of the Core Subarea, adjacent to the community, and that *heights are to be a maximum of four stories . . . south of Montezuma Road, including the portion of College Avenue south of Montezuma.* (College Area Community Plan, page 43.) No distinctive or landmark trees or stand of mature trees occur on the project site that would be affected by the proposed development, and the project site does not contain any unique geologic or physical land features. The proposed project would result in less grading than the SDSU Foundation Sorority Row project, and retaining walls would be reduced in height. Like the SDSU Foundation

Sorority Row project, the grade of the site would remain similar to its existing conditions. The proposed project would comply with the Land Development Code lighting regulations and, therefore, would not create substantial light and glare. The proposed College Avenue Apartments project would not be constructed to a height that would cause substantial shading of adjacent properties in the surrounding area. The project would not result in any new significant aesthetics or neighborhood character environmental impacts nor an increase in impacts beyond those described in the MND.

Agricultural Resources/Natural Resources/Mineral Resources

According to the California Department of Conservation Farmland Mapping and Monitoring Program, the project site is identified as *Urban and Built-up Land* and is occupied by structures. The project site is not identified as Prime Farmland, Farmland of Statewide Importance, Unique Farmland, or Farmland of Local Importance. Additionally, the project site is not located in an area where mineral resources occur and/or are being mined.

SDSU FOUNDATION SORORITY ROW MND

The MND included an evaluation of the SDSU Foundation Sorority Row project in relation to agricultural and natural resources. The MND found that the SDSU Foundation Sorority Row project would not impact agricultural, natural, or mineral resources, as no such resources are located on the site. Additionally, the area would not be suitable for mineral extraction or agricultural use due to its location within an urbanized area. No significant impacts to agricultural, natural, or mineral resources were identified with the SDSU Foundation Sorority Row project.

PROJECT

The project site is a vacant, previously disturbed site within an urbanized area. As determined in the SDSU Foundation Sorority Row MND, the project site does not contain agricultural, natural, or mineral resources; and the project area is not suitable for mineral extraction or agricultural use as it is located in an urbanized area within a built-out community. Therefore, like the SDSU Foundation Row project, no significant impacts to agricultural, natural, or mineral resources would occur. The project would not result in any new significant agricultural, natural, or mineral resource environmental impacts nor an increase in impacts beyond those described in the MND.

Air Quality

SDSU FOUNDATION SORORITY ROW MND

The MND for the SDSU Foundation Sorority Row project included an evaluation of air quality impacts associated with that project and concluded that the project would not represent a conflict with or obstruction of the applicable air quality plan(s) (*i.e.*, San Diego County Regional Air Quality Strategy and the State Implementation Plan). The SDSU Foundation Sorority Row project was determined to not violate any air quality standard or contribute to an existing or projected air quality violation and would not expose sensitive receptors to substantial pollutant

concentrations. Further, the MND determined that the SDSU Foundation Sorority Row project would not create objectionable odors affecting a substantial number of people or alter air movement in the area of the project. Relative to particulate matter, the MND determined that the SDSU Foundation Sorority Row project would temporarily generate dust during construction only and would control dust generated with standard dust suppression practices. The SDSU Foundation Sorority Row project would not cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally. No significant impacts to air quality were identified.

PROJECT

The College Avenue Apartments project would develop a three- and four-story multi-unit project housing 95 residential units over a partially subterranean common space area and two levels of subterranean parking. Like the SDSU Foundation Sorority Row project, the College Avenue Apartments project is consistent with the College Area Community Plan. The proposed project would not represent a conflict or obstruction with the San Diego County Regional Air Quality Strategy or the State Implementation Plan, would not violate any air quality standard or contribute to an existing or projected air quality violation, and would not expose sensitive receptors to substantial pollutant concentrations. Further, the proposed project would not create objectionable odors affecting a substantial number of people or alter air movement in the area of the project. Relative to particulate matter, like the SDSU Foundation Sorority Row project, the proposed College Avenue Apartments project would temporarily generate fugitive dust emissions during construction. Construction activities would be temporary and would be required to comply with the City's Best Management Practices (BMP) requirements, which are enforceable under SDMC Section 142.0710. The College Avenue Apartments project would not cause a substantial alteration in moisture, or temperature, or any change in climate, either locally or regionally. No significant impacts to air quality were identified. As a result, the project would be within the parameters evaluated in the MND for the SDSU Foundation Sorority Row project, and no significant impacts to air quality would occur.

Greenhouse Gas Emissions

Since the adoption of the MND and approval of the SDSU Foundation Sorority Row project, the CEQA Guidelines have been amended to include issue questions related to GHG Emissions.

Included below is a full evaluation of the proposed project's impacts on Global Climate Change, based on the *Greenhouse Gas Evaluation* prepared for the proposed project by Scientific Resources Associated, dated April 23, 2015. The complete *Greenhouse Gas Evaluation* report is included in Appendix A to this Addendum.

BACKGROUND

The State of California has passed a number of policies and regulations that are either directly or indirectly related to GHG. Notably, the California legislature passed Assembly Bill (AB) 32 (Núñez), the "California Global Warming Solutions Act of 2006". It requires the California Air

Resources Board (CARB) to adopt rules and regulations that would reduce GHG emissions to 1990 levels by 2020. The CARB is also required to publish a list of discrete GHG emission reduction measures. Senate Bill (SB) 375 requires CARB to set regional targets for GHG emissions. Its purpose is to reduce emissions by promoting high-density, mixed-use developments around mass transit hubs. SB 375 requires that Metropolitan Planning Organizations (MPOs) in California update the Regional Transportation Plans (RTPs) to promote this smart growth development. SB 97, signed by the governor on August 24, 2007, required that the CEQA Guidelines be amended to address impacts from transportation and energy consumption and include appropriate mitigation for GHG emissions, and required the Resources Agency to certify and adopt those amendments by January 1, 2010. The CEQA Guidelines were thus amended to include GHG as an environmental issue. The City is currently using interim guidelines that provide guidance on how to evaluate and assess project GHG impacts. The interim GHG guidelines state that projects should achieve a 28.3 percent reduction of GHG emissions from business as usual (BAU) conditions to be consistent with AB 32. The *Greenhouse Gas Evaluation* report was prepared pursuant to the City's interim guidelines and the amended CEQA Guidelines.

GHG emissions associated with the College Avenue Apartments project were estimated separately for five categories of emissions: (1) construction; (2) energy use, including electricity and natural gas usage; (3) water consumption; (4) solid waste handling; and (5) transportation. The analysis includes a baseline estimate assuming Title 24-compliant buildings, which is considered BAU for the project. Emissions were estimated based on emission factors from the California Climate Action Registry (CCAR) General Reporting Protocol (2009), which also presents emissions based on BAU assumptions.

Existing Conditions
The site is currently vacant and undeveloped, and is not a source of GHG emissions.

Appendix G of the CEQA Guidelines provides guidance on addressing the significance of climate change impacts. A project may be considered to have a significant impact if it would:

- Generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment; or
- Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG.

While the City has not established official thresholds for GHG emissions, the City has adopted a screening threshold of 900 metric tons of Carbon Dioxide Equivalent (CO_2e) per year based on the approach outlined in the California Air Pollution Control Officers Association (CAPCOA) report *CEQA & Climate Change* (CAPCOA 2008). The CAPCOA report references the 900 metric ton guideline as a conservative threshold for requiring further analysis and mitigation. The emission level is based on the amount of vehicle trips, the typical energy and water use, and other factors associated with projects. CAPCOA identifies project types that are estimated to emit approximately 900 metric tons CO_2e per year.

Under the City's interim guidance, any project exceeding 900 metric tons of CO_2e per year would be required to demonstrate a 28.3% reduction in emissions from a BAU scenario consistent with the goal of AB 32 to achieve 1990 statewide GHG emission levels by 2020. The City requires that projects analyze emissions associated with both construction and operation. The Association of Environmental Professionals (AEP) recommends that construction emissions be amortized over a 30-year "project life" to account for the contribution of construction emissions over the life of the project. These emissions are thus added to the operational emissions to determine a project's total GHG emissions.

Project Emissions

Construction GHG Emissions

Construction GHG emissions include emissions from heavy construction equipment, truck traffic, and worker trips. Emissions were calculated using the CalEEMod Model, which is the newest land use emissions model developed by ENVIRON and the South Coast Air Quality District (SCAQMD) (ENVIRON 2013), for completed and proposed construction. CalEEMod contains emission factors from the OFFROAD model for heavy construction equipment, and from the EMFAC2011 model for on- road vehicles. Table 2, *Construction GHG Emissions*, presents the construction-related emissions associated with construction of the project. As explained above, the City recommends that construction emissions be amortized over a 30-year period to account for the contribution of construction emissions over the lifetime of the project. These emissions are added to operational emissions to account for the contribution of construction to GHG emissions for the lifetime of the project.

Table 2. *Construction GHG Emissions*

Scenario	CO_2e Emissions, metric tons	Amortized CO_2e Emissions, metric tons/year
Construction Emissions	1,105	37

Operational GHG Emissions

As stated previously, GHG emissions for the project were estimated for five categories of emissions: (1) construction; (2) energy use, including electricity and natural gas usage; (3) water consumption; (4) solid waste management, and (5) transportation. Emissions were estimated for the College Avenue Apartments project using the methodologies described below.

Energy Use. Electricity usage rates for the residential units were calculated as a function of kilowatt per hour (kWh) per square foot based on average performance for southern California residences, according to the *California Statewide Residential Appliance Saturation Survey* (CEC 2010). The energy use figures in these reports represent current state-wide average uses for all land uses, including those that are compliant with 2005 Title 24 standards. The baseline energy use provides a conservative estimate of current energy requirements relative to future energy requirements. The estimated energy use for apartments based on the *California Statewide Residential Appliance Saturation Survey* is 3,709 kWh annually. Natural gas usage rates were estimated as 150 therms per year per unit. Emissions were calculated based on emission factors in the CCAR (2009), which assumes that for California, energy use (electricity) would have emissions of 724.12 pounds per mega watt-hour (lbs/MWh) of CO_2, 0.0302 lbs/MWh of methane

(CH_4), and 0.0081 lbs/MWh of nitrous oxide (N_2O). As shown in Table 3, *Summary of Estimated Operational Greenhouse Gas Emissions Business as Usual Scenario,* for electricity use, the project would result in 116 metric tons/year of CO_2, 0.0048 metric tons/year of CH_4, 0.0013 metric tons/year of N_2O, and 116 metric tons/year CO_2e. For natural gas use, the project would result in 76 metric tons/year of CO_2, 0.0084 metric tons/year of CH_4, 0.0001 metric tons/year of N_2O, and 76 metric tons/year CO_2e.

Water Usage. GHG emissions were calculated on the basis of the embodied energy of water, assuming that in southern California, water has an embodied energy of 13,022 kWh/million gallons for indoor uses and 11,111 kWh/million gallons for outdoor uses (Navigant 2006). Water usage was estimated based on the water use calculated by the CalEEMod Model (ENVIRON 2013) for indoor and outdoor water use. Total annual water use for the project uses was estimated at 6,189,630 gallons for indoor uses and 3,902,160 gallons for outdoor uses for a total of 10,091,790 gallons. Thus, relative to water use, the project would result in 41 metric tons/year of CO_2, 0.0017 metric tons/year of CH_4, 0.0005 metric tons/year of N_2O, and 41 metric tons/year CO_2e.

Vehicle Emissions. Mobile source GHG emissions were calculated based on the projected average daily traffic (ADT). Based on the analysis, the proposed project would result in 570 ADT. Emissions from vehicles were estimated using the CARB's emission factors without considering the effects of state and federal measures to reduce GHG emissions from EMFAC2011 (ARB 2011), using the vehicle miles traveled (VMT) calculated by the CalEEMod Model. Emission factors from the EMFAC2011 model were used with the San Joaquin Valley Air Pollution Control District's vehicle mix for residential developments. [1] This vehicle mix is typical of the vehicle mix that would travel to the residential development. Residential developments do not generate substantial heavy-duty truck trips, and the default vehicle mix within the EMFAC2011 model represents both light- and heavy-duty vehicles traveling throughout San Diego County. The default EMPAC2011 vehicle mix does include some trips for medium- and heavy-duty trucks. The project would result in 509 metric tons/year of CO_2, 0.0037 metric tons/year of CH_4, 0.0214 metric tons/year of N_2O, and 515 metric tons/year CO_2e. from vehicle emissions.

Solid Waste. Solid waste generation rates were determined based on the CalEEMod Model. The CalEEMod Model calculated a solid waste generation rate of 44 tons per year for the project, which would result in nine metric tons/year of CO_2, 0.5242 metric tons/year of CH_4, and 24 metric tons/year CO_2e.

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1 The City of San Diego has not developed specific vehicle mixes that are applicable and appropriate for use with specific land use types, such as residential. The best representation of a vehicle mix associated with residential developments is provided by the San Joaquin Valley Air Pollution Control District. The San Joaquin Valley Air Pollution Control District conducted traffic studies for various types of development projects to identify appropriate vehicle mixes for use within air quality models. The vehicle mix recommended by the San Joaquin Valley Air Pollution Control District for residential developments was used in the analysis for the College Avenue Apartments project because it is the most representative mix available for a residential project.

GHG Emissions Summary

The results of the inventory for operational and amortized construction emissions for BAU are presented in Table 3, *Summary of Estimated Greenhouse Gas Emissions – BAU Scenario*). These include GHG emissions associated with buildings (natural gas, purchased electricity), water consumption (energy embodied in potable water), solid waste management (including transport and landfill gas generation), and vehicles using the methodologies noted above.

Table 3. ***Summary of Estimated Operational Greenhouse Gas Emissions – BAU Scenario***

Emission Source	**Annual Emissions (Metric tons/year)**			
	CO_2	**CH_4**	**N_2O**	**CO_2e**
Electricity Use	116	0.0048	0.0013	116
Natural Gas Use	76	0.0084	0.0001	76
Water Use	41	0.0017	0.0005	41
Vehicle Emissions	509	0.0037	0.0214	515
Solid Waste Management	9	0.5242	--	24
Amortized Construction Emissions	37	--	--	37
Total	**788**	**0.5428**	**0.0233**	**809**
Global Warming Potential Factor	**1**	**28**	**265**	
CO_2 Equivalent Emissions	**788**	**15**	**6**	**809**
			TOTAL CO_2 Equivalent Emissions	**809**

As shown in Table 3, *Summary of Estimated Greenhouse Gas Emissions – BAU Scenario*, the net emissions associated with the College Avenue Apartments project are below the City's 900 metric ton screening threshold under BAU conditions. The project would therefore not result in a significant impact due to GHG emissions.

Summary of Project Design Features

As concluded above, the net emissions associated with the proposed project are below the City's 900 metric ton screening threshold under BAU conditions. Therefore, the project would not result in a significant impact associated with GHG emissions. Nevertheless, the project is designed to incorporate energy saving measures to further reduce GHG emissions. The following GHG reduction features will be incorporated into the project design and assured as conditions of the permit:

GHG Reduction Project Design Features

Site:

- On site storm water management via vegetated storm water planters.
- Permeable paving (grasscrete at secondary fire lane access).
- Drought tolerant native and adaptive plantings.
- Drip irrigation or other high efficiency irrigation system.
- Access to mass transit located within walking distance to project.
- Electric Vehicle (EV) charging stations.
- The project would provide a free bike-sharing program for residents of the facility, with up to 10 bikes parked at the front entrance of the project.

Building Envelope:

- Continuous exterior insulation – as part of stucco system.
- High performance vinyl windows – U-value 0.30 or lower.
- "Cool" TPO membrane roofing.

Minimum Energy Performance:

- Energy efficient/energy star lighting throughout (meet Title 24 w/controls and use 60% energy star fixtures).
- Energy star appliances.
- Low flow plumbing fixtures.
    - low flow toilets (1.10 gal/flush or less).
    - low flow kitchen sinks w/aerators (1.5 gpm).
    - low flow vanities (1.5 gpm).
    - low flow showers (1.75 gpm).

Materials:

- Low volatile organic compound (VOC) paints and sealants.
- Use of engineered wood products.
- Construction Waste Management Plan.

Air Quality:

- No smoking building.
- Walk-off mats at all building entries.

State and Federal Programs. In addition to the project design features outlined above, State and Federal programs designed to reduce GHG emissions from vehicles, utility-generated electricity, and buildings would further reduce GHG emissions from the project. Those programs include implementation of the Federal Corporate Average Fuel Economy (CAFE) standards, the Low Carbon Fuel Standard, Pavley fuel efficiency standard (analogous to the Federal CAFE standard), and reductions attributable to California's Renewable Portfolio Standards (SB 1078; 2002).

Through implementation of the project's GHG reduction measures listed above, and due to the fact that the project's emissions are below the City's screening threshold of 900 metric tons of CO_2e, the College Avenue Apartments project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

General Plan – Conservation Element Policies. The proposed project would meet the goals of the General Plan's Conservation Element, as described below, and would therefore be consistent with the City's GHG reduction plans and policies.

Policy CE-A.5

Employ sustainable or "green" building techniques for the construction and operation of

buildings.

(a) Develop and implement sustainable building standards for new and significant remodels of residential and commercial buildings to maximize energy efficiency, and to achieve overall net zero energy consumption by 2020 for new residential buildings and 2030 for new commercial buildings. This can be accomplished through factors including, but not limited to:

- Designing mechanical and electrical systems that achieve greater energy efficiency with currently available technology;
- Minimizing energy use through innovative site design and building orientation that addresses factors such as sun-shade patterns, prevailing winds, landscape, and sun-screens;
- Employing self generation of energy using renewable technologies;
- Combining energy efficient measures that have longer payback periods with measures that have shorter payback periods;
- Reducing levels of non-essential lighting, heating and cooling; and
- Using energy efficient appliances and lighting.

The project would meet the most recent 2013 Title 24 energy efficiency standards, which are estimated to exceed Title 24 standards as of 2008 by 15 percent, and are designed to meet Title CalGreen standards. Therefore, the project is employing sustainable building development practices to maximize energy efficiency.

Policy CE-A-7

Construct and operate buildings using materials, methods, and mechanical and electrical systems that ensure a healthful indoor air quality. Avoid contamination by carcinogens, volatile organic compounds, fungi, molds, bacteria, and other known toxins.

(a) Eliminate the use of chlorofluorocarbon-based refrigerants in newly constructed facilities and major building renovations and retrofits for all heating, ventilation, air conditioning, and refrigerant-based building systems.

(b) Reduce the quantity of indoor air contaminants that are odorous or potentially irritating to protect installers and occupants' health and comfort. Where feasible, select low-emitting adhesives, paints, coatings, carpet systems, composite wood, agri-fiber products, and others.

The project would be constructed in a manner that would ensure healthful indoor air quality. Heating, ventilation, and air conditioning systems are designed to meet Title 24 and CalGreen standards. No chlorofluorocarbon-based refrigerants would be used in the project. Refrigerants are all hydro-chlorofluorocarbon (HCFC) based and mechanical ventilation would be provided. All cooktops and bathrooms would have direct venting to the exterior, and humidistats would

be provided to trigger fan ventilation in the event of moisture build-up in the building. In addition, all building finishes, sealants and adhesives will meet CalGreen standards for VOC content. The building will be a non-smoking building, and contaminants will be reduced by the inclusion of walk-off mats at all building entrances. Finally, green cleaning programs and janitorial services will be employed to maintain indoor air quality throughout the life of the project.

Policy CE-A.8

> Reduce construction and demolition waste in accordance with Public Facilities Element, Policy PF-I.2, or by renovating or adding on to existing buildings, rather than constructing new buildings.

The project has prepared a Waste Management Plan directed at meeting or exceeding City and State requirements for recycling and re-using construction materials. The project would reduce construction and demolition waste to the extent feasible.

Policy CE-A.9

> Reuse building materials, use materials that have recycled content, or use materials that are derived from sustainable or rapidly renewable sources to the extent possible, through factors including:
>
> - Scheduling time for deconstruction and recycling activities to take place during project construction phases;
> - Using life cycle costing in decision making for materials and construction techniques. Life cycle costing analyzes the costs and benefits over the life of a particular product, technology, or system;
> - Removing code obstacles to using recycled materials and for construction; and
> - Implementing effective economic incentives to recycle construction debris.

Implementation of the project's WMP prepared for the project and enforced through project conditions would reduce the project's construction-related waste by a minimum of 75 percent. Construction debris would be separated on-site into material-specific containers to facilitate reuse and recycling and to increase the efficiency of waste reclamation and/or would be collected by a contracted waste hauler and separated at the facility. Source separation of materials at the construction site is essential to (1) ensure appropriate waste diversion rate, (2) minimize costs associated with transportation and disposal, and (3) facilitate compliance with the City's Recycling Ordinance. The project would use recycled/sustainable materials for construction and during operation to the extent feasible. The project would recycle construction materials, as appropriate.

Policy CE-A.10

> Include features in buildings to facilitate recycling of waste generated by building occupants and associated refuse storage areas.

- Provide permanent, adequate, and convenient space for individual building occupants to collect refuse and recyclable material.
- Provide a recyclables collection area that serves the entire building or project. The space should allow for the separation, collection and storage of paper, glass, plastic, metals, yard waste, and other materials as needed.

The project would provide space for individual building occupants to implement recycling practices within their buildings. As required by Section 66.0707 of the SDMC, the building management would ensure that occupants are educated about the recycling services as follows:

- Information, including the types of recyclable materials accepted, the location of recycling containers, and the responsibility of all occupants to recycle shall be distributed to all occupants annually;
- All new occupants shall be given information and instructions upon occupancy; and
- All occupants shall be given information and instructions upon any change in recycling service to the commercial facility.

Policy CE-A.11

Implement sustainable landscape design and maintenance.

(a) Use integrated pest management techniques, where feasible, to delay, reduce, or eliminate dependence on the use of pesticides, herbicides, and synthetic fertilizers.
(b) Encourage composting efforts through education, incentives, and other activities.
(c) Decrease the amount of impervious surfaces in developments, especially where public places, plazas and amenities are proposed to serve as recreation opportunities.
(d) Strategically plant deciduous shade trees, evergreen trees, and drought tolerant native vegetation, as appropriate, to contribute to sustainable development goals.
(e) Reduce use of lawn types that require high levels of irrigation.
(f) Strive to incorporate existing mature trees and native vegetation into site designs.
(g) Minimize the use of landscape equipment powered by fossil fuels.
(h) Implement water conservation measures in site/building design and landscaping.
(i) Encourage the use of high efficiency irrigation technology, and recycled site water to reduce the use of potable water for irrigation. Use recycled water to meet the needs of development projects to the maximum extent feasible.

The project would use landscaping that minimizes water use, utilizes efficient irrigation practices, and reduces the use of pesticides. All irrigation areas would be separately regulated according to plant type(s), location, solar exposure, soil type, and any other specific

requirements that may exist. The irrigation system would utilize non-potable water and would have its own dedicated meter. The irrigation system would have a computer controlled satellite controller with phone/radio link to a remotely located central computer, which will be monitored by the property manager. Flow-sensing and master control valve shutdown would be included with real time system monitoring. These project landscape features and irrigation system are assured as conditions of the permit.

The College Avenue Apartments project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHG. Furthermore, through implementation of the project's GHG Reduction Project Design Features listed above, as well the project's measures to reduction energy consumption through energy efficient heating and cooling systems, the project would not generate GHG emissions, either directly or indirectly, that may have a significant impact on the environment.

Biological Resources

The project site is not part of or adjacent to the City's MHPA; however, there are sensitive habitats on and adjacent to the project site.

SDSU FOUNDATION SORORITY ROW MND

To determine potential biological impacts resulting from the SDSU Foundation Sorority Row project, a biological survey was performed on December 12, 2002. A general botanical and zoological investigation and a focused survey for rare plants were conducted. No narrow endemic plant or animal species were observed on-site. The results of the survey were presented in the *Biological Survey Letter Report for the San Diego State University Sorority Row Housing Project, L.D.R. 6036*, prepared by EDAW, Inc. (August 4, 2003). The *Biological Survey Letter Report for the San Diego State University Sorority Row Housing Project* report is included in Appendix B to this Addendum.

The biological survey letter report prepared for the SDSU Foundation Sorority Row project concluded that construction of that project would result in permanent impacts to 0.10 acre of Diegan coastal sage scrub and 1.24 acres of non-native grassland. The MND determined this was a significant impact and required mitigation in accordance with the City's mitigation ratios. The required mitigation was the purchase of credits in either an off-site land bank or payment into the City's Habitat Acquisition Fund. Through implementation of the MMRP, impacts to biological resources were determined to be less than significant.

PROJECT

While the SDSU Foundation Sorority Row project required mitigation for impacts to biological resources, which has occurred through payment into the City's Habitat Acquisition Fund, development of the site did not occur with the SDSU Foundation Sorority Row project; and habitat remains on-site. An updated biology survey of the project site has been conducted to determine if there has been a change in on-site biological resources. The results of the field survey are documented in the *College Avenue Apartments – Biology Update* letter report prepared

by Alden Environmental, Inc. (August 26, 2015), which is included as Appendix C to this Addendum.

The updated biology survey and letter report determined that the same vegetation types remain on the project site as were present at the time the biology survey was conducted for the SDSU Foundation Sorority Row project (*i.e.*, disturbed Diegan coastal sage scrub, non-native grassland, non-native woodland, and disturbed habitat). However, the amount of on-site vegetation has changed. Table 4, *Vegetation Communities On-Site*, shows the existing vegetation remaining on the project site as compared to what was reported at the time of the SDSU Foundation Sorority Row project.

Table 4. *Vegetation Communities On-Site*

Vegetation Community	Previous	Current	Difference
Diegan coastal sage scrub	0.10	0.09	-0.01
Non-native grassland	1.24	1.04	-0.20
Non-native woodland	0.20	0.18	-0.02
Disturbed habitat[1]	0.02	0.20	+0.18
TOTAL	**1.56**[2]	**1.51**[2]	

[1] Includes areas previously mapped as ruderal.

[2] The acreage for the previous project was based on acreage from the Assessor's Parcel Map. The current project acreage is based on an actual boundary survey of the project site and represents the accurate site area.

As shown in Table 4, *Vegetation Communities On-Site*, the amount of Diegan coastal sage scrub and non-native grassland has decreased and the amount of disturbed habitat has increased.

As noted above, mitigation for potential impacts associated with the loss of Diegan coastal sage scrub and non-native grassland has already been completed as part of the SDSU Foundation Sorority Row project with payment into the City's Habitat Acquisition Fund. Based on the updated field survey, the amount of Diegan coastal sage scrub and non-native grassland has decreased. Therefore, no new mitigation is required.

The project would not result in any new significant environmental impacts to biological resources nor an increase in impacts beyond those described in the SDSU Foundation Sorority Row MND.

Energy

SDSU FOUNDATION SORORITY ROW MND

The MND evaluated potential energy impacts of the SDSU Foundation Sorority Row project. It concluded that the proposed SDSU Foundation Sorority Row development would not require excessive amounts of energy, fuel, or power. Impacts to energy were not identified and therefore mitigation was not required.

PROJECT

The College Avenue Apartments project would develop a multi-unit development, similar to what was evaluated for the SDSU Foundation Sorority Row project. The project would be designed to meet current (2013) Title 24 standards and, therefore, would result in less energy consumption than older development in the community. The project incorporates other energy conservation features such as:

- High performance vinyl windows – U-value 0.30 or lower.
- "Cool" TPO membrane roofing.
- Energy efficient/energy star lighting throughout (meet Title 24 w/controls and use 60% energy star fixtures).
- Energy star appliances.

The proposed project would not require excessive amounts of energy, fuel, or power and would result in no impacts to energy.

Geology/Soils

The City's Seismic Safety Study map identifies the project site, as well as the larger mesa area where SDSU and the surrounding community is located, as 53. This indicates that the site is "level or sloping terrain, unfavorable geologic structure, low to moderate risk." There are no active or inactive faults in the project area.

SDSU FOUNDATION SORORITY ROW MND

The MND prepared for the SDSU Foundation Sorority Row project evaluated potential impacts of the SDSU Foundation Sorority Row project relative to geology/soils, based on the *Geologic Investigation* prepared for that project by Southern California Soil and Testing, Inc. (SCS&T) (September 2008). The *Geologic Investigation* report concluded that temporary shoring would be required for the subterranean parking garage proposed as part of the SDSU Foundation Row Sorority Row project. In order to minimize the potential for differential settlement, the parking structure proposed for the SDSU Sorority Row project was to be supported on a combination of spread footings and deep foundations.

The MND for the SDSU Foundation Sorority Row project concluded that the SDSU Foundation Sorority Row project would not expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards. The SDSU Foundation Sorority Row project would not result in a substantial increase in soil erosion. Nor would the SDSU Foundation Sorority Row project be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, potentially resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. Impacts to geology/soils were not identified and therefore mitigation was not required for the SDSU Foundation Sorority Row project relative to geology and soils.

PROJECT

The College Avenue Apartments project would develop a multi-unit project with subterranean parking, similar to what was evaluated for the SDSU Foundation Sorority Row project. A *Geotechnical Update* (SCS&T, November 2014), *Supplemental Geotechnical Investigation* (SCS&T, February 2015), and *Supplemental Foundations and Grading Recommendations* report (SCS&T, March 2015) were prepared for the College Avenue Apartments project. Those reports are included in Appendix D to this Addendum.

Like the SDSU Foundation Sorority Row project, the proposed College Avenue Apartments project would result in construction of housing above subterranean parking. Excavation required for the proposed College Avenue Apartments project would be similar to that required for the SDSU Foundation Sorority Row project. The *Geotechnical Update* report determined that the project site is in the same general condition as it was when the *Geologic Investigation* for the SDSU Foundation Sorority Row project was investigated. Based on the *Supplemental Foundations and Grading Recommendations* report and as concluded in the *Geologic Investigation* for the SDSU Foundation Sorority Row project, temporary shoring would be required for construction of the subterranean garage.

As with the SDSU Foundation Sorority Row project, the College Avenue Apartments project would not expose people or property to geologic hazards such as earthquakes, landslides, mudslides, ground failure, or similar hazards; would not result in a substantial increase in soil erosion. Nor would the proposed project be located on a geologic unit or soil that is unstable or that would become unstable as a result of the project, potentially resulting in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse. The proposed project would result in no impacts to geology/soils.

Historical Resources

The site had been previously cleared and vacant at the time of the SDSU Foundation Sorority Row project, and no structures exist on the site. Therefore, impacts to historically significant structures would not occur. Relative to archaeological resources, the project area is located within potentially sensitive areas according to the City's Historical Resources Sensitivity Maps. Additionally, several previously recorded and prehistoric sites have been identified in the project vicinity.

SDSU FOUNDATION SORORITY ROW MND

Historic Structures

The project site is a vacant property. No structures occur on the site. Therefore, impacts to historically significant structures would not occur.

Archaeological Resources

To determine the potential for subsurface cultural resources to be affected by excavation, an *Archaeological Resources Report Form for the San Diego State University Sorority Row Project, San*

Diego, California, was prepared by EDAW, Inc. for the SDSU Foundation Sorority Row. A records search was conducted, and an archaeological reconnaissance of the project site occurred in January 2003. The *Archaeological Resources Report Form for the San Diego State University Sorority Row Project, San Diego, California* is included as Appendix E to this Addendum.

The MND analyzed potential historical resources (historic structures and archaeological resources) on-site. No historic structures occur on the site. Based on the results of the archaeological report, records search, and reconnaissance, no cultural resources were identified on the project site and no further archaeological studies were recommended as part of the project review. Impacts to historical resources (historic structures and archaeological resources) were not identified and therefore mitigation was not required.

PROJECT

Historic Structures
The College Avenue Apartments project proposes a similar level of development on the same project site as the SDSU Foundation Sorority Row project. The project site is vacant, so there are no historical buildings that could be affected by the project.

Archaeological Resources
According to the *Archaeological Resources Report Form for the San Diego State University Sorority Row Project*, an archaeological reconnaissance, and attendant research, no archeological resources are present on-site.

Therefore, like the SDSU Foundation Sorority Row project, the College Avenue Apartments project would not result in impacts to historical resources (historic structures and archaeological resources); no mitigation measures are required.

Human Health/Public Safety/Hazardous Materials

The project site is located on a vacant lot surrounded by urban development in the form of single-family, multi-family, sorority housing, and circulation roadways. According to the County of San Diego Department of Environmental Health Hazardous Materials Listing (2003), no recorded hazardous materials sites exist on-site or within the proximity of the site.

SDSU FOUNDATION SORORITY ROW MND
The MND for the SDSU Foundation Sorority Row project evaluated potential impacts relative to human health, public safety, and hazardous materials. The MND determined that development of the SDSU Foundation Sorority Row project would not create any known health hazards. Additionally, as a multi-unit residential development, the SDSU Foundation Sorority Row project would not result in the transport, use, or disposal of hazardous materials and would not create a future risk of explosion or release of hazardous substances, as the SDSU Foundation Sorority Row project would be developed solely as residential use. Located on a site within an existing urbanized community, the MND determined that the SDSU Foundation Sorority Row

project would not impair or interfere with an adopted emergency plan. Based on the SDSU Foundation Sorority Row MND, no impacts to human health, public safety, and hazardous materials would occur with implementation of that project.

PROJECT

The College Avenue Apartments project site is located on the same site as the previously evaluated SDSU Foundation Sorority Row project. Like the SDSU Foundation Sorority Row project, there are no known health hazards created by or resulting from the College Avenue Apartments project. The proposed College Avenue Apartments project would not result in the transport, use, or disposal of hazardous materials; and it would not create a future risk of explosion or release of hazardous substances. Additionally, like the SDSU Foundation Sorority Row project, the College Avenue Apartments project would not impair or interfere with an adopted emergency plan. No impacts to human health, public safety, and hazardous materials would occur with implementation of the proposed project.

Hydrology/Water Quality

Hydrology and Drainage

The existing site conditions are considered to be one drainage basin with an average slope of 13 percent. Two curb inlets located in College Avenue drain the street right-of-way and adjacent neighborhoods. These inlets connect an existing 18-inch diameter reinforced concrete pipe (RCP) storm drain system that runs east to west through the project site and connects to an 18-inch diameter RCP located proximate to Tierra Baja Way to the west of the project site. Existing drainage conditions at the project site consist of sheet flow to the west and to Tierra Baja Way where flows enter the existing storm drain system. The existing 18-inch RCP is currently undersized and inadequate to handle existing storm water events.

Water Quality

The City identifies both the SDSU Foundation Sorority Row project and the proposed College Avenue Apartments project as Priority Development Projects, because both projects propose residential development of more than 10 units. Because the project site is greater than one acre, development would be considered a "medium priority" project and a Storm Water Pollution Prevention Plan (SWPPP) would be required.

SDSU FOUNDATION SORORITY ROW MND

The SDSU Foundation Sorority Row project was designed to follow the same approximate drainage and runoff pattern as occurs with the existing site condition. In order to accommodate drainage from the project site, the SDSU Foundation Sorority Row project included an upgraded drainage system designed to carry water away from proposed buildings to a series of 24-inch by 24-inch basins located in the middle of the property. The catch basins would be connected into a proposed storm drain system that begins with inlets in College Avenue, extending along the southern side of the property, and then connecting to the system on the west side of the project site. Impacts to drainage would not occur.

The *Water Quality Technical Report for SDSU Sorority Row* addressed potential water quality impacts during both construction and post-construction phases of the SDSU Foundation Sorority Row project. The report identified the expected pollutants that might occur as a result of development of the vacant site and the appropriate best management practices (BMPs) to treat those pollutants. The Water Quality Technical Report determined that the underground garage associated with the SDSU Foundation Sorority Row project would not contribute to storm water runoff. The report called for source control BMPs to include trash enclosures located inside the underground parking garage, which would not be exposed to rainfall. Structural treatment BMPs included the installation of catch basin fossil-filtration devices at appropriate locations throughout the development. All on-site catch basins and inlets would be stamped, tiled, or stenciled with appropriate prohibitive language regarding dumping into storm drains. Post-construction/operational measures in the form of structural BMPs would be maintained by the property owner and/or tenants. The BMPs were designed in accordance with the City's Storm Water Standards. Thus, the MND concluded that no significant impacts to water quality would result and no mitigation was required.

PROJECT

A *Preliminary Hydrology Study* (April 22, 2015) was prepared by Nasland Engineering for the College Avenue Apartments project. The *Preliminary Hydrology Study* is included as Appendix F to this Addendum.

In order to provide adequate site drainage, as well as meet the City's Water Standard requirements, flow-through planters and a public storm drain system would be incorporated into the project. Like the SDSU Foundation Sorority Row project, the College Avenue Apartments project proposes to re-route and upsize the existing storm drain system and tie into the existing 18-inch RCP storm drain located at the west end of the project site. A proposed 30-inch pipe would collect runoff from both off-site and on-site. The larger pipe increases capacity to handle the 50-year storm event and any additional runoff the project may create. By developing the site, the existing sheet flow of storm water draining off-site to the west via surface flow would be eliminated by capturing the runoff through the new storm drain system.

A *Preliminary Water Quality Technical Report* (April 22, 2015; revised May 27, 2015) was prepared by Nasland Engineering for the College Avenue Apartments project. The *Preliminary Water Quality Technical Report* is included as Appendix G to this Addendum.

Like the SDSU Foundation Sorority Row project, the proposed College Avenue Apartments project would be required to implement BMPs. Specifically, the project proposes Low Impact Development (LID) BMPs, Source Control BMPs, and Treatment Control BMPs. The LID features attempt to mimic pre-development hydrologic conditions for the water quality design storm. This is accomplished by including flow-through planters interspersed throughout the site and an increased pipe size to drain runoff. The proposed storm drain system will collect surface runoff and treat it prior to leaving the site, greatly reducing the amount of untreated surface runoff from the site. Pervious "grasscrete" paving is proposed for the fire access land on the south side of the site. Additionally, all impervious surfaces such as concrete and asphalt

hardscape improvements and proposed rooftops would drain to a flow-through planter. Source control BMPs include landscaping of the project site with drought tolerant, native, and adaptive plant species. Irrigation will be designed to match specific water requirements of each individual landscape area. Timing and application of irrigation will be designed to minimize runoff of excess irrigation water into the storm drain system, and flow-sensing and master control valve shutdown will be utilized to monitor and prevent the use of irrigation flows during and after precipitation events. The irrigation system would have a computer controlled satellite controller with phone/radio link to a remotely located central computer, which will be monitored by the property manager. Trash storage areas would be located within the underground parking garage and would not be exposed to rainfall. Integrated Pest Management (IPM) would be utilized for the long-term prevention of pests. Treatment control BMPs would be implemented to remove pollutants contained in storm water runoff. Flow-through planters would be designed to treat and detain runoff via downspouts leading from adjacent buildings prior to entering the storm drain system.

The proposed College Avenue Apartments project would upgrade the storm drain system in a manner similar to the SDSU Foundation Sorority Row project, improving drainage and storm water control for the site. The proposed project would be required to implement more stringent water quality control measures than were required for the SDSU Foundation Sorority Row project due to updated guidelines and requirements. As such, like the SDSU Foundation Sorority Row project, no impacts would occur relative to hydrology, drainage, or water quality as a result of the College Avenue Apartments project.

The project would not result in any new significant environmental impacts associated with hydrology/drainage/water quality nor an increase in impacts beyond those described in the SDSU Foundation Sorority Row MND.

Land Use

The project site is located in the Core Subarea of the Community Plan – an area identified for higher density residential, mixed use development, and sorority and fraternity houses. Based on Figure 6 (*Recommended Residential Densities*) of the Community Plan, the project site is located in an area of the community recommended for "High" density (45 – 75 dwelling units per acre) residential uses. Other *Recommendations* presented on page 31 of the Community Plan include the following:

15. *All new multifamily development projects, including student housing, should provide a variety of on-site recreational facilities which may include, but not be limited to: swimming pool, spa, gym, tennis courts, picnic areas, barbecues and lounge areas. Because of lack of public park and recreational facilities in this community, on-site recreational facilities will help meet the recreational needs of residents.*

According to the *Subarea Descriptions* contained in the Community Plan:

The Core Subarea will be redeveloped as a mixed-use area. As a function of its location and size, the Core Subarea has the most diverse combination of uses and the greatest intensity of development within the redevelopment project area. The use mix within the Core Subarea emphasizes both high-density (45-75 dwelling units per net acre) and very high-density (75-110 dwelling units per net acre) residential use, along with retail and office commercial development. Up to 8,500 students are expected to be housed within the Core Subarea, including approximately 1500 fraternity and sorority members. Other important uses are fraternity and sorority houses, campus religious centers and the LRT station and bus transit center along Aztec Walk. Specific portions of the subarea are designated for campus religious centers, open use, fraternities, sororities, mixed use (retail/office/residential) and high- and very high- density residential development. Some small-scale commercial uses intended to serve the needs of area residents are expected to locate in portions of the subarea designated principally for residential development.

(College Area Community Plan, page 42.)

Relative to building heights in the Core Subarea, the Community Plan and Design Manual provide the following recommendations:

Heights - Both residential and commercial building heights should be graduated, with lower buildings located on the edges of the Core Subarea adjacent to the community, and higher buildings located toward the center of the core. Heights are to be a maximum of four stories on the north side of Montezuma Road, and south of Montezuma Road, including the portion of College Avenue south of Montezuma. Heights are to be a maximum of four stories along 55th and five stories along Campus Plaza Drive, and the portion of College Avenue north of Montezuma. Within the area enclosed by Montezuma Road, 55th Street, Campus Plaza Drive and College Avenue, heights can rise up to a maximum of 12 stories along Hardy Avenue.

(College Area Community Plan, page 43.)

A maximum street frontage height of four stories is established in this District to encourage consistently scaled streets that will provide a sense of unity and order throughout the District.

(Core Sub-Area Design Manual, page 17.)
For purposes of calculating maximum building height (in linear feet), this Urban Design Plan defines a ground floor story as a maximum of 20 feet (to allow for lobbies, etc.) with subsequent stories at a maximum of 12 feet each.

(Core Sub-Area Design Manual, page 20.)

The Subarea Descriptions in the Community Plan for the Core Subarea also include the following *Conditions* that would apply to residential development within the Core Subarea:

1) *Core Subarea development must integrate with the community. At the edges of Core Subarea, new development must show an obvious intent to be compatible with the bulk, scale and character of adjacent off-campus development.*

2) *Strong pedestrian orientation is essential within the Core Subarea, and strong pedestrian links are to be created with the university campus.*

4) *To create a sidewalk pattern that enhances pedestrian activity, a consistent setback should be established by commercial and mixed-use buildings within the Core Subarea. Generally, buildings are to be sited at or within ten feet of the property line; otherwise they clearly should be separated from the property line by pedestrian-oriented courtyards, sidewalk cafes, landscaped areas, etc.*

6) *Multifamily residential and commercial development along College Avenue and Montezuma Road should front on the public street and provide identifiable pedestrian access from the street into the project, especially in areas where parking lots are located between the street and the project.*

8) *Surface parking lots are discouraged. Surface parking lots provide an important function as an interim use in that they handle parking demands while the pedestrian orientation of an area is developing. Once the pedestrian character is established, surface parking lots should be converted to other uses.*

11) *Bicycle lockers and racks, as well as secure parking for bicycles and motorcycles should be provided with each phase of development.*

14) *Curb cuts along College Avenue are to be highly restricted.*

17) *"Walling off" of the street is to be avoided, whether by fences or structures. Blank or solid walls should be avoided at sidewalks. For this reason, commercial buildings or the commercial portion of mixed-use buildings should devote at least 50 percent of the first-story street walls to pedestrian entrances, display windows, or windows providing a view into a building interior. Shrubbery, trees and architectural detailing should be used to add visual interest.*

19) *New fraternity and sorority housing is permitted to develop only in areas reserved for such uses as shown on Figure 7B. Within these designated areas, no new development is permitted other than: housing for fraternities and sororities; uses which are intended primarily to serve fraternity and sorority residents, such as parking garages and recreational areas; and multifamily uses which can be converted to fraternity or sorority housing under terms and conditions specified at the time of development approval.*

(College Area Community Plan, pages 43 – 45.)

The Design Manual also includes the following guidelines that would apply to Residential District within the Core Sub-Area:

Building Setbacks:
In contrast to the east-west streets, north-south frontages throughout the District maintain a building setback of 10 feet minimum. This dimension is increased to 15 feet on 55th Street to provide for the development of a densely planted landscaped buffer to clearly signify the western boundary of the new neighborhood.

Minimum side yard setbacks in the Residential District are 5 feet. A 10-foot rear setback is required for properties with rear access from an alley. No rear set back, however, is required for ancillary structures such as carports, garages or garden sheds.

Building Height:
To further reinforce the characteristics of continuity intended for the Residential District, all frontage buildings are restricted to a maximum height of 4-stories. In blocks on the north side of Hardy, maximum building heights of 6 and 12 stories are permitted, within upper setbacks of 20 and 60 feet respectively. Between Hardy and Lindo Paseo, the interior of blocks can be built to a maximum of 6 stories, within an upper level setback of 20 feet on all sides. South of Lindo Paseo, no structure higher than 4 stories, irrespective of its location, is permitted.

Open Space and Pedestrian Access
Maximum lot coverage in the Residential District is stipulated at a maximum of 60 percent of gross site area. As for Mixed-Use Development, qualifying criteria for open space are not defined.

The Design Manual alternatively identifies the project site for a potential park/open space opportunity. The intent of this amenity would be to provide open space and park area for the overall redevelopment of the Core Subarea Residential District in conjunction with adjacent sorority housing development with facilities to serve both students and community residents. However, according to the Design Manual park/open space areas are not precisely designated on specific blocks within the Residential District as they are in the Mixed-Use District of the Core Subarea. The Design Manual defines 40 percent of the total site area of the Residential District for park/open space and indicates that the size and location of this potential park site may change.

The project site is zoned RM-3-9. The RM zones provide for multiple dwelling unit development at varying densities. Each of the RM zones is intended to establish development criteria that consolidates common development regulations, accommodates specific dwelling types, and responds to location issues regarding adjacent land uses. The RM-3-9 zone permits a maximum of one dwelling unit for each 600 square feet of lot area with limited commercial uses. Based on the site area of 1.51 acres (65,775.6 square feet), a maximum of 110 dwelling units would be permitted on the project site under the existing RM-3-9 zone.

SDSU FOUNDATION SORORITY ROW MND
The MND determined that the multi-unit development proposed for the SDSU Foundation Sorority Row project would be consistent with the land use designation in the College Area

Community Plan. Additionally, since the project site was not within or adjacent to the MHPA, the SDSU Foundation Sorority Row project would not conflict with an applicable habitat conservation plan or natural community conservation plan. The proposed project would not physically divide an established community, as the project site was currently incorporated into the community's urban development pattern and street system. The project site was not located within any airport Comprehensive Land Use Plan area. Impacts to land use resulting from the SDSU Foundation Sorority Row project were not identified and therefore mitigation was not required.

PROJECT

The College Avenue Apartments would likewise develop as a multi-unit residential project within an area designated for residential use. With regards to land use, project characteristics would be substantially similar to those evaluated in the MND for the SDSU Foundation Sorority Row project. Like the SDSU Foundation Sorority Row project, the proposed project would not result in impacts to land use.

Specifically, the proposed College Avenue Apartments would be located in an area designated for multi-unit residential development. According to the Community Plan, the project site is an area identified for higher density residential, mixed use developments, and sorority and fraternity houses.

The College Avenue Apartments project would be compatible with the bulk, scale, and character of the surrounding area. The project site fronts on College Avenue. Immediately to the north is a two-story sorority house, with a two-story multi-unit structure north of the sorority house. This existing development is set at a higher elevation than the proposed project. Single-family residential units, also at a higher elevation than the proposed project, are located across College Avenue, a four-lane facility, to the east and south. While single-family residential development occurs to the west, they are approximately 101 feet away from the project and the rooftops of those homes are at an elevation approximately 15.5 feet lower than the elevation of the proposed project. The four-story project is consistent with the Community Plan's recommendation that lower buildings be located on the edges of the Core Subarea, adjacent to the community, and that *heights are to be a maximum of four stories . . . south of Montezuma Road, including the portion of College Avenue south of Montezuma.* (College Area Community Plan, page 43.)

Consistent with the Community Plan's recommendation to provide on-site recreational facilities, the proposed project would provide a variety of on-site amenities, including an outdoor courtyard space located in the center of the project that would include a fire pit with hearth seating, benches, tables and chairs, large couches, and a built-in barbeque area complete with barbeques, an outdoor sink, and trash receptacle. Also included within the courtyard is the pool area, separated from the remainder of the courtyard by a green screen wall of trees and a fence with a gate. An enclosed community room and fitness center would also be provided with access to the courtyard.

The proposed project also meets applicable *Conditions* (College Area Community Plan, pages 43 – 45) included in the Subarea Description in the Community Plan for the Core Subarea. Specifically, the proposed project integrates with the community and is compatible with the bulk, scale and character of adjacent off-campus development (*Condition d. 1*, College Area Community Plan, page 43*)*. As noted above, the project site fronts on College Avenue, immediately south of a two-story sorority house, with a two-story multi-unit structure north of the sorority house. Both structures are at a higher elevation than the project site. Single-family residential units located across College Avenue, a four-lane facility, to the east and south also are at a higher elevation than the project site. While single-family residential development occurs to the west, the are approximately 101 feet away from the project and the rooftops of those homes are approximately 15.5 feet lower than the elevation of the proposed project. As recommended in the Community Plan, the project would provide lower buildings on the edges of the Core Subarea, adjacent to the community, and building heights would be limited to a maximum of four stories.

The proposed project would not wall off the street. Instead, the project provides a building setback of 15 feet along the street, as well as an extensive landscape space that will function as a small park-like feature. Consistent with the Community Plan, the project includes *shrubbery, trees and architectural detailing . . . to add visual interest* (*Condition 17,* College Area Community Plan, page 45). Like the SDSU Foundation Sorority Row project, the proposed College Avenue Apartments project would have one full-access driveway along College Avenue, consistent with *Condition d. 14* (College Area Community Plan, page 44).

The project includes a s*trong pedestrian orientation* and provides an improved sidewalk connection with a landscaped parkway separating the pedestrian from the street, creating a strong link with the university campus. The project's building is setback 15 feet from the property line; additional landscaping is proposed between the building and the sidewalk creating a park-like feel along the project's frontage on College Avenue (*Conditions d. 2*, *d. 3*, and *d. 4*, College Area Community Plan, page 43). Fronting on College Avenue, the project provides an enhanced and *identifiable pedestrian access from the street into the project* (*Condition d. 6,* College Area Community Plan, page 43), featuring an expanded "front porch" entrance identified with decorative pavers.

Parking for the project will be provided in a subterranean garage and not in surface parking lots, consistent with the Community Plan's condition stating that: *Surface parking lots are discouraged* (*Condition d. 8,* College Area Community Plan, page 44). Secure bicycle and motorcycle parking would be provided in the subterranean parking garage to meet or exceed City requirements (*Condition d. 11,* College Area Community Plan, page 44). Additional bicycle racks would be provided at the front of the building.

The project provides for *multifamily uses which can be converted to fraternity or sorority housing* as specified in *Condition d. 19* (College Area Community Plan, page 44). The project complies with the Standards of Convertibility To Fraternity and Sorority Housing (November 17, 2006), which establishes the standards for "convertibility" of multi-family and student housing project to

sorority housing within the "Sorority Designated Area" with the Community Plan. The project can provide convertibility for up to 11 sorority chapters, where 10 sorority chapters would be required per the standards.

Relative to the Design Manual, the College Avenue Apartments project proposes a building setback of 15 feet along College Avenue, exceeding the Design Manual's guideline for maintaining a building setback of 10 feet minimum along north-south streets. Building side yard setbacks proposed for the College Avenue Apartments would vary from approximately 11 feet to approximately 21 feet, exceeding recommendations of the Design Manual. Consistent with the Design Manual, the project's building height would be a maximum of four stories. The project proposes a lot coverage of 49 percent, less than the maximum of 60 percent recommended in the Design Manual.

With regard to the Design Manual's reference to park/open space in the vicinity of the project site, the Design Manual does not precisely designate park/open space areas on specific blocks within the Residential District and notes that park/open space area size and locations may change. The College Avenue Apartments project is consistent with the primary Residential District designation for the site. The project would develop the 1.51-acre project site with 95 dwelling units, resulting in 63 dwelling units per acre, which is consistent with the density of development for the project site specified in the Community Plan (*i.e.*, 45 – 75 dwelling units per acre) and with the density allowed by the existing RM-3-9 zone (up to 110 dwelling units on the 1.51-acre project site).

The project would not result in any new significant environmental impacts associated with land use nor an increase in impacts beyond those described in the MND prepared for the SDSU Foundation Sorority Row project.

Noise

Noise levels in the project area are primarily caused by vehicular noise from traffic on College Avenue. There are no stationary noise sources generating significant noise levels in the project area.

SDSU FOUNDATION SORORITY ROW MND

The MND evaluated potential impacts of the SDSU Foundation Sorority Row project relative to noise. The MND determined that the proposed SDSU Foundation Sorority Row project would operate within the City's allowable noise standards. Additionally, the SDSU Foundation Sorority Row project would not expose people to noise levels which exceed the City's adopted noise ordinance. The multi-unit project would be required to adhere to Title 24, which requires that interior noise levels be attenuated to no more than 45 decibels (dBA) Community Noise Equivalent Level (CNEL). No impacts to noise were identified with the SDSU Foundation Sorority Row and therefore mitigation was not required.

PROJECT

The College Avenue Apartments project would likewise develop as multi-unit residential development within an area designated for such land uses and would be required to abide by the same noise ordinances as the SDSU Foundation Sorority Row project. Like the SDSU Foundation Sorority Row project, the College Avenue Apartments project would be required to adhere to Title 24, requiring interior noise levels be attenuated to no more than 45 decibels CNEL. Additionally, all recreational amenities provided by the proposed College Avenue Apartments project would occur internal to the project, and the building will act as a noise buffer to vehicular noise generated by traffic on College Avenue. Like the SDSU Foundation Sorority Row project, no significant impacts associated with noise would result.

In order to further evaluate potential noise impacts, the proposed project considered nuisance noise – that is, the potential noise from future occupants of the proposed project. A *Noise Assessment* was prepared for the College Avenue Apartments project by dBF Associates, Inc. (January 9, 2015), and the conclusions of this assessment are summarized below. The *Noise Assessment* is included as Appendix H to this Addendum.

Single-family homes located east of the project site are separated from the project by a four-lane facility – a distance of more than 80 feet. This distance and the intervening noise associated with traffic volumes on College Avenue would mask any noise generated by residents of the College Avenue Apartments. Therefore, single-family homes across College Avenue were not considered in the *Noise Assessment* prepared for the project. However, the *Noise Assessment* did study single-family residences located in the canyon, below the project, to the west. The rooftops of those homes are at an elevation approximately 15.5 feet lower than the elevation of the proposed project and at a distance of approximately 101 feet from the project. Anticipated noise sources associated with the project are music, swimming pool usage, parking structure traffic, and mechanical ventilation.

A review of the College Area Apartments project plans show that effective measures to minimize noise from the project have been incorporated into the project design and/or are assured as conditions of approval. These features include the following:

- No balconies would be provided on the exterior façade of the building, restricting areas where people could gather and listen to music that could carry to adjacent areas.
- Outdoor use areas would be limited to the interior courtyard.
- The west side of the parking structure would have solid walls, thereby minimizing noise from wheel squeal and car alarms.
- Noise from parking structure ventilation shafts and other heating / ventilation / air-conditioning (HVAC) equipment would be designed and operated in accordance with the City Noise Ordinance.
- Noise from the swimming pool would be minimized by limiting the swimming pool hours of operation. Use of the swimming pool will be allowed between 10:00 a.m. and 11:00 p.m. on weekdays, and between 10:00 a.m. and 12:00 a.m. (midnight) on

weekends. Amplified music will not be permitted after 10:00 p.m. on any day. The property manager will enforce noise limits and use of the pool.

Swimming Pool and Music

The swimming pool area located in the interior courtyard is expected to be the primary source of noise. Typically, the greatest noise level associated with a swimming pool is from children playing or adults yelling. In addition, the pool area is a likely location for amplified music.

Acoustical calculations were performed to assess noise from the swimming pool area. The locations and elevations of the pool area, project buildings, and nearby residential properties were obtained from the project plans. For the purpose of the assessment, it was anticipated that up to 20 people could use the pool area at any given time.

The noise level from pool users at the project's property line to the closest residences to the south (a distance of approximately 121 feet) was calculated to be approximately 36 dBA and 31 dBA, respectively. This estimate is assumed to be a worst-case scenario, since it is considered unlikely that 20 users would constantly generate this level of noise for a one-hour period. The noise level from amplified music at the pool at the project property line and at the closest residences was calculated to be approximately 46 dBA and 40 dBA, respectively. The composite noise level from pool users and amplified music at the project property line and at the closest residences was calculated to be approximately 46 dBA and 40 dBA, respectively.

The City Noise Ordinance sound level limits at the west property line are 55 dBA between 7:00 a.m. and 7:00 p.m., 50 dBA between 7:00 p.m. and 10:00 p.m., and 45 dBA between 10:00 p.m. and 7:00 a.m. With implementation of conditions of the permit that would prohibit amplified music after 10:00 PM, noise from swimming pool usage would be below these limits and therefore would comply with the City Noise Ordinance sound level limits at any time of day. No nuisance noise impacts would occur.

The project would not result in any new significant environmental impacts associated with noise.

Paleontological Resources

According to the *Geology of San Diego Metropolitan Area, California, La Mesa, 7 1/2 Minute Quadrangle* (Kennedy and Peterson, 1975), the project area is underlain by the Mission Valley geologic formation. The Mission Valley formation has produced very rare marine fossils and has been assigned a high resource potential for fossils. High sensitivity is assigned to geologic formations know to contain paleontological localities with rare, well-preserved, critical fossil materials for stratigraphic or paleoenvironmental interpretation and fossils providing important information about the paleobiology and evolutionary history (phylogeny) of animal and plant groups. Generally speaking, highly sensitive formations produce vertebrate fossil remains or are considered to have the potential to produce such resources. A significant impact to paleontological resources could occur if grading of high resource potential geologic formations

exceeds 1,000 cubic yards and occurs at depths of ten feet or greater in undisturbed areas of the site.

SDSU FOUNDATION SORORITY ROW MND

The MND for the SDSU Foundation Sorority Row project included an analysis of paleontological resources. In association with the construction of the SDSU Foundation Sorority Row project, the project would excavate approximately 23,000 cubic yards of soil at a maximum depth of 27 feet. The grading for that project would exceed the City's thresholds of significance for potential impacts to paleontological resources. Therefore, the MND prepared for the SDSU Foundation Sorority Row project concluded that construction activities would potentially impact paleontological resources. Disturbance or loss of fossils without adequate documentation and research would be considered a significant environmental impact. Therefore, a MMRP as detailed in Section V of the SDSU Foundation Sorority Row MND was required for paleontological monitoring. The program required that a qualified Paleontologist or Paleontological Monitor be present during all ground excavations that would exceed ten feet in depth and that could impact portions of the previously undisturbed Mission Valley formation. If paleontological resources were discovered, a recovery and documentation program would be implemented. With implementation of the MMRP, impacts to paleontological resources would be below a level of significance.

PROJECT

Like the SDSU Foundation Sorority Row project, there is the potential for impacts to paleontological resources as a result of the project due to the site's underlying Mission Valley formation. Grading for the project requires excavating approximately 21,200 cubic yards of soil at a maximum depth of 30.1 feet for the subterranean garage, which would exceed the City's thresholds of significance for potential impacts to paleontological resources. Therefore, the College Avenue Apartments project would be required to implement mitigation to reduce the potential impacts to paleontological resources to below a level of significance. Mitigation measures presented in the MMRP for the SDSU Foundation Sorority Row project require clarification due to updated City standard mitigation requirements. Therefore, the currently applicable mitigation measure for paleontological monitoring as identified in Section VI of this MND shall be implemented.

The project would not result in any new significant paleontological environmental impacts nor an increase in impacts beyond those described in the MND. The project would be required to implement an updated mitigation measure from that which was included in the MMRP required for the SDSU Foundation Sorority Row project. With implementation of the project specific mitigation measure included in Section VI of this MND, potential paleontological impacts would be reduced to below a level of significance.

Population and Housing

The project site is located in the Core Subarea of the College Area Community Plan. The Community Plan identifies this area for residential development of 45 – 75 dwelling units per

acre. Based on that residential density, the 1.51 project site could accommodate a maximum of 113 dwelling units.

SDSU FOUNDATION SORORITY ROW MND

The MND evaluated potential impacts of the SDSU Foundation Sorority Row project relative to population and housing. The MND determined that the SDSU Foundation Sorority Row project would not induce substantial population growth. The SDSU Foundation Sorority Row project proposed 70 dwelling units on the 1.51-acre site, resulting in 46 dwelling units per acre. The SDSU Foundation Sorority Row project was identified as an allowable use in the College Area Community Plan and would be within the development intensity of the Community Plan (i.e., 45 – 75 dwelling units per acre). The SDSU Foundation Sorority Row project would not displace any existing housing, as the project site is currently a vacant parcel. Additionally, the SDSU Foundation Sorority Row project would not result in the construction of new roadways, infrastructure, or other facilities that could indirectly cause increased growth in the project area. The SDSU Foundation Sorority Row project would not alter the population of the community. Instead, it would provide student housing in an area where such housing was planned to occur. Impacts to population and housing were not identified and therefore mitigation was not required.

PROJECT

The proposed College Avenue Apartments would likewise develop a multi-unit residential development within an area designated for such allowed land uses. Project characteristics would be substantially similar to those evaluated in the MND for the SDSU Foundation Sorority Row project. The College Avenue Apartments project proposes 95 student housing units on the 1.51-acre project site, resulting in 63 dwelling units per acre, which is within the range anticipated for the project site in the College Area Community Plan. Like the SDSU Foundation Sorority Row project, the College Avenue Apartments project would not displace existing housing and it would not construct new roadways, infrastructure, or other facilities that could indirectly cause increased growth in the project area. Nor would it alter the population of the community. Instead, like the SDSU Foundation Sorority Row project, the proposed College Avenue Apartments project would provide housing in an area where such uses are planned to occur. Therefore, the proposed project would not result in impacts to population and housing.

Public Services

The project site is located in an urbanized community currently served by police, fire, and emergency services. The project sire is approximately 0.8 mile from City Fire Station 10, which is located at 63rd Street and Acorn Street. The response time from this station is approximately 2.5 minutes. Also, this property is located within the City Police Department's Mid-City Division, which has a reported average response time of six minutes. Library facilities are available in the project area to serve the community. The project area is served by the San Diego Unified School District, and public schools are located in the project area.

SDSU FOUNDATION SORORITY ROW MND

The MND for the SDSU Foundation Sorority Row project evaluated potential impacts of the SDSU Foundation Sorority Row project relative to public services. The SDSU Foundation Sorority Row project was in accord with the intensity of development anticipated by Community Plan. The project site is located in an area where fire protection and police protection services are available and would not result in a significant increased demand for services or affect response times.

The MND stated that libraries have been provided in the community based on the anticipated build-out of the Community Plan. Because the SDSU Foundation Sorority Row project was consistent with the Community Plan, it would not result in the need for increased maintenance of public facilities, including public roads. Other existing government services would remain unaffected. Impacts to public services were not identified and therefore mitigation was not required.

PROJECT

The College Avenue Apartments would likewise develop as a multi-unit residential development, as allowed by and anticipated in the Community Plan. Project characteristics would be substantially similar to those evaluated in the MND for the SDSU Foundation Sorority Row project. The proposed project is consistent with the land use designation and zoning for the site and public services are available to serve the project. Therefore, the proposed project would not result in impacts to public services nor require the construction of new or expanded public facilities. No impact would occur.

Recreational Resources

SDSU FOUNDATION SORORITY ROW MND

The MND evaluated potential impacts of the SDSU Foundation Sorority Row project relative to recreational resources. The MND determined that the SDSU Foundation Sorority Row project did not include public recreational facilities, nor would it require the construction or expansion of public recreational facilities. Impacts to recreational resources were not identified and therefore mitigation was not required.

PROJECT

The College Avenue Apartments would likewise not include public recreational facilities, nor would the proposed project require the construction or expansion of existing public recreational facilities. The proposed project is consistent with the Community Plan land use designation, development intensity, and zoning assumed for the project site. Additionally, the project provides for on-site recreational amenities to serve residents. Therefore, the proposed project would not result in impacts to recreational facilities.

Transportation/Traffic Circulation

The project site is served by an existing circulation system. College Avenue fronts the project site and provides a connection to the I-8 freeway located north of the project site. College Avenue is red-curbed, meaning no parking is allowed, along the majority of the project site's frontage.

As shown in Figure 13 (*Area B Parking District 1988*) of the Community Plan, the project site is located adjacent to, but outside of the Area B Parking District. Within this District, cars parked on the streets during the day must display a sticker which identifies them as belonging to neighborhood residents.

The project site is located in an area served by transit – including bus and trolley. The nearest bus stop is on College Avenue approximately 250 feet south of the site. Both the 856 and 936 buses run along this portion of College Avenue and both connect to the SDSU Transit Center located on the SDSU campus approximately 0.4 mile to the north of the project site. Trolley service (Green Line) is available at the SDSU Transit Center.

SDSU FOUNDATION SORORITY ROW MND

The MND evaluated potential impacts of the SDSU Foundation Sorority Row project relative to transportation/traffic circulation. Access to the SDSU Foundation Sorority Row project would occur via a single driveway access off College Avenue, generally in the center of the project's frontage.

Based on an estimate of six trips per unit per the *City of San Diego Trip Generation Manual* (2003) for multi-unit developments over 20 units per acre, the SDSU Foundation Sorority Row project would generate 420 trips, with 37 AM peak hour trips and 38 PM peak hour trips. This amount of traffic did not warrant preparation of a traffic study, and the MND determined that the SDSU Foundation Sorority Row project would not generate a significant number of vehicle trips.

The SDSU Foundation Sorority Row project would not adversely impact traffic, parking, planned transportation systems, or circulation. The project would not result in an increase in project traffic that would be substantial in relation to the existing traffic load and capacity of the street system. The MND determined that the SDSU Foundation Sorority Row project would not result in an increased demand for off-site parking or an have effect on existing parking, as the SDSU Foundation Sorority Row project would provide adequate on-site parking. Additionally, it was determined that the SDSU Foundation Sorority Row project would not impact existing or planned transportation systems, nor would it affect circulation movements or beach access. The SDSU Foundation Sorority Row project did not result in an increase in traffic hazards for motor vehicles, bicycles, or pedestrians, and would not conflict with the adopted policies, plans, or programs supporting alternative transportation models. Significant impacts to transportation/traffic circulation were not identified with the SDSU Foundation Sorority Row project and therefore mitigation was not required.

PROJECT

The College Avenue Apartments project would be consistent with the evaluation of the MND. Based on an estimate of six trips per unit per the *City of San Diego Trip Generation Manual* (2003) for multi-unit developments over 20 units per acre, the College Avenue Apartments project would generate 570 trips, with 46 AM peak hour trips and 52 PM peak hour trips. This amount of traffic does not warrant preparation of a traffic study, and the proposed project would not generate a significant number of vehicle trips.

The College Avenue Apartments project proposes a single driveway access off College Avenue, similar to the SDSU Foundation Sorority Row project. However, the access proposed by the College Avenue Apartments project would be along the southern border of the site, whereas driveway access for the SDSU Foundation Sorority Row project would occur in the center of the project site.

Like the SDSU Foundation Sorority Row project, the proposed College Avenue Apartments project would provide adequate on-site parking within a subterranean garage. Per Table 142.05C of the SDMC, the project would be required to provide a total of 236 parking spaces. The project proposes to provide 237 parking spaces. This includes seven accessible (one van) parking spaces. In addition, the project would provide 16 motorcycle parking spaces, where the SDMC would require 10 spaces (a rate of 0.1 motorcycle parking space per unit); and 91 bicycle parking spaces with secure bicycle storage, where the SDMC requires 57 spaces. Like the SDSU Foundation Sorority Row project, no parking impacts would result from the proposed College Avenue Apartments project as the project would provide adequate on-site parking.

To supplement the information included in the SDSU Foundation Sorority Row project MND, a *Traffic Assessment Letter* was prepared by Fehr and Peers (January 9, 2015) to address specifc operational elements associated with the Community Plan. The *Traffic Assessment Letter* is included as Appendix I to this Addendum. Specifically, the *Traffic Assessment Letter* examines the following issues:

- **College Avenue / Montezuma Operational Analysis:** Evaluate street and/or signal improvements at the intersection of College Avenue and Montezuma Road.
- **College Place Access:** Evaluate an alternative access from College Place.

Improvements at the College Avenue/Montezuma Road Intersection

The Community Plan identifies the intersection of College Avenue/Montezuma Road as needing "street and/or signal improvements" (Figure 12 of the College Area Community Plan). The Community Plan also identifies College Avenue as needing "special treatments, such as the removal of parking and/or striping to improve traffic conditions and safety". To determine the impact of the project on the operating conditions of College Avenue/ Montezuma Road and to determine the project's responsibility for improvements at this location, project trips were calculated and assigned through the project study area, as described in the following section.

Project Trip Generation

Project trips were estimated using per dwelling unit trip rates for high density residential (>20 dwelling units per acre) from the *City of San Diego Trip Generation Manual* (2003). As shown in Table 5**,** *Project Trip Generation,* the project is forecast to generate a total of 570 daily trips and 46 AM peak hour trips and 52 PM peak hour trips.

Table 5. *Project Trip Generation*

Land Use	Size	Trip Rate[1]			Daily Total Trips	Peak Hour Trips					
						AM Peak Hour			*PM Peak Hour*		
		Daily	*% AM*	*% PM*		In	Out	Total	In	Out	Total
High Density Residential[2]	95 du	6	8%	9%	570	9	37	46	36	16	52

[1] Trip rates from City of San Diego Trip Generation Manual, May 2003.
[2] Residential Multiple Dwelling Unit. Over 20 dwelling units/acre.

Intersection Level of Service (LOS): College Avenue/Montezuma Road

Existing and Existing plus Project intersection operating conditions at College Avenue/Montezuma Road were evaluated for the AM and PM peak hours for each of the two access scenarios. Table 6, *Intersection Peak Hour Level of Service (with Project Conditions*), summarizes the results of the peak hour intersection operations for the scenarios. As shown below, the College Avenue/Montezuma Road intersection operates at LOS C during the AM peak hour and LOS D during the PM peak hour and will continue to operate at acceptable LOS C and LOS D with the addition of project trips regardless of the access scenario.

Table 6. *Intersection Peak Hour Level of Service (with Project Conditions)*

Intersection	Scenario	Peak Hour LOS/Delay (seconds)			
		AM		*PM*	
		Delay	LOS	Delay	LOS
College Ave./ Montezuma Rd.	No Project	34.4	C	42.7	D
	Alt 1: Full Access	34.9	C	43.0	D
	Alt 2: Restricted Left Out	34.7	C	42.9	D

Notes:
1. Level of service based on Highway Capacity Manual (Transportation Research Board, 2010).
2. Average delay expressed in seconds per vehicle.
3. Operations were calculated using traffic volumes published in the Plaza Linda Verde TIA, LLG 8/6/11.

The project is consistent with the College Area Community Plan. Therefore, the project has been considered in the long-term traffic forecast for the College Area community. The Community Plan has indicated that street improvements should be considered to address traffic concerns near the intersection of College Avenue/Montezuma Road. The project would be required to restripe College Avenue along the project frontage to include a left turn pocket into the site and a two-way left turn lane along the project frontage north of the driveway. This restripe would remove the ability to park on the west side of College Avenue between the project site and Cresita Avenue. This improvement is consistent with the recommendations for "special projects" in the City's adopted Circulation Element. The

center turn lane would separate the northbound and southbound traffic lanes and improve the overall capacity of the section by removing left turning vehicles from the through traffic both northbound and southbound along College Avenue. Thus, the project has addressed the Community Plan traffic concerns.

Further, the City's approved College Area Public Facilities Financing Plan (PFFP) includes a project that would improve College Avenue from Lindo Paseo to Montezuma Road, which includes a feasibility study and physical and signal improvements at College Avenue/Montezuma Road. Project T-11 included in the FY 2014 adopted PFFP would improve the long-term conditions at this intersection. T-11 is consistent with the Community Plan objective of installing street and/or signal improvements as identified in the Circulation Element. The project would be responsible for payment toward the Development Impact Fee (DIF) program. The fees contributed would be allocated toward the future improvement in the College Area identified in the PFFP program.

College Place Access

An evaluation was conducted to assess the feasibility of providing access to the site via College Place. College Place is a cul-de-sac off College Avenue, located just north of the project. Access from the existing cul-de-sac is not feasible because College Place terminates as a private drive north of the project site. Therefore this alternate access was not considered as providing public access to the proposed College Avenue Apartments project.

Like the SDSU Foundation Sorority Row project, the College Avenue Apartments project would not result in an increase in project traffic that would be substantial in relation to the existing traffic load and capacity of the street system and would not result in an increased demand for off-site parking or have effects on existing parking. The College Avenue Apartments project is located approximately 250 feet from the nearest bus stop and 0.4-mile from the SDSU Transit Center where bus and trolley service can be accessed. The project would not impact existing or planned transportation systems, nor would it affect circulation movements. The project is not located proximate to a beach and thus would not affect beach access. The College Avenue Apartments project would not result in an increase in traffic hazards for motor vehicles, bicycles, or pedestrians, and would not conflict with the adopted policies, plans, or programs supporting alternative transportation models. Significant impacts to transportation/traffic circulation would not be expected with the College Avenue Apartments project.

Based on the foregoing analysis and information, the project will not result in any new significant transportation/traffic circulation environmental impacts nor an increase in impacts beyond those described in the SDSU Foundation Sorority Row MND.

Utilities

SDSU FOUNDATION SORORITY ROW MND

The MND evaluated potential impacts of the SDSU Foundation Sorority Row project relative to utilities. The MND determined that the SDSU Foundation Sorority Row project would not affect

existing utilities, including natural gas, electricity, communications systems, water, and sewer. (No major changes to the drainage pattern were anticipated.) The MND determined that existing solid waste disposal services would remain unaffected by the SDSU Foundation Sorority Row project. Impacts to utilities were not identified and therefore mitigation was not required.

PROJECT

The College Avenue Apartments project would likewise not impact utilities. The proposed project would require connections to natural gas, electricity, communications systems, water, and sewer. All of these utilities are provided in the project area. The project would include improvements to the on-site sewer system. The project would not, however, require or result in the construction of wastewater treatment facilities or expansion of existing sewer facilities, the construction of which could cause significant environmental effects. There is a need to upgrade the existing sewer in the project area. A capital improvement project (CIP) will fund and install such improvements. The proposed College Avenue Apartments project would be required to contribute a one-time payment of $293,900 towards the CIP project. As discussed under Hydrology/Water Quality above, the project would not result in major changes to the existing drainage pattern. The project would re-route and upsize the existing storm drain system. A proposed 30-inch pipe would collect runoff from both off-site and on-site. The larger pipe increases capacity to handle the 50-year storm event and any additional runoff the project may create.

Since the adoption of the MND, City requirements call for additional analysis relative to solid waste disposal. Per the City's Significance Determination Thresholds, a project would result in a potentially significant solid waste direct impact if project construction, demolition, and/or renovations meet or exceed 1,000,000 square feet of building space that would generate approximately 1,500 tons or more of waste. A cumulative impact may occur if project construction, demolition, and/or renovations meet or exceed 40,000 square feet of building space that would generate 60 tons or more of waste. Pursuant to the City's Significance Determination Thresholds, preparation and acceptance of a project specific Waste Management Plan (WMP) would reduce solid waste impacts to below a level of significance. LEED Silver or better certifications may also be used to reduce or avoid solid waste impacts, as this would ensure implementation of sustainability measures intended to assure minimal project "environmental footprint" and solid waste impacts.

The project meets the City's 40,000-square-foot threshold. A WMP for the project has been prepared (KLR Planning, November 2014) and included as Appendix J to this Addendum. With implementation of the WMP, the project would reduce construction-related waste by a minimum of 75 percent and would implement waste reduction measures during the occupancy phase of the project. The measures identified in the WMP and assured as conditions of approval, when implemented, would ensure that potential impacts to solid waste management facilities, including landfills, materials recovery facilities and transfer stations, and services, including collection, would be below a level of significance. Therefore, the proposed project

would not result in solid waste disposal impacts. The project, therefore, would not result in impacts to utilities.

Water Conservation

SDSU FOUNDATION SORORITY ROW MND

The MND evaluated potential impacts of the SDSU Foundation Sorority Row project relative to water conservation. The MND determined that the SDSU Foundation Sorority Row project would not require the use of excessive amounts of water. Additionally, landscaping for the SDSU Foundation Sorority Row project would be in compliance with the San Diego Landscape technical manual. Impacts to water conservation were not identified and therefore mitigation was not required.

PROJECT

The College Avenue Apartments would likewise not have a substantial negative impact on water conservation. The project would not result in use of excessive amounts of water. The proposed project is consistent with the land use designation and zoning for the site and therefore has been planned for in the City's Urban Water Management Plan. Additionally, the proposed College Avenue Apartments project would be designed to meet current (2013) Title 24 standards. The project incorporates water conservation features, including:

- Low flow plumbing fixtures.
    - low flow toilets (1.10 gal/flush or less).
    - low flow kitchen sinks w/aerators (1.5 gpm).
    - low flow vanities (1.5 gpm).
    - low flow showers (1.75 gpm).

Additionally, since the adoption of the SDSU Foundation Sorority Row MND, greater focus has been placed on drought-tolerant landscaping and irrigation conservation measures. As described in the Project Description, above, the project would utilize drought tolerant and native/adaptive plant species to reduce water use and promote the positive aesthetics of a drought tolerant landscape. Irrigation would be designed specifically for the needs of each planting zone, and would be monitored and regulated both on-site and remotely by the property manager.

All irrigation areas would be zoned separately according to plant type(s), location, solar exposure, soil type, and any other specific requirements that may exist. The irrigation system would utilize non-potable water and would have its own dedicated meter. The irrigation system would have a computer controlled satellite controller with phone/radio link to a remotely located central computer, allowing for remote access to the system. Flow-sensing and master control valve shutdown would be included with real time system monitoring. Therefore, the proposed project would result in greater water conservation than the SDSU Foundation Sorority Row project.

The project would not result in any new significant environmental impacts associated with water conservation.

MANDATORY FINDINGS OF SIGNIFICANCE

The College Avenue Apartments project would not have the potential to degrade the quality of the environment, as demonstrated in the analysis above. The proposed project would not substantially reduce the habitat of fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, or reduce the number or restrict the range of a rare or endangered plant or animal. Approximately 0.09 acre of coastal sage scrub habitat and 1.04 acres of non-native grassland are present on the project site, which would be removed as part of the proposed project. Mitigation in the form of payment to the City's Habitat Acquisition Fund has occurred as part of the previous SDSU Foundation Sorority Row project for the loss of this habitat. The proposed project would not eliminate important examples of major periods of California history or prehistory.

VI. MITIGATION, MONITORING, AND REPORTING PROGRAM (MMRP) INCORPORATED INTO THE PROJECT:

The College Avenue Apartments project shall be required to comply with biological resources mitigation measures outlined within the MMRP of the previously adopted MND (Project No. 6036; SCH No. 2004071018). Paleontological Resources mitigation measures presented in the MMRP of the previously adopted MND (Project No. 6036; SCH No. 2004071018) require clarification due to updated City standard mitigation requirements. Therefore, the following mitigation measure for paleontological monitoring shall be implemented.

PALEONTOLOGICAL RESOURCES

If construction activities require excavation or grading into the Mission Valley Formation, then the following mitigation measure shall be implemented:

I. Prior to Permit Issuance

A. Entitlements Plan Check

1. Prior to issuance of any construction permits, including but not limited to, the first Grading Permit, Demolition Plans/Permits and Building Plans/Permits or a Notice to Proceed for Subdivisions, but prior to the first preconstruction meeting, whichever is applicable, the Assistant Deputy Director (ADD) Environmental designee shall verify that the requirements for Paleontological Monitoring have been noted on the appropriate construction documents.

B. Letters of Qualification have been submitted to ADD

1. The applicant shall submit a letter of verification to Mitigation Monitoring Coordination (MMC) identifying the Principal Investigator (PI) for the project and the names of all persons involved in the paleontological monitoring program, as defined in the City of San Diego Paleontology Guidelines.
2. MMC will provide a letter to the applicant confirming the qualifications of the PI and all persons involved in the paleontological monitoring of the project.

3. Prior to the start of work, the applicant shall obtain approval from MMC for any personnel changes associated with the monitoring program.

II. Prior to Start of Construction

A. Verification of Records Search

1. The PI shall provide verification to MMC that a site specific records search has been completed. Verification includes, but is not limited to a copy of a confirmation letter from San Diego Natural History Museum, other institution or, if the search was in-house, a letter of verification from the PI stating that the search was completed.
2. The letter shall introduce any pertinent information concerning expectations and probabilities of discovery during trenching and/or grading activities.

B. PI Shall Attend Precon Meetings

1. Prior to beginning any work that requires monitoring; the Applicant shall arrange a Precon Meeting that shall include the PI, Construction Manager (CM) and/or Grading Contractor, Resident Engineer (RE), Building Inspector (BI), if appropriate, and MMC. The qualified paleontologist shall attend any grading/excavation related Precon Meetings to make comments and/or suggestions concerning the Paleontological Monitoring program with the Construction Manager and/or Grading Contractor.
   a. If the PI is unable to attend the Precon Meeting, the Applicant shall schedule a focused Precon Meeting with MMC, the PI, RE, CM or BI, if appropriate, prior to the start of any work that requires monitoring.
2. Identify Areas to be Monitored
   Prior to the start of any work that requires monitoring, the PI shall submit a Paleontological Monitoring Exhibit (PME) based on the appropriate construction documents (reduced to 11x17) to MMC identifying the areas to be monitored including the delineation of grading/excavation limits. The PME shall be based on the results of a site specific records search as well as information regarding existing known soil conditions (native or formation).
3. When Monitoring Will Occur
   a. Prior to the start of any work, the PI shall also submit a construction schedule to MMC through the RE indicating when and where monitoring will occur.
   b. The PI may submit a detailed letter to MMC prior to the start of work or during construction requesting a modification to the monitoring program. This request shall be based on relevant information such as review of final construction documents which indicate conditions such as depth of excavation and/or site graded to bedrock, presence or absence of fossil resources, etc., which may reduce or increase the potential for resources to be present.

III. During Construction

A. Monitor Shall be Present During Grading/Excavation/Trenching

1. The monitor shall be present full-time during grading/excavation/trenching activities as identified on the PME that could result in impacts to formations with high and moderate resource sensitivity. **The Construction Manager is responsible for notifying the RE, PI, and MMC of changes to any construction activities such as in the case of a potential safety concern within the area being monitored. In certain circumstances OSHA safety requirements may necessitate modification of the PME.**
2. The PI may submit a detailed letter to MMC during construction requesting a modification to the monitoring program when a field condition such as trenching activities that do not encounter formational soils as previously assumed, and/or when unique/unusual fossils are encountered, which may reduce or increase the potential for resources to be present.
3. The monitor shall document field activity via the Consultant Site Visit Record (CSVR). The CSVR's shall be faxed by the CM to the RE the first day of monitoring, the last day of monitoring, monthly (**Notification of Monitoring Completion)**, and in the case of ANY discoveries. The RE shall forward copies to MMC.

B. Discovery Notification Process
1. In the event of a discovery, the Paleontological Monitor shall direct the contractor to temporarily divert trenching activities in the area of discovery and immediately notify the RE or BI, as appropriate.
2. The Monitor shall immediately notify the PI (unless Monitor is the PI) of the discovery.
3. The PI shall immediately notify MMC by phone of the discovery, and shall also submit written documentation to MMC within 24 hours by fax or email with photos of the resource in context, if possible.

C. Determination of Significance
1. The PI shall evaluate the significance of the resource.
   a. The PI shall immediately notify MMC by phone to discuss significance determination and shall also submit a letter to MMC indicating whether additional mitigation is required. The determination of significance for fossil discoveries shall be at the discretion of the PI.
   b. If the resource is significant, the PI shall submit a Paleontological Recovery Program (PRP) and obtain written approval from MMC. Impacts to significant resources must be mitigated before ground disturbing activities in the area of discovery will be allowed to resume.
   c. If resource is not significant (e.g., small pieces of broken common shell fragments or other scattered common fossils) the PI shall notify the RE, or BI as appropriate, that a non-significant discovery has been made. The Paleontologist shall continue to monitor the area without notification to MMC unless a significant resource is encountered.
   d. The PI shall submit a letter to MMC indicating that fossil resources will be collected, curated, and documented in the Final Monitoring Report. The letter shall also indicate that no further work is required.

IV. Night and/or Weekend Work

A. If night and/or weekend work is included in the contract

1. When night and/or weekend work is included in the contract package, the extent and timing shall be presented and discussed at the precon meeting.

2.The following procedures shall be followed.

a. No Discoveries
In the event that no discoveries were encountered during night and/or weekend work, The PI shall record the information on the CSVR and submit to MMC via fax by 8AM on the next business day.

b. Discoveries
All discoveries shall be processed and documented using the existing procedures detailed in Sections III - During Construction.

c. Potentially Significant Discoveries
If the PI determines that a potentially significant discovery has been made, the procedures detailed under Section III - During Construction shall be followed.

d. The PI shall immediately contact MMC, or by 8AM on the next business day to report and discuss the findings as indicated in Section III-B, unless other specific arrangements have been made.

B. If night work becomes necessary during the course of construction

1. The Construction Manager shall notify the RE, or BI, as appropriate, a minimum of 24 hours before the work is to begin.
2. The RE, or BI, as appropriate, shall notify MMC immediately.

C. All other procedures described above shall apply, as appropriate.

V.Post Construction

A. Preparation and Submittal of Draft Monitoring Report

1. The PI shall submit two copies of the Draft Monitoring Report (even if negative), prepared in accordance with the Paleontological Guidelines which describes the results, analysis, and conclusions of all phases of the Paleontological Monitoring Program (with appropriate graphics) to MMC for review and approval within 90 days following the completion of monitoring,

a. For significant paleontological resources encountered during monitoring, the Paleontological Recovery Program shall be included in the Draft Monitoring Report.

b. Recording Sites with the San Diego Natural History Museum
The PI shall be responsible for recording (on the appropriate forms) any significant or potentially significant fossil resources encountered during the Paleontological Monitoring Program in accordance with the City's Paleontological Guidelines, and submittal of such forms to the San Diego Natural History Museum with the Final Monitoring Report.

2. MMC shall return the Draft Monitoring Report to the PI for revision or, for preparation of the Final Report.

3. The PI shall submit revised Draft Monitoring Report to MMC for approval.
4. MMC shall provide written verification to the PI of the approved report.
5. MMC shall notify the RE or BI, as appropriate, of receipt of all Draft Monitoring Report submittals and approvals.

B. Handling of Fossil Remains
1. The PI shall be responsible for ensuring that all fossil remains collected are cleaned and catalogued.
2. The PI shall be responsible for ensuring that all fossil remains are analyzed to identify function and chronology as they relate to the geologic history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate

C. Curation of fossil remains: Deed of Gift and Acceptance Verification
1. The PI shall be responsible for ensuring that all fossil remains associated with the monitoring for this project are permanently curated with an appropriate institution.
2. The PI shall include the Acceptance Verification from the curation institution in the Final Monitoring Report submitted to the RE or BI and MMC.

D. Final Monitoring Report(s)
1. The PI shall submit two copies of the Final Monitoring Report to MMC (even if negative), within 90 days after notification from MMC that the draft report has been approved.
2. The RE shall, in no case, issue the Notice of Completion until receiving a copy of the approved Final Monitoring Report from MMC which includes the Acceptance Verification from the curation institution.

Anna L. McPherson

September 8, 2015

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Senior Environmental Planner
Development Services Department

Date

Analyst: RHONDA BENALLY

Appendices:

Appendix A. *Greenhouse Gas Evaluation* (Scientific Resources Associated, April 23, 2015)

Appendix B. *Biological Survey Letter Report for the San Diego State University Sorority Row Housing Project, L.D.R. 6036* (EDAW, Inc., August 4, 2003)

Appendix C – *College Avenue Apartments Site –Biology Update* (Alden, Inc., August 26, 2015)

Appendix D. *Geotechnical Update* (SCS&T, November 2014), *Supplemental Geotechnical Investigation* (SCS&T, February 2015), and *Supplemental Foundations and Grading Recommendations* report (SCS&T, March 2015)

Appendix E. *Archaeological Resources Report Form for the San Diego State University Sorority Row Project, San Diego, California (*EDAW, Inc., February 2003)

Appendix F. *Preliminary Hydrology Study* (Nasland, April 22, 2015)

Appendix G. *Preliminary Water Quality Technical Report* (Nasland, April 22, 2015; revised May 27, 2015)

Appendix H. *Noise Assessment* (dBF, January 9, 2015)

Appendix I. *Traffic Assessment Letter* (Fehr and Peers, January 9, 2015)

Appendix J. *Waste Management Plan* (KLR Planning, November 2014)

Attachments:

Figure 1: *Location Map*
Figure 2: *Site Plan*
Figure 3: *Project Elevations*
Figure 4: *Landscape Plan*

Figure 1. ***Location Map***

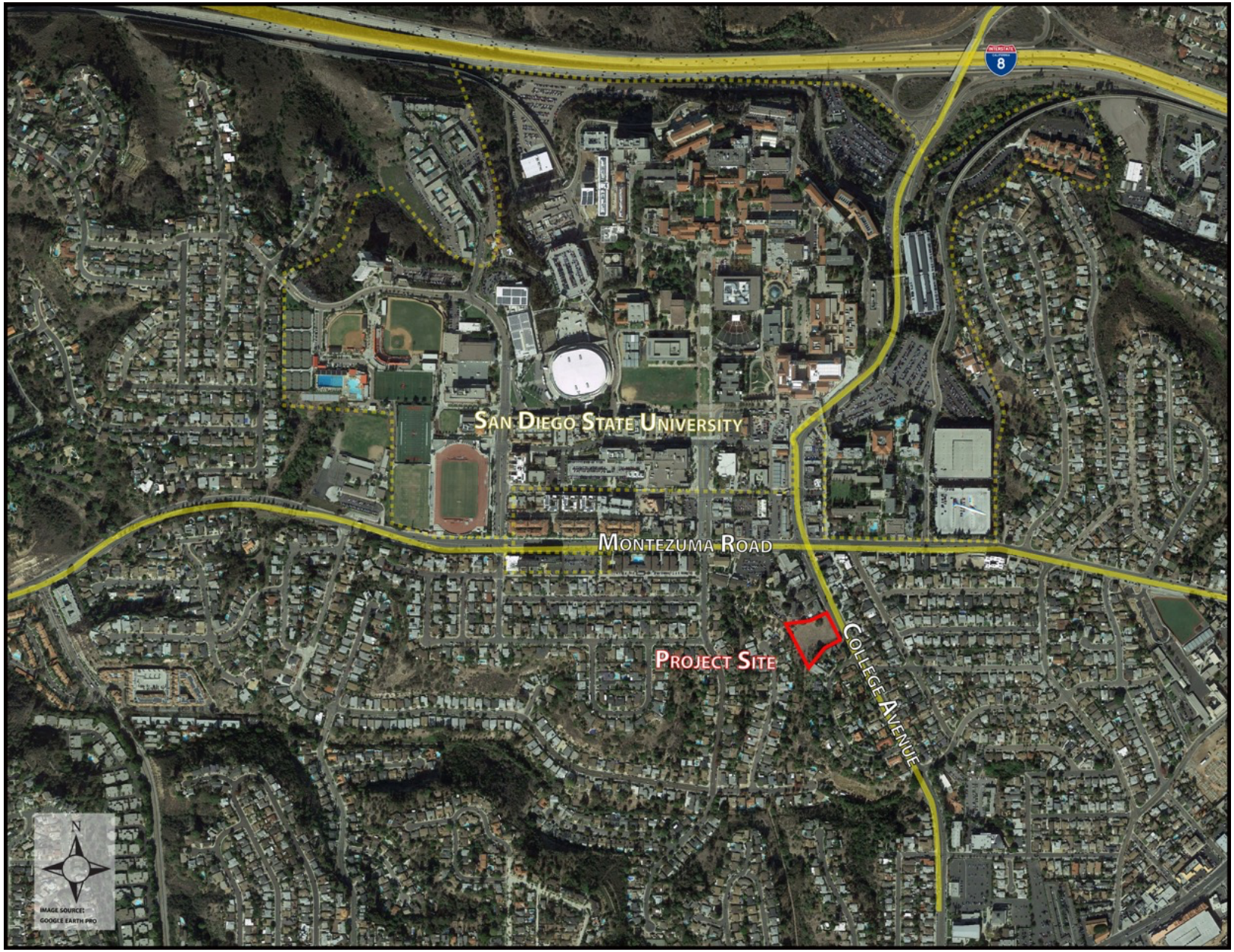
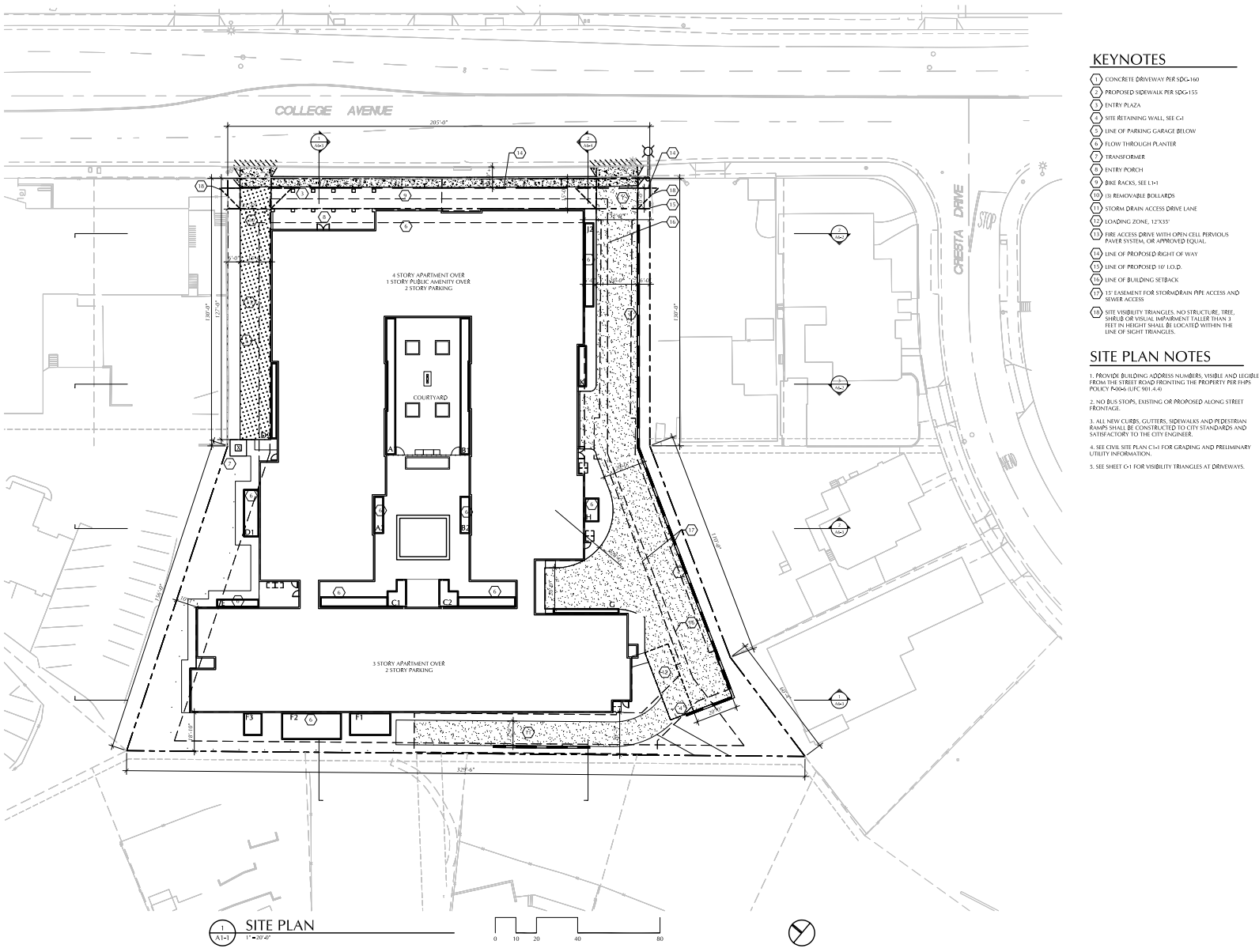


Figure 2. ***Site Plan***



KEYNOTES

1. CONCRETE DRIVEWAY PER SDG-160
2. PROPOSED SIDEWALK PER SDG-155
3. ENTRY PLAZA
4. SITE RETAINING WALL, SEE C-1
5. LINE OF PARKING GARAGE BELOW
6. FLOW THROUGH PLANTER
7. TRANSFORMER
8. ENTRY PORCH
9. BIKE RACKS, SEE L1-1
10. (3) REMOVABLE BOLLARDS
11. STORM DRAIN ACCESS DRIVE LANE
12. LOADING ZONE, 12'X35'
13. FIRE ACCESS DRIVE WITH OPEN CELL PERVIOUS PAVER SYSTEM, OR APPROVED EQUAL
14. LINE OF PROPOSED RIGHT OF WAY
15. LINE OF PROPOSED 10' U.O.D.
16. LINE OF BUILDING SETBACK
17. 15' EASEMENT FOR STORMDRAIN PIPE ACCESS AND SEWER ACCESS
18. SITE VISIBILITY TRIANGLES. NO STRUCTURE, TREE, SHRUB OR VISUAL IMPAIRMENT TALLER THAN 3 FEET IN HEIGHT SHALL BE LOCATED WITHIN THE LINE OF SIGHT TRIANGLES.

SITE PLAN NOTES

1. PROVIDE BUILDING ADDRESS NUMBERS, VISIBLE AND LEGIBLE FROM THE STREET ROAD FRONTING THE PROPERTY PER FHPS POLICY P-906-6 (UFC 901.4.4)

2. NO BUS STOPS, EXISTING OR PROPOSED ALONG STREET FRONTAGE.

3. ALL NEW CURBS, GUTTERS, SIDEWALKS AND PEDESTRIAN RAMPS SHALL BE CONSTRUCTED TO CITY STANDARDS AND SATISFACTORY TO THE CITY ENGINEER.

4. SEE CIVIL SITE PLAN C1-1 FOR GRADING AND PRELIMINARY UTILITY INFORMATION.

5. SEE SHEET C-1 FOR VISIBILITY TRIANGLES AT DRIVEWAYS.

Figure 3. ***Project Elevations***

Figure 4. *Landscape Plan*

DESIGN STATEMENT:

SEE SHEET L1-2 FOR DESIGN STATEMENT.

IRRIGATION NOTES:

1. ALL IRRIGATED AREAS SHALL BE ZONED SEPARATELY ACCORDING TO PLANT TYPE/S, LOCATION, SOLAR EXPOSURE, SOIL TYPE, AND ANY OTHER SPECIFIC REQUIREMENTS THAT MAY EXIST.

2. THE IRRIGATION SYSTEM SHALL HAVE ITS OWN DEDICATED METER (NON-POTABLE WATER) AND COMPUTER CONTROLLED SATELLITE CONTROLLER WITH PHONE/RADIO LINK TO A REMOTELY LOCATED CENTRAL COMPUTER. FLOW SENSING AND MASTER CONTROL VALVE SHUTDOWN ARE INCLUDED WITH REAL TIME SYSTEM MONITORING.

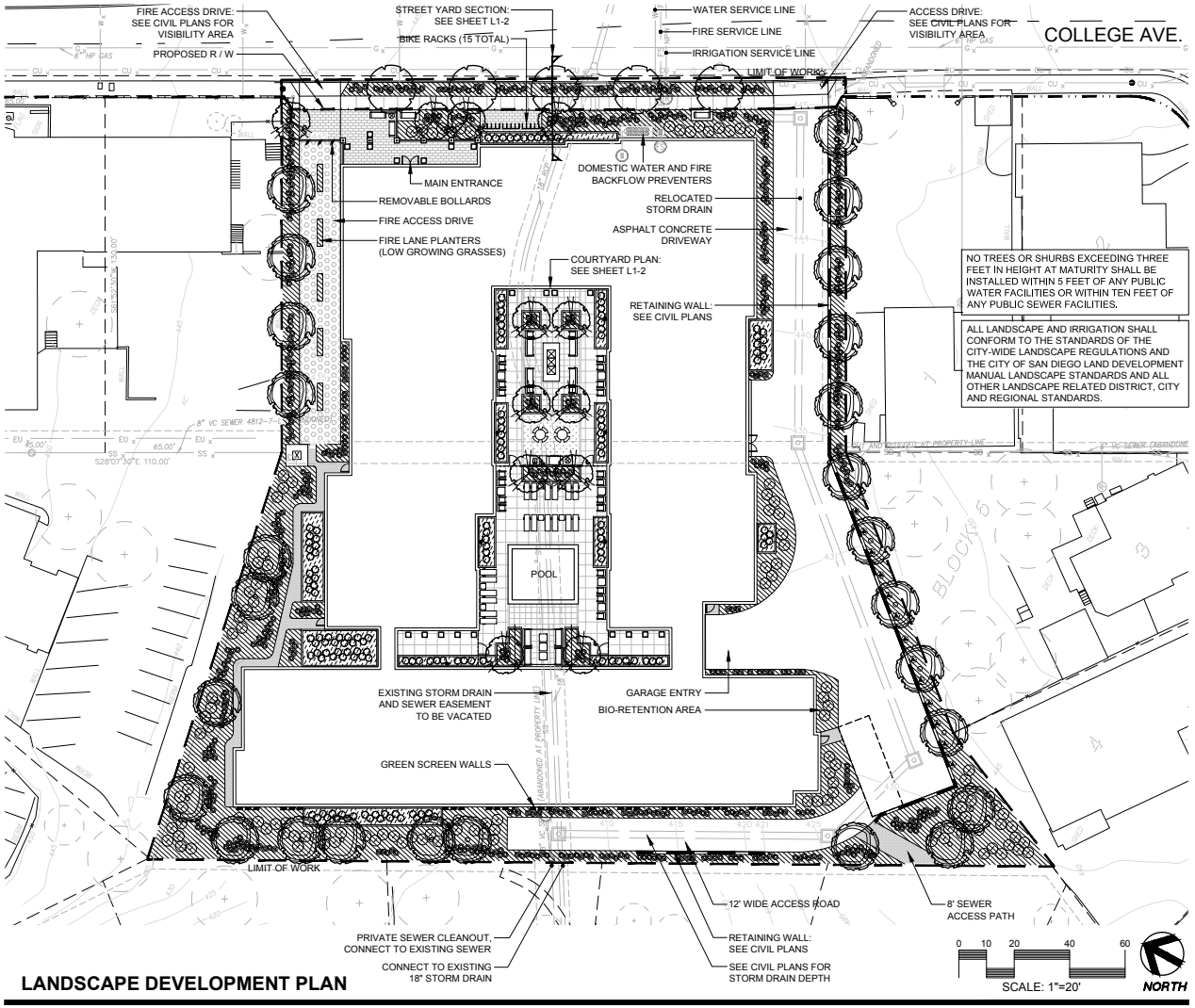
3. IRRIGATION SYSTEM EQUIPMENT UTILIZED SHALL BE VANDAL-RESISTANT, WITH ALL PIPING AND SPRINKLERS/DRIP LINE BELOW GRADE. PRESSURE PIPING SHALL HAVE A MINIMUM 18" COVER, LATERAL PIPES SHALL HAVE 12" COVER FOR 6" POP-UPS/18" COVER FOR 12" POP-UPS.

FURNISHINGS LEGEND:

- FIRE PIT WITH HEARTH SEATING
- BBQ GRILL
- PLANTER POT
- TRASH RECEPTACLE
- TABLE AND CHAIRS
- BENCH
- SIDE TABLE
- LARGE COUCH
- SINGLE CHAIR
- POOL LOUNGE CHAIR

MATERIALS LEGEND:

- ENHANCED PAVING:
  -INTEGRAL COLOR CONCRETE
  -STAMPED PATTERNS
  -SANDBLAST FINISH
  -W/ SAW CUT /SCORELINE JOINTING
- DECORATIVE PAVERS
- OPEN CELL PERVIOUS PAVER SYSTEM OR APPROVED EQUAL
- ARTIFICIAL TURF
- DECOMPOSED GRANITE



LANDSCAPE DEVELOPMENT PLAN

PLANTING LEGEND:

PLANTED AREA

FLOW THROUGH BUILDING PLANTERS:
(CAPTURE AND FILTER WATER FROM BUILDING DOWNSPOUTS AND DISCHARGE TO STORM DRAIN SYSTEM, SEE SHEET L1-2 FOR DETAIL)

STREET TREES SUCH AS:

24" BOX AT COLLEGE AVE.

CASSIA LEPTOPHYLLA	GOLD MEDALLION TREE
GLEDITSIA TRIACANTHOS	HONEY LOCUST
JACARANDA MIMOSIFOLIA	JACARANDA
MAGNOLIA GRANDIFLORA 'LITTLE GEM'	MAGNOLIA
PODOCARPUS MACROPHYLLUS	YEW PINE

PERIMETER / SCREEN TREES SUCH AS:

24" BOX AT DRIVEWAYS / 15 GALLON ON SLOPES

LOPHOSTEMON CONFERTUS	BRISBANE BOX
PINUS CANARIENSIS	CANARY ISLAND PINE
ULMUS PARVIFOLIA 'TRUE GREEN'	CHINESE ELM
TIPUANA TIPU	TIPU TREE

COURTYARD / ACCENT TREES SUCH AS:

24" BOX AT DRIVEWAY / 15 GALLON IN COURTYARDS

ARBUTUS UNEDO	STRAWBERRY TREE
ERIOBOTRYA DEFLEXA	BRONZE LOQUAT
LAURUS NOBILIS	LAUREL
MAGNOLIA GRANDIFLORA 'ST. MARY'	MAGNOLIA
PYRUS CALLERYANA	BRADFORD PEAR

ORNAMENTAL SHRUBS SUCH AS:

1 GALLON

ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA
CARPENTERIA CALIFORNICA	BUSH ANEMONE
CEANOTHUS SPP.	WILD LILAC
DIETES BICOLOR	FORTNIGHT LILY
ESCALONIA FRADESII	ESCALONIA
HETEROMELES ARBUTIFOLIA	TOYON
LAVANDULA STOECHAS	LAVENDER
LEUCOPHYLLUM FRUTESCENS 'T.R.'	PURPLE SAGE
MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
MYRTUS COMMUNIS	MYRTUS COMMUNIS
PENSTEMON HETEROPHYLLUS	PENSTEMON
PITTOSPORUM SPP.	PITTOSPORUM
RHAPHIOLEPIS SPP.	INDIAN HAWTHORN

TROPICAL / POOL SIDE SHRUBS SUCH AS:

ALPINIA SPP.	GINGER LILY
ASPIDISTRA ELATIOR	CAST IRON PLANT
CANNA INDICA	CANNA LILY
CAREX SPP.	SEDGE
CORDYLINE FRUTICOSA	TI PLANT
CYCAS REVOLUTA	SAGO PALM
FICUS LYRATA	FIDDLELEAF FIG
LIRIOPE MUSCARI	LILY TURF
PHOENIX ROEBELENII	PYGMY DATE PALM
PLUMERIA SPP.	PLUMERIA
RHAPIS EXCELSA	LADY PALM
ZINGIBER SPECTABILE	GINGER

XEROSCAPE / SUCCULENTS SUCH AS:

AEONIUM 'SUNBURST'	AEONIUM
AGAVE ATTENUATA	CENTURY PLANT
ANIGOZANTHOS HYBRIDS	KANGAROO PAW
ALOE SPP.	ALOE
BOUTELOUA GRACILIS 'B.A.'	BLUE GRAMA GRASS
DUDLEYA SPP.	DUDLEYA
ECHEVERIA SPP.	ECHEVERIA
HESPERAOLE PARVIFLORA	SPANISH LAVENDER
KNIPHOFIA UVARIA	TORCH LILY
LANTANA SPP.	LANTANA
MUHLENBERGIA SPP.	DEER GRASS
NASSELLA SPP.	FEATHER GRASS
PENSTEMON HETEROPHYLLUS	PENSTEMON
PHORMIUM TENAX	FLAX
SALVIA SPP.	SAGE
SEDUM SPP.	STONECROP
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
YUCCA SPP.	YUCCA

GROUNDCOVERS SUCH AS:

FLATS

ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANTIA
BACCHARIS PILULARIS	COYOTE BRUSH
CEANOTHUS 'CARMEL CREEPER'	CALIFORNIA LILAC
ERIGERON GLAUCUS	DAISY
FESTUCA RUBRA	FESCUE
GAZANIA HYBRIDS	GAZANIA
JUNIPERUS CONFERTA	BLUE PACIFIC JUNIPER
ROSMARINUS OFFICINALIS	ROSEMARY

VINES SUCH AS:

5 GALLON

BOUGAINVILLEA SPP.	BOUGAINVILLEA
GREWIA OCCIDENTALIS	LAVENDER STARFLOWER