

CHAPTER 9

RESPONSE TO COMMENTS ON THE 2013 DRAFT EIR

The Response to Comments chapter of the EIR includes comment letters for the Cal Poly Student Housing South 2013 Draft EIR. These comment letters were received from entities including federal and state agencies, non-agency organizations, and the general public. In accordance with CEQA Guidelines §15132(d), this Final EIR presents the University's response to comments submitted during the 2013 Draft EIR review and consultation process.

The letters of comment are in chronological order with the responses following the individual letters. Letters of comment are reproduced in total, and numerical annotation has been added as appropriate to delineate and reference the responses to those comments.

9.1 AGENCY COMMENT LETTERS AND RESPONSES

The following agencies have submitted comments on the 2013 Draft EIR.

Respondent	Code	Contact Information	Page
State of California Office of Planning and Research State Clearinghouse and Planning Unit Posted: November 25, 2013	SCH	1400 10th Street Sacramento, CA 95812 www.ceqanet.ca.gov	9.1-2
Central Coast Regional Water Quality Control Board Letter dated: December 20, 2013	RWQCB	895 Aerovista Place, Suite 101 San Luis Obispo, CA 93401 <i>Contact: Tamara Presser, Water Resources Control Engineer; Phil Hammer, Storm Water Program Manager</i>	9.1-4
State of California Department of Toxic Substances Control Letter dated: January 8, 2014	DTSC	8800 Cal Center Drive Sacramento, California 95826-3200 <i>Contact: Harold (Bud) Duke, PG, Senior Engineering Geologist for Northern California Schools</i>	9.1-7
San Luis Obispo County Air Pollution Control District Letter dated: January 21, 2014	APCD	3433 Roberto Court San Luis Obispo, CA 93401 <i>Contact: Melissa Guise, Air Quality Specialist</i>	9.1-12
City of San Luis Obispo Letter dated: January 24, 2014	SLO	919 Palm Street San Luis Obispo, CA 93401 <i>Contact: Derek Johnson, Community Development Director</i>	9.1-18
San Luis Obispo Council of Governments Letter dated: January 24, 2014	SLOCOG	1114 Marsh Street San Luis Obispo, CA 93401 <i>Contact: Ronald L. De Carli, Executive Director</i>	9.1-36

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Thursday, February 6, 2014



[OPR Home](#) > [CEQAnet Home](#) > [CEQAnet Query](#) > Search Results > Document Description

Student Housing South

SCH Number: 2013091085

Document Type: EIR - Draft EIR

Project Lead Agency: California State Polytechnic University, San Luis Obispo

Project Description

Provide up to 1,475 housing units and a 300 to 500-space parking structure with access and appurtenant facilities on 12 acres currently in use as the R-1, R-2 and G-4 parking lot.

Contact Information

Primary Contact:

Joel Neel
California State Polytechnic University, San Luis Obispo
(805) 756-2193
1 Grand Avenue
San Luis Obispo, CA 93407

Project Location

County: San Luis Obispo
City: San Luis Obispo
Region:
Cross Streets: Grand Avenue and Slack Street
Latitude/Longitude: 35° 17' 49.2" / 120° 39' 17" [Map](#)
Parcel No:
Township: 23
Range: 12E
Section: 30S
Base:
Other Location Info:

Proximity To

Highways: Hwy 101, 1
Airports: No
Railways: UPRR
Waterways: Stenner Creek, Brizzolara Creek
Schools: Former Pacheco ES
Land Use: Parking and Outdoor Recreation/Athletics

Development Type

Residential, Transportation: Other (Parking Structure, 300-500 spaces)

Local Action

Other Action (Campus Project)

Project Issues

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

Reviewing Agencies (Agencies in Bold Type submitted comment letters to the State Clearinghouse)

Resources Agency; Department of Fish and Wildlife, Region 4; Office of Historic Preservation; Department of Parks and Recreation; Department of Water Resources; Office of Emergency Management Agency, California; California Highway Patrol; Caltrans, District 5; Department of Housing and Community Development; Air Resources Board; Regional Water Quality Control Board, Region 3; **Department of Toxic Substances Control**; Native American Heritage Commission; Public Utilities Commission; State Lands Commission

Date Received: 11/25/2013 Start of Review: 11/25/2013 End of Review: 1/8/2014

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SCH-1

9.1.1 Response to State Clearinghouse Online Notice

Comment No.	Response
SCH-1	Standard notice of agency distribution from State Clearinghouse. No changes to the EIR are necessary.



Central Coast Regional Water Quality Control Board

December 20, 2013

CSU Board of Trustees
c/o Nicole Carter, Senior Planner
SWCA Environmental Consultants
1422 Monterey Street, C200
San Luis Obispo, CA 93401
Email: ncarter@swca.com

BY ELECTRONIC MAIL

Dear Ms. Carter:

CENTRAL COAST WATER BOARD STAFF COMMENTS ON THE DECEMBER 2013 DRAFT ENVIRONMENTAL IMPACT REPORT FOR STUDENT HOUSING SOUTH PROJECT, CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO COUNTY, SCH NO. 2013091085

Central Coast Water Board staff has conducted a partial review of the components of the draft Environmental Impact Report (DEIR) for the California Polytechnic State University, San Luis Obispo (Cal Poly) Student Housing South project (Project) related to stormwater management. Because Central Coast Water Board staff did not conduct a comprehensive review of the DEIR, Central Coast Water Board staff may raise additional issues during future permitting of the Project. Central Coast Water Board staff understands that the proposed Project involves the following development on an approximately 12-acre site of Cal Poly's campus that is currently in use as a surface parking lot:

- Housing complex to accommodate up to 1,475 freshmen;
- 300- to 500-space parking structure; and
- Approximately 20,000 square feet of ancillary facilities.

Central Coast Water Board staff recognizes that the proposed Project is a redevelopment with a decrease in impervious surfaces from the current land use. Therefore, there will be a decrease in the quantity of stormwater runoff from the site, which should improve water quality. However, Central Coast Water Board staff finds there is a significant opportunity to improve post-construction stormwater management at this site. The DEIR does not adequately demonstrate that stormwater runoff from the proposed Project will be managed to protect water quality and beneficial uses of waters of the State.

Central Coast Water Board staff finds that an effective approach to reducing runoff volume and pollutant loads from new development and redevelopment is to use Low Impact Development (LID) strategies. LID is an alternative land planning and design strategy which minimizes water quality impacts from development by preserving or imitating the natural hydrologic function of the landscape as much as possible. By preserving the natural hydrological processes of the landscape, for example through distributed storage, infiltration, groundwater recharge, and habitat protection, LID is able to improve water quality, watershed health, and even water supply.

RWQCB-1

JEFFREY S. YOUNG, CHAIR | KENNETH A. HARRIS JR., EXECUTIVE OFFICER

895 Aerovista Place, Suite 101, San Luis Obispo, CA 93401 | www.waterboards.ca.gov/centralcoast



Cal Poly

- 2 -

December 20, 2013

Page 4.8-19 of the DEIR states that, "the project will include the design and installation of new stormwater collection and conveyance systems pursuant to building code and Low Impact Development standards." However, the DEIR does not specify what LID standards Cal Poly will adhere to. The DEIR does not sufficiently discuss how the Project will incorporate LID site design strategies, treat and retain stormwater runoff using decentralized controls, and manage the peak flow to protect beneficial uses. As such, the DEIR does not demonstrate stormwater impacts will be mitigated to less than significant levels.

**RWQCB-1
(continued)**

On July 12, 2013, the Central Coast Water Board adopted the Central Coast Post-Construction Stormwater Management Requirements (Post-Construction Requirements), Resolution No. R3-2013-0032. Go to the following web address to view the requirements:

http://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.shtml

The Post-Construction Requirements include site design, treatment, retention, and peak flow management requirements. These requirements, taken together, mitigate stormwater impacts and will result in protection of watershed processes and the beneficial uses they support. To mitigate stormwater impacts to less than significant levels, the final EIR should explain, qualitatively and quantitatively, how the Project will achieve the standards of the Post-Construction Requirements.

Central Coast Water Board staff suggests that Cal Poly contact Darla Inglis, at dinglis@ucde.ucdavis.edu, with the Central Coast Low Impact Development Initiative, for advice on the Project design related to LID and stormwater management. One of the main reasons the Central Coast Water Board created this initiative is to provide guidance and assistance to municipalities and developers during Project development stages to yield a product that meets the developer's needs, adheres to the municipality's expectations, and protects receiving waters.

If we may clarify any of our comments or be of further assistance, please contact **Tamara Presser** at (805) 549-3334, or via email at Tamara.Presser@waterboards.ca.gov, or Phil Hammer at (805) 549-3882.

Sincerely,



Digitally signed by Phil Hammer
Date: 2013.12.20 11:27:34 -08'00'

for
Kenneth A. Harris
Executive Officer

cc: (by electronic mail)

Joel Neel: jneel@calpoly.edu
Kim Porter: kbusby@calpoly.edu
Darla Inglis: dinglis@ucde.ucdavis.edu

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9.1.2 Response to Letter from Central Coast Regional Water Quality Control Board

Comment No.	Response
RWQCB-1	<p>The project incorporates several Low Impact Development technologies, noted in Sections 4.3, Geology and Soils, and 4.8, Issues with Less than Significant Impacts, of the EIR. References will be clarified as follows:</p> <p><u>“LID measures were designed to meet the new Central Coast RWQCB Post-Construction Storm Water Requirements (Resolution R3-2013-0032). This was discussed in the Civil schematic design specifications and formed the basis of design. The RWQCB webpage with links to Resolution R3-2013-0032 and supporting documentation and resources is located here:</u></p> <p>http://www.waterboards.ca.gov/centralcoast/water_issues/programs/stormwater/docs/lid/lid_hydromod_charette_index.shtml</p> <p><u>The post construction requirements and calculation methods are included in Resolution Attachment 1.”</u></p> <p>Cal Poly will be required to obtain a National Pollutant Discharge Elimination System (NPDES) Stormwater Permit for the project, and develop and implement a Stormwater Pollution Prevention Plan, including permanent post-construction stormwater controls. The University will work with the RWQCB to refine post-construction stormwater controls for the site as part of the permitting process.</p>



Matthew Rodriguez
Secretary for
Environmental Protection



Department of Toxic Substances Control

Deborah O. Raphael, Director
8800 Cal Center Drive
Sacramento, California 95826-3200



Edmund G. Brown Jr.
Governor

January 8, 2014

CSU Board of Trustees
c/o Ms. Nicole Carter
Senior Planner
SWCA Environmental Consultants
1422 Monterey Street, C200
San Luis Obispo, CA 93401

DRAFT ENVIRONMENTAL IMPACT REPORT FOR CALIFORNIA STATE
POLYTECHNIC UNIVERSITY, SAN LUIS OBISPO, STUDENT HOUSING SOUTH
PROJECT, SAN LUIS OBISPO, SAN LUIS OBISPO COUNTY
(SCH #2013091085)

Dear Ms. Carter:

The Department of Toxic Substances Control (DTSC) has reviewed the Draft Environmental Impact Report (EIR) dated November 2013 for the California Polytechnic State University, San Luis Obispo Student Housing South project. The due date to submit comments is January 9, 2014.

The California Polytechnic State University, San Luis Obispo (Cal Poly) is proposing a project that would include the construction of approximately 1,475 beds of freshman housing and a 300 to 500-space parking structure at the present location of the General (G)-1, G-4 and Residential (R)-2 parking lots at the existing Cal Poly campus, located in San Luis Obispo, San Luis Obispo County (Site).

Based on a review of the Draft EIR, DTSC would like to provide the following comments:

1. Although exempt from the requirements of California Education Code, § 17213.1 and § 17213.2, DTSC recommends that if Cal Poly plans to use State funds for the project, then Cal Poly should comply with the above referenced regulations applicable to new or expanding K – 12 school sites in the State of California.

DTSC-1

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Ms. Nicole Carter
January 8, 2014
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In addition, California Department of Education (CDE) approval is not required for non-state-funded (100% locally funded) school site acquisition or construction/modernization projects solely using CDE 4.08 modernization funds; however, locally funded school projects (except those by charter schools) are still required to comply with California Code of Regulations (CCR) Title 5 school siting and design standards (and are required to keep documentation of compliance/exemption for any complaint investigation). Such projects will also need to comply with other applicable codes, including Government Code, Education Code, and Public Resources Code. A local education agency may voluntarily request CDE site/plan approval for locally funded projects to document a project's consistency with Title 5. In this case, CDE will require DTSC review and approval prior to its final approval (even though it is not a state-funded school project).

**DTSC-1
(continued)**

2. Although not required by law, because the project is school site related, DTSC recommends that an environmental review, such as a Phase I Environmental Site Assessment and/or Preliminary Endangerment Assessment, be conducted to determine whether there has been or may have been a release or threatened release of a hazardous material, or whether a naturally occurring hazardous material is present based on reasonably available information about the property and the areas in its vicinity. Such an environmental review should generally be conducted as part of the California Environmental Quality Act (CEQA) process. Such an environmental review is also recommended for compliance with the requirements of California Education Code, section 17268(a) or 17213(a). If Cal Poly elects to proceed and conduct an environmental assessment at the Site under DTSC oversight, it should enter into a Voluntary Cleanup Agreement (VCA) with DTSC to oversee the preparation of the environmental assessment.

DTSC-2

3. If prior to the existing site use former structures existed on the Site, demolition of the old structures may have resulted in potential environmental concerns at the Site due to lead from lead-based paint and/or organochlorine pesticides from termiticide applications. DTSC recommends that these environmental concerns be investigated and possibly mitigated, in accordance with DTSC's *"Interim Guidance, Evaluation of School Sites with Potential Soil Contamination as a Result of Lead from Lead-Based Paint, Organochlorine Pesticides from Termiticides, and Polychlorinated Biphenyls from Electrical Transformers, dated June 9, 2006"*.

DTSC-3

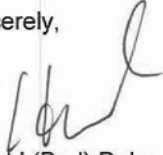
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 January 8, 2014
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- | | |
|---|----------------------|
| <p>4. If the Site was previously used for agricultural purposes, pesticides (such as DDT, DDE, chlordane and toxaphene) and fertilizers (usually containing heavy metals) commonly used as part of agricultural operations are likely to be present. These agricultural chemicals are persistent and bio-accumulative toxic substances. DTSC recommends that these environmental concerns be investigated and possibly mitigated, in accordance with the <i>"Interim Guidance for Sampling Agricultural Soils (Third Revision), dated August 2008"</i>.</p> | <p>DTSC-4</p> |
| <p>5. DTSC recommends that all fill material imported to the Site as part of the construction activities, and any fill material imported to the site in the past, be evaluated in concurrence with DTSC's 2001 Clean Fill Advisory.</p> | <p>DTSC-5</p> |
| <p>6. If a response action is required at the Site based on the results of the above investigations, and/or other information, the EIR will require an analysis of the potential public health and environmental impacts associated with any proposed response action, pursuant to requirements of the CEQA (Pub. Resources Code, Div. 13, §21000 et seq.) and its implementing Guidelines (CCR, Title 14, §15000 et seq.), prior to approval or adoption of the EIR for the project. A discussion of the investigations and mitigation and/or removal actions, if necessary, and associated cumulative impacts to the Site and the surrounding environment, should be included in the EIR. If sufficient information to discuss the proposed mitigation and/or removal actions, and their associated impacts to the Site and the surrounding environment, are not available for inclusion in the EIR, then an Addendum or Supplement to the EIR may be required.</p> | <p>DTSC-6</p> |
| <p>DTSC is also administering the Cleanup Loans and Environmental Assistance to Neighborhoods (CLEAN) Program which provides low-interest loans to investigate and cleanup hazardous materials at properties where redevelopment is likely to have a beneficial impact to a community. These loans are available to developers, businesses, schools, and local governments.</p> | <p>DTSC-7</p> |

Ms. Nicole Carter
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For additional information on DTSC's Schools process or CLEAN Program, please visit DTSC's web site at www.dtsc.ca.gov. If you would like to discuss this matter further, please contact me at (916) 255-3695, or via e-mail at bud.duke@dtsc.ca.gov.

Sincerely,



Harold (Bud) Duke, PG
Senior Engineering Geologist
Northern California Schools
Brownfields and Environmental Restoration Program

cc: (via e-mail)

State Clearinghouse (State.clearinghouse@opr.ca.gov)
Office of Planning and Research

Michael O'Neill (MONeill@cde.ca.gov)
Department of Education – Sacramento, CA

George Shaw (GShaw@cde.ca.gov)
Department of Education – Sacramento, CA

Nancy Ritter (Nancy.Ritter@dtsc.ca.gov)
DTSC CEQA Tracking Center – Sacramento, CA

CEQA Reading File – Chatsworth Office

9.1.3 Response to Letter from State of California Department of Toxic Substances Control

Comment No.	Response
DTSC-1	The project is not subject to the referenced codes and regulations. Site planning and development is being pursued under applicable codes and regulations. Comments and concerns are being included in the record and will be considered by the Trustees and other project decision-makers.
DTSC-2	The University reviewed existing aerials and maps, as well as Phase I ESAs completed for other campus projects (including, but not limited to, a Phase I ESA completed for property just east of the site across Grand Avenue in 2009), and determined that given existing and historical use of the site for parking, no further analysis was needed. The Final EIR will be amended to clarify such references.
DTSC-3	There is no evidence of prior development of the site with structures, based on aerials and maps housed at Cal Poly.
DTSC-4	There is no evidence the site was used previously for agricultural use, such as crop production, based on aerials and maps housed at Cal Poly. Pesticide and fertilizer contamination on site is therefore not considered a risk.
DTSC-5	Comment noted. The import of fill and evaluation of existing fill will be performed under applicable codes and regulations. Comments regarding regulations are being included in the record and will be considered by the Trustees and other project decision-makers.
DTSC-6	Comment noted. No evidence of a response action has been identified at this time. Comments and concerns are being included in the record and will be considered by the Trustees and other project decision-makers.
DTSC-7	Comment noted. Comments are being included in the record and will be considered by the Trustees and other project decision-makers.



Air Pollution Control District
San Luis Obispo County

January 21, 2014

Joel Neel
Cal Poly University
Cal Poly University, Building 70
San Luis Obispo CA 93407

SUBJECT: APCD Comments Regarding the Cal Poly Student Housing South
Environmental Impact Report

Dear Mr. Neel,

Thank you for including the San Luis Obispo County Air Pollution Control District (APCD) in the environmental review process. We have completed our review of the proposed project located at 1 Grand Avenue in San Luis Obispo. The project as proposed would include construction of a new dormitory complex of up to five-story towers on 12 acres and would include a total of 1,475 beds and 20,000 square feet of space (could be utilized for a central plant, custodial room, mailroom, workshop, electrical room, and/or coffee shop). The project will also include removal of approximately 1,300-space surface parking lot, and construction of a 300 to 500-space parking structure. *The following are APCD comments that are pertinent to this project.*

GENERAL COMMENTS

As a commenting agency in the California Environmental Quality Act (CEQA) review process for a project, the APCD assesses air pollution impacts from both the construction and operational phases of a project, with separate significant thresholds for each. **Please address the action items contained in this letter that are highlighted by bold and underlined text.**

Page 4.2-1

The description of the air quality monitoring stations on page 4.2-1 should be updated. San Luis Obispo County air quality has a network of ten ambient air monitoring stations. The SLOAPCD operated seven permanent stations: Nipomo Regional Park, Grover Beach, Morro Bay, Atascadero, Red Hills, Carrizo Plains and the CDF fire station on the Nipomo Mesa. The California Air Resources Board (ARB) operated stations at San Luis Obispo and Paso Robles. One station on the Nipomo Mesa, Mesa 2, was operated by the District for the Phillips 66 refinery.

APCD-1

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 January 21, 2014
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Page 4.2-1, Table 4.2-1

The federal ambient air quality standard for PM 2.5 should be updated. The most recent standards are 35 µ/m3 for the 24-hour and 12.0 µ/m3 for the annual arithmetic mean not 65 µ/m3 and 35 µ/m3 as indicated in the table.

APCD-2

Page 4.2-5, Section 4.2.3

The first paragraph in this section states, "the 2001 San Luis Obispo County Clean Air Plan is used by the SLOAPCD to address attainment of national and State fugitive dust (PM10) and ozone standards for the entire county." This statement is incorrect. The Clean Air Plan only addresses ozone, it does not address PM10. Attainment of PM10 strategies are addressed by SLOAPCD through implementation of SB656 which required a list of implementation strategies and timeline.

APCD-3

Page 4.2-8, Section 4.2.3.2

In addition to the items listed under section 4.2.3.2, the APCD determines the significance of a project impacts by evaluating consistency with the most recent Clean Air Plan for San Luis Obispo County; consistency with a plan for the reduction of greenhouse gas emissions that has been adopted by the jurisdiction in which the project is located and that, at a minimum, complies with State CEQA Guidelines Section 15183.5. c.; comparison of predicted ambient criteria pollutant concentrations resulting from the project to state and federal health standards, when applicable; comparison of calculated project emissions to SLO County APCD emission thresholds; and, the evaluation of special conditions which apply to certain projects including the ones listed on page 4.2-8 of the draft EIR.

APCD-4

Page 4.2-10

It should be noted that the latest version of Cal EE Mod is 2013.2.2.

APCD-5

Page 4.2-13

Mitigation Measures AQ/mm-1 section c, which deals with architectural coatings is too vague and needs to be clarified. The draft EIR demonstrates that if the architectural coating phase of the project is extended, the emissions would be below the CEQA threshold. APCD staff recommends that the measure be written to be consistent with the assumptions used in the calculations or some other methods to demonstrate emissions would be reduced below the threshold.

APCD-6

Page 4.2-14 and 15

APCD recommends including additional mitigation measures to reduce the operational impacts to get the project below the CEQA threshold. As shown in the draft EIR, the annual emissions will not exceed the APCD annual CEQA threshold for ROG +NOx of 25 ton/year, but it will exceed the daily threshold of 25 lbs/day ROG+NOx. The draft EIR shows that with mitigation the daily operational emissions could be reduced to 26.72 lb/day of ROG + NOx. APCD staff recommends additional measures to reduce the operational phase emission to below the daily CEQA threshold. Additional mitigation measures could include:

APCD-7

- Installing EV Charging stations in the parking lot for public access.
- Reducing the number of parking spaces as indicated in the draft EIR.
- Incorporating solar panels into the project. On Page ES 11 - Under the section on utilities the DEIR indicates "climate control and water would be provided by one of

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three options: additional capacity at the central plant, installation of a cogeneration or fuel cell system on-site, or installation of approximately 10 boilers within the buildings. The project may also include rooftop solar energy systems to supplement climate control and power demand."

APCD-7
(continued)

To reduce potential air quality impacts and keeping with Cal Poly's commitment to sustainability, the APCD recommends that solar panels be incorporated into the project.

- If the additional mitigation measures do not get the project below the daily threshold of 25lbs/day ROG + NO_x, off-site mitigation is recommended to bring the project to a Class II impact, significant but mitigated.

Page 4.2-16 Construction Emissions from dust

In addition to the mitigation measure listed on page 4.2-16, APCD staff recommends the following measures to mitigate dust

- Install wheel washers where vehicles enter and exit unpaved roads onto streets, or wash off trucks and equipment leaving the site;
- Sweep streets at the end of each day if visible soil material is carried onto adjacent paved roads. Water sweepers with reclaimed water should be used where feasible;

APCD-8

Page 4.2-17

On page 4.2-17 the following statement is made

"Site soils have been tested and do not contain naturally -occurring asbestos. The presence or absence of manmade asbestos containing materials is unknown, given the undocumented nature of fill material underlying the site. Mitigation is recommended to ensure such materials are properly identified, handled, and disposed of if encountered."

1. In accordance with the Naturally Occurring Asbestos Air Toxic Control Measure an exemption request form must be filed with the APCD.
2. The draft EIR indicates mitigation is recommended to ensure that asbestos containing material, if encountered in the fill material, be handled appropriately. However, the EIR did not include a measure addressing this potential issue. APCD staff recommend a mitigation measure be included in the EIR and if asbestos containing material is encountered the work should be stopped and the APCD should be contacted.

APCD-9

Page 4.2-17 Construction Emissions from Diesel Particulate Matter

In addition to the measure proposed to reduce impacts to sensitive receptors (e.g. residential units or schools) during construction, APCD recommends the following measures:

A. Equipment Selection

The equipment that shall be used most often near sensitive receptors shall be either 1) equipped with either Tier 4 engines, or 2) Tier 3 engines with ARB verified Level 3 exhaust retrofits, or shall be 3) alternatively fueled engines (compressed natural gas, electric etc.).

B. Idling Limitations

Idling Restrictions Near Sensitive Receptors for Diesel Equipment:

APCD-10

1. Idling areas shall not be located within 1,000 feet of sensitive receptors;
2. Diesel idling within 1,000 feet of sensitive receptors is not permitted;
3. Signs that specify the no idling requirements must be posted and enforced at the site.

APCD-10
(continued)

C. Truck Routing

Proposed truck routes should be evaluated and selected to ensure routing patterns have the least impact to residential communities and sensitive receptors, such as schools, daycare facilities, hospitals and senior centers. If the project has significant truck trips where hauling/truck trips are routine activity and operate in close proximity to sensitive receptors, toxic risk should be evaluated.

D. Equipment staging areas

Equipment staging areas should be located at least 1,000 feet from sensitive receptors.

E. Work Scheduling

Work that will involve the use of the most diesel equipment should be schedule to occur when school is out of session to the extent feasible.

Page 4.2-19. GHG Emission

The service population for the project should not only include the students that are housed at the new dormitories, but also any worker that may be employed in the retail component of the project (coffee shop, mail room etc.). Table 4-3 in the SLOAPCD CEQA Air Quality Handbook, includes employee estimates for various land use types. The calculation in the draft EIR included only the students.

APCD-11

Also please note, the last sentence in the first paragraph is somewhat confusing. "... the project remains in excess of the summary threshold and impact under that threshold would be significant and unavoidable (Class I)." It should be noted that per the SLOAPCD CEQA Air Quality Handbook, as long as the project complies with one of the three threshold options it is considered less than significant. As demonstrated in the EIR, this project will be less than the efficiency threshold of 4.9 CO2e/SP/year for GHG, and is therefore considered less than significant.

Operational Permit Requirements

Based on the information provided, we are unsure of the types of equipment that may be present at the site. Operational sources may require APCD permits. The following list is provided as a guide to equipment and operations that may have permitting requirements, but should not be viewed as exclusive. For a more detailed listing, refer to the Technical Appendix, page 4-4, in the APCD's 2009 CEQA Handbook.

APCD-12

- Portable generators and equipment with engines that are 50 hp or greater;
- Electrical generation plants or the use of standby generator;
- Food and beverage preparation (primarily coffee roasters);
- Dry cleaning;
- Boilers;
- Internal combustion engines;
- Cogeneration facilities;

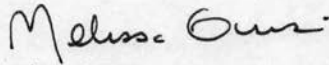
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Most facilities applying for an Authority to Construct or Permit to Operate with stationary diesel engines greater than 50 hp, should be prioritized or screened for facility wide health risk impacts. A diesel engine-only facility limited to 20 non-emergency operating hours per year or that has demonstrated to have overall diesel particulate emissions less than or equal to 2 lb/yr does not need to do additional health risk assessment. **To minimize potential delays, prior to the start of the project, please contact the APCD Engineering Division at (805) 781-5912 for specific information regarding permitting requirements.**

**APCD-12
(continued)**

Again, thank you for the opportunity to comment on this proposal. If you have any questions or comments, feel free to contact me at 781-5912.

Sincerely,



Melissa Guise
Air Quality Specialist

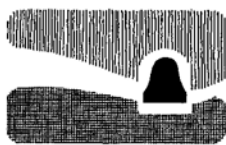
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cc: Nicole Carter, CSU Board of Trustees

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9.1.4 Response to Letter from San Luis Obispo County Air Pollution Control District

Comment No.	Response
APCD-1	Suggested text amendments have been incorporated into the document.
APCD-2	Suggested text amendments have been incorporated into the document.
APCD-3	Suggested text amendments have been incorporated into the document.
APCD-4	Suggested text amendments have been incorporated into the document.
APCD-5	The suggested text amendment has been incorporated into the document.
APCD-6	In the text preceding the discussion of mitigation on page 4.2-12 of the EIR, it is noted that the extension of application periods or constrictions on daily application hours is considered infeasible. Mitigation is included to direct construction managers to extend application hours as feasible, and residual impacts are considered significant and unavoidable. The commenter is referred to responses to the subsequent APCD letter received on the RDEIR.
APCD-7	Significant and unavoidable operational impacts are predominantly due to the application of architectural coatings. Mitigation incorporated into the project requires use of the lowest-VOC level materials generally available in California. Other mitigation suggested by the APCD would not address the VOC component, and would not result in measurable reductions in operational emissions levels. The University's primary means of reducing operational emissions generated by University uses is through housing students on campus, reducing total parking supplies, and provision of transit and bicycle parking facilities. The modeling performed for the EIR was conservative – the larger parking garage was assumed, and standard application and re-application periods were incorporated. The APCD does not provide specific off-site mitigation recommendations. The commenter is referred to responses to the subsequent APCD letter received on the RDEIR.
APCD-8	The suggested mitigation has been incorporated into the document.
APCD-9	The suggested text amendments have been incorporated into the document.
APCD-10	Suggested amendments have been incorporated into the document where needed and feasible to implement. Project mitigation AQ/mm-1 and AQ/mm-2 specify Tier 3 engines (ARB-verified Level 3 exhaust retrofits has been added to AQ/mm-1[a]), addressed truck routing, and staging and scheduling issues.
APCD-11	The findings regarding GHG have been amended as suggested.
APCD-12	Comments regarding APCD Operational Equipment Permits are being included in the record and will be considered by the Trustees and other project decision-makers.



city of san luis obispo

Community Development Department • 919 Palm Street, San Luis Obispo, CA 93401-3218

January 24, 2014

CSU Board of Trustees
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SWCA Environmental Consultants
1422 Monterey Street, C200
San Luis Obispo CA 93401

SUBJECT: Draft Environmental Impact Report for Cal Poly Student Housing South Project

This letter serves as the City of San Luis Obispo's comment letter on the Draft Environmental Impact Report (DEIR) prepared for the Cal Poly Student Housing South Project.

The City greatly appreciates the opportunity to comment and for providing an extended comment period for the DEIR. We understand that the University intends to respond to all comments submitted on this draft of the DEIR and proposes to recirculate the DEIR and respond to these comments and future comments provided by the community and other responsible agencies.

The City of San Luis Obispo understands the need and desire to provide on-campus housing to increase student success and the City's own policies support on-campus housing for students. The City offered comments on the Notice of Preparation and found that while the DEIR acknowledged impacts in several of the categories identified as potential issues by the City, little or no mitigation was offered for impacts occurring within the City of San Luis Obispo. The direct and indirect impacts of the growth on campus have the potential to be incompatible with the surrounding neighborhoods unless effective mitigations are provided. It is essential that Cal Poly address and mitigate University impacts to ensure that both the University and the City's long range goals are achieved. Unless the University addresses project specific and cumulative impacts, there will be an incremental impact to services and needed facilities that will negatively affect the continued success of the City and University.

SLO-1

The project under review will address the University's need to address existing overcrowding in dorms and provide 1,475 new beds on campus for incoming first year students. However, this project has implications beyond the Cal Poly campus which is of concern to the City of San Luis Obispo. Specifically, the City has concerns related to impacts from redistribution of trips and impacts to intersections and street segments; need for improved bicycle and pedestrian facilities to address increased non-motorized traffic associated with the project; increased demand for City services – calls for public safety service in the adjoining neighborhoods as well as neighborhood wellness, noise, and gatherings; and increased demand on the City's open space and recreational facilities.

The City has determined that the DEIR inadequately analyzes and/or mitigates the impacts associated with the proposed project, and in some instances, does not offer mitigation even though significant impacts are recognized. The comments provided below are intended to offer



The City of San Luis Obispo is committed to include the disabled in all of its services, programs and activities. Telecommunications Device for the Deaf (805) 781-7410.

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mitigations to address impacts as well as produce long-term benefits for both Cal Poly and the larger community in which it lives and thrives.

SLO-1
 (continued)

In the longer view, we look forward to working with the University through the process of updating its Master Plan and further developing its plans for additional student housing on campus to accommodate the recently announced growth in enrollment.

General Comments:

The required changes to the Master Plan to accommodate a new dorm at the proposed location should address disposition of the identified housing sites in the existing Master Plan. Unless, the land uses on the existing sites are addressed and modified in the Master Plan, the analysis should assume the cumulative impact of adding the Housing South site to the areas available for the development of student housing and therefore consider the cumulative impacts.

SLO-2

The City's comments are framed by the *City of Marina v. Board of Trustees of California State University*, where the California Supreme Court ruled that the CSU has a duty to mitigate off-site impacts of a project. The University has identified both project specific and cumulative impacts in the Draft EIR and should work with the City to implement mitigations that require City participation. This letter serves in addition to other discussions with the University that the City of San Luis Obispo is willing to engage in discussions to identify and implement off campus mitigations.

SLO-3

Cumulative Impacts (Section 6 of DEIR):

On September 16, 2013, President Armstrong announced that Cal Poly is intending to seek an increase in enrollment at the San Luis Obispo campus by 4,000-5,000 students. Please update and address the cumulative impacts of the projected increase in enrollment in addition to projected growth in the surrounding community as part of the cumulative impact evaluation. Moreover, please review and include the projected growth that is identified in the City's draft Land Use and Circulation Element update. These alternatives are available at the City's project website: www.slo2035.com.

SLO-4

Aesthetics: (section 4.1 of DEIR)

AES Impact I indicates that trees and other landscaping have the potential to block quality views of Bishop Peak and Cerro San Luis. The City asserts that both the buildings and the landscaping will block views, not only of Bishop Peak and Cerro San Luis, but of other open space vistas both on campus and off campus, especially looking north and west from the intersection of Grand and Slack. In addition to the mitigation measures proposed, Cal Poly should also implement or participate in open space conservation projects that permanently protect scenic resources themselves. Both on-site and off-site opportunities exist with geographical nexus to the project site that would represent a potential mitigation measure that is adequate and feasible; please coordinate with the City's Natural Resources Manager, Robert Hill (rhill@slocity.org or 805-781-7211).

SLO-5

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Greenhouse Gas Emissions (Section 4.2 of DEIR):

The DEIR identifies Greenhouse Gas (GHG) Emissions that are significant and unavoidable (Class I). CEQA Guidelines section 15126.4c offers several possible mitigations for GHG impacts and the City recommends that Cal Poly explore off-site sequestration opportunities in addition to the project features that encourage building energy and water efficiency, bike parking, and use of green building materials.

SLO-6

Land Use Planning (Section 4.8 of DEIR):

The City's response to the Notice of Preparation requested the University address neighborhood issues such as noise, parking and maintenance due to new housing for 1,475 students immediately adjacent to an existing low density neighborhood. The EIR does not adequately address potential impacts such as displaced parking from campus to the neighborhoods; adequacy of bike and pedestrian connections to City destinations from this end of campus; and potential conflicts with applicable City land use plans for the existing neighborhood that abuts this new project.

SLO-7

Noise (Section 4.4 of DEIR):

The DEIR lists community members' concerns with potential increases in nighttime nuisance noise events associated with the project. While site development includes orientation of buildings internal to the site, there are still concerns that have not been addressed. The University's regulations, as outlined in the DEIR, indicates that outdoor activities with amplified music or speech may occur between 7:00 am and 10:00 pm; and that activities without amplification may be conducted between 7:00 am and midnight, seven days a week. General Policy Section 141.3.1 indicates that plans for outdoor events and activities should address potential impacts on residential communities, on and *off campus* - something the EIR does not address.

SLO-8

The EIR needs to address the potential noise impacts related to the introduction of 1,475 students directly adjacent to a residential neighborhood. The noise monitoring done to identify baseline noise did not establish the existing ambient noise for night-time hours along Slack Street – the residential neighborhood immediately adjacent to the project site.

An increase in night-time noise in the neighborhoods from students using the outdoor basketball courts, or from students traversing through adjacent neighborhoods on the way to and from destinations during night-time hours impacts neighborhood expectations of quiet during evening and night-time hours. The City's noise ordinance specifies exterior noise limits of 50 dBA between 10:00 pm and 7:00 am for low density residential neighborhoods like those adjacent to the project site. The City's code further specifies that repetitive noises such as music or speech or hammering (i.e. basketballs bouncing) are subject to a further reduction in threshold by 5 dB. While University staff will be responsible to enforce complaints on campus, City staff will be called upon to address nuisance noise in the neighborhoods and this in has not been addressed in the DEIR.

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It is recommended that the University consider a wide range of mitigations such as relocating the basketball court and committing to long term social programming activities within the dorm facilities to provide on campus social activities which have the potential to alleviate noise impacts in the surrounding neighborhoods.

**SLO-8
 (continued)**

Parks and Open Space (Section 4.5 of DEIR):

Impacts will occur to Parks and Open Space resources if the project results in:

1. An increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
2. Increase in demand to recreational facilities that require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

As noted in the DEIR, the proposed project relies upon on campus recreational facilities to meet the activity needs of the students who will reside in the new housing units. This will undoubtedly meet a significant portion of the on-campus resident student's recreation needs.

SLO-9

Because the City of San Luis Obispo offers a diverse and unique array of recreational activity due in large measure to City open space areas and programs there are many students both on and off campus who enjoy these community amenities on a daily basis. There are two areas where there will be ongoing impacts to existing City recreational facilities and/or programs. The first is with respect to existing open space areas. Cal Poly students use multiple modes of transportation (from cars to bikes to walking) to access the thousands of acres of open space that the City maintains for multipurpose uses.

This is an impact to the maintenance and use of these facilities. For instance, a significant portion of the users of the Bishop Peak Open Space area are students – more often than not this is a healthy and positive community activity but does come with wear and tear to the open space that requires ongoing maintenance and this is but one example. The second is with respect to programmatic use. The City will be opening a new Skate Park at Santa Rosa Park by 2015 (a facility currently not available at Cal Poly) and with this will come increased use by students because the activity is engaged in predominately by those under 30.

A potential mitigation measure to address this ongoing trail impact would be to acquire and install bike parking at several open space trails including Bishop Peak and to partner with the City to address longer term parking needs at two trail heads in the City's open space network. Other potential mitigations include a negotiation of a Joint Use Agreement to allow community use to campus recreation facilities to help comprehensively meet per capita park and recreation facility needs.

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Population and Housing (Section 4.8 of DEIR):

The DEIR determined that the Population and Housing impacts are less than significant. The backfill of housing units currently occupied by students living in the City of San Luis Obispo is acknowledged in the DEIR, but it concludes that the impact is too speculative to address. However, the project will induce substantial population growth in an area (on campus) that was not previously identified for housing without a concomitant removal of the other housing sites offered in the Master Plan. There will be a net new amount of housing in the area and this housing will be concentrated immediately adjacent to an existing single family residential neighborhood. The addition of 30 new staff positions represents a 2 ½ % increase in staff levels.

The DEIR should estimate and address the cumulative increase in population and identify and mitigate the impacts associated with creating new housing supply. While the dorm project has the potential to reduce existing impacts in some locations, it also has the potential to create cumulative impacts and project specific impacts in terms of redistributing and concentrating existing impacts in the areas surround the dorm facility. The DEIR does not adequately analyze these potential impacts or offer adequate mitigations.

Public Services (Section 4.5 of DEIR):

Police

The Cal Poly Police Department is the lead law enforcement agency on the Cal Poly campus. An increase in on campus population will create a need for personnel to adequately patrol and address enforcement issues at the proposed dorm location as well as campus wide. The DEIR indicates the impact to this concern is *“less than significant and no additional equipment or facilities are required”*.

The City is concerned that this conclusion was made and the analysis that forms this conclusion is unsupported. If the increase of the on-campus population is not addressed properly, both in short and long term planning, there may be a need for City of San Luis Obispo police resources to respond more frequently on campus to provide law enforcement assistance and in the neighborhoods directly surrounding the proposed dorm. The hiring of appropriate police personnel and staff to adapt to this increase must be addressed by Cal Poly to maintain service levels to address activities that may have an impact on the environment, such as noise.

The City of San Luis Obispo has several active and vocal neighborhood wellness proponents. The City actively engages with many of these groups to address behaviors that impact neighborhoods. The residential areas surrounding the selected site (as well as the entire campus) generate discussions about “quality of life issues” such as noise complaints, parties, fights, vandalism, alcohol violations and general public disorder that impact these residential areas. An increase and adjustment of the on-campus student population has the potential to create additional impacts for the City. Cal Poly Police will need to have an adequate contingent of personnel to not only provide enforcement capabilities, but also to engage in the discussion process to address and mitigate these concerns with neighbors.

SLO-10

SLO-11

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A concentration of first year students adjacent to City residential areas may generate an increased demand for services by the City of San Luis Obispo Police Department. It will be imperative for Cal Poly to continue and expand efforts to engage students that are involved in off-campus adverse behaviors. A mitigation measure that includes a commitment for on campus housing social programming and for University law enforcement staff to partner and augment policing levels in the adjacent neighborhoods could mitigate these impacts.

**SLO-11
(continued)**

The City has reviewed its public safety calls for service within a ½ mile radius from the intersection of Slack and Grand over the last three years. These numbers represent both Police and Fire responses, however, the bulk of the responses are police related.

.5 mi = Grand & Slack	2013	2012	2011
Calls for service	1431	1359	1689

Although the City is not able to conclude that all of these calls for service are the result of Cal Poly student related activity approximately 1/3 of the calls are noise and alcohol violations which are predominantly associated with the college age population. These numbers do not represent most officer self-initiated activity pertaining to traffic violations and minor infractions that take place in this heavily populated area where college age people live and travel. These dynamics require that the department regularly intensify enforcement efforts towards this particular area of the City.

City impacts for the projected student population adjustment and growth at the selected site will alter the traffic and pedestrian patterns on the City surface streets adjacent to this area. Student egress and ingress of this concentrated population into the City of San Luis Obispo will likely create several concerns including the need for safety lighting, safe pedestrian access and effective traffic engineering design to mitigate potential criminal activity or vehicle/pedestrian or bike collisions. A thoughtful consideration into these impacts will mitigate the need for response to the area to investigate these potential concerns.

SLO-12

Although the current EIR suggests a movement of this select population onto campus will mitigate a higher concentration of vehicles/bikes traveling to campus for classes it does not recognize the “social implications” associated with the movement of pedestrians, bicycles and vehicles impacting the area outside of “normal business hours”. The north end of the City adjacent to the campus has a significant amount of night time pedestrian and vehicle traffic that impacts the surrounding residential areas. The shifting of this population will affect both Cal Poly and SLO Police resources and response to the area. Ensuring adequate personnel are available for the concentration of this population will help mitigate some concerns; however, there will continue to be impacts as students migrate on and off campus.

SLO-13

Historically the Police Department has had increased vehicle and pedestrian concerns centered on the arrival and departure of students to our various school sites. It is the desire of the San Luis

SLO-14

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Coastal Unified School District to return elementary age school children to the old Pacheco school site located at Slack and Grand located directly across the street from the proposed dorm location. The DEIR must include the cumulative analysis of restoring the Pacheco campus to a functioning school site as is currently being contemplated by the School District.

A return of 150 elementary age students will impact the amount of non-motorized and vehicle traffic during the early morning drop off period, mid- afternoon pick up period and school special events. Potentially this mix will generate additional calls for service and the departments need to respond to collision investigations or other associated complaints.

The DEIR should incorporate mitigations in the City that address vehicle, bicycle and pedestrian movement patterns to determine adequate roadway engineering and lighting necessary for optimal vehicle/people movement and safety. It is imperative that Cal Poly engage these efforts jointly with the City in the development of plans for optimal student safety and residential wellness.

Fire(Section 4.5 of DEIR):

The University contracts with the City Fire Department and the California Department of Forestry and Fire Protection (CAL FIRE) to provide fire and emergency response on campus. Cal Poly's contract with the City covers all structures on campus as well as grassland fire suppression up to 450 feet in elevation. Fires above this elevation fall under the jurisdiction of CAL FIRE. A fire occurring on the project site would be the responsibility of the City Fire Department. This contract also covers emergency medical services, which the City provides via cross-trained firefighter-paramedics in an advanced life support (ALS) capacity. All emergency medical services in the project site would be the responsibility of the City Fire Department.

The City Fire Department has a staff of approximately 50 employees, including 42 firefighters and 8 administrative and fire prevention personnel. The Department has four stations in the City. The nearest stations are Fire Station 2 at North Chorro, and Fire Station 1 at the intersection of Santa Barbara, Broad, and South Streets. Response time is measured as the time it takes for a dispatched emergency response vehicle to drive to the emergency scene using lights and siren. Current response times from Station 2 are approximately 4 minutes depending on the location of the emergency on campus. The next closest City fire station, Station 1 has an average response time to the University of between 6 and 7 minutes.

The CAL FIRE station is located at Highland Drive and Highway 1, at the Highland Drive entrance to campus.

The City Fire Department responded to the University 271 times in calendar year 2013. Calls for service to the University campus accounted for approximately 23.6% of all incidents managed by the closest fire station, Fire Station 2. In calendar year 2013, Fire Station 2 was dispatched to 1,149 incidents. The vast majority of these emergency responses to the University were medical in nature. Medical emergency responses are typically managed by one fire crew. The campus

**SLO-14
(continued)**

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currently has 6,239 beds of student housing. The addition of 1,475 beds represents an almost 24% increase in on-campus housing. To the extent that these new beds result in a net increase of on-campus students, there will be an increase in calls for service for the City Fire Department.

SLO-15

Approximately ten fire or fire system related emergencies occurred on the University property in 2013. These resulted in a response by several City Fire emergency response crews. Fire responses garner a large response from the City. The initial dispatch to a structure fire or fire alarm on the University property calls for two fire engines, one 100' aerial ladder truck, and a battalion chief. The addition of multiple buildings in this project will result in an increase in buildings protected by the City Fire Department. This fact warrants revisiting the assumptions and conclusions of the current fire, rescue and medical services contract between the University and the City.

SLO-16

The project site is served by existing fire suppression infrastructure (i.e., hydrant systems). The project is required to comply with existing Fire and Building Code regulations intended to reduce risk of damage to property and persons. Applicable regulations address roofing and roof access, fire flow (water) infrastructure, design of hydrant systems, fire protection systems (sprinklers and alarms), fire extinguishers, and structure egress. The project must also comply with access requirements (primary and secondary), provide adequate fire lanes, and maintain defensible space. Preliminary engineering studies indicate adequate fire flow (water volume and pressure) at the project site. As proposed, the project does not comply with City Fire Department access requirements, and thus exceeds the threshold of operational significance unless mitigated. Mitigation may be accomplished through ensuring fire apparatus access to all buildings in the project, per the City Fire Department. Another mitigation option is through changes in construction characteristics and fire protection system installation. These construction and protection system changes should include, as a minimum, fire sprinkler protection for all structures to Type 13 system rating; Type IIIA construction; fire access stairwells and access hatches to the roof tops; and fire hydrants located within 40 feet of all building risers.

SLO-17

California Building Code

The project is required to comply with existing Fire and Building Code regulations intended to reduce risk of damage to property and persons. Applicable regulations address roofing and roof access, fire flow (water) infrastructure, design of hydrant systems, fire protection systems (sprinklers and alarms), fire extinguishers, and structure egress. The project must also comply with access requirements (primary and secondary), provide adequate fire lanes, and maintain defensible space.

As proposed, the project does not comply with fire department access requirements and this situation needs to be mitigated. As previously stated, mitigation may be accomplished through ensuring fire apparatus access to all buildings in the project, per the City Fire Department. Another mitigation option is through changes in construction characteristics and fire protection system installation. These construction and protection system changes should include, as a minimum, fire sprinkler protection for all structures to Type 13 system rating; Type IIIA

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construction; fire access stairwells and access hatches to the roof tops; and fire hydrants located within 40 feet of all building risers.

SLO-17
(continued)

4.5.3 Thresholds of Significance

The thresholds of significance are based on the criteria set forth in Appendix G of the CEQA Guidelines. According to those criteria, a project would result in a fire, police protection or recreation-related impact if it would:

3. Result in substantial adverse physical impacts associated with the provision of new or physically altered fire or police protection facilities, need for new or physically altered fire or police protection facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives.

As proposed, this project would negatively impact response times due to limited fire apparatus access and this situation needs to be mitigated.

4. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
5. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment.

4.5.5.1 Fire Protection

The project will introduce additional nighttime residents to the campus, and will increase the total number of buildings requiring fire protection and response. The project will not increase enrollment. While the project will not directly increase potential calls for health and safety related to the total population of enrolled University students, the project will increase calls for fire, rescue, and medical services provided by the City due to the increased population of on-campus students. It is anticipated that former off-campus student housing will be repopulated and these residents will require fire and emergency medical services as well. This project doesn't simply move emergency responses from City neighborhoods to the University; it also creates capacity for residents to repopulate City neighborhoods who will generate emergency incidents. Thus an impact of this project on the City Fire Department is a net increase in emergency incidents.

SLO-18

The assessment of impacts related to public services, as set forth in the CEQA Guidelines, is focused on the environmental impact of any expanded or new facilities required to achieve performance standards. The Fire Department is in dire need to construct a major renovation of Station 2. This structure is now 60 years old and greater than 10 years past its anticipated lifespan. Approximately one-quarter of all emergency response activity at Fire Station 2 is attributed to the University. This project will increase the percent of University-related emergency response activities at Fire Station 2. This will increase the wear and tear on Fire Station 2, and this will need to be mitigated.

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The proposed housing is a consolidation of bed count approved under the existing Master Plan; the project does not increase bed count, enrollment, or estimates of built space beyond Master Plan projections; however, it would be inaccurate to assume that the City Fire Department's planning accounts for yet-to-be implemented development proposed by the Master Plan or that no additional impacts to facilities are anticipated. The City Fire Department has not proactively staffed and equipped, nor has the City negotiated the fire and medical services contract, based on proposed buildings in the University's Master Plan or amendments to that plan. The City has staffed, equipped and negotiated contract terms based on actual, not theoretic or unrealized infrastructure and population. This project represents a change to the infrastructure and population density on the University and this will need to be mitigated.

SLO-20

Students living off-campus are provided fire and emergency medical services as citizens of the City. When on-campus, including the population shift to more students living on campus, students are provided fire and emergency medical services through the contract between the City and the University. Given the forecasted shift of student population from the City to the University, the contract would need to be adjusted for the increased service demands created by the larger number of students serviced by the contract.

SLO-21

The Fire Department has raised concerns regarding provision of adequate access to the proposed buildings. The project does not introduce new structural heights; existing buildings on campus, including student residences, include five-story structures. Therefore, the project will not result in the need for new equipment. The project will be fully sprinklered to Type 13 standards and otherwise comply with provisions of the Fire Code. Access is proposed in several locations throughout the site, and Type IIIA construction will mitigate the negative effects of the limited fire access proposed. Final plans will be subject to approval by the City and State Fire Marshal.

Given the current layout of the proposed project, the City requests the following mitigating factors:

SLO-22

1. Option 1
 - a. Collaborate with the City Fire Marshal to provide for the minimum required emergency response apparatus access to all structures OR;
2. Option 2
 - a. Install fire sprinkler protection for all structures to Type 13 system rating; AND
 - b. Construct with Type IIIA non-combustible building construction techniques and materials; AND
 - c. Design and install fire access stairwells and access hatches to the roof tops; AND
 - d. Install fire hydrants located within 40 feet of all building risers.

Transportation/Traffic (Section 4.6 of DEIR):

1. Trip Rates & Commute Reduction: The EIR carries forward assumed trip rates from the 2000/2001 CalPoly Master Update which assumes rates of less than 10% of the ITE apartment trip generation rates along with assumed further reductions from recommended TDM measures.

SLO-23

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Based on current CalPoly gateway traffic volumes and student/faculty demographics those trip rates nor commute reductions have actually been realized and therefore should not be carried forward in this EIR as it may be considered an abuse of discretion in terms of estimating impacts to roadway and other transportation facilities.

**SLO-23
 (continued)**

Not realizing the originally assumed trips rates may be due in part to lack of implementation of several TDM measures identified in the 2000/2001 Master plan such as restricting parking permits for students that live within a certain distance off campus, and implementation of an on-campus transit/shuttle service that also provides service to key off-campus student destinations. Due to the unique nature of the development and the unrealized performance of past assumptions it is recommended that the campus be studied to develop new trip generation numbers based on current conditions and apply those rates in this EIR.

The EIR mitigation measures should include those TDM programs from the 2000/2001 master plan (i.e. Off-campus student parking pass restrictions & On-Campus shuttle) that have not yet been implemented as well as a bi-annual traffic and TDM monitoring and reporting program. The City is willing to partner with the University to implement a host of mitigation measures to address these impacts. Also these monitoring programs could be incorporated into Cal Poly academic curriculum for Transportation Engineering Courses.

2. Trip Distribution: Based on current gateway traffic volumes the trip distribution percentages are not reflective of actual conditions. It's recommended that these be adjusted to reflect current conditions.

SLO-24

3. Intersection Operations: There is significant inconsistency between the cumulative + project intersection levels of service of the 2000/2001 Master Plan EIR and this EIR despite proposing a zero net increase in student enrollment and minimal development in the surrounding City areas. It's recommended that the study intersections be reevaluated with the new trip generation and distribution numbers based on current conditions. Also an incorrect significance criterion was used for evaluating the California and Taft intersection and the EIR should refer to the City's Traffic Impact Guidelines. The EIR should address this project specific contribution to an already existing deficient condition and propose mitigations to address these levels of service deficiencies.

SLO-25

SLO-26

Depending on changes resulting from an update to trip rates and distribution, the DEIR should evaluate and identify operational and physical improvements at impacted intersections; Foothill & Santa Rosa, Walnut & Santa Rosa, California & Taft, and NB 101 & California Blvd. Other potential mitigations include partnering with the City to complete the sidewalk networks in the adjacent neighborhoods and to fund a fair share of bicycle facilities that will provide a range of mobility options to students, faculty and staff.

SLO-27

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4. Parking: The parking analysis does not apply a reduction for effective capacity, which is industry standard practice. Applying an effective capacity factor (typically 80% - 90%) will increase the projected parking shortfall in the vicinity of the project.

SLO-28

The study incorrectly states that lots R-1 & R-2 can accommodate the displaced demand and the project's new demand; however those lots do not have the capacity. Also the project displaces parking by approximately one mile for more than 600 student residents; this distance is outside what would be a considered an acceptable distance between a parking space and the corresponding dwelling unit. All of these factors would put excessive parking demand on the surrounding residential neighborhoods impacting parking enforcement resources, neighborhood wellness resources, and neighborhood traffic conditions. Effective mitigation measures need to be implemented to address these impacts.

SLO-29

The EIR mitigation measures should include an augmentation of Cal Poly police resources to assist with parking enforcement and neighborhood wellness activities within the vicinity neighborhoods. Also the EIR mitigation measures should include an on-campus shuttle system providing service between student housing and remote parking facilities as previously identified, and a bi-annual parking & neighborhood traffic monitoring and reporting program.

4. Transit: On-campus residents are less likely to own or drive their own car as represented by applying trip rates below ITE rates. Although a zero net increase in enrollment is proposed by shifting students' residences from off-campus to on-campus, this will increase ridership demand on routes that are already near capacity.

SLO-30

The EIR mitigation measures should include a City transit monitoring program and Cal Poly participation in service augmentation if transit capacities are exceeded or services levels are degraded as a result of this project.

Utilities and Service Systems (Section 4.7 of DEIR):

The City's Utilities Department suggests the following edits to Section 4.7.1.1, Water:

SLO-31

The University obtains water from both surface and groundwater sources. Cal Poly owns 33.71% capacity in Whale Rock Reservoir, located east of the town of Cayucos. The 33% ownership translates into approximately ~~13,707~~ 13,136 acre feet (AF) ~~in normal years~~. The City, which also has ownership in the reservoir, has modeled safe annual yields (SAY) for water users. The SAY for Cal Poly's share is currently estimated at ~~1,384~~ 1,306 AF per year (AFY). Average total demand for the last 3 years on record is 1,071 AF. Agricultural and landscape irrigation demand is a significant portion of the total; average agricultural demand for the same period was ~~504~~ 552 AF (47% 50.3% of total) and annual water demand for irrigation averaged 280 AF (26%). Approximately 288 AFY (27%) was used for indoor or domestic purposes during that period...

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 SCH #2013091085
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The City's Utilities Department suggests that Cal Poly recalculate the current water surplus quantity based on the revised Safe Annual Yield figure provided above (1,306 AFY) and reference a specific year rather than state "current" or "currently" throughout this section.

SLO-32

The City's Utilities Department also suggests the following edits to Section 4.7.1.1, Water:

SLO-33

Water from Whale Rock Reservoir is treated at the Stenner Canyon water treatment facility. Peak treatment capacity is 16 million gallons per day (mgd). Water treated at the plant comes from Whale Rock Reservoir, the Nacimiento Water Project, or the Salinas Reservoir. Cal Poly is entitled to 1,000 AFY in treatment at the plant. Domestic demand from the plant has averaged ~~568 AFY~~ 544 AFY (average of 551 in 2010, 552 in 2011, 529 in 2012) in the last 3 years, or ~~57%~~ 54.4% of Cal Poly's capacity.

Section 4.7, Utilities, does not provide information on available water storage within the campus's infrastructure or if it would rely on the City's tanks and reservoirs for adequate water storage to serve the proposed project. Consistent with the Thresholds of Significance described in Section 4.7.3 (2), please amend the EIR to address whether construction of new water storage facilities or pump stations or expansion of existing storage facilities or pump stations facilities, including those facilities operated by the City, would be required to serve the project.

SLO-34

Regarding the Wastewater Section on Page 4.7-5, per the City of San Luis Obispo and Cal Poly's agreement regarding water and sewer rates, dated January 5th, 1993, sewer charges will be assessed according to the metered effluent discharge flow. Wastewater from this project must be directed through Cal Poly's internal collection system to the effluent flow meter that measures the campuses wastewater flow.

SLO-35

Finally, the City has concluded that the development and analysis of alternatives fails to comply with CEQA, which requires an EIR to describe a range of alternatives that would avoid or substantially lessen one or more of the project's significant impacts. Portions of the proposed alternatives are inherently inadequate due to the unrealistic assumptions made in the project descriptions to meet the objectives of the project.

SLO-36

The City is eager to collaborate with Cal Poly to identify and implement mitigation measures that the City believes can address impacts in the community. Any mitigation proposed should include substantial and viable measures that are subject to ongoing monitoring, as CEQA requires.

SLO-37

The City greatly appreciates the opportunity to and help identify mitigations identified a revised and recirculated DEIR. We provide the comments in this letter with the intention that they should assist Cal Poly with DEIR revisions needed to reasonably and foreseeably reduce impacts to less

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than significant levels. The City looks forward to ongoing collaboration with Cal Poly and is available to identify and develop mitigations for the next iteration of the DEIR that will be released for public circulation.

**SLO-37
(continued)**

Sincerely yours,



Derek Johnson
Community Development Director

CC: City Council
Planning Commission
Department Heads

9.1.5 Response to Letter from City of San Luis Obispo

Comment No.	Response
SLO-1	The commenter outlines several areas of concern for the City which are addressed in detail in the remainder of the letter and in these responses.
SLO-2	<p>The RDEIR includes the following specific language in both the Executive Summary and the Project Description to address disposition of existing sites:</p> <p>“Under the current proposal, the bed count identified in the Master Plan for housing sites H-4 through H-7 would be consolidated at the current site and the complexes at sites H-4 through H-7 would not be pursued under the current Master Plan. The project is intended to meet existing and projected demand for housing. The project does not increase enrollment over current levels. The Poly Canyon Village project, developed in 2008, included an amendment to the total Master Plan bed count, and an EIR was certified for the project. The proposed housing does not increase bed count over projections in the Master Plan, as amended.”</p> <p>The above language specifically commits the University to forego development of previously identified housing sites under the current Master Plan.</p>
SLO-3	<p>The commenter references the Marina case, and states that the University should partner with the City in mitigating off-campus impacts. As identified and outlined in the EIR, where the University has the ability to mitigate impacts to another jurisdiction, such as in the provision of water and wastewater services, mitigation is identified where needed. The Final EIR will also include additional mitigation in the form of in-lieu fees to address off-site impacts related to traffic (please refer to responses to the subsequent City comment letter). The EIR identifies the University’s jurisdictional limitations, particularly related to uncertainties regarding funding and timing of intersection and roadway improvements within the City’s jurisdiction. There is a degree of uncertainty regarding the timing of funding, and even if requested funding is appropriated, the City and/or other agencies may not obtain the remaining funds to implement the improvements; therefore, the identified mitigation cannot be relied upon to reduce impact findings to a less than significant level.</p>
SLO-4	<p>The University is operating under the existing Master Plan, and has no approved or pending adjustments to enrollment of the magnitude identified (refer to Master Response 1). The City’s most recent models were used to evaluate impacts such as traffic; the City’s Land Use and Circulation Element alternatives have not been adopted and specific information regarding the Land Use and Circulation Elements are not available.</p>
SLO-5	<p>AES Impact 1 notes that the “heights and locations of the proposed housing structures would block existing quality views of Bishop Peak, Cerro San Luis, and the Santa Lucia foothills...”. The proposed mitigation, consisting of off-site preservation of other scenic views in the region, would not offset loss of visual access to the specific views identified as affected in the EIR.</p>
SLO-6	<p>Findings regarding GHG have been amended as suggested by the APCD (Melissa Guise 2014), and the resulting effect would be less than significant. Therefore, mitigation is not required (refer to AQ Impact 5).</p>
SLO-7	<p>The EIR addresses parking displacement in Section 4-6; bicycle and pedestrian impacts in Section 4-6; and land use planning in Chapter 3.</p>

Comment No.	Response
SLO-8	The Noise section has been amended to address nighttime noise events (refer to EIR Section 4.4.5.4 Nuisance Noise).
SLO-9	The project does not increase enrollment at the University, and therefore will not increase the student population using regional park facilities.
SLO-10	The project includes a concurrent removal of other housing sites identified in the Master Plan (refer to SLO-2). Regarding population and housing, the referenced thresholds include whether the project would displace populations or housing, or result in substantial need for new housing. The EIR states that the project would not have significant impacts in these areas because the project site will serve an existing student population and would not result in the extension of infrastructure to new locations. The environmental impacts of the proposed project are addressed throughout the EIR.
SLO-11	The commenter raises a social and planning issue which does not constitute an environmental impact. The potential criminality or nuisance caused by the relocation of students to campus does not cause predictable environmental impacts. The EIR recognizes on page 4.5-5 that shifts in patrols may occur as residency patterns shift; however, this is concluded to be speculative to predict. Regardless, no physical facility impacts have been identified. The Section further references (page 4.5-6) ongoing coordination between the City and University regarding public safety.
SLO-12	The EIR finds that the existing pedestrian and bicycle facilities in the vicinity, as mitigated, are sufficient to serve the project population. The mitigation program includes lighting and other measures to address nighttime conditions.
SLO-13	The EIR finds that the existing pedestrian and bicycle facilities in the vicinity, as mitigated, are sufficient to serve the project population. The mitigation program includes lighting and other measures to address nighttime conditions.
SLO-14	The EIR has been amended to address use of the school site by the Teach program, and mitigation measure TC/mm-1 in the Recirculated Draft EIR has been amended to include consideration of the school site in bicycle and pedestrian planning. As noted in the EIR, the proposed project would have a "net effect of reducing vehicle traffic in the vicinity of Grande Avenue and Slack Street" (EIR page 4.6.-24). As stated in the EIR, further expansion of the Teach School on site would be achieved through further displacement of existing school functions on the campus; net effects on cumulative traffic patterns would therefore be minimal.
SLO-15	<p>Text on page 4.5-1 will be amended as follows:</p> <p><u>"Existing fire-related calls to the fire department are low, as noted in the most recent Fire Services Agreement (2013) and the Annual Fire Safety Report for 2012. Approximately seven fire events occurred in 2012, and approximately ten fire or fire system events occurred in 2013, mainly associated with cooking in student residences. The City Fire Department also provides medical emergency response on campus. Medical emergencies on campus currently account for approximately 24% of all incidents managed by the nearest fire station."</u></p> <p>Text on pages 4.5-4 and 4.5-5 will be amended as follows:</p> <p>"The University regularly negotiates a service contract with the City Fire Department to cover service and associated costs. No specific additional improvements to facilities</p>

Comment No.	Response
	<p>which could have an environmental impact have been identified. The proposed housing is a consolidation of bedcount approved under the existing Master Plan; the project does not increase bedcount, enrollment, or estimates of built space beyond Master Plan projections; therefore, assuming fire department planning accounts for development under the Master Plan, no additional impacts to facilities are anticipated. Ongoing contract negotiation and revision will be sufficient to address the University's contribution to wear and tear on existing facilities. The City and the University entered into renewed an agreement for the provision of fire and emergency medical services in July 2013. The agreement extends through 2018. No amendments or modifications to the agreement are contemplated at this time.”</p> <p>The EIR was amended to include additional information about physical impacts to facilities.</p>
SLO-16	Please refer to EIR pages 4.5-4 and 4.5-5, and response to comment SLO-15 above.
SLO-17	The proposed project would be constructed and operated consistent with Fire and Building Code Regulations. The EIR notes on page 4.5.5 that the City Fire Department has approval authority over access on site, which will ensure that access requirements are met in the final design.
SLO-18	The commenter is addressing the topic of backfill, which is addressed and determined to be speculative in the Executive Summary.
SLO-19	<p>The Public Services section has been amended to provide updated information regarding Fire Station 2. In addition, text on pages 4.5-4 and 4.5-5 will be amended as follows:</p> <p>“The University regularly negotiates a service contract with the City Fire Department to cover service and associated costs. No specific additional improvements to facilities which could have an environmental impact have been identified. The proposed housing is a consolidation of bedcount approved under the existing Master Plan; the project does not increase bedcount, enrollment, or estimates of built space beyond Master Plan projections; therefore, assuming fire department planning accounts for development under the Master Plan, no additional impacts to facilities are anticipated. Ongoing contract negotiation and revision will be sufficient to address the University's contribution to wear and tear on existing facilities. The City and the University entered into renewed an agreement for the provision of fire and emergency medical services in July 2013. The agreement extends through 2018. No amendments or modifications to the agreement are contemplated at this time.”</p>
SLO-20	Please refer to EIR pages 4.5-4 and 4.5-5, and response to comment SLO-19 above.
SLO-21	Please refer to EIR pages 4.5-4 and 4.5-5, and response to comment SLO-19 above.
SLO-22	The University must comply with existing State codes; the project description will be amended to substantially comply with Option 2 outlined in the comment letter.
SLO-23	<p>Trip generation for the transportation study for the Student Housing South EIR was calculated using three methodologies:</p> <ul style="list-style-type: none"> ▪ Trip generation based on April 2013 general parking lot occupancy counts and

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May 2013 roadway segment counts along Grand Avenue south of McCollum Street (general parking redistributed trips)

- Trip generation based on April 2013 freshmen parking lot occupancy counts, 2012-2013 school year freshmen parking permit purchase rates, and October 2013 freshmen parking lot in/out rates (freshmen redistributed trips)
- Trip generation based on freshmen trip rates and freshmen commute reductions from the 2000/2001 Master Plan EIR (commute reduction)

Trip generation for general parking redistributed trips was calculated by estimating the proportion of morning and afternoon peak parking demand that travels during the peak hour of travel. This process uses data more recent than the Master Plan EIR. April 2013 parking lot occupancy counts were used to determine the morning and afternoon peak parking demand that would be required to shift to other lots because of the reduction of parking capacity at the project site. The May 2013 Grand Avenue counts were used to determine the proportion of morning and afternoon peak parking demand that travels during the peak hour of travel. Multiplying the morning and afternoon peak period shifted demand by the morning and afternoon peak hour travel proportions yielded the number of general parking redistributed trips.

Trip generation for residential parking redistributed trips was conducted using the same general methodology as the general parking redistributed trips. For residential parking redistributed trips, the determination of how many freshmen vehicles would be shifted comprised of two parts:

- April 2013 freshmen parking lot occupancy counts were used to determine the demand shift of existing vehicles
- Freshmen parking permit purchase rates for the 2012-2013 school year were used to determine how many new on-campus freshmen would bring a car to campus

Based on the above data, the projected number of shifted residential vehicles was determined. The October 2013 counts at freshmen on-campus parking lot R-1 were used to determine what proportion of freshmen parked cars travel during the morning and afternoon peak hour. Multiplying the morning and afternoon peak period shifted demand by the morning and afternoon peak hour travel proportions yielded the number of residential parking redistributed trips.

Data provided by the City for the three gateway intersections into campus (Santa Rosa Street/Highland Drive, California Boulevard/Foothill Boulevard and Grand Avenue/Slack Street) indicates that the overall trip generation for the University is higher than what the 2000/2001 Master Plan EIR predicted. The following table details the estimated number of peak hour trips per the Master Plan EIR and the actual trip data as collected by the City in May 2013:

Data Source	Trips Counted			
	AM Peak Hour		PM Peak Hour	
	In	Out	In	Out
2000/2001 Master Plan EIR (Existing with Project Volumes)	1691	187	963	1752
May 2013 Counts	2648	595	1515	2698

This data suggests that the trip generation rates assumed in the Master Plan EIR may be too low. Increases in the number of trips could be the result of increased faculty/staff,

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	<p>visitor or student commute trips; increases in trips due to faculty or other non-on campus freshmen are not relevant to this project because the Student Housing South project will house freshmen. project would not redistribute staff trips because staff-only parking is not affected; any staff parking in the general lots would be counted as part of the general parking redistribution. The trip generation calculations for the general parking redistribution trips and freshmen parking redistribution trips are not subject to potential errors in the Master Plan EIR rates – the trip generation for general and residential redistribution is based on travel data collected in and around the time of the City’s May 2013 counts. Freshmen trip rates per bed from the Master Plan EIR are used in the study to calculate the freshman commute reduction.</p> <p>The freshmen vehicle trip rates from the 2000/2001 Cal Poly Master Plan update were based on field collected data at Cal Poly and other California colleges around 2000. The on-campus field collected data consisted of counts at a resident-only parking lot on the Cal Poly campus. These rates may have fluctuated slightly over time, but these same rates have been used for the Cal Poly Master Plan Update EIR (2000/2001) and the Cal Poly Student Housing North EIR (2003). To confirm that Master Plan EIR rates were appropriate for use in this study, an additional comparison between the 2000/2001 Master Plan EIR freshmen trip rates and more recent count data was performed. As part of the transportation study for the Student Housing South EIR, midweek roadway tube counts were also conducted at entries and exits to the R-1 residential parking lot in October 2013. The R-1 lot serves the South Mountain (“Red Brick”), North Mountain and Cerro Vista student housing complexes. Yosemite and Sierra Madre Halls are served by the R-2 lot on the proposed project site. At the time of the counts in October 2013, these complexes were almost exclusively populated with freshmen. Freshmen in these complexes are required to purchase a dining plan, which limits their need for off-campus shopping trips.</p> <p>At the community open forum on December 2, 2013, the University presented that the pre-2001 Master Plan update capacity of on-campus housing with 2,783 beds. These 2,783 beds included all beds at the North Mountain, Red Brick, Sierra Madre and Yosemite residence halls (this value does not include beds at the newer Cerro Vista or Poly Canyon Village complexes). Many of these residence halls have been changed to triple-bed configurations between 2000 and 2013 (they were double-bed previously), so the actual total number of beds in these older residence halls is likely greater than in the University’s December 2013 presentation. The Cerro Vista Apartments house 796 beds as per the University’s December 2013 presentation. Using a conservative assumption of 2,500 occupied beds for the R-1 parking lot service area (250 beds for each of the 6 Red Brick dorms plus 796 beds at Cerro Vista and 250 beds total in the North Mountain halls), the following table details the trip generation rates calculated from the data.</p>																																														
	<table border="1"> <thead> <tr> <th rowspan="3">Data Source</th> <th rowspan="3">Freshmen Beds</th> <th colspan="4">Trips Counted</th> <th colspan="4">Calculated Trip Rate</th> </tr> <tr> <th colspan="2">AM Peak Hour</th> <th colspan="2">PM Peak Hour</th> <th colspan="2">AM Peak Hour</th> <th colspan="2">PM Peak Hour</th> </tr> <tr> <th>In</th> <th>Out</th> <th>In</th> <th>Out</th> <th>In</th> <th>Out</th> <th>In</th> <th>Out</th> </tr> </thead> <tbody> <tr> <td>Counts</td> <td>2,500</td> <td>13</td> <td>18</td> <td>52</td> <td>62</td> <td>0.005</td> <td>0.007</td> <td>0.021</td> <td>0.025</td> </tr> <tr> <td>2011 Master Plan EIR</td> <td>--</td> <td>--</td> <td>--</td> <td>--</td> <td>--</td> <td>0.038</td> <td>0.013</td> <td>0.046</td> <td>0.086</td> </tr> </tbody> </table>	Data Source	Freshmen Beds	Trips Counted				Calculated Trip Rate				AM Peak Hour		PM Peak Hour		AM Peak Hour		PM Peak Hour		In	Out	In	Out	In	Out	In	Out	Counts	2,500	13	18	52	62	0.005	0.007	0.021	0.025	2011 Master Plan EIR	--	--	--	--	--	0.038	0.013	0.046	0.086
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	<p>The R-1 parking lot data suggests that the actual pre-commute reduction freshmen trip rate is about 65%-75% lower than the 2000/2001 Campus Master Plan rate used in the traffic analysis. The commute reduction assumed in the Master Plan EIR assumed that certain Transportation Demand Management (TDM) strategies would be put in place as</p>																																														

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part of the implementation of the Master Plan. Since the pre-commute reduction trip rate assumed in the Master Plan EIR is based on counted rates from 1999-2000, it appears that some of the TDM measures implemented between 2000 and 2013 have been effective in reducing freshman trips. If it is assumed that the TDM measures assumed for the commute reduction in the Master Plan EIR are actually 65% effective for freshmen (consistent with the count data presented above), then the trip generation rate calculation with the commute reduction is as follows:

	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out
Counted Trip Rate	0.013	0.005	0.007	0.046	0.021	0.025
65% * Commute Reduction from Master Plan EIR	-0.076	-0.057	-0.019	-0.108	-0.038	-0.070
Adjusted Counted Trip Generation Rate (with 65% TDM reduction)	-0.064	-0.052	-0.012	-0.056	-0.014	-0.042
Rate Used in Transportation Impact Analysis (from 2000/2001 Campus Master Plan)	-0.065	-0.049	-0.016	-0.034	-0.012	-0.022
Difference in Trips at 1475 Beds (2013 Rate – 2000 Rate)	+2	-4	+6	-32	-3	-29

As a result, the trip rates used in the analysis for freshmen commute reduction are generally equivalent to, or more conservative than, the rates calculated from the recent counts, regardless of whether TDM measures are assumed or not. Chapter 3 Of Appendix F has been updated to include this information.

The Student Housing South project as proposed will not increase the enrollment of the University. Moving freshmen on campus will eliminate commute (to/from campus) trips for these students, and the net peak hour trip generation rate for moving these students on campus should be negative because these freshmen will not be replaced off-campus. For consistency with previous campus planning efforts the freshmen trip rates and freshmen commute reductions as described in the Cal Poly Master Plan Update EIR (2001) and the Student Housing North EIR (2003) were used.

These field collected rates are more suitable for use as they directly represent a college campus environment versus the Apartment trip generation rate presented in the Institute of Transportation Engineers' *Trip Generation*. *Trip Generation* is a compendium of trip generation studies from across the United States. Volume 1 of *Trip Generation* indicates that the data are "primarily collected at suburban location having little or no transit service, nearby pedestrian amenities or travel demand management (TDM) programs." The rates in *Trip Generation* would therefore not accurately reflect the trip generation characteristics of an on-campus housing facility with good pedestrian and bicycle connectivity to on-campus dining and recreation facilities along with substantial transit service provided.

SLO-24

The trip distribution for this project is used to estimate the paths of vehicles being redistributed to parking lots on the north side of campus. These vehicles will typically use the quickest path to reach new parking destinations. While Grand Avenue carries 30%-40% of the Cal Poly gateway volumes today, the Grand Avenue-Perimeter Road route from the south side of campus to the northern parking lots is much slower compared to the Highland Drive or California Boulevard routes into campus due to numerous stop signs and pedestrian crossings along Grand Avenue and Perimeter Road. Therefore,

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	<p>more of the redistributed trips to the north side of campus to/from US 101 and the residential areas south and west of campus will use Highland Drive or California Boulevard than existing conditions data suggests. Some redistributed traffic will remain on Grand Avenue, but these traffic volumes largely consist of vehicles that currently travel on Grand Avenue today; Grand Avenue is projected to experience a net decrease in peak hour vehicle volumes because of the project. The project traffic engineers reviewed material submitted by the City in subsequent comment letters.</p>
SLO-25	<p>The Cumulative scenarios use more recent traffic volume forecasts from the City of San Luis Obispo Citywide Travel Model (2010) and the City's 2010 State Route 1 Major Investment Study (MIS). Forecasts for the MIS were developed using the City's Citywide Travel Model. For intersections along Santa Rosa Street (Intersections 1-4 in the traffic study), Year 2035 volumes were taken directly from the MIS to be consistent with previously published information for the corridor. For Intersections 5-7 (California Boulevard corridor), data from the latest version Citywide Travel Model (provided to Fehr & Peers on October 28, 2013) was used to develop the Year 2035 forecasts using the "difference" method.</p> <p>The Citywide Model had been updated, calibrated and validated to reflect actual changes in travel patterns and growth in the region in the time period between the Master Plan Update EIR and the Student Housing South EIR. Therefore, because it is the latest version of the model available, it was used for the Student Housing South EIR.</p>
SLO-26	<p>As part of the February recirculation, the intersection of Taft Street/California Boulevard (Intersection 6) has been marked as a significant impact under the City of San Luis Obispo impact criteria for Existing with Project PM conditions and Cumulative with Project PM conditions. This was done as a more conservative interpretation of the City of San Luis Obispo impact criteria for unsignalized intersections as requested in Comment #26. Under this updated interpretation, the intersection of US 101 Northbound Ramps/California Boulevard has been marked as a significant impact under the City of San Luis Obispo impact criteria for Existing with Project PM conditions and Cumulative with Project PM conditions.</p> <p>Project specific contributions to an existing deficient condition are small (generally less than 10% of the normal daily variation in traffic); however, this impact has been identified as significant and unavoidable, and is captured in TC Impact 1.</p>
SLO-27	<p>Chapter 6 of the transportation study (EIR Appendix F) details the mitigation measures considered to alleviate the potentially significant transportation impacts of the project. Physical improvements at the impacted intersections are infeasible due to right-of-way constraints. Secondary impacts to bicycles and pedestrians, such as lengthening of crossing times due to widening of roadways may occur with the implementation of roadway infrastructure improvements. The following amendments are proposed to the traffic section regarding mitigation:</p> <p>The mitigation section for off-site traffic impacts will be amended as follows:</p> <p>"Impacts to intersections are a result of redistribution of parking trips. The TIA discusses various potential mitigation options, including the provision of additional general and residential parking on-site to reduce the number of trips redistributed, a Transportation Demand Management (TDM) Program (with monitoring) to reduce the number of trips, and other standard traffic mitigation options to reduce trips or accommodate additional capacity. However, the likely success and feasibility of these measures is difficult to establish at this time due to the nature of the proposed project, as discussed below. The</p>

Comment No.	Response
	<p>following is an evaluation of the feasibility of TIA recommendations.</p> <p><i>On-Site Parking Replacement</i></p> <p>Providing Additional parking replacement at the project site would facilitate encourage trips to campus to be made using existing travel patterns, thus reducing the redistribution of vehicle trips to California Boulevard and Santa Rosa Street and reducing impacts on intersections along those streets. In this regard, Cal Poly staff has indicated that a the proposed Parking area Structure may include of up to 500 spaces at the project site may be possible, as referenced in the Project Description. At this time, however, the ultimate financial feasibility of a 500-space parking area has not yet been determined.</p> <p>However, Ddevelopment of a 500-space parking area alone would not be sufficient to mitigate project-related impacts at nearby intersections to a less than significant level, as detailed in the TIA (refer to Appendix F). Incorporating a 500-space garage as part of the project would reduce parking redistribution and lessen the severity of the intersection impacts, but because the project would continue to produce a net addition of trips to impacted study intersections, it would not fully mitigate the intersection impacts to a less than significant level under City and Caltrans thresholds. In order to reduce potential impacts to less than significant, the project-related trips at affected study intersections currently operating at deficient levels would need to be reduced to zero. The financial feasibility of a 500-space parking structure has yet to be determined; therefore, development of such a structure cannot be counted towards mitigation for the project's impacts.</p> <p><i>Transportation Demand Management and Monitoring Program</i></p> <p>Cal Poly already implements TDM measures that could be enhanced and improved upon by expanding the current program. The University could also implement additional TDM measures. Available Examples of TDM measures include: modifications to the number or price of residential parking permits; an expansion of existing carsharing or ridesharing programs; development of bicycle and pedestrian improvements to areas of high trip attraction; and development of increased amenities on campus to reduce the need for off-campus travel by students and faculty.</p> <p>However, as noted above, Ppursuant to the City and Caltrans thresholds identified above, the addition of even one trip to an intersection that currently operates at an unacceptable LOS would be considered a potentially significant impact. Therefore, implementation of any recommended TDM program would need to result in a zero net trip increase at the impacted study intersections in order to reduce the impacts to less than significant. be monitored to ensure compliance with the strict zero net trip increase threshold at the impacted study intersections.</p> <p>A combination of on-site parking replacement and a monitored TDM program could produce reduce intersection impacts that are less than significant with mitigation. However, because the project site plan has not been finalized and the level of parking replacement on-site is still to be determined, development of a TDM and monitoring plan of appropriate detail and scope is not possible at this time. There are additional limits on the feasibility of TDM as mitigation for the effects of this project. These include the following: (1) funding cannot be guaranteed, most TDM programs on campus are grant-funded, (2) the effectiveness of TDM as it relates to the particular impacts of this project cannot be quantified and (3) participation and funding of TDM cannot be guaranteed long-term. Upon finalization of the project site plan and determination of the feasible number of parking spaces that can be provided on site, it may be conclusively established that appropriate mitigation is available to reduce significant impacts to intersections. However, b Because the effects of the TDM measures cannot be fully</p>

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	<p>developed and quantified at this time. For these reasons, significant impacts to intersections in the project vicinity would remain <i>significant and unavoidable (Class I)</i>. The implementation of TDM does not constitute feasible mitigation for the project.</p>
	<p>Other standard mitigation measures were also considered to reduce impacts to intersections, including reducing the project size, physical improvements to roadways, and payment of in lieu fees. These measures are typically considered as an integral component of traffic studies for other development projects; however, their implementation may not be feasible or appropriate due to the unique nature of this project.</p>
	<p><u>Reduced Housing Alternative</u></p>
	<p>Reduced projects are typically addressed as alternatives (refer to Chapter 5, Alternatives Analysis). In this case, a reduced project would lessen the beneficial commute trip reduction associated with moving students onto campus, potentially exacerbating intersection impacts. For this reason, implementation of a reduced size project as mitigation would not be feasible since it would preclude meeting project objectives.</p>
	<p><u>Roadway Improvements</u></p>
	<p>Impacts to area intersections could alternately be addressed by improvements in physical capacity or performance. The City has identified several improvements to impacted intersections in several planning documents. These include:</p>
	<ul style="list-style-type: none"> ▪ <u>Foothill & Santa Rosa: Intersection widening (identified in the Highway 1 Major Investment Study.)</u> ▪ <u>California & Taft: Signalization or roundabout control upgrade.</u> ▪ <u>US 101 & California: Modification of painted median / TWLTL to accommodate a two-stage left turn. Cumulative signalization or roundabout control upgrade.</u>
	<p>No physical improvements have been identified by the City for the Walnut and Santa Rosa Street intersection or the Highland Drive and Santa Rosa Street intersection.</p>
	<p>Intersection improvements, including widening Santa Rosa Street to three lanes in each direction, would improve affected intersection operations, but would not reduce the number of project-related trips traveling through the intersections. Physical improvements may also have secondary impacts associated with the improvement, such as increasing pedestrian crossing distances, and environmental impacts associated with construction, including additional air quality, erosion, and noise impacts. Increasing the crossing distances would necessitate signal timing adjustments along the corridor which may lead to degradation in intersection operations. Widening could also be physically infeasible in constrained areas.</p>
	<p>Physical improvements <u>could be funded</u> identified above are ultimately the jurisdiction of the City and/or Caltrans, and may involve the County of San Luis Obispo or SLOCOG. The impact of project-related trips could be offset by participation in funding through CSU fair-share percentage contribution to the costs to construct identified improvements. However, since an established City capital program for addressing such improvements is not in place, the potential impacts to intersections are identified as significant and unavoidable (Class I).</p>
	<p>Mitigation options are discussed above in an attempt to reduce project impacts. However, because the mitigation will ultimately be formulated by what is determined to be feasible by project design, cost, campus goals, and guidelines in the Master Plan, there is insufficient evidence to assume the mitigation options will reduce potential</p>

Comment No.	Response
	<p data-bbox="370 304 1417 363">impacts to intersections. Therefore, potential impacts to intersections are identified as significant and unavoidable (Class I).</p> <p data-bbox="370 380 1357 409">The following mitigation is proposed to address impacts to off-campus intersections:</p> <p data-bbox="370 426 1422 667"><u>TC/mm-1 CSU/Cal Poly shall pay to the City of San Luis Obispo its fair-share of the identified infrastructure improvement costs to construct the following improvements located within the City's jurisdiction, provided that: (a) the state Legislature appropriates the funds for the improvements as requested by CSU in the state budget process, (b) a capital improvement plan or similar plan has been adopted to ensure implementation of the improvements, and (c) the City's (or other agency's) share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment:</u></p> <ul data-bbox="418 684 1422 1276" style="list-style-type: none"> <li data-bbox="418 684 1422 779">• <u>Foothill & Santa Rosa: Intersection widening as identified in the Highway 1 Major Investment Study (Fair Share Percentage: Existing + project (1.9%) and cumulative (1.6%)).</u> <li data-bbox="418 795 1422 854">• <u>California & Taft: Signalization or roundabout control upgrade (Fair Share Percentage: Existing + project (2.6%) and cumulative (2.0%)).</u> <li data-bbox="418 871 1422 995">• <u>US 101 & California: Modification of painted median / two-way left turn lane to accommodate a two stage left turn. (Fair Share Percentage: Existing + project (2.5%)); and signalization or roundabout control upgrade (Fair Share Percentage: Cumulative 1.8%).</u> <li data-bbox="418 1012 1422 1136">• <u>Walnut Street and Santa Rosa Street. The university estimates its fair share for the improvements of this intersection to be 2.4 percent cost of the improvements using the existing plus project condition. Physical improvements for this intersection have not been identified to the university at this time.</u> <li data-bbox="418 1152 1422 1276">• <u>Highland Drive and Santa Rosa Street. The university estimates its fair share for the improvements of this intersection to be 2.3 percent cost of the improvements using the existing plus project condition. Physical improvements for this intersection have not been identified to the university at this time.</u> <p data-bbox="370 1293 1422 1417"><u>As to those improvements identified above that are located within the jurisdiction of Caltrans, CSU will support Caltrans in its efforts to obtain the appropriate funding through the state budget process, and will look to the City of San Luis Obispo to join in that support.</u></p> <p data-bbox="370 1434 1422 1493">With the addition of new TC/mm-1, existing TC/mm-1 et seq. will be renumbered sequentially.</p> <p data-bbox="370 1509 1422 1843"><u>The CSU has negotiated in good faith with the City of San Luis Obispo regarding its fair-share of the costs to construct improvements in the city's jurisdiction related to this project. While agreement with the city was not reached, the campus is seeking trustee approval to request a total of \$534,000 in capital funding from the governor and legislature for the identified off-site mitigation measures below. Payment is contingent upon (a) the state Legislature appropriating the funds for said improvements as requested by the CSU in the state budget process; and (b) the city allocating its share of the mitigation improvement costs and ensuring said amount is available for expenditure, thereby triggering the CSU's fair share contribution payment. The improvements which have been identified by the city and included as mitigation measures in the EIR are as follows:</u></p> <ul data-bbox="418 1860 1422 1890" style="list-style-type: none"> <li data-bbox="418 1860 1422 1890">• <u>Foothill Boulevard and Santa Rosa Street: The existing conditions are already at</u>

Comment No.	Response
	<p><u>a Level of Service D and will be at Level of Service F under cumulative conditions (due to planned city and other projects). Therefore, due to cumulative conditions and the addition of the project, the intersection needs widening as identified in the City of San Luis Obispo's State Route 1 Major Investment Study. The university estimates its fair share for the improvements of this intersection to be \$342,166 based on the project contributing a 1.9 percent increase to the number of existing intersection trips.</u></p>
	<ul style="list-style-type: none"> • <u>California Boulevard & Taft Street: The existing conditions are already at a Level of Service F and will be at Level of Service F under cumulative conditions. Therefore, due to cumulative traffic and the addition of the project, the intersection needs signalization or a roundabout control upgrade. The university estimates its fair share for the improvements of this intersection to be \$97,547 based on a 2.6 percent net trip increase in existing conditions.</u>
	<ul style="list-style-type: none"> • <u>US Highway 101 & California Boulevard: The existing conditions are already at a Level of Service F and will be at Level of Service F under cumulative conditions. Therefore, due to the project traffic, the intersection needs modification to provide a painted median and two-way left turn lane to accommodate a two-stage left turn, while due to cumulative traffic the intersection needs improved signalization, or roundabout control upgrade. The University estimates its fair share for the improvements of this intersection to be \$93,795 based on a 2.5 percent net trip increase to existing conditions.</u>
	<p><u>In addition, the project will have a significant impact on the following intersections:</u></p>
	<ul style="list-style-type: none"> • <u>Walnut Street and Santa Rosa Street. The existing conditions are already at a Level of Service E in the a.m. peak and Level of Service D in the p.m. peak. The university estimates its fair share for the improvements of this intersection to be 2.4 percent based on the net trips added to existing conditions. Physical improvement plans for this intersection have not been identified to the university at this time.</u>
	<ul style="list-style-type: none"> • <u>Highland Drive and Santa Rosa Street. The university estimates its fair share for the improvements of this intersection to be 2.3 percent cost of the improvements using the existing plus project condition. Physical improvement plans for this intersection have not been identified to the university at this time.</u>
	<p><u>The net trips added by the project to the above intersections range from -5 (meaning trips were reduced) during the morning peak period and up to 79 trips added at intersections during the afternoon peak period.</u></p>
	<p><u>If all of the improvements identified in mitigation measure TC/mm-1 were constructed, including as yet identified improvements to the intersections of Walnut Street and Santa Rosa Street and Highland Drive and Santa Rosa Street, the project's impacts would be reduced to less than significant since overall system performance would improve to acceptable levels. However, because the Legislature may not provide funding to CSU in the amount requested, or because funding may be delayed, or because even if the requested funding is appropriated, the City and/or applicable transportation agencies may not obtain the remaining funds necessary to implement the improvements, the above mitigation cannot be relied upon to reduce impact findings to a less than significant level. There are no other feasible mitigation measures that would reduce the identified impacts to less than significant applying the City and Caltrans thresholds. Therefore, there are no feasible mitigation measures that will reduce the identified significant impacts to a level below significant and these impacts are considered significant and unavoidable even after implementation of all feasible</u></p>

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	<p><u>transportation/circulation mitigation measures.</u></p> <p><u>Likewise, there are limits on the feasibility of Transportation Demand Management (TDM) as mitigation for the effects of this project. These include the following: (1) funding cannot be guaranteed, most TDM programs on campus are grant-funded, (2) the effectiveness of TDM as it relates to the particular impacts of this project cannot be quantified and (3) participation and funding of TDM cannot be guaranteed long-term, and are not sufficient to reduce the impact severity to a less than significant level. Therefore, there are no feasible mitigation measures that will reduce the identified significant impacts to a level below significant and these impacts are considered significant and unavoidable even after implementation of all feasible transportation/circulation mitigation measures.</u></p> <p><u>Therefore, impacts to intersections are identified as <i>significant and unavoidable (Class I).</i></u>"</p>
SLO-28	<p>The residential parking on campus is generally used for long-term vehicle storage. Since effective capacity factors generally relate to the amount of turnover in a parking lot, and the turnover in residential parking on campus is very low, a factor for effective capacity was not applied in the analysis (i.e. 100% occupancy was assumed to be possible). Parking factors of 80%-90% are typically used for areas with higher levels of parking turnover, such as retail and restaurant uses.</p> <p>For general parking on site, existing parking data in Table 7 of Appendix F shows that the Grand Avenue garage and the H-12 lot do approach full capacity in times of peak demand. If the new 300 space garage and current Grand Avenue structure do not fill to 100% of capacity after construction of the project, it is likely that these areas of parking supply would very nearly fill up (95% of supply or greater) due to the proximity of these structures to the campus core.</p> <p>As a result, even if a 95% parking factor were used instead of a 100%, vehicles that approach the garages and cannot find parking would typically continue along Grand Avenue and Perimeter Road to the parking lots on the north side of campus. These trips currently take Grand Avenue to the lots on the south side of campus. These trips would remain on their current travel patterns outside of the campus. Therefore, even if a 95% parking factor is assumed, these potential additional diverted trips would not result in additional off-campus trips, and consequently would not cause or intensify off-site impacts.</p>
SLO-29	<p>The report indicates that the residential parking supply on campus is adequate to handle the closure of the R-2 lot. The R-1, R-3 and R-4 lots (spare capacity of 784 spaces in the AM and 822 spaces in the PM) can handle the shift of 425 vehicles in the AM and 445 vehicles in the PM. The lots would not be able to accommodate the combination of shifted current demand plus the estimated new freshmen parking demand associated with the addition of the 1,475 freshmen on site. As described in the report, existing residential parking capacity would accommodate freshmen parkers.</p> <p>From the far southeastern edge of the Student Housing South site (the proposed residential building farthest away from the R-1 lot), it is approximately 0.4 miles to the nearest non-residential parking permit areas south of the project site (Longview Lane/Bond Street and McCollum Street/Buena Vista Avenue). Freshmen parking on campus overwhelmingly park their cars overnight and through the morning hours; the parking permit restrictions would prevent use of on-street parking in these areas by students living on campus. It is approximately 0.5 miles to the R-1 lot from the southern</p>

Comment No.	Response
	edge of the Student Housing South site. Traveling to the areas south of campus would require drivers to walk along streets with no sidewalks versus the comparatively flat route with full sidewalks to the R-1 lot. If students are intending to travel after classes end and are coming from the campus core, the R-1 lot is closer than the residential neighborhoods. The increased travel distances to/from one's personal automobile would discourage automobile travel by students. The displacement of parking to a greater distance is not expected to put excessive parking demand on the surrounding neighborhoods, with the exception of the non-parking permit area along Slack Street on the project frontage. Existing capacity along Slack Street limits additional use of this area for parking.
SLO-30	Transit use associated with the project would increase during off-peak periods, as students travel off-campus for shopping and recreation. The project would alleviate ridership during peak commute periods when transit capacities are most impacted.
SLO-31	The suggested edits were incorporated into the Utilities section as part of the RDEIR.
SLO-32	The suggested edits were incorporated into the Utilities section as part of the RDEIR.
SLO-33	The suggested edits were incorporated into the Utilities section as part of the RDEIR.
SLO-34	Text has been added to page 4.7-5 to clarify the issue of storage.
SLO-35	Noted. Wastewater will be directed via internal infrastructure to the campus main.
SLO-36	The Alternatives section was substantially amended in the Recirculated EIR.
SLO-37	Comments and concerns regarding impacts and mitigation measures are being included in the record and will be considered by the Trustees and other project decision-makers.



January 24, 2014

CSU Board of Trustees
c/o Nicole Carter, Senior Planner
SWCA Environmental Consultants
1422 Monterey Street, C200
San Luis Obispo, CA 93401

Re: Cal Poly Student Housing South Draft Environmental Impact Report

Thank you for providing the opportunity to provide comments on the Draft EIR for the Student Housing South project. The San Luis Obispo Council of Governments (SLOCOG) is designated as the Regional Transportation Planning Agency (RTPA) and the Metropolitan Planning Organization (MPO) by Federal Highway Administration. While SLOCOG does not have permit or regulatory authority for land use proposals, we have the responsibility for planning the long-term viability of the regional surface transportation system, and for programming funds to achieve the objectives of SLOCOG's 2010 Regional Transportation Plan/Preliminary Sustainable Communities Strategy (RTP/PSCS). SLOCOG's RTP/PSCS has several policies and strategies that:

- support reducing the public's reliance on single-occupant vehicles;
- reduce vehicle miles of travel and related greenhouse gas (GHG) emissions;
- make provisions for transportation choices (such as for walking, biking, carpooling, and transit);
- support reductions in parking requirements; and
- recognize the true cost of parking by de-coupling from housing and/or commercial development.

SLOCOG works closely with local agencies to provide frequent and cost-effective public transit, bicycle and pedestrian infrastructure, and to reduce single occupant vehicle (SOV) trips through education and incentive programs. Our comments on the following pages are organized into three headings: Transportation Demand Management (TDM), Public Transit, and Parking.

We commend the project for including a substantial amount of bike parking, but encourage the project to include greater disincentives to driving and incentives to bicycling, walking and taking transit. We also understand that the project is not considered to be growth inducing because the increase in enrollment is addressed in the Master Plan EIR. However we do have concerns about how the changes in trip distribution will affect need for and access to transit and encourage Cal Poly to work closely with SLO Transit and the Regional Transit Authority to make certain these needs are being met. And finally, we are skeptical that an additional residential parking facility is needed based on the underutilization of existing residential parking and are concerned that the new residential parking structure will encourage and generate more vehicle trips (as documented in the attachment).

SLOCOG-1

We also understand Cal Poly will be updating the 2001 Campus Master Plan soon. SLOCOG would strongly encourage a full review of on-campus parking policies and future parking facility investments. We anticipate more discussions about this in the future. If you have any additional questions you may contact Jessica Berry at (805) 781-5764.

SLOCOG-2

Sincerely,

Ronald L. De Carli
Executive Director

Transportation Demand Management

Trip-Reduction Strategies

SLOCOG is very supportive of Cal Poly's plans to house more first- and second-year students on campus. The new on-campus residential facility brings more students closer to classes and on-campus food services, which may constitute a majority of a given freshman students' trips on a given weekday.

Freshman students living in on-campus residential facilities will make fewer trips on- and off-campus. Due to the fact that they live on campus, these students will be closer to academic facilities and on-campus dining facilities. As many of their daily trips will be to classes and on-campus dining facilities, a smaller percentage of trips will originate on-campus and end at an off-campus destination (except as noted in the Public Transit comments below).

SLOCOG's 2010 Regional Transportation Plan/Preliminary Sustainable Communities Strategy (2010 RTP/PSCS) includes the following policy addressing trip-reduction policies and strategies:

Policy TDM/TSM-1: Support actions to reduce single occupant vehicle trips, promote alternative travel modes, and increase the use of information technology to reduce the need to travel.

Providing a new residential parking structure adjacent to new on-campus housing will provide a disincentive to use alternative transportation modes. Conversely, removing the new parking structure from the project will still not preclude a freshman student from having a vehicle on campus; students could use existing residential parking facilities located elsewhere on campus.

Policy TDM/TSM-6: Encourage modal shifts by expanding alternative transportation options and opportunities, including but not limited to improvements for intercity rail, public transit, bicycling, park-and-ride lots, carpool, vanpool, and land use modifications.

As noted on page 4.6-21, "... development of a TDM and monitoring plan of appropriate detail and scope is not possible at this time. Upon finalization of the project site plan and determination of the feasible number of parking spaces that can be provided on site, it may be conclusively established that appropriate mitigation is available to reduce significant impacts to intersections. However, because the effects of the TDM measures cannot be fully developed and quantified at this time, significant impacts to intersections in the project vicinity would remain significant and unavoidable (Class I)." **We strongly encourage Cal Poly to work with the Regional Rideshare division of SLOCOG to develop appropriate TDM measures even though they are not identified in the DEIR rather than allowing the potential Class I impacts to go unmitigated.**

Also please note that the Transportation Choices Program (TCP) is now referred to as the Back 'N' Forth club and should be changed in the document.

SLOCOG-3

SLOCOG-4

Public Transit

Executive Summary (page ES-33): The report states that *“overall student enrollment is not expected to increase as part of the project; therefore peak hour transit ridership is not expected to increase”*. We believe this area warrants a more in-depth review of the public transit impacts from the large increment of on-campus housing units. Solely because more students will reside on campus is not a valid reason why the number of students wishing to reach downtown by a free transit ride would decrease.

SLOCOG-5

On pages 4.6-14 to 4.6-16, the discussion of trip distribution of freshmen students driving onto or off campus is focused on the peak-hour, for the purpose of evaluating LOS. For evaluating transit needs, discussion of trip distribution should focus on a greater range of hours. If the project shifts students currently living in the City of San Luis Obispo with easy access (walk, bike) to the downtown activity centers onto the campus, from where they will want to travel off campus – potentially at lunch time, in the evenings or on weekends. The City’s evening transit service is more limited than daytime transit service; therefore a mitigation to expand such services during the school year with supplemental financial support from the university is recommended. In addition, what those added riders will do is increase the volume of students waiting at the single bus stop off Grand Avenue (near the Performing Arts Center); either expanding the amenities at this existing stop or adding a third new stop adjacent to the new housing complex should be part of the project implementation.

SLOCOG-6

- Chapter 4 Traffic and Circulation-Public Transit Services (Table on Page 4-6-7): the comments are listed by operator or sections of “Table 4-6-2”
 - a) SLO Transit (upper part of the table): The scheduling and routing profile for the City routes serving the campus only applies to when the university is in session. Both Routes 6A and 6B have a shorter service span and hourly (instead of 30 minutes) headways from mid-June to Labor Day. In addition, the Route 4 off-season service span is shorter (no evening service). Those seasonal variations should be referred to by footnotes or a disclaimer inserted in the text.
 - b) Footnote 1 states that “routes run in both directions except for SLO Transit Routes 4 and 5”; in actuality, only Route 6B runs in both directions, while other city routes serving the campus are one-way loops. This statement should be edited.
 - c) RTA column “to” should state Route 12X goes to Los Osos (its final terminus). The operating hours for Route 10X are misleading as there is no midday service to the campus along that route in between the single AM and PM express runs. In both cases, the table entries should be revised to reflect actual route coverage and actual service levels.
 - d) Figure 4-6-3 “Existing Public Transit Facilities” (Page 4-6-8): The header for this figure is misleading, since none of the transit facilities are shown. We suggest adding bus stops within the campus, locations of shelters and benches and highlighting the Kennedy Library Transit Center, where all the routes go. Also missing along the Grand Avenue path is RTA Route 9.

SLOCOG-7

SLOCOG-8

SLOCOG-9

SLOCOG-10

[The text in this section is extremely faint and illegible. It appears to be a large block of text, possibly a table or a list of items, but the content cannot be discerned.]

Parking

New parking structure

According to the Draft EIR, the Cal Poly Student Housing South project would include “a 300- to 500-space parking structure” (page 2-1) at the present location of the on-campus parking lots General (G)-1, G-4, and Residential (R)-2. As on-campus residential parking lots have an average morning occupancy rate of just 63% (an average of 943 vacant spaces), the Cal Poly campus already has a sufficient residential parking supply without the addition of the proposed new parking structure; as such, *SLOCOG staff requests removal of the proposed parking structure*. Please see SLOCOG’s analysis of the current on-campus parking supply on the following pages.

SLOCOG-11

SLOCOG’s 2010 *Regional Transportation Plan/Preliminary Sustainable Communities Strategy (2010 RTP/PSCS)* has several policies and strategies that:

- support reducing the public’s reliance on single-occupant vehicles;
- reduce vehicle miles of travel and related GHG emissions;
- make provisions for transportation choices (such as for walking, biking, carpooling, and transit);
- support reductions in parking requirements; and
- recognize the true cost of parking by de-coupling from housing and/or commercial development.

Constructing a new residential parking structure will certainly encourage and generate more vehicle trips than if there was limited parking adjacent to the new residential facilities. SLOCOG is very supportive of the project’s stated goal to “provide at least one bicycle space per bed” (page 2-13). To also provide vehicle parking in close proximity will provide a disincentive to use other travel options to off-campus destinations, including walking, bicycling, or local transit options.

SLOCOG-12

Policy PSCS-4: Reduce vehicle miles of travel related emissions by encouraging the use of public transit and other alternative forms of transportation by supporting and encouraging the adoption of general plans and zoning that promote more compact communities.

SLOCOG-13

Per SB 375 (Steinberg, 2008) and as assigned by the California Air Resources Board, SLOCOG has a regional greenhouse gas emissions reduction target of 8% per capita reduction in GHG emissions from passenger vehicles and light-duty vehicles for years 2020 and 2035 (when compared to current year emissions). A major strategy to meet these emission reduction targets is to reduce the reliance on single-occupant vehicles, reduce overall vehicle use, and encourage the use of public transit, carpooling, biking and walking. Building a new parking structure at this site, when excessive parking supply exists elsewhere on campus, is contrary to the goals of SB 375 and the Sustainable Communities Strategy.

Strategy PSCS-18. Explore decoupling of parking and housing and commercial development in order to allocate the true cost of parking directly to users.

SLOCOG-14

Not all Cal Poly freshmen students can afford to or will want to bring a vehicle to campus. Structured parking is expensive, often averaging \$30,000 to \$40,000 per space. Given these cost estimates, the cost of constructing the parking structure would range from \$9 million to \$20 million for a 300- to 500-space structure. Using state funds to construct the parking structure means that freshmen students not bringing vehicles to campus will end up subsidizing the cost of parking structure construction.

Strategy PSCS-29. Support the reduction of parking requirements in areas such as central business districts where a variety of uses and services are planned in close proximity to each other and to transit.

SLOCOG-15

When accounting for the Cal Poly campus as a single activity center (similar to a central business district), excessive on-campus parking already exists. SLOCOG reviewed four quarters of parking utilization data at 3 primary residential parking lots, and found that residential spaces are occupied just 63% of the time, resulting in an average of 943 vacant spaces any given morning. SLOCOG also reviewed four quarters of parking utilization data at 6 primary general parking lots, and found that general spaces are occupied just 64% of the time, resulting in an average of 969 vacant spaces any given morning.

**SLOCOG-15
(continued)**

Due to this existing under-utilization of on-campus parking, SLOCOG suggests removing the new parking structure from this project. The resulting cost savings from not constructing the new parking structure could support an augmentation to the existing group discount transit agreement with the City of San Luis Obispo to expand the free transit service for Cal Poly students. To provide for improved transit service between Cal Poly and downtown San Luis Obispo, SLOCOG suggests that Cal Poly and the City of San Luis Obispo aim for a future transit frequency of 15-minute headways on SLO Transit Routes 6A and 6B from the existing 30-minute headway, to provide more frequent service between Cal Poly and downtown San Luis Obispo for the increase in freshmen students living on campus.

Additionally, the resulting cost savings [from not constructing the new parking structure] could support an augmentation of any existing partnerships the university has with car-sharing company(ies) to provide a number of vehicles in the small proposed surface lot on the project site.

SLOCOG understands that the university will be undertaking an update to the 2001 Campus Master Plan. Given the fact that the current parking facilities are under-utilized (*see analysis below*), SLOCOG would strongly encourage a full review of on-campus parking policies and future parking facility investments, including the following considerations:

SLOCOG-16

- Expansion of existing partnerships with car-sharing companies to provide more car-sharing opportunities for on-campus residents;
- Prohibition of freshman residential parking on campus;
- Development of a parking master plan; wherein the university consider including variable parking pricing based on a parking facility's proximity to the campus academic core; and/or
- Establishment of a campus shuttle system to serve remote parking lots, or other remote academic or residential facilities.

Excessive On-Campus Parking Supply

The University Police Department has conducted "Empty Space Counts" of the major on-campus parking lots over the course of the previous ten years. Generally speaking, this parking utilization study is conducted on a daily basis over the course of four weeks, three different times per year (once per academic quarter). Assuming there are 33 academic weeks in a given year (10-week quarters, 1-week finals), this represents 12 weeks of surveying parking utilization, or 36 percent of the weeks in a given academic year. In any case, the parking surveys constitute a significant amount of on-campus parking lot utilization data. These datasets can be found on the University Police Department webpage.

SLOCOG staff reviewed four quarters of parking lot utilization data, from Spring 2009 through Fall 2010, for the following primary Residential and General parking facilities (staff parking utilization was not analyzed):

Residential (total 2,583 spaces)

- R-1 (798 spaces)

- R-2 (898 spaces); proposed for replacement by Student Housing South project
- R-3 (Village Structure, 887 spaces)

General (total 2,700 spaces)

- G-1 (426 spaces); proposed for replacement by Student Housing South project
- Grand Ave Structure (603 spaces)
- H-1 (366 spaces)
- H-12 (436 spaces)
- H-14 (363 spaces)
- H-16 (506 spaces, General)

These years were included because that was the starting point at which data was available for one of the two new parking structures, facility R-3 (Village Structure), adjacent to the Poly Canyon Village. Data was not available for facility R-4 (Canyon Structure), but parking utilization at this residential parking facility is stated as 62% in Table ES-3 of the Draft EIR (page ES-8).

In a review of parking lot utilization rates for primary Residential and General lots, SLOCOG staff finds that the average 10am occupancy rate of the 2,583 Residential spaces is 63% (an average of 943 vacant spaces) over the course of four quarters; SLOCOG staff also finds that the average 10am occupancy rate of the 2,700 General spaces is 64% (an average of 969 vacant spaces) over the course of the same academic quarters.

The low utilization rates of the existing on-campus parking supply demonstrate that a new parking structure is not necessary for this project. Upon completion of the Student Housing South project, the new freshman on-campus residents that do elect to bring a car to campus would be able to find sufficient on-campus residential parking at an existing residential lot.

The tables below summarize the residential parking occupancy rates for the three primary residential lots for which data is available for Spring 2009 through Fall 2010 academic quarters. Summary tables show 10am occupancy data and 2pm occupancy data. The average parking space occupancy rate at 10am is 63%; which means that there is an average of 943 vacant residential spaces on campus at 10am (see Table 1). The occupancy rate is lower at 2pm; conversely, the number of vacant spaces is higher at 2pm (see Table 2).

Table 1. Residential Parking Occupancy Rates (morning)
 Primary Residential Lots (R-1, R-2, R-3 [Village Structure]), 10am occupancy rates

	R-1		R-2		R-3 Village Structure		All Residential	
	n	%	n	%	n	%	n	%
Total Spaces		798		898		887		2,583
Average Occupancy	n	%	n	%	n	%	n	%
Spring 2009	623	78%	697	78%	730	82%	2,079	80%
Fall 2009	406	51%	522	58%	532	60%	1,461	57%
Winter 2010	471	59%	524	58%	598	67%	1,593	62%
Fall 2010	453	57%	445	50%	548	62%	1,446	56%
Overall Average Occupied Spaces	485	61%	544	61%	599	68%	1,640	63%
Overall Average Vacant Spaces	313	39%	354	39%	288	32%	943	37%

Note: Parking utilization data for academic quarters Spring 2009 through Fall 2010.
 Source: Cal Poly University Police Department, Parking Vacancy Reports (University Police Department: http://afd.calpoly.edu/police/parking_services_statistics.asp?pid=1&subid=2; data accessed January 2014); summary data compiled by SLOCOG.

Table 2. Residential Parking Occupancy Rates (afternoon)

Primary Residential Lots (R-1, R-2, R-3 [Village Structure]), 2pm occupancy rates

	R-1		R-2		R-3 Village Structure		All Residential	
	n	%	n	%	n	%	n	%
Total Spaces		798		898		887		2,583
Average Occupancy	n	%	n	%	n	%	n	%
Spring 2009	621	78%	607	68%	696	78%	1,924	74%
Fall 2009	382	48%	431	48%	513	58%	1,325	51%
Winter 2010	428	54%	486	54%	568	64%	1,481	57%
Fall 2010	439	55%	372	41%	534	60%	1,345	52%
Overall Average Occupied Spaces	460	58%	467	52%	571	64%	1,498	58%
Overall Average Vacant Spaces	338	42%	431	48%	316	36%	1,085	42%

Note: Parking utilization data for academic quarters Spring 2009 through Fall 2010.

Source: Cal Poly University Police Department, Parking Vacancy Reports (University Police Department: http://afd.calpoly.edu/police/parking_services_statistics.asp?pid=1&subid=2; data accessed January 2014); summary data compiled by SLOCOG.

When accounting for the planned loss of 898 parking spaces at facility R-2 (proposed for replacement by the Student Housing South project), there is not a significant change in the parking lot occupancy rates. The 10am occupancy rate is 64% (601 vacant spaces), while the 2pm occupancy rate is 61% (654 vacant spaces); see Table 3 and Table 4. Throughout the day, there is sufficient parking space vacancy to accommodate the spaces that would otherwise be accommodated by the 300- to 500-space parking structure in existing residential parking spaces.

Table 3. Residential Parking Occupancy Rates, less R-2 parking facility (morning)

Primary Residential Lots (R-1 and R-3 [Village Structure]), 10am occupancy rates

Note: Does not include R-2; scheduled for replacement by Student Housing South project

	R-1		R-3 Village Structure		All Residential	
	n	%	n	%	n	%
Total Spaces		798		887		1,685
Average Occupancy	n	%	n	%	n	%
Spring 2009	623	78%	730	82%	1,353	80%
Fall 2009	406	51%	532	60%	938	56%
Winter 2010	471	59%	598	67%	1,069	63%
Fall 2010	453	57%	548	62%	1,001	59%
Overall Average Occupied Spaces	485	61%	599	68%	1,084	64%
Overall Average Vacant Spaces	313	39%	288	32%	601	36%

Note: Parking utilization data for academic quarters Spring 2009 through Fall 2010.

Source: Cal Poly University Police Department, Parking Vacancy Reports (University Police Department: http://afd.calpoly.edu/police/parking_services_statistics.asp?pid=1&subid=2; data accessed January 2014); summary data compiled by SLOCOG.

Table 4. Residential Parking Occupancy Rates, less R-2 parking facility (afternoon)

Primary Residential Lots (R-1, R-2, R-3 [Village Structure]), 2pm occupancy rates

Note: Does not include R-2; scheduled for replacement by Student Housing South project

	R-1		R-3 Village Structure		All Residential	
	n	%	n	%	n	%
Total Spaces		798		887		1,685
Average Occupancy	n	%	n	%	n	%
Spring 2009	621	78%	696	78%	1,317	78%
Fall 2009	382	48%	513	58%	895	53%
Winter 2010	428	54%	568	64%	995	59%
Fall 2010	439	55%	534	60%	972	58%
Overall Average Occupied Spaces	460	58%	571	64%	1,031	61%
Overall Average Vacant Spaces	338	42%	316	36%	654	39%

Note: Parking utilization data for academic quarters Spring 2009 through Fall 2010.

Source: Cal Poly University Police Department, Parking Vacancy Reports (University Police Department:

http://afd.calpoly.edu/police/parking_services_statistics.asp?pid=1&subid=2; data accessed January 2014);

summary data compiled by SLOCOG.

Table 5. General Parking Occupancy Rates (morning)

Primary General Lots (G-1, Grand Ave Structure, H-1, H-12, H-14, H-16), 10am occupancy rates

	G-1		Grand Ave Structure		H-1		H-12		H-14		H-16		All General	
	n	%	n	%	n	%	n	%	n	%	n	%	n	%
Total Spaces		426		603		366		436		363		506		2,700
Average Occupancy	n	%	n	%	n	%	n	%	n	%	n	%	n	%
Spring 2009	237	56%	538	89%	66	18%	417	96%	166	46%	361	71%	1,785	66%
Fall 2009	242	57%	510	85%	48	13%	401	92%	94	26%	374	74%	1,670	62%
Winter 2010	223	52%	562	93%	60	16%	411	94%	115	32%	386	76%	1,755	65%
Fall 2010	261	61%	523	87%	38	10%	408	94%	135	37%	356	70%	1,719	64%
Overall Average Occupied Spaces	241	57%	533	88%	53	14%	409	94%	126	35%	369	73%	1,731	64%
Overall Average Vacant Spaces	185	43%	70	12%	313	86%	27	6%	237	65%	137	27%	969	36%

Note: Parking utilization data for academic quarters Spring 2009 through Fall 2010.

Source: Cal Poly University Police Department, Parking Vacancy Reports (University Police Department:

http://afd.calpoly.edu/police/parking_services_statistics.asp?pid=1&subid=2; data accessed January 2014);

summary data compiled by SLOCOG.

Table 6. General Parking Occupancy Rates (afternoon)

Primary General Lots (G-1, Grand Ave Structure, H-1, H-12, H-14, H-16), 2pm occupancy rates

	G-1		Grand Ave Structure		H-1		H-12		H-14		H-16		All General	
	n	%	n	%	n	%	n	%	n	%	n	%	n	%
Total Spaces		426		603		366		436		363		506		2,700
Average Occupancy	n	%	n	%	n	%	n	%	n	%	n	%	n	%
Spring 2009	290	68%	517	86%	56	15%	395	91%	156	43%	414	82%	1,880	70%
Fall 2009	225	53%	481	80%	83	23%	378	87%	168	46%	385	76%	1,720	64%
Winter 2010	255	60%	507	84%	48	13%	367	84%	150	41%	381	75%	1,708	63%
Fall 2010	272	64%	543	90%	29	8%	400	92%	146	40%	398	79%	1,788	66%
Overall Average Occupied Spaces	259	61%	512	85%	54	15%	385	88%	155	43%	394	78%	1,770	66%
Overall Average Vacant Spaces	167	39%	91	15%	312	85%	51	12%	208	57%	112	22%	930	34%

Note: Parking utilization data for academic quarters Spring 2009 through Fall 2010.

Source: Cal Poly University Police Department, Parking Vacancy Reports (University Police Department:

http://afd.calpoly.edu/police/parking_services_statistics.asp?pid=1&subid=2; data accessed January 2014);

summary data compiled by SLOCOG.

When accounting for the planned loss of 426 parking spaces at facility G-1 (proposed for replacement by the Student Housing South project), there is not a significant change in the parking lot occupancy rates. The 10am occupancy rate is 66% (784 vacant spaces); the 2pm occupancy rate is also 66% (765 vacant spaces); see Table 7 and Table 8. Throughout the day, there is sufficient parking space vacancy to accommodate the spaces that would otherwise be accommodated by the 300- to 500-space parking structure in either existing residential spaces or in existing general parking spaces.

Table 7. General Parking Occupancy Rates, less G-1 parking facility (morning)

Primary General Lots (Grand Ave Structure, H-1, H-12, H-14, H-16), 10am occupancy rates

Note: Does not include G-1; scheduled for replacement by Student Housing South project

	Grand Ave Structure		H-1		H-12		H-14		H-16		All General	
	n	%	n	%	n	%	n	%	n	%	n	%
Total Spaces		603		366		436		363		506		2,274
Average Occupancy	n	%	n	%	n	%	n	%	n	%	n	%
Spring 2009	538	89%	66	18%	417	96%	166	46%	361	71%	1,548	68%
Fall 2009	510	85%	48	13%	401	92%	94	26%	374	74%	1,428	63%
Winter 2010	562	93%	60	16%	411	94%	115	32%	386	76%	1,533	67%
Fall 2010	523	87%	38	10%	408	94%	135	37%	356	70%	1,459	64%
Overall Average Occupied Spaces	533	88%	53	14%	409	94%	126	35%	369	73%	1,490	66%
Overall Average Vacant Spaces	70	12%	313	86%	27	6%	237	65%	137	27%	784	34%

Note: Parking utilization data for academic quarters Spring 2009 through Fall 2010.

Source: Cal Poly University Police Department, Parking Vacancy Reports (University Police Department:

http://afd.calpoly.edu/police/parking_services_statistics.asp?pid=1&subid=2; data accessed January 2014);

summary data compiled by SLOCOG.

Table 8. General Parking Occupancy Rates, less G-1 parking facility (afternoon)
 Primary General Lots (Grand Ave Structure, H-1, H-12, H-14, H-16), 2pm occupancy rates
 Note: Does not include G-1; scheduled for replacement by Student Housing South project

	Grand Ave Structure		H-1		H-12		H-14		H-16		All General	
	n	%	n	%	n	%	n	%	n	%	n	%
Total Spaces		603		366		436		363		506		2,274
Average Occupancy	n	%	n	%	n	%	n	%	n	%	n	%
Spring 2009	517	86%	56	15%	395	91%	156	43%	414	82%	1,538	68%
Fall 2009	481	80%	83	23%	378	87%	168	46%	385	76%	1,495	66%
Winter 2010	507	84%	48	13%	367	84%	150	41%	381	75%	1,453	64%
Fall 2010	543	90%	29	8%	400	92%	146	40%	398	79%	1,516	67%
Overall Average Occupied Spaces	512	85%	54	15%	385	88%	155	43%	394	78%	1,509	66%
Overall Average Vacant Spaces	91	15%	312	85%	51	12%	208	57%	112	22%	765	34%

Note: Parking utilization data for academic quarters Spring 2009 through Fall 2010.
 Source: Cal Poly University Police Department, Parking Vacancy Reports (University Police Department: http://afd.calpoly.edu/police/parking_services_statistics.asp?pid=1&subid=2; data accessed January 2014); summary data compiled by SLOCOG.

Map 1 (“Cal Poly Parking Vacancy Rates at Primary Residential and General Lots”) visually shows where primary general and residential parking lots are currently under-utilized across campus. SLOCOG staff suggests utilizing existing under-utilized on-campus parking prior to building a new parking structure.

SLOCOG-17

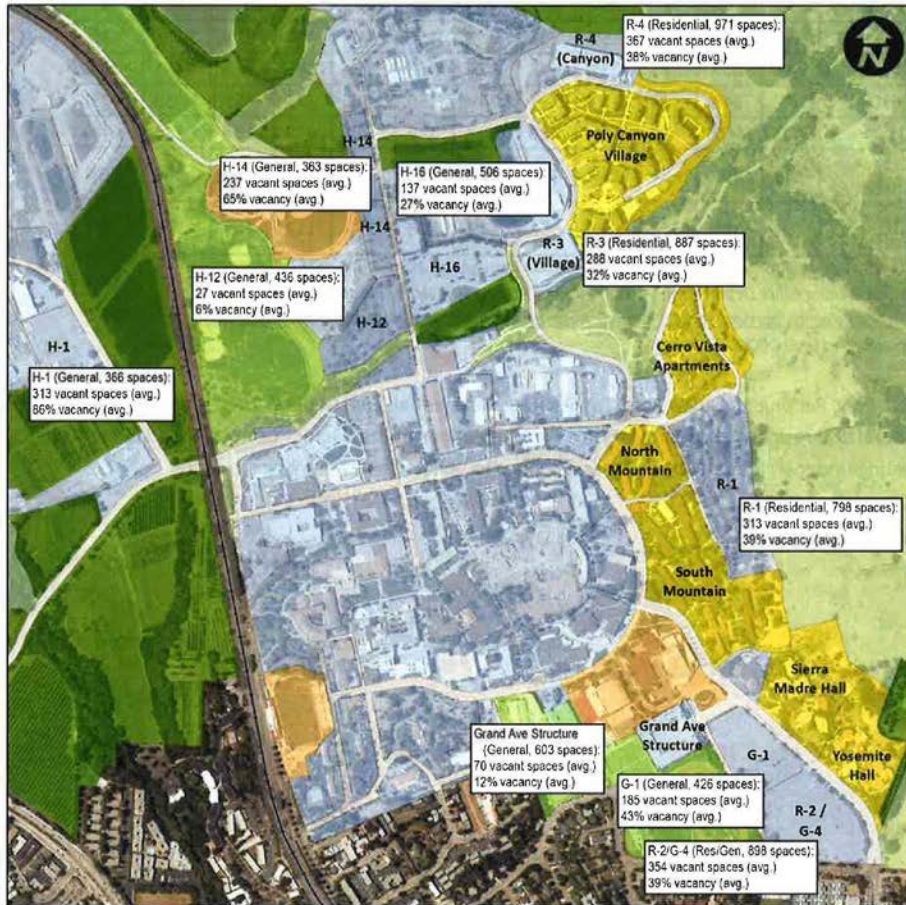
Map 1. Cal Poly Parking Vacancy Rates at Primary Residential and General Lots
 (Spring 2009 to Fall 2010)

Parking Vacancy Rates: Cal Poly, San Luis Obispo

Primary General and Residential Lots

(Spring 2009 through Fall 2010, 4 quarters of data)

Four-week empty space counts, completed each quarter



Source: University Police Department, Empty Space Counts

Overall Average Vacant Spaces, General: 969 spaces (36% vacancy rate)

Overall Average Vacant Spaces, Residential: 943 spaces (37% vacancy rate)

9.1.6 Response to Letter from San Luis Obispo Council of Governments

Comment No.	Response
SLOCOG-1	The comment outlines general comments which are detailed in the letter subsequently and in the responses below.
SLOCOG-2	Comments are being included in the record and will be considered by the Trustees and other project decision-makers.
SLOCOG-3	<p>The EIR includes an alternative which eliminates the parking garage.</p> <p>The University implements several TDM measures campus-wide, and will continue to seek funding for and encourage participation in, TDM programs. There are additional limits on the feasibility of TDM as mitigation for the effects of this project. These include the following: (1) funding cannot be guaranteed, most TDM programs on campus are grant-funded, (2) the effectiveness of TDM as it relates to the particular impacts of this project cannot be quantified and (3) participation and funding of TDM cannot be guaranteed long-term.</p>
SLOCOG-4	Reference to the Transportation Choices Program has been deleted on page 3-10. Reference is made to the Back n Forth Club.
SLOCOG-5	The statement in the EIR is specific to peak hour ridership. Students living off-campus, a percentage of which are assumed to use transit to access the campus during peak student commuting hours, will be captured by the proposed project, similar to vehicle trips, reducing peak hour ridership. Reverse-direction trips, such as to downtown for shopping and recreation, are unlikely to occur during peak hour, and would not occur along impacted sections.
SLOCOG-6	<p>The trip distribution for freshmen is intended to estimate the distribution of vehicle trips to and from the surrounding area. Transit trips will generally be focused along corridors with transit service within the City of San Luis Obispo. Generally, the peak periods of bus ridership are shared with the peak periods of traffic.</p> <p>The project does have the potential to shift students farther away from downtown activity centers, however amenities on campus (campus dining, recreation options, other on-campus events, etc.) will partially supplant downtown as an activity center for these students.</p> <p>Cal Poly has previously collaborated with the City and SLO Transit to provide effective transit access on campus, and will continue to do so in the future. Examples of this include consolidating transit stops on campus and the recent construction of the new transit center at the Robert E. Kennedy library on campus. Consolidating the stops allows for more frequent bus trips, which aids in reducing waiting times for students at the Performing Arts Center stop. The University and transit providers routinely renegotiate agreements for transit services, and periodically evaluate service and capacities, including stop locations, on campus.</p>
SLOCOG-7	The Final EIR will be amended to correct the information.
SLOCOG-8	The Final EIR will be amended to correct the information.
SLOCOG-9	The Final EIR will be amended to correct the information.

Comment No.	Response
SLOCOG-10	The heading of Figure 4.6-3 will be revised to “Existing Transit Facilities <u>Routes</u> .”
SLOCOG-11	The EIR includes an alternative which evaluates removal of the parking garage, for consideration by the Trustees and decision makers.
SLOCOG-12	The project replaces a portion of the current capacity on site, effectively reducing the total parking capacity on site. Comments regarding bicycle parking spaces are noted. Comments are being included in the record and will be considered by the Trustees and other project decision-makers.
SLOCOG-13	The project substantially reduces parking, and student commute trips. As noted in Section 4-6 and Chapter 5, elimination of all parking on site would exacerbate impacts at area intersections. The EIR includes an alternative which evaluates removal of the parking garage.
SLOCOG-14	Comments regarding the parking structure are being included in the record and will be considered by the Trustees and other project decision-makers.
SLOCOG-15	The EIR includes an alternative which evaluates removal of the parking garage. As noted above, TDM measures are implemented throughout the campus as part of separately funded and implemented programs, including vanpooling, carsharing, and transit subsidy, and Cal Poly has previously collaborated with the City and SLO Transit to provide effective transit access on campus, and will continue to do so in the future.
SLOCOG-16	Many of the programs outlined by SLOCOG are components of the current Master Plan.
SLOCOG-17	The data submitted by the commenter was reviewed. The University has identified the need for continued parking in the vicinity to serve events and campus visitors. The project parking assumptions include redistribution of existing vehicles and resident vehicles to other existing parking areas. Comments are being included in the record and will be considered by the Trustees and other project decision-makers.

9.2 NON-AGENCY ORGANIZATIONS COMMENT LETTERS AND RESPONSES

The following non-agency organizations have submitted comments on the 2013 Draft EIR.

Respondent	Code	Contact Information	Page
San Luis Obispo County Housing Trust Fund Letter dated: January 22, 2014, 2013	HTF	71 Zaca Lane, Suite 130 San Luis Obispo, CA 93401 <i>Contact: Gerald L. Rioux, Executive Director</i>	9.2-2



January 22, 2014

Delivered via email to ncarter@swca.com

CSU Board of Trustees
c/o Nicole Carter, Senior Planner
SWCA Environmental Consultants
1422 Monterey St., C200
San Luis Obispo, CA 93401

Re: Student Housing South draft Environmental Impact Report

Dear Ms. Carter and Members of the Board:

Cal Poly should be commended for proposing new freshman dorms. The environmental impacts of the new dorms identified in the DEIR will easily be off-set by reducing the impacts of housing the same number of students off campus.

While EIRs focus on the negative impacts of proposed development, I think it is equally important to highlight the positive impacts of this project. This project will have a significant positive impact on the local housing market. San Luis Obispo County has an extremely tight and unaffordable housing market. As a result of our tight housing market, tenants in this county have a higher incidence of severe housing cost burden¹ than those in most areas in the nation including San Francisco, New York City and Los Angeles County. This county also has a higher incidence of homelessness than even San Francisco, New York City and Los Angeles County.

This county's incidence of both severe housing cost burden and homelessness should both decrease as a result of the project. The project will free up low cost housing for the local population – especially for low wage workers, retirees and people with disabilities. The last time that CalPoly developed student housing, local rents dropped and rentals became more affordable. This will happen again as a result of this project.

Consequently, we wholeheartedly support the project.

Sincerely,

Gerald L. Rioux
Executive Director

c: Justin Wellner (jwellner@calpoly.edu)

¹ HUD defines severe housing cost burden as spending 50% or more of gross income for housing.

71 Zaca Lane, Suite 130, San Luis Obispo, CA 93401 ♦ (805) 543-5970 ♦ www.sloctf.org

HTF-1

9.2.1 Response to Letter from San Luis Obispo County Housing Trust Fund

Comment No.	Response
HTF-1	Comments are being included in the record and will be considered by the Trustees and other project decision-makers.

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9.3 GENERAL PUBLIC COMMENT LETTERS AND RESPONSES

9.3.1 Master Responses

Certain comments submitted by members of the public related to substantially similar issues. The following responses are master responses intended to address all of the comments submitted in relation to these issue areas. All individual responses set out in Section 9.3.2, Public Comments, below, related to comments regarding one of these issue areas are referred back to the appropriate master response to avoid unnecessary length and duplication in this document.

Response No.	Master Response																																												
MR-1	<p>GRAND AVENUE TRAFFIC</p> <p>Net trip reductions along Grand Avenue between US 101 and Slack Street are comprised of two components: redistributed general parking lot trips (created when parking is reduced on the project site) and trips removed from the system as a whole as a byproduct of moving freshmen on campus (internalization). General parking is chiefly comprised of student commute trips, campus visitors and staff.</p> <p>As noted in the EIR, the trips related to general parking redistribution are largely moved off of Grand Avenue in favor of California Boulevard and Highland Drive. Based on the gateway volume distribution assumed in Table 12 of Appendix F, 90% of the general parking redistributed trips are moved off of Grand Avenue. Additionally, moving freshmen on-campus internalizes these freshmen commute trips; these trips are removed from Grand Avenue in full. Accordingly, the following table shows that the net project trips would be negative along Grand Avenue.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th rowspan="2" style="text-align: left;">Item</th> <th colspan="2" style="text-align: center;">AM Peak Hour</th> <th colspan="2" style="text-align: center;">PM Peak Hour</th> </tr> <tr> <th style="text-align: center;">Southbound</th> <th style="text-align: center;">Northbound</th> <th style="text-align: center;">Southbound</th> <th style="text-align: center;">Northbound</th> </tr> </thead> <tbody> <tr> <td>Redistributed Residential Trips on Grand Avenue</td> <td style="text-align: center;">4</td> <td style="text-align: center;">3</td> <td style="text-align: center;">13</td> <td style="text-align: center;">11</td> </tr> <tr> <td>90% * Redistributed General Trips</td> <td style="text-align: center;">-12</td> <td style="text-align: center;">-35</td> <td style="text-align: center;">-4</td> <td style="text-align: center;">-2</td> </tr> <tr> <td>Freshmen Commute Reduction</td> <td style="text-align: center;">-24</td> <td style="text-align: center;">-72</td> <td style="text-align: center;">-32</td> <td style="text-align: center;">-17</td> </tr> <tr> <td><i>Total Net Trips on Grand Avenue Gateway</i></td> <td style="text-align: center;">-32</td> <td style="text-align: center;">-104</td> <td style="text-align: center;">-23</td> <td style="text-align: center;">-8</td> </tr> <tr> <td><i>Net Trips at Grand Avenue/Slack Street</i></td> <td></td> <td style="text-align: center;">-136</td> <td></td> <td style="text-align: center;">-31</td> </tr> <tr> <td><i>Net Trips at Grand Avenue/Loomis Street-US 101 Southbound</i></td> <td></td> <td style="text-align: center;">-136</td> <td></td> <td style="text-align: center;">-31</td> </tr> <tr> <td><i>Net Trips at Grand Avenue/US 101 Northbound-Abbott Street</i></td> <td></td> <td style="text-align: center;">-121</td> <td></td> <td style="text-align: center;">-27</td> </tr> </tbody> </table>	Item	AM Peak Hour		PM Peak Hour		Southbound	Northbound	Southbound	Northbound	Redistributed Residential Trips on Grand Avenue	4	3	13	11	90% * Redistributed General Trips	-12	-35	-4	-2	Freshmen Commute Reduction	-24	-72	-32	-17	<i>Total Net Trips on Grand Avenue Gateway</i>	-32	-104	-23	-8	<i>Net Trips at Grand Avenue/Slack Street</i>		-136		-31	<i>Net Trips at Grand Avenue/Loomis Street-US 101 Southbound</i>		-136		-31	<i>Net Trips at Grand Avenue/US 101 Northbound-Abbott Street</i>		-121		-27
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Chapter 3 of Appendix F has been updated to include this information. Since the number of net project trips on Grand Avenue is negative, the intersections of Grand Avenue/Slack Street and Grand Avenue/US 101 Northbound off-ramp-Abbott Street were not studied as part of the analysis. Reductions in traffic volumes typically

Response No.	Master Response
	<p><i>decrease</i> intersection delay; per the transportation impact criteria presented in the EIR, intersections operating at unacceptable levels of service are only impacted when a project contributes a net <i>increase</i> in the number of trips at the intersection. Because the number of net project trips through the intersection is negative, Grand Avenue intersections would not be significantly impacted by the project.</p> <p>City staff has also suggested that the increased level of pedestrian and bicycle traffic in the vicinity of the project site may degrade traffic operations at Grand Avenue/Slack Street. A sensitivity test was performed for the intersection of Grand Avenue/Slack Street near the project site, which is all-way stop-controlled. A sensitivity test was performed in Synchro for estimated Cumulative without Projects conditions. In order to estimate Cumulative without Project conditions, turning movement count data provided by the City of San Luis Obispo from May 2013 was factored up consistent with forecasts for other study intersections to represent cumulative year traffic volumes. Additionally, to account for changes due to the project future year traffic, pedestrian and bicycle volumes were included based on expected activity and traffic levels around the intersection. Based on this analysis, the average traffic delay at Grand Avenue/Slack Street is slightly lower under estimated Cumulative with Project conditions than estimated Cumulative without Project conditions, even when accounting for higher levels of pedestrian and bicycle activity. Therefore, because traffic volumes would decrease, and because pedestrian and bicycle activity would not result in significant changes in traffic delay, this intersection would not be impacted due to the project.</p>
MR-2	<p><i>NUISANCES ASSOCIATED WITH STUDENTS</i></p> <p>Comments raised regarding student nuisances are related mainly to noise, pedestrian activity, and public safety concerns related to student-age parties and other gatherings in or near the residential neighborhood to the south. Commenters continue to assert that these concerns constitute environmental effects which warrant analysis and mitigation in the EIR.</p> <p>The EIR addresses these issues in several locations. First, the EIR identifies “Areas of Controversy Known to the Lead Agency” in Section H of the Executive Summary. Nuisances and the treatment of nuisances throughout the EIR are summarized in this Section. Section H describes where topics are addressed and notes that behaviors do not necessarily cause quantifiable effects.</p> <p>Pursuant to Section 15131 (CEQA Guidelines, Economic and Social Effects): “Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes....The focus of the analysis shall be on the physical changes”.</p> <p>The EIR analysis is organized in compliance with Section 15131 quoted above. Nuisance noise is addressed in Section 4.4. The EIR discloses the type and potential sources of noise, including sporadic noise associated with student-age populations which are present in the neighborhood. The thresholds in Section 4.4 define significant impacts, including exceedances of noise level standards, and permanent or temporary increases in ambient noise levels. Ambient noise levels are described as those typical noise levels in the environment at a particular location. The EIR analysis finds that sporadic noise associated with residents of the project who may access the neighborhood for gatherings, is speculative and not quantifiable under the defined thresholds. Therefore, while student behavior may have certain</p>

Response No.	Master Response
	<p>social effects, physical changes are not quantifiable in this instance.</p> <p>Similarly, Section 4.5 discloses concerns related to nuisance behavior and public safety concerns. However, the analysis focuses on whether the behavior would result in physical environmental effects associated with increased facilities needed to address the issue. The EIR analysis finds insufficient nexus between the concerns over behavior and quantifiable environmental impacts.</p> <p>The EIR discloses, in both instances, substantive information regarding how response to nuisances are planned for and addressed both on campus and in the surrounding community. The following clarifications to the project description have bearing on these issues:</p> <ul style="list-style-type: none"> ▪ The project locates two 24-hour professional staff residences in the southernmost building (Building 4) ▪ The southernmost building (Building 4) will be designated programmatically a “Quiet Dorm”. The “Quiet Dorm” will have strict rules regarding the amount of noise.
MR-3	<p><i>BUFFERS</i></p> <p>The southernmost building (4) is currently designed to be setback from Slack Street by an average of 35 feet. Structures are located more than 200 feet from the nearest private residences. The Slack Street frontage and the southern corners of the project are programmed to be landscaped, predominantly with large trees. The proposed site layout provides opportunities to locate major outdoor gathering spaces more distant from the City limits and neighborhoods.</p>
MR-4	<p><i>SOCIAL AND ECONOMIC ISSUES</i></p> <p>Pursuant to Section 15131 (CEQA Guidelines, Economic and Social Effects): “Economic or social effects of a project shall not be treated as significant effects on the environment. An EIR may trace a chain of cause and effect from a proposed decision on a project through anticipated economic or social changes resulting from the project to physical changes caused in turn by the economic or social changes....The focus of the analysis shall be on the physical changes”.</p> <p>Based on analysis of the project, and incorporation of recommended mitigation measures, economic or social changes will not occur which would result in an adverse physical effect.</p>
MR-5	<p><i>STATEMENTS REGARDING ENROLLMENT FROM THE PRESIDENT’S OFFICE</i></p> <p>The enrollment numbers suggested by President Armstrong were intended to begin the discussion of growth at Cal Poly in the future and have not been adopted as a specific numerical goal or enrollment target. The Campus is currently operating and developing under the 2001 Master Plan which provides specific enrollment numbers and adopted capacities. In order for Cal Poly to grow enrollment significantly beyond the 2001 Master Plan the campus would need to amend the Master Plan and review the potential environmental impacts of the proposed growth. Annual decisions about enrollment capacity are subject to a variety of factors, including funding, teaching capacity, and student performance.</p>
MR-6	<p><i>OFF-CAMPUS PARKING</i></p> <p>There is substantial available parking on campus to serve the campus population; as</p>

Response No.	Master Response
	<p>stated in the EIR, much of the available capacity is underutilized. The decision to park off-campus, particularly in areas where such parking is illegal, such as in retail lots where signage specifically states use is for businesses only, or in neighborhoods with parking restrictions, is an individual decision of risk on the part of the driver. In areas where longer-term public street parking is legal, existing capacities limit use. In all cases, much of this off-campus parking may be associated with student commuters, as opposed to campus residents, who need longer-term storage for vehicles, or staff and faculty. The project has the effect of significantly reducing student commuters by providing on-campus housing. The EIR finds that sufficient capacity exists for vehicles displaced from the on-site lot closure; therefore, no increases in off-campus parking are expected as a result of the project.</p> <p>Physical environmental effects associated with parking are associated mainly with impacts related to construction of new parking facilities. Secondary air quality and traffic impacts may occur in densely population urban areas with highly constrained parking, where the act of searching for parking results in contributions to deficient circulation or leads to buildup of air pollutants. The EIR has identified sufficient parking within the project and on campus to accommodate projected demand associated with the project. The project would not require the construction of new off-campus parking facilities, which would have environmental effects, and would not result in a reasonably foreseeable condition in which searching for parking would result in measurable traffic or air quality impacts.</p>
MR-7	<p><i>USE OF THE ADMINISTRATION BUILDING SITE</i></p> <p>Pursuant to CEQA Guidelines §15126.6, “An EIR need not consider every conceivable alternative to a project. Rather it must consider a reasonable range of potentially feasible alternatives...” The alternative suggested - relocation of the existing administrative functions and repurposing/reconstruction of the existing administrative building - does not meet the standard of feasibility.</p> <p>The existing site occupied by the Administration building (within the campus core) is approximately 2.5 acres in size. To provide sufficient beds, a housing complex would need to be developed as approximately three, 20-story towers in this location. Costs associated with type of construction, the scale of this type of development, as well as issues related to access, ingress and egress, pose significant constraints to implementation of this suggested alternative. Site development constraints are compounded by the need to provide continuity in the administrative functions during development. Administrative space and functions would need to be continued during construction, significantly extending the construction timeframe (adding approximately four years to the schedule) and substantially increasing costs (the project budget would need to be expanded to include the new administration building, as well as temporary facilities), and increased construction costs. For these reasons, this alternative is not considered either reasonable or feasible.</p>
MR-8	<p><i>FEASIBILITY OF ALTERNATIVE SITES</i></p> <p>Commenters state the Final EIR needs to provide more information regarding the feasibility of project alternatives. The University has continually evaluated site selection, design and site layout throughout development of the proposed project, as noted in Section 5.0. The following information will be appended to the alternatives analysis to clarify feasibility of various alternatives, in particular, those alternatives determined to be environmentally superior to the proposed project:</p> <ul style="list-style-type: none"> ▪ Site Constraints. The EIR provides general and preliminary information

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	<p>regarding constraints at each identified alternative; however, additional work would be required in the event of a specific project proposal. Commenters, in general, placed more importance on impacts to the neighborhood, than to other residential areas and populations on campus. However, under the CEQA thresholds defined in the EIR, sensitive populations include student residents on campus, and visual, biological, and other resources are not lessened in importance because of the campus location. The evaluation in the EIR holds all identified resources equal, based on the inherent value independent of location.</p>
	<ul style="list-style-type: none"> <li data-bbox="464 562 1419 646">▪ Project Budget. The funding and budget process associated with the proposed project create unique issues related to the feasibility of alternatives: <ul style="list-style-type: none"> <li data-bbox="573 667 1419 909">○ Housing, parking and dining are not state-supported and must therefore be self-supporting. The University has a set budget to complete the entire project. The costs to construct and operate project components must be weighed against the income from rents. The project has a required 30-year payback period, in which time debt obligations must be cleared. This informed the development of the site plan. The following are important considerations to achieve budget objectives: <ul style="list-style-type: none"> <li data-bbox="691 930 1419 1140">▪ Utilizing existing adjunct facilities, such as dining, wherever feasible. The addition of a separate dining hall to serve a single residential development, including additional staff, distribution infrastructure, etc. would add approximately \$25,000,000 to the project budget, and would make development infeasible given current budget limitations. <li data-bbox="691 1161 1419 1486">▪ Combining program components, including staffing, gathering spaces, as supportive services, wherever feasible. Several commenters have disagreed with statements in the EIR that the co-location of new freshman housing with existing freshman, as opposed to upper-classmen, housing, is an important consideration in the location of the project. The University has stated in the EIR, at community forums, and in email correspondence (4.17.2014) that co-location is critical to the success of the freshman housing program. In particular, University staff note that; <ul style="list-style-type: none"> <li data-bbox="776 1507 1419 1780">• First year students are commonly at a similar stage of personal and cognitive development, as they begin their college education. Housing first year students in residence hall communities in close proximity allows for more intentional and focused educational and student development based programming that supports the personal and cognitive development, a strong factor in first year student retention. <li data-bbox="776 1801 1419 1894">• Having first year students living in residence halls in close communities with each other allows for a greater connection to the campus resources that

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	<p>are critical to the transition and success of first year students - dining, University Union, recreation center, etc.</p> <ul style="list-style-type: none"> • Poly Canyon Village and Cerro Vista were specifically designed to provide a type of housing and living style more reflective of private residential options to retain older students in on-campus housing. The Village and Cerro Vista were designed to allow students to cook in their units. <ul style="list-style-type: none"> ▪ Specific Alternatives: Alternatives identified as environmentally superior in Chapter 5 included: <ul style="list-style-type: none"> ○ No Project – No Development Alternative ○ H12/H16 Alternative ○ No Parking Garage Alternative <p>The feasibility of each alternative is addressed below:</p> <ul style="list-style-type: none"> ○ The No Project alternative is not feasible, in that no residences would be built, and therefore the various project objectives, and Master Plan objectives, would not be met. ○ The H12/H16 Alternative is infeasible in that it would: <ul style="list-style-type: none"> ▪ Require the development of dining and additional activity/gathering space, exceeding the available budget and increasing impacts related to construction. ▪ Require taller buildings - the program requirements and the addition of a dining facility with a site area of 8.7 acres would most likely require some if not all of the buildings be increased to 6 stories. Costs to construct six stories are exponentially higher due to code requirements. ▪ Not achieve objectives of the Housing Program to expand and co-locate the freshman housing program ▪ Require the replacement of the bridge at Via Carta. ▪ Require the conversion of Prime agricultural land. (note: see page 55 of the Master Plan) ▪ Increase the project budget by approximately \$25,000,000 with the addition of a project specific dining hall, with additional costs related to code requirements and bridge replacement. ○ The No Parking Garage Alternative would remove replacement parking, but would significantly increase redistributed trips at area intersections. This alternative would not meet the objectives of the project due to the lower bed count resulting from the reduction of scale of residential structures. This alternative is infeasible because of the many concurrent events on campus that require parking in the general proximity. Should the campus have an event at the Performing Arts Center and the Robert A. Mott Gymnasium,

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	the closest large parking lot would be north of Brizzolara Creek.
MR-9	<p data-bbox="418 338 1127 365">ADDITIONAL INFORMATION, AESTHETICS MITIGATION</p> <p data-bbox="418 390 1422 506">The University has evaluated building design and site layout throughout development of the proposed project (Joel Neel, Director, Facilities Planning and Capital Projects, personal communication, ongoing). The following project components limit options related to building design and site layout:</p> <ul data-bbox="464 527 1422 1822" style="list-style-type: none"> <li data-bbox="464 527 1422 831">▪ Site Constraints. As noted throughout the EIR, approximately half of the site is underlain by undocumented fill. As stated in the geotechnical appendices, the transition from shallow bedrock to the area of greatest fill depth is located generally in the area proposed for the “Great Lawn” (central open space). Excavation and structural modifications required to account for the differential settlement potential to make this portion of the site suitable for buildings, as opposed to open space, are cost prohibitive. In order to account for the change in geology in this area the portion of the building on bedrock would need to be excavated an additional 10 to 15 feet. This additional excavation could add as much as 25% to the cost of the foundation. <li data-bbox="464 842 1422 1108">▪ Type of Residences. The project is a freshman dormitory-style project. Many of the suggested mitigation, including stepping back floors, exaggerating articulation, etc. are problematic for this type of development. Dormitories consist of individual rooms serving 1-2 individuals, oriented along a central hallway, with shared bath and living areas. The project is designed to provide a 51-person family group, with visibility and access from resident advisor rooms. The buildings on each floor have bedrooms to accommodate 50 students and a resident advisor. Building 3 is half the size of the building 2 and 2R floor plan and divides the family unit between two floors. <li data-bbox="464 1119 1422 1314">▪ Overall, the site is designed to orient internally to campus; the site design reinforces orientation to the campus (rather than the neighborhoods) by: <ul style="list-style-type: none"> <li data-bbox="573 1188 1068 1215">○ Orienting buildings internal to the site <li data-bbox="573 1236 1224 1264">○ Locating open space in internal portions of the site <li data-bbox="573 1285 1130 1312">○ Locating ingress/egress internal to the site <li data-bbox="464 1325 1422 1822">▪ Project Budget. There are particularities about the funding and budget associated with the proposed project that pose unique issues related to the feasibility of mitigation that would significantly increase cost. <ul style="list-style-type: none"> <li data-bbox="573 1430 1422 1671">○ Housing and parking are not state-supported and must therefore be self-supporting. The University has a set budget to complete the entire project. The costs to construct and operate project components must be weighed against the income from rents. The project has a required 30-year payback period, in which time debt obligations must be cleared. This informed the development of the site plan. The following are important considerations to achieve budget objectives: <ul style="list-style-type: none"> <li data-bbox="691 1692 1406 1719">▪ Building plates are simplified and repeat from floor to floor <li data-bbox="691 1740 1422 1822">▪ In order to provide the maximum program benefit each floor needs to maintain the same number of bedrooms, bathroom, study and gathering space <p data-bbox="418 1843 1422 1898">Building 4 is setback an average of 35 feet from the northern edge of Slack Street. Increasing the setback would require relocation of open space amenities to the</p>

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	<p>southern portion of the site and development of fill to bedrock transition area. The University finds that this is not feasible because of increased costs, and is not desirable, as it would locate the main gathering areas on site proximate to the neighborhoods.</p> <p>Suggested mitigation is addressed below:</p> <p>Stepped Buildings. As stated previously, “stepping” the southernmost buildings is infeasible given the type of development proposed. Floor plates include the same layout on each floor to achieve the desired family unit of 50 students and one resident advisor. Building 3 is half the size of the building 2 and 2R floor plan and divides the family unit between two floors.</p> <p>The following mitigation is being proposed to reduce impacts related to compatibility/scale:</p> <p><u>“AES/mm-2 The final site plan shall be amended to specify three stories in Building 4 (the building fronting Slack Street).”</u></p> <p>Wall and Roof Articulation. Buildings include facades which are varied in orientation and expanse. Buildings include “breakpoints” where the building angles back, and the orientation varies, so as to reduce the impression of a continuous wall. Continuous surfaces extend no further than 125 feet in each of the southernmost buildings.</p> <p>Varying the articulation of rooflines sufficient to reduce impacts related to view blockage is considered infeasible; the addition of a slope roof line would increase the overall building height and therefore would not address the concerns.</p> <p>Color. The project description will be clarified to state that the building facades that face the exterior of the site will have a more muted color palette blending with the existing university character.</p> <p>Style. As stated in the EIR, the style of the buildings is consistent with expectations on and near campus. Architectural style is not considered an important contributing factor to the visual quality of the surrounding neighborhood (EIR Section 4-1). Scale and view obstruction underlie the significant impact conclusions; therefore, alteration of style would not serve to reduce the severity of impacts.</p>
MR-10	<p><i>OFF SITE TRANSPORTATION IMPACTS</i></p> <p>The mitigation section for off-site traffic impacts will be amended as follows:</p> <p>“Impacts to intersections are a result of redistribution of parking trips. The TIA discusses various potential mitigation options, including the provision of additional general and residential parking on-site to reduce the number of trips redistributed, a Transportation Demand Management (TDM) Program (with monitoring) to reduce the number of trips, and other standard traffic mitigation options to reduce trips or accommodate additional capacity. However, the likely success and feasibility of these measures is difficult to establish at this time due to the nature of the proposed project, as discussed below. <u>The following is an evaluation of the feasibility of TIA recommendations.</u></p> <p><i>On-Site Parking Replacement</i></p> <p><u>Providing Additional parking replacement</u> at the project site would <u>facilitate encourage</u> trips to campus to be made using existing travel patterns, thus reducing the redistribution of <u>vehicle trips</u> to California Boulevard and Santa Rosa Street and reducing impacts on intersections along those streets. <u>In this regard, Cal Poly staff</u></p>

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	<p>has indicated that a the proposed Parking area Structure may include of up to 500 spaces at the project site may be possible, as referenced in the Project Description. At this time, however, the ultimate financial feasibility of a 500-space parking area has not yet been determined.</p>
	<p>However, Ddevelopment of a 500-space parking area alone would not be sufficient to mitigate project-related impacts at nearby intersections to a less than significant level, as detailed in the TIA (refer to Appendix F). Incorporating a 500-space garage as part of the project would reduce parking redistribution and lessen the severity of the intersection impacts, but because the project would continue to produce a net addition of trips to impacted study intersections, it would not fully mitigate the intersection impacts to a less than significant level under <u>City and Caltrans</u> thresholds. In order to reduce potential impacts to less than significant, the project-related trips at affected study intersections currently operating at deficient levels would need to be reduced to zero. The financial feasibility of a 500-space parking structure has yet to be determined; therefore, development of such a structure cannot be counted towards mitigation for the project's impacts.</p>
	<p><i>Transportation Demand Management and Monitoring Program</i></p>
	<p>Cal Poly already implements TDM measures that could be enhanced and improved upon by expanding the current program. The University could also implement additional TDM measures. <u>Available Examples of TDM measures include:</u> modifications to the number or price of residential parking permits; an expansion of existing carsharing or ridesharing programs; development of bicycle and pedestrian improvements to areas of high trip attraction; and development of increased amenities on campus to reduce the need for off-campus travel by students and faculty.</p>
	<p>However, as noted above, Ppursuant to the <u>City and Caltrans</u> thresholds identified above, the addition of even one trip to an intersection that currently operates at an unacceptable LOS would be considered a potentially significant impact. Therefore, implementation of any recommended TDM program would need to <u>result in a zero net trip increase at the impacted study intersections in order to reduce the impacts to less than significant. be monitored to ensure compliance with the strict zero net trip increase threshold at the impacted study intersections.</u></p>
	<p>A combination of on-site parking replacement and a monitored TDM program could produce reduce intersection impacts that are less than significant with mitigation. However, because the project site plan has not been finalized and the level of parking replacement on-site is still to be determined, development of a TDM and monitoring plan of appropriate detail and scope is not possible at this time. <u>There are additional limits on the feasibility of TDM as mitigation for the effects of this project. These include the following: (1) funding cannot be guaranteed, most TDM programs on campus are grant-funded, (2) the effectiveness of TDM as it relates to the particular impacts of this project cannot be quantified and (3) participation and funding of TDM cannot be guaranteed long-term. Upon finalization of the project site plan and determination of the feasible number of parking spaces that can be provided on site, it may be conclusively established that appropriate mitigation is available to reduce significant impacts to intersections. However, b</u> Because the effects of the TDM measures cannot be fully developed and quantified at this time <u>For these reasons, significant impacts to intersections in the project vicinity would remain significant and unavoidable (Class I).</u> the implementation of TDM does not constitute feasible mitigation for the project.</p>
	<p>Other standard mitigation measures were also considered to reduce impacts to</p>

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	<p>intersections, including reducing the project size, physical improvements to roadways, and payment of in lieu fees. These measures are typically considered as an integral component of traffic studies for other development projects; however, their implementation may not be feasible or appropriate due to the unique nature of this project.</p> <p><u>Reduced Housing Alternative</u></p> <p><u>Reduced projects are typically addressed as alternatives (refer to Chapter 5, Alternatives Analysis). In this case, a reduced project would lessen the beneficial commute trip reduction associated with moving students onto campus, potentially exacerbating intersection impacts. For this reason, implementation of a reduced size project as mitigation would not be feasible since it would preclude meeting project objectives.</u></p> <p><u>Roadway Improvements</u></p> <p><u>Impacts to area intersections could alternately be addressed by improvements in physical capacity or performance. The City has identified several improvements to impacted intersections in several planning documents. These include:</u></p> <ul style="list-style-type: none"> ▪ <u>Foothill & Santa Rosa: Intersection widening (identified in the Highway 1 Major Investment Study.)</u> ▪ <u>California & Taft: Signalization or roundabout control upgrade.</u> ▪ <u>US 101 & California: Modification of painted median / TWLTL to accommodate a two-stage left turn. Cumulative signalization or roundabout control upgrade.</u> <p><u>No physical improvements have been identified by the City for the Walnut and Santa Rosa Street intersection or the Highland Drive and Santa Rosa Street intersection.</u></p> <p><u>Intersection improvements, including widening Santa Rosa Street to three lanes in each direction, would improve affected intersection operations, but would not reduce the number of project-related trips traveling through the intersections. Physical improvements may also have secondary impacts associated with the improvement, such as increasing pedestrian crossing distances, and environmental impacts associated with construction, including additional air quality, erosion, and noise impacts. Increasing the crossing distances would necessitate signal timing adjustments along the corridor which may lead to degradation in intersection operations. Widening could also be physically infeasible in constrained areas.</u></p> <p><u>Physical improvements could be funded identified above are ultimately the jurisdiction of the City and/or Caltrans, and may involve the County of San Luis Obispo or SLOCOG. The impact of project-related trips could be offset by participation in funding through CSU fair-share percentage contribution to the costs to construct identified improvements. However, since an established City capital program for addressing such improvements is not in place, the potential impacts to intersections are identified as significant and unavoidable (Class I).</u></p> <p><u>Mitigation options are discussed above in an attempt to reduce project impacts. However, because the mitigation will ultimately be formulated by what is determined to be feasible by project design, cost, campus goals, and guidelines in the Master Plan, there is insufficient evidence to assume the mitigation options will reduce potential impacts to intersections. Therefore, potential impacts to intersections are identified as significant and unavoidable (Class I).</u></p> <p><u>The following mitigation is proposed to address impacts to off-campus intersections:</u></p>

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TC/mm-1	<p><u>CSU/Cal Poly shall pay to the City of San Luis Obispo its fair-share of the identified infrastructure improvement costs to construct the following improvements located within the City's jurisdiction, provided that: (a) the state Legislature appropriates the funds for the improvements as requested by CSU in the state budget process, (b) a capital improvement plan or similar plan has been adopted to ensure implementation of the improvements, and (c) the City's (or other agency's) share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment:</u></p>
	<ul style="list-style-type: none"> • <u>Foothill & Santa Rosa: Intersection widening as identified in the Highway 1 Major Investment Study (Fair Share Percentage: Existing + project (1.9%) and cumulative (1.6%)).</u> • <u>California & Taft: Signalization or roundabout control upgrade (Fair Share Percentage: Existing + project (2.6%) and cumulative (2.0%)).</u> • <u>US 101 & California: Modification of painted median / two-way left turn lane to accommodate a two stage left turn. (Fair Share Percentage: Existing + project (2.5%)); and signalization or roundabout control upgrade (Fair Share Percentage: Cumulative 1.8%).</u> • <u>Walnut Street and Santa Rosa Street. The university estimates its fair share for the improvements of this intersection to be 2.4 percent cost of the improvements using the existing plus project condition. Physical improvements for this intersection have not been identified to the university at this time.</u> • <u>Highland Drive and Santa Rosa Street. The university estimates its fair share for the improvements of this intersection to be 2.3 percent cost of the improvements using the existing plus project condition. Physical improvements for this intersection have not been identified to the university at this time.</u>
	<p><u>As to those improvements identified above that are located within the jurisdiction of Caltrans, CSU will support Caltrans in its efforts to obtain the appropriate funding through the state budget process, and will look to the City of San Luis Obispo to join in that support.</u></p>
	<p>With the addition of new TC/mm-1, existing TC/mm-1 et seq. will be renumbered sequentially.</p>
	<p><u>The CSU has negotiated in good faith with the City of San Luis Obispo regarding its fair-share of the costs to construct improvements in the city's jurisdiction related to this project. While agreement with the city was not reached, the campus is seeking trustee approval to request a total of \$534,000 in capital funding from the governor and legislature for the identified off-site mitigation measures below. Payment is contingent upon (a) the state Legislature appropriating the funds for said improvements as requested by the CSU in the state budget process; and (b) the city allocating its share of the mitigation improvement costs and ensuring said amount is available for expenditure, thereby triggering the CSU's fair share contribution payment. The improvements which have been identified by the city and included as mitigation measures in the EIR are as follows:</u></p>
	<ul style="list-style-type: none"> • <u>Foothill Boulevard and Santa Rosa Street: The existing conditions are already at a Level of Service D and will be at Level of Service F under cumulative conditions (due to planned city and other projects). Therefore, due to cumulative conditions and the addition of the project, the intersection</u>

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	<p><u>needs widening as identified in the City of San Luis Obispo's State Route 1 Major Investment Study. The university estimates its fair share for the improvements of this intersection to be \$342,166 based on the project contributing a 1.9 percent increase to the number of existing intersection trips.</u></p> <ul style="list-style-type: none"> • <u>California Boulevard & Taft Street: The existing conditions are already at a Level of Service F and will be at Level of Service F under cumulative conditions. Therefore, due to cumulative traffic and the addition of the project, the intersection needs signalization or a roundabout control upgrade. The university estimates its fair share for the improvements of this intersection to be \$97,547 based on a 2.6 percent net trip increase in existing conditions.</u> • <u>US Highway 101 & California Boulevard: The existing conditions are already at a Level of Service F and will be at Level of Service F under cumulative conditions. Therefore, due to the project traffic, the intersection needs modification to provide a painted median and two-way left turn lane to accommodate a two-stage left turn, while due to cumulative traffic the intersection needs improved signalization, or roundabout control upgrade. The University estimates its fair share for the improvements of this intersection to be \$93,795 based on a 2.5 percent net trip increase to existing conditions.</u> <p><u>In addition, the project will have a significant impact on the following intersections:</u></p> <ul style="list-style-type: none"> • <u>Walnut Street and Santa Rosa Street. The existing conditions are already at a Level of Service E in the a.m. peak and Level of Service D in the p.m. peak. The university estimates its fair share for the improvements of this intersection to be 2.4 percent based on the net trips added to existing conditions. Physical improvement plans for this intersection have not been identified to the university at this time.</u> • <u>Highland Drive and Santa Rosa Street. The university estimates its fair share for the improvements of this intersection to be 2.3 percent cost of the improvements using the existing plus project condition. Physical improvement plans for this intersection have not been identified to the university at this time.</u> <p><u>The net trips added by the project to the above intersections range from -5 (meaning trips were reduced) during the morning peak period and up to 79 trips added at intersections during the afternoon peak period.</u></p> <p><u>If all of the improvements identified in mitigation measure TC/mm-1 were constructed, including as yet identified improvements to the intersections of Walnut Street and Santa Rosa Street and Highland Drive and Santa Rosa Street, the project's impacts would be reduced to less than significant since overall system performance would improve to acceptable levels. However, because the Legislature may not provide funding to CSU in the amount requested, or because funding may be delayed, or because even if the requested funding is appropriated, the City and/or applicable transportation agencies may not obtain the remaining funds necessary to implement the improvements, the above mitigation cannot be relied upon to reduce impact findings to a less than significant level. There are no other feasible mitigation measures that would reduce the identified impacts to less than significant applying the City and Caltrans thresholds. Therefore, there are no feasible mitigation measures that will reduce the identified significant impacts to a level below significant and these impacts are considered significant and unavoidable even after</u></p>

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implementation of all feasible transportation/circulation mitigation measures.

Likewise, there are limits on the feasibility of Transportation Demand Management (TDM) as mitigation for the effects of this project. These include the following: (1) funding cannot be guaranteed, most TDM programs on campus are grant-funded, (2) the effectiveness of TDM as it relates to the particular impacts of this project cannot be quantified and (3) participation and funding of TDM cannot be guaranteed long-term, and are not sufficient to reduce the impact severity to a less than significant level. Therefore, there are no feasible mitigation measures that will reduce the identified significant impacts to a level below significant and these impacts are considered significant and unavoidable even after implementation of all feasible transportation/circulation mitigation measures.

Therefore, impacts to intersections are identified as *significant and unavoidable (Class I)*.

9.3.2 Public Comments

The following members of the general public have submitted comments on the 2013 Draft EIR.

Respondent	Code	Contact Information	Page
John Keisler Letter dated: November 8, 2013	JK(a)	144 Henderson Avenue San Luis Obispo, CA 93405	9.3-16
Martha Jorgensen Lindholm Email dated: November 17, 2013	MJL	246 Henderson Avenue San Luis Obispo, CA 93405	9.3-21
George French Letter dated: November 23, 2013	GF	125 Longview Lane San Luis Obispo, CA 93405	9.3-23
Claudia Andersen Email dated: November 25, 2013	CA(a)	1405 Slack Street San Luis Obispo, CA 93405	9.3-25
Don and Natalie White Letter dated: December 2, 2013, 2013	DNW	5938 Tamarish Way San Luis Obispo, CA 93401	9.3-28
John Keisler Letter dated: December 2, 2013	JK(b)	144 Henderson Avenue San Luis Obispo, CA 93405	9.3-30
James Lopes Letter dated: December 2, 2013	JL(a)	1336 Sweet Bay Lane San Luis Obispo, CA 93401	9.3-34
Verena Von Engel Letter dated: December 2, 2013	VVE	1638 Hillcrest Place San Luis Obispo, CA 93401	9.3-36
Richard and Helen Wiens Letter dated: December 2, 2013	RHW	241 Henderson Avenue San Luis Obispo, CA 93405	9.3-38
Rich Barbarita Emails dated: December 3, 2013	RBa	richard.barbarita@gmail.com <i>[physical address not provided]</i>	9.3-40
Craig Losee Email dated: December 3, 2013	CL	441 Marsh Street San Luis Obispo, CA 93401	9.3-46
Gordon Phares Email dated: December 3, 2013	GP(a)	281 Kentucky Street San Luis Obispo, CA 93405	9.3-50
Linda White Email dated: December 3, 2013	LW(a)	2077 Slack Street San Luis Obispo, CA 93405	9.3-53
Sharon Whitney Emails dated: December 3, 2013	SW(a)	216 Albert Drive San Luis Obispo, CA 93401	9.3-57
Linda White Email dated: December 5, 2013	LW(b)	2077 Slack Street San Luis Obispo, CA 93405	9.3-70
Gordon Phares Email dated: December 5, 2013	GP(b)	281 Kentucky Street San Luis Obispo, CA 93405	9.3-74

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Jeff Eidelman Email dated: December 6, 2013	JE(a)	140 Kentucky Street San Luis Obispo, CA 93405	9.3-77
Steven Marx Email dated: December 6, 2013	SM	265 Albert Drive San Luis Obispo, CA 93405	9.3-80
Sherry Lewis Emails dated: December 9, 2013	SL(a)	209 Longview Lane San Luis Obispo CA 93405	9.3-83
Sandi Pardini Email dated: December 9, 2013	SP(a)	1632 Fredericks Street San Luis Obispo, CA 93405	9.3-92
Sharon Whitney Email dated: December 9, 2013	SW(b)	216 Albert Drive San Luis Obispo, CA 93401	9.3-98
Fred Andersen Email dated: December 11, 2013	FA(a)	1405 Slack Street San Luis Obispo, CA 93405	9.3-100
John Keisler Letter dated: December 19, 2013	JK(c)	144 Henderson Avenue San Luis Obispo, CA 93405	9.3-102
Dean Miller Email dated: December 23, 2013	DM	demiller9903@sbcglobal.net <i>[physical address not provided]</i>	9.3-105
Sandi Pardini Email dated: December 23, 2013	SP(b)	1632 Fredericks Street San Luis Obispo, CA 93405	9.3-107
Sherry Lewis Letter dated: January 4, 2014	SL(b)	209 Longview Lane San Luis Obispo CA 93405	9.3-109
Eva Young Email dated: January 5, 2014	EY	139 Longview Lane San Luis Obispo CA 93405	9.3-113
John Keisler Letter dated: January 7, 2014	JK(d)	144 Henderson Avenue San Luis Obispo, CA 93405	9.3-115
Karen Adler Email dated: January 15, 2014	KA	1676 Fredericks Street San Luis Obispo, CA 93405	9.3-118
Sharon Whitney, Dorothy Conner, Karen Adler, Jeff Eidelman, and Terry and Stephanie Conner Letter dated: January 15, 2014	WCAEC	216 Albert Drive San Luis Obispo, CA 93401	9.3-121
Rebecca Keisler Letter dated: January 15, 2014	RK(a)	144 Henderson Avenue San Luis Obispo, CA 93405	9.3-126
Jeff Eidelman Email dated: January 17, 2014	JE(b)	140 Kentucky Street San Luis Obispo, CA 93405	9.3-130

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Linda White Letter dated: January 21, 2014	LW(c)	2077 Slack Street San Luis Obispo, CA 93405	9.3-132
Paul H. Allen III Letter dated: January 22, 2014	PA	191 Luneta Drive San Luis Obispo, CA 93405	9.3-208
Ted Rich Email dated: January 22, 2014	TR	ted@lastwave.com <i>[physical address not provided]</i>	9.3-213
Berk Blake Letter dated: January 23, 2014	BB	292 Grand Avenue San Luis Obispo, CA 93405	9.3-215
Pat Cusack Email dated: January 23, 2014	PC	175 Hathway Street San Luis Obispo, CA 93405	9.3-218
M.E. Hall Letter dated: January 23, 2014	MEH	179 Longview Lane San Luis Obispo, CA 93405	9.3-220
Pamela Orth Email dated: January 23, 2014	PO	198 Paso Robles Drive San Luis Obispo, CA 93405	9.3-222
Fred Andersen Email dated: January 24, 2014	FA(b)	1405 Slack Street San Luis Obispo, CA 93405	9.3-224
Claudia Andersen Email dated: January 24, 2014	CA(b)	1405 Slack Street San Luis Obispo, CA 93405	9.3-229
Roger Bishop Email dated: January 24, 2014	RBi	100 Henderson Avenue San Luis Obispo, CA 93405	9.3-232
Terry Elfrink Email dated: January 24, 2014	TE	1983 Slack Street San Luis Obispo, CA 93405	9.3-235
Rebecca Keisler Letter dated: January 24, 2014	RK(b)	144 Henderson Avenue San Luis Obispo, CA 93405	9.3-238
Billy Riggs Email dated: January 24, 2014	BR	billy.riggs@gmail.com <i>[physical address not provided]</i>	9.3-244
Darrell Voss Email dated: January 24, 2014	DV	188 Hathway Avenue San Luis Obispo, CA 93405	9.3-247
Donley Winger Letter received: January 24, 2014	DW	2041 Hays Street San Luis Obispo, CA 93405	9.3-250
James Lopes Email dated: January 27, 2014	JL(b)	1336 Sweet Bay Lane San Luis Obispo, CA 93401	9.3-254
Luke Durkin Email dated: February 9, 2014	LD	lwdurkin@outlook.com <i>[physical address not provided]</i>	9.3-258

SL. 11401223
 SLO City Council
 SWCA
 JOE NEEL
 PRES. JEFFERY ARMS (RDN)

11-8-13 192

PUBLIC COMMENTS

California Polytechnic State University, San Luis Obispo

Student Housing South Project

November 6, 2013 Community Meeting

The Student Housing South project is a dormitory project proposed to house up to 1,475 first year students on campus. These students are already included in the current campus population and this project will not increase enrollment numbers. The project is proposed to be located on the G-1, G-4, and R-2 surface parking lots at the Grand Avenue entrance to the campus. A parking garage of 300 to 500 spaces is also proposed. The site is bordered by Slack Street and the former Pacheco Elementary School to the south. Residential neighborhoods are located to the east and west of the former school, south of the project site.

The project is in the early stages of design and environmental review. Cal Poly wishes to increase neighbor relations and welcomes your input and comments on the proposed project.



① The Draft EIR, Notice of Preparation stated that a separate scoping meeting was being scheduled and a separate notice of the meeting would be provided. How was the meeting noticed, when was the meeting held and how many attended?

JK(a)-1

② Residents for a Quality Neighborhood (RON) prepared a response to the scoping meeting, dated Oct. 21, 2013 by Sandra Rowley, indentifying many concerns with the Initial Study for Student Housing South. I hope these items will be addressed.

JK(a)-2

③ Why does the Residential Communities Plan (2001 master plan) not consistent with the new proposed 1475 dorm proposed? The proposed project is not shown on the 2001 Master Plan. (per Initial Study)

JK(a)-3

④ Where are the additional 1000 parking spaces lost to be accounted for?

JK(a)-4

⑤ Does the City Council have to approve water & sewer connections?

JK(a)-5

⑥ Alta Vista & Monterey Heights Neighborhood Assoc. Have many questions re: the findings and preparation of the Initial Study for Student Housing South. (Police, Fire, Parking Traffic, Viewshed, Neighborhood Impact)

JK(a)-6

Please give comments to any Cal Poly Facilities staff person or mail to:
 California Polytechnic State University
 Attn: Joel Neel, Director of Facilities Planning & Capital Projects
 San Luis Obispo, California 93407-0690

282

PUBLIC COMMENTS

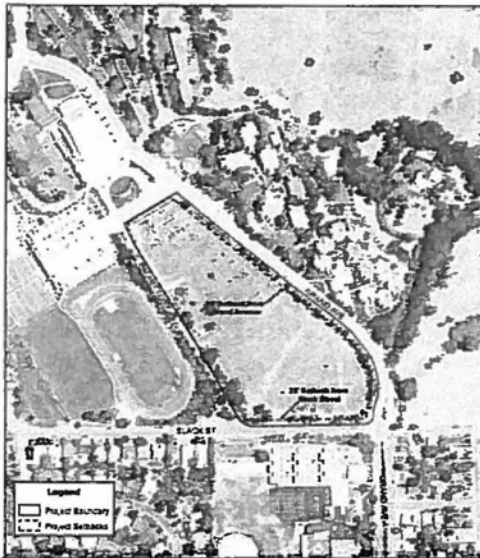
California Polytechnic State University, San Luis Obispo

Student Housing South Project

November 6, 2013 Community Meeting

The Student Housing South project is a dormitory project proposed to house up to 1,475 first year students on campus. These students are already included in the current campus population and this project will not increase enrollment numbers. The project is proposed to be located on the G-1, G-4, and R-2 surface parking lots at the Grand Avenue entrance to the campus. A parking garage of 300 to 500 spaces is also proposed. The site is bordered by Slack Street and the former Pacheco Elementary School to the south. Residential neighborhoods are located to the east and west of the former school, south of the project site.

The project is in the early stages of design and environmental review. Cal Poly wishes to increase neighbor relations and welcomes your input and comments on the proposed project.



② The November 6, 2013 Community Meeting was well attended by concerned neighbors. We were assured by staff that the questions re: why this site was chosen would be addressed at a Community Meeting in the near future. I would hope that the meeting would be well publicized in the newspaper, mail and e-mail.

JK(a)-7

John Keisler
 144 Henderson Ave.
 San Luis Obispo Ca.
 93405

Please give comments to any Cal Poly Facilities staff person or mail to:
 California Polytechnic State University
 Attn: Joel Neel, Director of Facilities Planning & Capital Projects
 San Luis Obispo, California 93407-0690

Cal Poly neighbors voice opposition to dorm plan

About 50 people speak against location of proposed on-campus housing at public meeting



RENDERING COURTESY OF CAL POLY



TRIBUNE PHOTO BY JOE JOHNSTON

Joel Neel, left, Facilities Planning and Capital Projects director at Cal Poly, and Keith Humphrey, vice president for student affairs, take questions Wednesday on the proposed student housing project, rendered above.

By JULIA HICKEY
jhickey@tribunenews.com

Residents of neighborhoods surrounding Cal Poly expressed disbelief at a public forum Wednesday that the university has waited until a late stage to solicit public input about a 1,400-bed freshman housing complex it plans to build directly across from homes on Slack Street.

"Is this meeting pointless?" one person asked.

If approved by the California State University system's board of trustees, construction will begin in 2015 on what is now a large surface parking lot on Grand Avenue. In addition to dorms, a coffee house and a welcome center, the project will include a 300-space parking structure to partially offset the loss of 1,300 spaces.

"Is the project far along? Yes," said Keith Humphrey, Cal Poly vice president for student affairs. The forum was the first chance for the public to comment on the proposed dormitories, and it was attended by about 50 vocal city residents, as well as a handful of Cal Poly students and parents.

Residents expressed support for increased campus parking. Please see POLY, A7

THURSDAY, NOVEMBER 7, 2013

FROM PAC

Poly

From Page A1

housing but were unanimously opposed to the location and Cal Poly's choice to place its youngest students there.

Because students younger than 21 cannot get into bars, they roam the neighborhoods near Cal Poly in search of alcohol at house parties and fraternities, causing noise, trash and public urination problems, residents said.

"We are the ones hosing the vomit," said Kathy apRoberts. "We are unpaid custodians for the campus population. They need to be in the interior part of campus. Raise your hands if you have picked up student trash."

A roomful of hands shot up.

While Cal Poly considered three other sites in the interior of campus, they were eliminated for a variety of reasons: One site was too far from existing dining facilities, and it would be too expensive to build another dining hall; another would need to be seven stories, obstructing the view of nearby hills; another would require an expensive relocation of existing facilities.

One resident suggested Cal Poly build on campus

agricultural land.

"The agricultural fields are also part of our classroom experience," Humphrey said.

"Many units of agricultural land have been displaced for sports fields," a resident retorted.

Cal Poly currently has about 7,200 beds on campus. A recent study showed student demand for about 10,300 beds at the campus' current enrollment of 19,600. The Grand Avenue plan would close more than one-third of the 3,400-bed gap.

University officials showed renderings of the four- and five-story buildings surrounded by bike parking and landscaping.

Officials also stressed the importance of bringing students out of the neighborhoods and onto campus — citing a study that showed that 93.1 of students who lived on campus the first year returned for a second year, compared with 78.7 percent of students who lived off-campus. First-year students on campus showed an academic improvement equivalent to a quarter of a grade compared to off-campus freshmen.

In September, President Jeffrey Armstrong told faculty and staff that the university should continue to grow enrollment, increasing Cal Poly's population by

4,000 to 5,000 students over the next few years to 25,000 by 2022.

But Humphrey said the increase is "not a set goal right now."

Currently enrollment is capped at 20,000 with a commitment to house 30 percent of students on campus. To increase enrollment would require a new master plan with accompanying mitigation of student impacts, said Joel Neel, director of facilities planning and capital projects at Cal Poly.

At the end of the meeting, Stan Nosek, interim president for administration and finance, promised to provide residents with answers and a second forum, with a date to be determined.

An environmental impact report that will explain potential impacts on the campus and adjacent neighborhoods will be ready for public comment later in November. Completion of the dormitories is tentatively slated for the 2018-19 academic year.

"I think the neighborhood has been forgiving and understanding, because we all were young once as well," neighbor Joe Arsenio said. "However, this is exceptionally intrusive. Even animals wander in a certain circle, and these students will also wander in a circle that includes our territory."

9.3.2.1 Response to Letter from John Keisler

Comment No.	Response
JK(a)-1	As noted in Chapter 1 of the EIR, the scoping meeting was held October 8, 2013, notices were distributed via mail, newspaper notice, and posting at both the County Clerk and State Clearinghouse, and approximately 12 people attended.
JK(a)-2	This information has been reviewed and considered in the preparation of the EIR, and is included in the record for consideration by the Trustees and other decision-makers.
JK(a)-3	As noted on page 2-7 of the EIR, the Residential Communities Element of the Master Plan is proposed for amendment as part of this project.
JK(a)-4	Information regarding redistribution of trips, and parking utilization is provided in Section 4-6 of the EIR.
JK(a)-5	The University is responsible for wastewater collection within the campus.
JK(a)-6	All specific comments received during the public review period for the EIR are addressed.
JK(a)-7	A community forum was held December 2, 2013, and was noticed through direct mailing, e-mailing, and newspaper. The attached newspaper article is included in the record for consideration by the Trustees and other decision-makers.

Nicole Carter

From: Joel Neel <jneel@calpoly.edu>
Sent: Tuesday, November 19, 2013 3:25 PM
To: 'Mark A. Hunter'; 'Julie H. Moloney'; Nicole Carter
Subject: FW: dorm expansion/Dec. 2 meeting

FYI

-----Original Message-----

From: President's Office [<mailto:presidentsoffice@calpoly.edu>]
Sent: Tuesday, November 19, 2013 3:16 PM
To: Joel Neel; Justin L. Wellner
Cc: Betsy Kinsley
Subject: Fwd: dorm expansion/Dec. 2 meeting

----- Forwarded Message -----

From: "Home" <mlindholm528@gmail.com>
To: presidentsoffice@calpoly.edu
Sent: Sunday, November 17, 2013 3:08:30 PM
Subject: dorm expansion/Dec. 2 meeting

Dear President,

I encourage you to reconsider the building of dormitories on the corner of Slack and Grand. The freshmen need to be housed deeper within the campus for their own protection and ours, too. The young people, many of whom are away from home for the first time and driving cars given them "for college" should not be housed next to The Academy or Teach School. Nor do we good neighbors of Cal Poly want these neophytes wandering around our neighborhoods looking for alcohol at "parties." We don't mind living next door to older students, but having the youngest "on our street" poses a safety problem to us, to the elementary students here, and to themselves. I should think that with the great expanse of land owned by Poly you could find another more suitable area upon which to build more dorms.

MJL-1

The entrance to Poly is very pleasant now with the openness onto Grand Avenue. This is your most used entrance as the PAC is right there. Don't spoil it by putting up a huge monolithic dorm blocking the view of the campus and across the city to the mountains. Please rethink this plan.

MJL-2

Thank you kindly.

Martha Jorgensen Lindholm
246 Henderson Avenue
San Luis Obispo, CA 93405

9.3.2.2 Response to Email from Martha Jorgensen Lindholm

Comment No.	Response
MJL-1	Please refer to MR-2 regarding nuisances.
MJL-2	Comments and concerns are being included in the record and will be considered by the Trustees and other project decision-makers.

RECEIVED DEC 16 2013

George O. French
125 Longview Lane
San Luis Obispo, CA 93405

November 23, 2013

I am 92 years-old and unable to attend the December 2nd forum regarding the 1400 freshmen student housing project to be built on the corner of Slack and Grand Ave.

I have lived at 125 Longview Lane, across from the tennis courts, for 60 years. I raised my five children in this home. I was the team physician for both the Cal Poly and Cuesta football teams for many years. I was the orthopedic consultant at the Cal Poly Health Center until my retirement in 1986. My older brother, Edison French started the French Hospital and Clinic in the 1940's and supervised the new construction of the present facilities on Johnson Ave. in 1972 and 74.

I accept the minor irritations of living so close to Cal Poly. I am deaf now and can't hear the parties. I accept, as part of living ~~in~~ so close to a university, the destruction of my picture window by a bullet on a party night, the breakage of my car window on graduation weekend, and the hit and run damage to a daughter's car.

GF-1

I and my family have always been great supporters of Cal Poly. I think that Cal Poly does need to increase the on-campus housing. However, the corner of Slack St. and Grand Ave. is not an appropriate site. We need a buffer separating the neighborhoods from the campus. Why not build in Poly Canyon?

Thank you,

George O. French M.D.



FREE 1-HR PARKING!!!
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City of San Luis Obispo (805) 781-7230

*Dr. George asked me to read this letter at the December 2nd forum. I didn't read it and decided to mail it to you instead.
Linda White*

9.3.2.3 Response to Letter from George French

Comment No.	Response
GF-1	Please refer to MR-2 regarding noted existing and potential social and behavioral nuisances. Alternate locations, including locations more proximate to Poly Canyon, are included in Chapter 5, Alternatives Analysis of the EIR. Comments and concerns are being included in the record for consideration by the Trustees and other project decision-makers.

Nicole Carter

From: Claudia Andersen <andersen.claudia49@gmail.com>
Sent: Monday, November 25, 2013 6:25 PM
To: Nicole Carter
Subject: Fwd: Student Housing South Project

I received a postcard today about the release of the EIR. It suggested I send comments to you. I have sent the following letter to the CSU Trustees and SLO city council members.

Dear City Council member,

As you know, Cal Poly San Luis Obispo has plans to build a new dorm complex for approximately 1,500 freshman students along with a parking structure and Welcoming Center. Construction is set to begin in 2015. It's important to note that students already enrolled will occupy this dorm. This does not address the additional 6000 students that Dr Armstrong has declared for projected enrollment by 2020.

CA(a)-1

The site chosen is adjacent to the main entrance to the Cal Poly campus at the corner of Slack St. and Grand Avenue. My family has lived on Slack St since the early 60's as have many other families in the neighborhoods that form the south perimeter of campus. In recent years our neighborhood has been negatively impacted by construction & operation of the Performing Arts Center, the parking garage and more recently the new Rec Center. Dust, noise from heavy equipment and additional traffic through our already busy streets and degraded viewsheds were only the beginning of the continuing impact of these projects. It was only one year ago that the staging area for the Rec Center, a city of storage trailers & containers & heavy equipment directly across from my home, was removed. It was there for two years.

CA(a)-2

Now comes this housing project which will only magnify the problems and will last long into the future and accelerate the decay of our once lovely residential neighborhoods.

The impacts we endure include increased traffic, noise, megaphones, blight, litter, theft and worst of all, hordes of students who noisily roam our residential streets on their way to & from parties in the wee hours of weekend nights. The impacts are felt not just in Alta Vista but in Monterey Heights (east of Grand Ave) and the Foothill & Patricia neighborhoods as well. In 2011, a sexual assault occurred not 100 feet from our front porch; in May of 2012 a student committed suicide by toxic gas in his car on Slack St; a few days ago in Monterey Heights, a student was shot in a drug deal gone bad and on Wednesday evening, a fire engine and 3 police cars tended to a pedestrian/bicycle accident victim directly across the street from our home. Their lights flashing through our windows brought visions of an inner city war zone. We call the police regularly. Nine out 12 homes on our block are occupied by students, each with 5-6 cars.

The current Master Plan makes no mention of the only recently announced decision to add 1,475 students to our block. There was no prior consultation with us or our neighbors. Our concerns were dealt with dismissively by staff at the November 6 meeting. While we acknowledge Cal

CA(a)-3

Poly's institutional sovereignty and right to control its land, it is astonishing that there's been no effort to even consider let alone attempt to mitigate impacts of student off-campus behavior. It goes without saying that the planners and decision makers are personally unaffected by these decisions and as was made clear at the Nov. 6 meeting that our protests are petty abstractions to be swatted away.

**CA(a)-3
(continued)**

This dorm is no solution for the 6000 additional students that Dr. Armstrong wants to enroll by 2020. It's a band aide approach that will only worsen the problems we live with. What is the benefit to the community of several thousand additional students in this neighborhood or elsewhere? Why not cap enrollment? Why not a satellite campus? Most mind boggling of all is that the Cal Poly campus has thousands of undeveloped contiguous acres, well removed from residential neighborhoods and perfectly suitable for dorm construction.

CA(a)-4

We have reviewed the EIR that was drawn up in September. There are at least four areas with "potential significant impacts" that I don't believe can be mitigated. Unless these Freshmen are locked in at night, there is clearly no measure that could protect us from students seeking parties. They gather in the streets, shout, & leave trash in our yards. We have removed booze bottles, underwear, and red cups from our hedges. It may seem that having Freshmen "on campus" could relieve impacts. But the decision to place the dorms in our neighborhoods instead of closer to the campus core is baffling. There are agricultural fields that could be moved to the south corner to free up land closer to Poly's core. The Highland Ave. entrance would provide access to the campus core from Hwy 1 with no residential impact.

CA(a)-5

The next meeting is December 2, which I fear will be just another forum for CP administrators to defend a bad decision and provide hollow assurances to those of us most affected by the project. We again do not expect satisfaction but it is a chance for us to respond to the EIR and to air our grievances.

Please help Cal Poly planners and administrators to be better, more responsible neighbors by directing them to select a more appropriate location for student dorms.

Thank you in advance for your consideration.

Respectfully,

Claudia Andersen
1405 Slack St
San Luis Obispo, CA 93405
805-544-4686

9.3.2.4 Response to Email from Claudia Andersen

Comment No.	Response
CA(a)-1	Please refer to MR-5 regarding student enrollment.
CA(a)-2	Impacts related to traffic, noise, and construction are addressed in the EIR, in respective resource sections. Please refer to MR-2 regarding existing and potential social and behavioral nuisances. Comments and concerns are being included in the record and will be considered by the Trustees and other project decision-makers.
CA(a)-3	Please refer to MR-5 regarding the Master Plan, and MR-2 regarding existing and potential nuisances. Comments and concerns are being included in the record and will be considered by the Trustees and other project decision-makers.
CA(a)-4	Please refer to MR-5. Alternate sites were evaluated in Chapter 5, Alternatives Analysis, of the EIR.
CA(a)-5	Alternate sites were evaluated in Chapter 5, Alternatives Analysis, of the EIR. Please refer to MR-2 regarding noted existing and potential nuisances. Comments and concerns are being included in the record and will be considered by the Trustees and other project decision-makers.

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS

We firmly believe that building the new dorm on the parking lot adjacent to Slack St and Grand is ^{not a good idea} increasing the area with 1400 students would definitely be a negative impact to the neighborhood; esp. Sank School.

- increased noise, trash, vandalism, - student parties - etc.

We have tenants at our Hathway home and they already complain about their cars being "keyed", the amount of trash they leave - and the noise.

Please plan for the future growth of C.P. on the other side of the campus where there is a potential of accommodating a larger enrollment of students.

- need to consider longrange alternatives for 25,000

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME *Don & Natalie White*

EMAIL *dwhite@calpoly.edu*

ADDRESS *5938 Tamarisk Way, SLO, CA*

PHONE *805-544-8237*

student campus,

CAL POLY

SAN LUIS OBISPO

93401

COMMUNITY OPEN FORUM

DNW-1

DNW-2

9.3.2.5 Response to Letter from Don and Natalie White

Comment No.	Response
DNW-1	Please refer to MR-2 regarding noted existing and potential social and behavioral nuisances. Comments are being included in the record for consideration by the Trustees and other project decision-makers.
DNW-2	Please refer to MR-5 regarding long-range planning.

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS

*Justin Wellner, Nicole Carter,
Thank you for the opportunity to
meet with Cal Poly staff and consultants
from SWCA on December 2nd 2013.*

*In reviewing the EIR Draft dated
September 2013 by SWCA Environmental
Consultants I question many of the findings.*

*① The project would pose a potentially
significant impact and immediate population
growth 1475 students*

*② 1475 students within walking distance of
Pacheco School would have a significant
impact on pre-school, elementary school students,
teachers adults and private businesses renting
school facilities.*

JK(b)-1

JK(b)-2

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME _____

EMAIL _____

ADDRESS _____

PHONE _____

10F3

CAL POLY
SAN LUIS OBISPO

COMMUNITY OPEN FORUM

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS ③ Pacheco (Coastal Unified School District facilities soccer fields, basketball courts, baseball fields, etc. would be significantly impacted.

JK(b)-3

④ City streets, bicycle paths, sidewalks would be impacted significantly by the addition of 1475 potential joggers, bicycles, skateboarders, pedestrians.

JK(b)-4

⑤ Neighborhoods and the health, safety and well-being of students would be impacted significantly located across the street from private rentals, parties, alcohol, drugs Fraternity houses etc.

JK(b)-5

⑥ Coastal Unified School District has indicated that it will be moving 150 +

JK(b)-6

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME _____
EMAIL _____
ADDRESS _____
PHONE _____



COMMUNITY OPEN FORUM

2 OF 3

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS *Students into the Pacheco school site across from the proposed South Housing Project. The Draft EIR does not mention the impact the existing pre-school and school as well as the new additional students and 1475 students will have on traffic, pedestrians, intersection, bicycles, joggers and circulation. In conclusion, I felt that more questions were raised than answered at the December 2nd 2013 forum?*

- The proposed buildings are too tall*
- The intersection and circulation is already poor*
- The proposed plan is illconceived.*
- There are better alternate sites.*

JK(b)-6
(continued)

JK(b)-7

JK(b)-8

JK(b)-9

JK(b)-10

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME *John Keisler*
EMAIL *1ebjohn50@hotmail.com*
ADDRESS *144 Henderson Ave*
PHONE *805 543-4259*

CAL POLY
SAN LUIS OBISPO

COMMUNITY OPEN FORUM

393

9.3.2.6 Response to Letter from John Keisler

Comment No.	Response
JK(b)-1	The environmental impacts of the project are addressed throughout the EIR.
JK(b)-2	The EIR has been revised to address use of the Pacheco site by the Teach program (refer to EIR Section 4.6.4 Traffic and Circulation, Impact Assessment and Methodology and TC Impact 3). Please refer to MR-2 regarding noted existing and potential social and behavioral issues. Please note that a majority of undesired activity occurs during evening hours, when the Teach program would not be in operation.
JK(b)-3	Impacts to recreational facilities at Pacheco are addressed on page 4.5-6 of the EIR.
JK(b)-4	Impacts related to cyclists and pedestrians are addressed in Sections 4.5, Public Services and Recreation, and 4.6, Traffic and Circulation, of the EIR.
JK(b)-5	Impacts related to public safety are addressed in Sections 4.5, Public Services and Recreation, and 4.6, Traffic and Circulation, of the EIR. In addition, please refer to MR-2 regarding noted existing and potential nuisances.
JK(b)-6	The EIR has been revised to address use of the Pacheco site by the Teach program (refer to EIR Section 4.6.4 Traffic and Circulation, Impact Assessment and Methodology and TC Impact 3).
JK(b)-7	Reduced Scale was included as an alternative in Chapter 5, Alternatives Analysis, of the EIR.
JK(b)-8	Impacts to intersections and circulation are addressed in Section 4.6, Traffic and Circulation, of the EIR.
JK(b)-9	Comments and concerns are being included in the record for consideration by the Trustees and other project decision-makers.
JK(b)-10	Alternate locations are addressed in Chapter 5, Alternatives Analysis, of the EIR.

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT
 Justin Wellner
 jwellner@calpoly.edu
 Government and Community Relations Director
 Cal Poly, San Luis Obispo, CA 93407-0443

EIR
 Nicole Carter
 ncarte@swca.com
 Senior Planner, SWCA Environmental Consultants
 1422 Monterey Street, C200, San Luis Obispo, CA 93401

Please notify me.

COMMENTS

1. *Why not take time to address housing as a focused topic in the master plan? It could address current needs on out to the potential of 5,000 additional students.*
2. *Has an architect been hired? If guidance to the architect can include limits and guidance on design, why not include the neighborhood in creating this guidance?*
3. *The design ^{annual} perspective view shows no changes along Black St. Yet this area is the "edge condition" with the neighborhood. This is where you could address issues about crowds of students walking outside of campus. I suggest an effort be made to address this perimeter. Due to the slope next to pavement, would you carve out space for a sidewalk? Or, not allow pedestrians? Would the residential / school side of Black St. be the only pedestrian route? Should or will be built on the edge of the project on Black St.? How to control students ^{from} creating outlaw trails up and down this slope? Lastly, the perspective shows a tall building, actually located on or at the top edge of this slope. Wouldn't you want to ~~set~~ set back this building and create a less confrontive edge?*

JL(a)-1

JL(a)-2

JL(a)-3

JL(a)-4

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME James Lopez
 EMAIL james.lopez@chartac.net
 ADDRESS 1336 Sweet Bay Lane, SO 93401
 PHONE 602-1365

CAL POLY
 SAN LUIS OBISPO

COMMUNITY OPEN FORUM

9.3.2.7 Response to Letter from James Lopes

Comment No.	Response
JL(a)-1	Please refer to MR-5. The University is currently proceeding under its adopted Master Plan.
JL(a)-2	An architect has been hired to complete the Schematic Design of the project for release to the design build/teams for bidding purposes. The overall design concept has been set and the final project should not vary significantly from what has been presented in the EIR. The Trustees will consider the commenter's recommendation for additional neighborhood input.
JL(a)-3	Section 4.1, Aesthetic Resources, has been substantially amended in the Recirculated EIR. The project provides internal pedestrian infrastructure to route students to and through campus. More information regarding pedestrian infrastructure can be found in Section 4-6. Mitigation TC/mm-1 in the Recirculated Draft EIR specifies sidewalks along Slack Street, appropriate transitions, and adequate lighting to address pedestrian movement.
JL(a)-4	Additional setback was addressed as an alternative in Chapter 5, Alternatives Analysis, of the EIR.

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS

Cal Poly Land is ~~not~~ but why cluster the housing so close to the center. Other universities have housing spread further and make provisions for additional housing away from the cluster (ie University Union, cafeterias classrooms etc) Why not use the wide open spaces and create transportation to and from places? Young students and their abilities to use their bikes or legs as well as provided trolleys as it was mentioned. More first year students will create congestion even on campus if it was not spread.

VVE-1

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME Verena von Engel
EMAIL verchave@yahoo.com
ADDRESS 1638 Hillcrest Place
PHONE (805) 541-8642

CAL POLY
SAN LUIS OBISPO

COMMUNITY OPEN FORUM

9.3.2.8 Response to Letter from Verena Von Engel

Comment No.	Response
VVE-1	Alternate locations are addressed in Chapter 5, Alternatives Analysis, of the EIR.

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT

Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR

Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS

We are strongly opposed to any building at Grand and Slack or anywhere on Slack street.

RHW-1

We are fifty three years residents of Henderson Avenue and have had plenty of noise, traffic, people looking for parties and neighborhoods trashed.

RHW-2

Cal Poly needs to limit enrollment. We don't need more students.

RHW-3

Water is critical. More building will only make it worse.

RHW-4

Richard Wiens

Helen L. Wiens

241 Henderson Avenue

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME _____

EMAIL _____

ADDRESS _____

PHONE _____

CAL POLY
SAN LUIS OBISPO

COMMUNITY OPEN FORUM

9.3.2.9 Response to Letter from Richard and Helen Wiens

Comment No.	Response
RHW-1	Comments are being included in the record for consideration by the Trustees and decision makers.
RHW-2	Please refer to EIR Section 4.6 Traffic and Circulation for an assessment of potential traffic impacts as a result of the project. Please refer to MR-2 regarding noted existing and potential nuisances.
RHW-3	Please refer to MR-5; the proposed project does not increase enrollment.
RHW-4	Water and sufficiency of supplies are addressed in Section 4.7, Utilities, of the EIR.

From: [Rich Barbarita](#)
To: [Gordon Phares](#)
Cc: [Nicole Carter](#); <iwellner@calpoly.edu>; [Claudia & Fred Andersen](#); [Chet and Dorothy Brunson](#); [Doreen Case](#); [Stephanie & Terry Conner](#); [Nora & Timothy Dolan](#); [Debbie Enterante](#); [John & Katie Evans](#); [Kim Gibson](#); [robb gott](#); [Dee & Frank Jakes](#); [Edith Jakes](#); [Chuck & Lois Greenall](#); [Rusty & Michelle Hael](#); [Norma Jones](#); [Toney Ledford](#); [sherry lewis](#); [David & Suzanne Lord](#); [Jan Marx](#); [Isabel & Sid Marques](#); [Donna Nash](#); [Sandi Pardini](#); [Christine & Dominic Perello](#); [Bonnie Rasmussen & Harold Ehlers](#); [Vanessa Rizzo](#); [Tim Townley](#); [Patrick Vaughan](#); [Anne E. Walling](#); [Sharon Whitnev](#); [Lindsay Alicia Wilcox](#); [Rebecca & John Keisler](#); [Carol Winger](#); [Kathy apRoberts](#); [Terry Elfrink](#); [Linda White](#); [Linda & Roger Bishop](#); [Joe Arsenio](#); [Terry Gonzalez](#); [Sandra Rowley](#); [Jeff Fiedelman](#); [Karen Adler](#)
Subject: Re: EIR student housing etc.
Date: Tuesday, December 03, 2013 9:26:22 PM

Gordon,
 I applaud you for this fabulous letter. Wouldn't it be energizing to see this as full page open letter to the Board of Trustees In the newspaper?
 I suggest it be done again and again to maximize impact and call everyone's attention to the damage the University is about to do. Don't forget to utilize the internet, web pages and blogs.
 These messages need to land on the desks of the State University Board of Trustees. Are they aware of the real problem being ignored by the various bodies bent on moving along with The Master Plan?
 Has Alta Vista and other residential groups ever considered raising and spending important amounts of MONEY to accomplishing these goals and protect the community?
 I'd be happy to be the first to donate to a fund that is used for such a cause.
 Richard Barbarita

RBa-1

Sent from my iPhone

On Dec 3, 2013, at 5:24 PM, "Gordon Phares" <gphares@pacbell.net> wrote:

To the community it concerns, i.e. Cal Poly and residents of the City of San Luis Obispo,
 <!--[if !supportEmptyParas]--> <!--[endif]-->
 It is inconceivable that student housing (dorms) in the concentration being suggested, be located adjacent to a mixed-use residential neighborhood. It is inconceivable when you consider the amount of other property Cal Poly could build this on as well as the impacts students have on owner-occupied residential neighborhoods. It is the student impact, the behavior that is not being given the fair weight it deserves in this proposition, and this is why there is significant opposition to the citing of such a huge student residential development in the proposed location.
 <!--[if !supportEmptyParas]--> <!--[endif]-->
 It is my opinion that the single-family residents of the Alta Vista area are already doing a tremendous job in accommodating, tolerating and otherwise dealing with students, young adults, some of whom behave like children. It would be nice if students, especially freshman and sophomores acted like responsible adults but unfortunately this is often not the case. Of course these bad actors don't make up the majority, but there are plenty of them and it doesn't take many to produce just the kind of thing the typical neighborhood doesn't want to see: furniture on top of buildings, burned up furniture in intersections, plenty of broken glass on streets and intersections, poorly managed garbage (the neighborhoods around Cal

Poly are heavily infested with rats, all a by product of careless (read juvenile/childlike) regard for garbage, litter of all kinds being tossed on the street, (paper, plastic cups, cans, bottles and discarded foodstuffs,) in people's yards and shrubs, noise, noise, noise in the form of loud music, yelling and screaming at all hours of the night, endemic excessive alcohol consumption leading to increased behavioral problems for the whole community, vandalism, theft of property (right out of your yard – nail down any potted plants when school starts in the fall), expect more car traffic, bikes and skateboards...I could continue here but hopefully you're getting a bit of the idea. The neighborhoods around Cal Poly already put up with these things every school year and it's only been through the use of stiff fines and excellent response from the SLOPD that, say an elderly retired person, or a busy mom and dad can pick up the phone and call the police and within fifteen minutes the party is over, the noise is gone and people can get some sleep so they can start their next busy work day in the morning. To ask more of these neighborhoods by planting a giant student housing project adjacent to the neighborhood is just plain wrong. All things considered, it's just plain stupid. Whoever wants to put this development in this location can come out to the neighborhood any time and pick litter out of folk's shrubbery and help sweep up broken glass and charred furniture out of the street...no kidding.

<!--[if !supportEmptyParas]--> <!--[endif]-->

Expand student housing on Cal Poly property but expand it well away from the neighborhoods that already have their hands full from September to June. There is not a single person in the Alta Vista Neighborhood Association who has not witnessed first hand the kind of impacts, which I've described above; impacts that students can and do have on residential neighborhoods. We can have forums and discussions until the cows come home but it's not going to change the fact that some college students routinely engage in behavior that negatively impacts neighbors in a significant way. Believe me we're doing the best we can with it out here in the trenches. Don't load us up with any more please.

<!--[if !supportEmptyParas]--> <!--[endif]-->

If Cal Poly wants to be a good neighbor then Cal Poly will understand the need to place student housing well away from residential neighborhoods and act accordingly.

<!--[if !supportEmptyParas]--> <!--[endif]-->

Gordon Phares

Kentucky Street (might as well be ground zero)

<!--[if !supportEmptyParas]--> <!--[endif]-->

-----Original Message-----

From: Jeff Eidelman [<mailto:Jeffe@sbcglobal.net>]

The addresses:

Nicole Carter

SWCA Environmental Consultants

1422 Monterey St. Suite 200

SLO 93401

or email

ncarter@swca.com

do it today!

:)

<!--[if !supportEmptyParas]--> <!--[endif]-->

From: [Rich Barbarita](#)
To: [Linda White](#)
Cc: [Gordon Phares](#); [Nicole Carter](#); [Justin Lloyd Wellner](#); [Claudia & Fred Andersen](#); [Chet and Dorothy Brunson](#); [Doreen Case](#); [Stephanie & Terry Conner](#); [Nora & Timothy Dolan](#); [Debbie Enterante](#); [John & Katie Evans](#); [Kim Gibson](#); [robb gott](#); [Dee & Frank Jakes](#); [Edith Jakes](#); [Chuck & Lois Greenall](#); [Rusty & Michelle Hael](#); [Norma Jones](#); [Toney Ledford](#); [sherry lewis](#); [David & Suzanne Lord](#); [Jan Marx](#); [Isabel & Sid Marques](#); [Donna Nash](#); [Sandi Pardini](#); [Christine & Dominic Perello](#); [Bonnie Rasmussen & Harold Ehlers](#); [Vanessa Rizzo](#); [Tim Townley](#); [Patrick Vaughan](#); [Anne E. Walling](#); [Sharon Whitney](#); [Lindsay Alicia Wilcox](#); [Rebecca & John Keisler](#); [Carol Winger](#); [Kathy apRoberts](#); [Terry Elfrink](#); [Linda & Roger Bishop](#); [Joe Arsenio](#); [Terry Gonzalez](#); [Sandra Rowley](#); [Jeff Eidelman](#); [Karen Adler](#)
Subject: Re: EIR student housing etc.
Date: Tuesday, December 03, 2013 9:39:38 PM

Speaking of codes and laws, and maybe even covenants..... how many times have we all heard of a major project that had to be scrapped because of an obscure law, rule or covenant on the books?
Who knows of a person with a clever legal mind to tackle this assignment?
R. Barbarita

RBa-2

Sent from my iPhone

On Dec 3, 2013, at 6:35 PM, Linda White <lindaleewhite15@gmail.com> wrote:

I agree with everything that Gordon states. I wonder if we should have a two-pronged plan. In addition to addressing the EIR which is time sensitive we also work at getting the city to enforce the ordinances and laws already in place. I talked with the woman in charge of the city police SNAP program (I can't find her name right now) and also the code enforcement gal (whose name is also lost somewhere on my desk). It seems that there is no overall coordination. Each program does it's own thing. I would like to see the Alta Vista/Monterey Heights group meet with the University Chief who was at the meeting last night and also the appropriate city police representative. The decrease in arrests was impressive but how many were let go because the ER was full or there is too much paperwork? What percentage of nuisance calls do the police actually respond to? How many of those are warned? cited? arrested? I think that we need to discuss the attitude of the dispatchers; ask how many officers would be needed to mitigate the problems we have now and how many they would need with the increased student population. About 7 years ago a policeman responded to a traffic accident in front of my house (2077 Slack) my neighbor gave this policeman her statement with a wine glass in her hand. He told her that there was a law against drinking in her front yard. If that is true, we should be able to easily rid the neighborhood of beer pong. If the students knew that they were not going to get away with anything they would stop trying. Perhaps we need a "no tolerance" policy from September through March (or perhaps a few years) and then when the students realize that there are consequences to these actions, they will grow up.

I've gone on too long but this is something that I have been thinking about a lot--at night when I can't sleep for all of the parties or as I walk the street picking up the debris from the parties.

Linda White

On Tue, Dec 3, 2013 at 2:24 PM, Gordon Phares <gphares@pacbell.net> wrote:

To the community it concerns, i.e. Cal Poly and residents of the City of San Luis Obispo,

It is inconceivable that student housing (dorms) in the concentration being suggested, be located adjacent to a mixed-use residential neighborhood. It is inconceivable when you consider the amount of other property Cal Poly could build this on as well as the impacts students have on owner-occupied residential neighborhoods. It is the student impact, the behavior that is not being given the fair weight it deserves in this proposition, and this is why there is significant opposition to the citing of such a huge student residential development in the proposed location.

It is my opinion that the single-family residents of the Alta Vista area are already doing a tremendous job in accommodating, tolerating and otherwise dealing with students, young adults, some of whom behave like children. It would be nice if students, especially freshman and sophomores acted like responsible adults but unfortunately this is often not the case. Of course these bad actors don't make up the majority, but there are plenty of them and it doesn't take many to produce just the kind of thing the typical neighborhood doesn't want to see: furniture on top of buildings, burned up furniture in intersections, plenty of broken glass on streets and intersections, poorly managed garbage (the neighborhoods around Cal Poly are heavily infested with rats, all a by product of careless (read juvenile/childlike) regard for garbage, litter of all kinds being tossed on the street, (paper, plastic cups, cans, bottles and discarded foodstuffs,) in people's yards and shrubs, noise, noise, noise in the form of loud music, yelling and screaming at all hours of the night, endemic excessive alcohol consumption leading to increased behavioral problems for the whole community, vandalism, theft of property (right out of your yard – nail down any potted plants when school starts in the fall), expect more car traffic, bikes and skateboards....I could continue here but hopefully you're getting a bit of the idea. The neighborhoods around Cal Poly already put up with these things every school year and it's only been through the use of stiff fines and excellent response from the SLOPD that, say an elderly retired person, or a busy mom and dad can pick up the phone and call the police and within fifteen minutes the party is over, the noise is gone and people can get some sleep so they can start their next busy work day in the morning. To ask more of these neighborhoods by planting a giant student housing project adjacent to the neighborhood is just plain wrong. All things considered, it's just plain stupid. Whoever wants to put this development in this location can come out to the neighborhood any time and pick litter out of folk's shrubbery and help sweep up broken glass and charred furniture out of the street...no kidding.

Expand student housing on Cal Poly property but expand it well away from the neighborhoods that already have their hands full from September to June. There is not a single person in the Alta Vista Neighborhood Association who has not witnessed first hand the kind of impacts, which I've described above; impacts that students can and do have on residential neighborhoods. We can have forums and discussions until the cows come home but it's not going to change the fact that some college students routinely engage in behavior that negatively impacts neighbors in a significant way. Believe me we're doing the best we can with it out here in the trenches. Don't load us up with any more please.

If Cal Poly wants to be a good neighbor then Cal Poly will understand the need to place student housing well away from residential neighborhoods and act accordingly.

Gordon Phares

Kentucky Street (might as well be ground zero)

-----Original Message-----

From: Jeff Eidelman [mailto:jeffe@sbglobal.net]

The addresses:

Nicole Carter

SWCA Environmental Consultants

1422 Monterey St. Suite 200

SLO 93401

or email

ncarter@swca.com

do it today!

:)

9.3.2.10 Response to Emails from Rich Barbarita

Comment No.	Response
RBa-1	This information is included in the record for consideration by the Trustees and other decision-makers.
RBa-2	This information is included in the record for consideration by the Trustees and other decision-makers.

From: [Craig Losee](#)
To: jwellner@calpoly.edu
Cc: [Nicole Carter](#)
Subject: Student Housing Solution?
Date: Tuesday, December 03, 2013 11:31:20 AM
Attachments: [3141_001.pdf](#)
[805727.pdf](#)

Good meeting last night. I think the general consensus is to provide a long range plan update now not later. The University is planning to add up to 5000 students over the next 10 years. You have over 6500 existing beds. That will meet your freshman enrollment going forward. You should make a private public investment now on a new village located on the interior of the campus for senior level students(i.e. 2-5Th year) with all amenities available. I have resources and investors that could accomplish this. Thank you and good luck,

CL-1

Craig Losee, REALTOR®
License # 01059525
Commercial/Residential/Vacant Land
The Real Estate Group of San Luis Obispo
San Luis Obispo, CA 93401
(805)541-2888-Office
(805)235-1736 - Cell
craiglosee@hotmail.com

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS

I Think it would be important to explore a private investment into this eqoction to build out up to 3000 units on campus. These uniti would be coculable at market rates on a supply and demand basis. Percentage of all income going towards Cal Poly as a fee. This "village" would be designed for Second - 5th year students. All Dorms currently in use would be coculable for incoming Freshmen. Thus reaching all your goals. I have private investors ready to cooperate

CL-1
(continued)

OPTIONAL Please check here if you would like to be contacted for additional follow up.


NAME Craig M. Losee
EMAIL Craig@realestategroup.com
ADDRESS 962 Mill St. SLO
PHONE (805) 235-1736



COMMUNITY OPEN FORUM




Craig Losee
REALTOR®
License # 01059525
Commercial/Residential
Vacant Land
The Real Estate Group
of San Luis Obispo
San Luis Obispo,
CA 93401
Office (805)541-2888
Cell (805)235-1736
craig@realestategroup.com



SAN LUIS OBISPO, CA


1340 TAFT ST.



I am very excited to announce the finest mixed-use project available in San Luis Obispo. Please view <http://slomixeduse.com> to view this outstanding and thoughtfully designed approved project walking distance to Cal Poly. If you have any questions or would like to discuss an offer, please call anytime.

THE HAPPIEST PLACE IN NORTH AMERICA

San Luis Obispo is a destination rich in history and known for its unique mix of culture, wellness, and outdoor activities. San Luis Obispo is the nostalgic all-American town, home to the Mission San Luis Obispo de Tolosa, Cal Poly University, world-famous Thursday Night Farmers' Market, and Bubblegum Alley. San Luis Obispo features a visitor friendly walkable downtown with the area's best restaurants and shops.



9.3.2.11 Response to Email and Letter from Craig Losee

Comment No.	Response
CL-1	Please refer to MR-5.

From: [Gordon Phares](#)
To: [Nicole Carter](#); [jwellner@calpoly.edu](#)
Cc: [Claudia & Fred Andersen](#); [Chet and Dorothy Brunson](#); [Richard Barbarita](#); [Doreen Case](#); [Stephanie & Terry Conner](#); [Nora & Timothy Dolan](#); [Debbie Enterante](#); [John & Katie Evans](#); [Kim Gibson](#); [robb gott](#); [Dee & Frank Jakes](#); [Edith Jakes](#); [Chuck & Lois Greenall](#); [Rusty & Michelle Hael](#); [Norma Jones](#); [Toney Ledford](#); [sherry Lewis](#); [David & Suzanne Lord](#); [Jan Marx](#); [Isabel & Sid Marques](#); [Donna Nash](#); [Sandi Pardini](#); [Christine & Dominic Perello](#); [Bonnie Rasmussen & Harold Ehlers](#); [Vanessa Rizzo](#); [Tim Townley](#); [Patrick Vaughan](#); [Anne E. Walling](#); [Sharon Whitney](#); [Lindsay Alicia Wilcox](#); [Rebecca & John Keisler](#); [Carol Winger](#); [Kathy apRoberts](#); [Terry Elfrink](#); [Linda White](#); [Linda & Roger Bishop](#); [Joe Arsenio](#); [Terry Gonzalez](#); [Sandra Rowley](#); [Jeff Eidelman](#); [Karen Adler](#)
Subject: EIR student housing etc.
Date: Tuesday, December 03, 2013 2:24:50 PM

To the community it concerns, i.e. Cal Poly and residents of the City of San Luis Obispo,

It is inconceivable that student housing (dorms) in the concentration being suggested, be located adjacent to a mixed-use residential neighborhood. It is inconceivable when you consider the amount of other property Cal Poly could build this on as well as the impacts students have on owner-occupied residential neighborhoods. It is the student impact, the behavior that is not being given the fair weight it deserves in this proposition, and this is why there is significant opposition to the citing of such a huge student residential development in the proposed location.

GP(a)-1

It is my opinion that the single-family residents of the Alta Vista area are already doing a tremendous job in accommodating, tolerating and otherwise dealing with students, young adults, some of whom behave like children. It would be nice if students, especially freshman and sophomores acted like responsible adults but unfortunately this is often not the case. Of course these bad actors don't make up the majority, but there are plenty of them and it doesn't take many to produce just the kind of thing the typical neighborhood doesn't want to see: furniture on top of buildings, burned up furniture in intersections, plenty of broken glass on streets and intersections, poorly managed garbage (the neighborhoods around Cal Poly are heavily infested with rats, all a by product of carelessness (read juvenile/childlike) regard for garbage, litter of all kinds being tossed on the street, (paper, plastic cups, cans, bottles and discarded foodstuffs,) in people's yards and shrubs, noise, noise, noise in the form of loud music, yelling and screaming at all hours of the night, endemic excessive alcohol consumption leading to increased behavioral problems for the whole community, vandalism, theft of property (right out of your yard – nail down any potted plants when school starts in the fall), expect more car traffic, bikes and skateboards... I could continue here but hopefully you're getting a bit of the idea. The neighborhoods around Cal Poly already put up with these things every school year and it's only been through the use of stiff fines and excellent response from the SLOPD that, say an elderly retired person, or a busy mom and dad can pick up the phone and call the police and within fifteen minutes the party is over, the noise is gone and people can get some sleep so they can start their next busy work day in the morning. To ask more of these neighborhoods by planting a giant student housing project adjacent to the neighborhood is just plain wrong. All things considered, it's just plain stupid. Whoever wants to put this development in this location can come out to the neighborhood any time and pick litter out of folk's shrubbery and help sweep up broken glass and charred furniture out of the street...no kidding.

Expand student housing on Cal Poly property but expand it well away from the neighborhoods that already have their hands full from September to June. There is not a single person in the Alta Vista Neighborhood Association who has not witnessed first hand the kind of impacts, which I've described above; impacts that students can and do have on

GP(a)-2

residential neighborhoods. We can have forums and discussions until the cows come home but it's not going to change the fact that some college students routinely engage in behavior that negatively impacts neighbors in a significant way. Believe me we're doing the best we can with it out here in the trenches. Don't load us up with any more please.

If Cal Poly wants to be a good neighbor then Cal Poly will understand the need to place student housing well away from residential neighborhoods and act accordingly.

Gordon Phares
Kentucky Street (might as well be ground zero)

-----Original Message-----
From: Jeff Eidelman [mailto:Jeff@sbglobal.net]

The addresses:
Nicole Carter
SWCA Environmental Consultants
1422 Monterey St. Suite 200
SLO 93401
or email
ncarter@swca.com
do it today!
:)

**GP(a)-2
(continued)**

9.3.2.12 Response to Email from Gordon Phares

Comment No.	Response
GP(a)-1	Alternate locations are addressed in Chapter 5, Alternatives Analysis, of the EIR. Impacts related to nuisances are addressed throughout the EIR. Please refer to MR-2 regarding noted existing and potential nuisances. Comments and concerns are being included in the record and will be considered by the Trustees and other project decision-makers.
GP(a)-2	Alternate locations are addressed in Chapter 5, Alternatives Analysis, of the EIR.

From: [Linda White](#)
To: [Gordon Phares](#)
Cc: [Nicole Carter](#); [Justin Lloyd Wellner](#); [Claudia & Fred Andersen](#); [Chet and Dorothy Brunson](#); [Richard Barbarita](#); [Doreen Case](#); [Stephanie & Terry Conner](#); [Nora & Timothy Dolan](#); [Debbie Enterante](#); [John & Katie Evans](#); [Kim Gibson](#); [robb gott](#); [Dee & Frank Jakes](#); [Edith Jakes](#); [Chuck & Lois Greenall](#); [Rusty & Michelle Hael](#); [Norma Jones](#); [Toney Ledford](#); [sherry lewis](#); [David & Suzanne Lord](#); [Jan Marx](#); [Isabel & Sid Marques](#); [Donna Nash](#); [Sandi Pardini](#); [Christine & Dominic Perello](#); [Bonnie Rasmussen & Harold Ehlers](#); [Vanessa Rizzo](#); [Tim Townley](#); [Patrick Vaughan](#); [Anne E. Walling](#); [Sharon Whitney](#); [Lindsay Alicia Wilcox](#); [Rebecca & John Keisler](#); [Carol Winger](#); [Kathy apRoberts](#); [Terry Elfrink](#); [Linda & Roger Bishop](#); [Joe Arsenio](#); [Terry Gonzalez](#); [Sandra Rowley](#); [Jeff Fideiman](#); [Karen Adler](#)
Subject: Re: EIR student housing etc.
Date: Tuesday, December 03, 2013 3:36:10 PM

I agree with everything that Gordon states. I wonder if we should have a two-pronged plan. In addition to addressing the EIR which is time sensitive we also work at getting the city to enforce the ordinances and laws already in place. I talked with the woman in charge of the city police SNAP program (I can't find her name right now) and also the code enforcement gal (whose name is also lost somewhere on my desk). It seems that there is no overall coordination. Each program does it's own thing. I would like to see the Alta Vista/Monterey Heights group meet with the University Chief who was at the meeting last night and also the appropriate city police representative. The decrease in arrests was impressive but how many were let go because the ER was full or there is too much paperwork? What percentage of nuisance calls do the police actually respond to? How many of those are warned? cited? arrested? I think that we need to discuss the attitude of the dispatchers; ask how many officers would be needed to mitigate the problems we have now and how many they would need with the increased student population. About 7 years ago a policeman responded to a traffic accident in front of my house (2077 Slack) my neighbor gave this policeman her statement with a wine glass in her hand. He told her that there was a law against drinking in her front yard. If that is true, we should be able to easily rid the neighborhood of beer pong. If the students knew that they were not going to get away with anything they would stop trying. Perhaps we need a "no tolerance" policy from September through March (or perhaps a few years) and then when the students realize that there are consequences to these actions, they will grow up.

I've gone on too long but this is something that I have been thinking about a lot---at night when I can't sleep for all of the parties or as I walk the street picking up the debris from the parties.

Linda White

On Tue, Dec 3, 2013 at 2:24 PM, Gordon Phares <gphares@pacbell.net> wrote:

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LW(a)-1

why there is significant opposition to the citing of such a huge student residential development in the proposed location.

It is my opinion that the single-family residents of the Alta Vista area are already doing a tremendous job in accommodating, tolerating and otherwise dealing with students, young adults, some of whom behave like children. It would be nice if students, especially freshman and sophomores acted like responsible adults but unfortunately this is often not the case. Of course these bad actors don't make up the majority, but there are plenty of them and it doesn't take many to produce just the kind of thing the typical neighborhood doesn't want to see: furniture on top of buildings, burned up furniture in intersections, plenty of broken glass on streets and intersections, poorly managed garbage (the neighborhoods around Cal Poly are heavily infested with rats, all a by product of careless (read juvenile/childlike) regard for garbage, litter of all kinds being tossed on the street, (paper, plastic cups, cans, bottles and discarded foodstuffs,) in people's yards and shrubs, noise, noise, noise in the form of loud music, yelling and screaming at all hours of the night, endemic excessive alcohol consumption leading to increased behavioral problems for the whole community, vandalism, theft of property (right out of your yard – nail down any potted plants when school starts in the fall), expect more car traffic, bikes and skateboards....I could continue here but hopefully you're getting a bit of the idea. The neighborhoods around Cal Poly already put up with these things every school year and it's only been through the use of stiff fines and excellent response from the SLOPD that, say an elderly retired person, or a busy mom and dad can pick up the phone and call the police and within fifteen minutes the party is over, the noise is gone and people can get some sleep so they can start their next busy work day in the morning. To ask more of these neighborhoods by planting a giant student housing project adjacent to the neighborhood is just plain wrong. All things considered, it's just plain stupid. Whoever wants to put this development in this location can come out to the neighborhood any time and pick litter out of folk's shrubbery and help sweep up broken glass and charred furniture out of the street... no kidding.

Expand student housing on Cal Poly property but expand it well away from the neighborhoods that already have their hands full from September to June. There is not a single person in the Alta Vista Neighborhood Association who has not witnessed first hand the kind of impacts, which I've described above; impacts that students can and do have on residential neighborhoods. We can have forums and discussions until the cows come home but it's not going to change the fact that some college students routinely engage in behavior that negatively impacts neighbors in a significant way. Believe me we're doing the best we can with it out here in the trenches. Don't load us up with any more please.

If Cal Poly wants to be a good neighbor then Cal Poly will understand the need to place student housing well away from residential neighborhoods and act accordingly.

Gordon Phares

Kentucky Street (might as well be ground zero)

-----Original Message-----

From: Jeff Eidelman [mailto:Jeffe@sbcglobal.net]

The addresses:

Nicole Carter

SWCA Environmental Consultants

1422 Monterey St. Suite 200

SLO 93401

or email

ncarter@swca.com

do it today!

:)

9.3.2.13 Response to Email from Linda White

Comment No.	Response
LW(a)-1	Please refer to MR-2 regarding noted existing and potential nuisances. Comments are being included in the record and will be considered by the Trustees and other project decision-makers.

From: sharon@sharonwhitney.com
To: Gordon Phares
Cc: [Nicole Carter](mailto:nicolecarter@calpoly.edu); jwellner@calpoly.edu; [Claudia & Fred Andersen](mailto:claudia.andersen@gmail.com); [Chet and Dorothy Brunson](mailto:chetanddorothy@fix.net); [Richard Barbarita](mailto:richard.barbarita@gmail.com); [Doreen Case](mailto:doreencase@att.net); [Stephanie & Terry Conner](mailto:stephanie.terry@charter.net); [Nora & Timothy Dolan](mailto:nora.timothy@yahoo.com); [Debbie Enterante](mailto:debbie.enterante@att.net); [John & Katie Evans](mailto:john.katie@charter.net); [Kim Gibson](mailto:kimgibson@gmail.com); [robb gott](mailto:robb.gott@gmail.com); [Dee & Frank Jakes](mailto:dee.frank@fix.net); [Edith Jakes](mailto:edith.jakes@gmail.com); [Chuck & Lois Greenall](mailto:chuck.lois@greenall.com); [Rusty & Michelle Hael](mailto:rusty.michelle@hael.com); [Norma Jones](mailto:norma.jones@ledford.com); [Toney Ledford](mailto:toney.ledford@sherrylewis.com); [sherry lewis](mailto:sherry.lewis@lord.com); [David & Suzanne Lord](mailto:david.suzanne@lord.com); [Jan Marx](mailto:jan.marx@marx.com); [Isabel & Sid Marques](mailto:isabel.sid@marques.com); [Donna Nash](mailto:donna.nash@pardini.com); [Sandi Pardini](mailto:sandi.pardini@perello.com); [Christine & Dominic Perello](mailto:christine.dominic@perello.com); [Bonnie Rasmussen & Harold Ehlers](mailto:bonnie.rasmussen@ehlers.com); [Vanessa Rizzo](mailto:vanessa.rizzo@gmail.com); [Tim Townlev](mailto:tim.townlev@gmail.com); [Patrick Vaughan](mailto:patrick.vaughan@walling.com); [Anne E. Walling](mailto:anne.e.walling@gmail.com); [Sharon Whitney](mailto:sharon.whitney@gmail.com); [Lindsay Alicia Wilcox](mailto:lindsay.alicia@wilcox.com); [Rebecca & John Keisler](mailto:rebecca.john@keisler.com); [Carol Winger](mailto:carol.winger@roberts.com); [Kathy apRoberts](mailto:kathy.aproberts@elfrink.com); [Terry Elfrink](mailto:terry.elfrink@gmail.com); [Linda White](mailto:linda.white@bishop.com); [Linda & Roger Bishop](mailto:linda.roger@bishop.com); [Joe Arsenio](mailto:joearsenio@gmail.com); [Terry Gonzalez](mailto:terry.gonzalez@gmail.com); [Sandra Rowlev](mailto:sandra.rowlev@gmail.com); [Jeff Fideiman](mailto:jeff.fidelman@gmail.com); [Karen Adler](mailto:karen.adler@gmail.com)
Subject: Re: EIR student housing etc.
Date: Tuesday, December 03, 2013 2:46:16 PM

Gordon,

We all understand those negative cumulative impacts because, as you say, we are at ground zero. We all recognize those impacts will become greater with increased enrollment.

In my opinion, most of that bad behavior is invited by off-campus activities and off-campus students with their irresponsible approach to alcohol. I do believe Cal Poly is implementing policies to mitigate those bad behaviors, and I believe on-campus housing is definitely part of the solution. I oppose increased enrollment, but I do not oppose on-campus housing for current enrollment.

We all know Cal Poly has a long way to go to improve things with the town and neighborhoods as far as bad-behaving students goes.

Location of the dorm is a separate issue. Location is unlikely to increase bad behavior. If the location is wrong (and I agree it is), we need to focus more on negative impacts on the community and neighborhoods not caused by bad behavior but by location itself--effects like those addressed in the EIR. The issue has to be: Is the EIR an adequate discussion of those effects? If not, why not? The EIR cannot change bad behavior, and we should not expect that of the EIR.

Sharon Whitney

----- Original Message -----

Subject: EIR student housing etc.
 From: "Gordon Phares" <gphares@pacbell.net>
 Date: Tue, December 3, 2013 2:24 pm
 To: ncarter@swca.com
jwellner@calpoly.edu
 Cc: "Claudia & Fred Andersen" <andersen.claudia.49@gmail.com>
 "Chet and Dorothy Brunson" <backroads@fix.net>
 "Richard Barbarita" <richard.barbarita@gmail.com>
 "Doreen Case" <hdcase@att.net>
 "Stephanie & Terry Conner" <tc9_rugby@charter.net>
 "Nora & Timothy Dolan" <nkabat@yahoo.com>
 "Debbie Enterante" <denterante@att.net>
 "John & Katie Evans" <jevansslo@charter.net>
 "Kim Gibson" <kimgibsonslo@gmail.com>
 "robb gott" <halfpricetutors@gmail.com>

SW(a)-1

"Dee & Frank Jakes" <frankdeej@gmail.com>
"Edith Jakes" <jkjemj@hotmail.com>
"Chuck & Lois Greenall" <c.greenall@sbcglobal.net>
"Rusty & Michelle Hael" <njmslo19@aol.com>
"Norma Jones" <grandma731@gmail.com>
"Toney Ledford" <toneyledford@sbcglobal.net>
"sherry lewis" <picky@slonet.org>
"David & Suzanne Lord" <suzannelord37@gmail.com>
"Jan Marx" <janmarx@stanfordalumni.org>
"Isabel & Sid Marques" <isiesid@aol.com>
"Donna Nash" <donnaash@charter.net>
"Sandi Pardini" <sandipardini@sbcglobal.net>
"Christine & Dominic Perello" <dperello88@gmail.com>
"Bonnie Rasmussen & Harold Ehlers" <hlehlrs@aol.com>
"Vanessa Rizzo" <vantrizzo@gmail.com>
"Tim Townley" <tim@cometrealty.com>
"Patrick Vaughan" <patshere@charter.net>
"Anne E. Walling" <awalling@charter.net>
"Sharon Whitney" <sharon@sharonwhitney.com>
"Lindsay Alicia Wilcox" <lindsayalicia.wilcox@gmail.com>
"Rebecca & John Keisler" <rebjon50@hotmail.com>
"Carol Winger" <dcwinger@charter.net>
"Kathy apRoberts" <kaproberts@gmail.com>
"Terry Elfrink" <slofrink@gmail.com>
"Linda White" <lindaleewhite15@gmail.com>
"Linda & Roger Bishop" <oneslonurse@gmail.com>
"Joe Arsenio" <jta2@comcast.net>
"Terry Gonzalez" <alltraditions@att.net>
"Sandra Rowley" <macsar99@yahoo.com>
"Jeff Eidelman" <Jefffe@sbcglobal.net>
"Karen Adler" <fudge805@charter.net>

Gordon Phares wrote:

- > To the community it concerns, i.e. Cal Poly and residents of the City of San
- > Luis Obispo,
- >
- > It is inconceivable that student housing (dorms) in the concentration being
- > suggested, be located adjacent to a mixed-use residential neighborhood. It
- > is inconceivable when you consider the amount of other property Cal Poly
- > could build this on as well as the impacts students have on owner-occupied
- > residential neighborhoods. It is the student impact, the behavior that is
- > not being given the fair weight it deserves in this proposition, and this is
- > why there is significant opposition to the citing of such a huge student
- > residential development in the proposed location.
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- > It is my opinion that the single-family residents of the Alta Vista area are
- > already doing a tremendous job in accommodating, tolerating and otherwise
- > dealing with students, young adults, some of whom behave like children. It
- > would be nice if students, especially freshman and sophomores acted like

- > responsible adults but unfortunately this is often not the case. Of course
- > these bad actors don't make up the majority, but there are plenty of them
- > and it doesn't take many to produce just the kind of thing the typical
- > neighborhood doesn't want to see: furniture on top of buildings, burned up
- > furniture in intersections, plenty of broken glass on streets and
- > intersections, poorly managed garbage (the neighborhoods around Cal Poly are
- > heavily infested with rats, all a by product of careless (read
- > juvenile/childlike) regard for garbage, litter of all kinds being tossed on
- > the street, (paper, plastic cups, cans, bottles and discarded foodstuffs,)
- > in people's yards and shrubs, noise, noise, noise in the form of loud music,
- > yelling and screaming at all hours of the night, endemic excessive alcohol
- > consumption leading to increased behavioral problems for the whole
- > community, vandalism, theft of property (right out of your yard – nail down
- > any potted plants when school starts in the fall), expect more car traffic,
- > bikes and skateboards....I could continue here but hopefully you're getting a
- > bit of the idea. The neighborhoods around Cal Poly already put up with
- > these things every school year and it's only been through the use of stiff
- > fines and excellent response from the SLOPD that, say an elderly retired
- > person, or a busy mom and dad can pick up the phone and call the police and
- > within fifteen minutes the party is over, the noise is gone and people can
- > get some sleep so they can start their next busy work day in the morning.
- > To ask more of these neighborhoods by planting a giant student housing
- > project adjacent to the neighborhood is just plain wrong. All things
- > considered, it's just plain stupid. Whoever wants to put this development
- > in this location can come out to the neighborhood any time and pick litter
- > out of folk's shrubbery and help sweep up broken glass and charred furniture
- > out of the street...no kidding.
- >
- > Expand student housing on Cal Poly property but expand it well away from the
- > neighborhoods that already have their hands full from September to June.
- > There is not a single person in the Alta Vista Neighborhood Association who
- > has not witnessed first hand the kind of impacts, which I've described
- > above; impacts that students can and do have on residential neighborhoods.
- > We can have forums and discussions until the cows come home but it's not
- > going to change the fact that some college students routinely engage in
- > behavior that negatively impacts neighbors in a significant way. Believe me
- > we're doing the best we can with it out here in the trenches. Don't load us
- > up with any more please.
- >
- > If Cal Poly wants to be a good neighbor then Cal Poly will understand the
- > need to place student housing well away from residential neighborhoods and
- > act accordingly.
- >
- > Gordon Phares
- > Kentucky Street (might as well be ground zero)
- >
- > -----Original Message-----
- >
- > From: Jeff Eidelman [mailto:JeffE@sbcglobel.net]
- >

- > The addresses:
- > Nicole Carter
- > SWCA Environmental Consultants
- > 1422 Monterey St. Suite 200
- > SLO 93401
- > or email
- > ncarter@swca.com <mailto:ncarter@swca.com>
- > do it today!
- > :)
- >
- >

From: sharon@sharonwhitney.com
To: [Linda White](mailto:Linda.White)
Cc: [Gordon Phares](#); [Nicole Carter](#); [Justin Lloyd Wellner](#); [Claudia & Fred Andersen](#); [Chet and Dorothy Brunson](#); [Richard Barbarita](#); [Doreen Case](#); [Stephanie & Terry Conner](#); [Nora & Timothy Dolan](#); [Debbie Enterante](#); [John & Katie Evans](#); [Kim Gibson](#); [robb gott](#); [Dee & Frank Jakes](#); [Edith Jakes](#); [Chuck & Lois Greenall](#); [Rusty & Michelle Hael](#); [Norma Jones](#); [Toney Ledford](#); [sherry lewis](#); [David & Suzanne Lord](#); [Jan Marx](#); [Isabel & Sid Marques](#); [Donna Nash](#); [Sandi Pardini](#); [Christine & Dominic Perello](#); [Bonnie Rasmussen & Harold Ehlers](#); [Vanessa Rizzo](#); [Tim Townley](#); [Patrick Vaughan](#); [Anne E. Walling](#); [Sharon Whitney](#); [Lindsay Alicia Wilcox](#); [Rebecca & John Keisler](#); [Carol Winger](#); [Kathy apRoberts](#); [Terry Elfrink](#); [Linda & Roger Bishop](#); [Joe Arsenio](#); [Terry Gonzalez](#); [Sandra Rowley](#); [Jeff Fideiman](#); [Karen Adler](#)
Subject: Re: EIR student housing etc.
Date: Tuesday, December 03, 2013 3:44:46 PM

Linda and all,

I agree the ordinance enforcement issues are separate from the EIR issues. However, there is no need to form an organization to deal with code enforcement issues; one already exists. It's called RQN--Residents for Quality Neighborhoods. RQN's Board meets every month--3rd Wed at 2 pm at Methodist Church. It's been monitoring these issues for years. Come see what we do!

SW(a)-2

And police enforcement begins with us--calling the ordinance violations in.

Sharon

----- Original Message -----

Subject: Re: EIR student housing etc.
From: "Linda White" <lindaleewhite15@gmail.com>
Date: Tue, December 3, 2013 3:35 pm
To: "Gordon Phares" <gphares@pacbell.net>
Cc: ncarter@swca.com
"Justin Lloyd Wellner" <jwellner@calpoly.edu>
"Claudia & Fred Andersen" <andersen.claudia.49@gmail.com>
"Chet and Dorothy Brunson" <backroads@fix.net>
"Richard Barbarita" <richard.barbarita@gmail.com>
"Doreen Case" <hdcase@att.net>
"Stephanie & Terry Conner" <tc9_rugby@charter.net>
"Nora & Timothy Dolan" <nkabat@yahoo.com>
"Debbie Enterante" <denterante@att.net>
"John & Katie Evans" <jevansslo@charter.net>
"Kim Gibson" <kimgibsonslo@gmail.com>
"robb gott" <halfpricetutors@gmail.com>
"Dee & Frank Jakes" <frankdeej@gmail.com>
"Edith Jakes" <jkjemj@hotmail.com>
"Chuck & Lois Greenall" <c.greenall@sbcglobal.net>
"Rusty & Michelle Hael" <njmslo19@aol.com>
"Norma Jones" <grandma731@gmail.com>
"Toney Ledford" <toneyledford@sbcglobal.net>
"sherry lewis" <picky@slonet.org>
"David & Suzanne Lord" <suzannelord37@gmail.com>
"Jan Marx" <janmarx@stanfordalumni.org>
"Isabel & Sid Marques" <isiesid@aol.com>

"Donna Nash" <donnaash@charter.net>
"Sandi Pardini" <sandipardini@sbcglobal.net>
"Christine & Dominic Perello" <dperello88@gmail.com>
"Bonnie Rasmussen & Harold Ehlers" <hlehlrs@aol.com>
"Vanessa Rizzo" <vantrizzo@gmail.com>
"Tim Townley" <tim@cometrealty.com>
"Patrick Vaughan" <patshere@charter.net>
"Anne E. Walling" <awalling@charter.net>
"Sharon Whitney" <sharon@sharonwhitney.com>
"Lindsay Alicia Wilcox" <lindsayalicia.wilcox@gmail.com>
"Rebecca & John Keisler" <rebjon50@hotmail.com>
"Carol Winger" <dcwinger@charter.net>
"Kathy apRoberts" <kaproberts@gmail.com>
"Terry Elfrink" <slofrink@gmail.com>
"Linda & Roger Bishop" <oneslonurse@gmail.com>
"Joe Arsenio" <jta2@comcast.net>
"Terry Gonzalez" <alltraditions@att.net>
"Sandra Rowley" <macsar99@yahoo.com>
"Jeff Eidelman" <Jefffe@sbcglobal.net>
"Karen Adler" <fudge805@charter.net>

Linda White wrote:

> I agree with everything that Gordon states. I wonder if we should have a
> two-pronged plan. In addition to addressing the EIR which is time sensitive
> we also work at getting the city to enforce the ordinances and laws already
> in place. I talked with the woman in charge of the city police SNAP program
> (I can't find her name right now) and also the code enforcement gal (whose
> name is also lost somewhere on my desk). It seems that there is no overall
> coordination. Each program does it's own thing. I would like to see the
> Alta Vista/Monterey Heights group meet with the University Chief who was at
> the meeting last night and also the appropriate city police representative.
> The decrease in arrests was impressive but how many were let go because the
> ER was full or there is too much paperwork? What percentage of nuisance
> calls do the police actually respond to? How many of those are warned?
> cited? arrested? I think that we need to discuss the attitude of the
> dispatchers; ask how many officers would be needed to mitigate the problems
> we have now and how many they would need with the increased student
> population. About 7 years ago a policeman responded to a traffic accident
> in front of my house (2077 Slack) my neighbor gave this policeman her
> statement with a wine glass in her hand. He told her that there was a law
> against drinking in her front yard. If that is true, we should be able to
> easily rid the neighborhood of beer pong. If the students knew that they
> were not going to get away with anything they would stop trying. Perhaps we
> need a "no tolerance" policy from September through March (or perhaps a few
> years) and then when the students realize that there are consequences to
> these actions, they will grow up.
>
> I've gone on too long but this is something that I have been thinking about
> a lot---at night when I can't sleep for all of the parties or as I walk the

> street picking up the debris from the parties.
>
> Linda White
>
>
>
> On Tue, Dec 3, 2013 at 2:24 PM, Gordon Phares <gphares@pacbell.net> wrote:
>
>> To the community it concerns, i.e. Cal Poly and residents of the City of
>> San Luis Obispo,
>>
>>
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>> Poly already put up with these things every school year and it's only been
>> through the use of stiff fines and excellent response from the SLOPD that,
>> say an elderly retired person, or a busy mom and dad can pick up the phone
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>> need to place student housing well away from residential neighborhoods and
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>> Gordon Phares
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>> Kentucky Street (might as well be ground zero)
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>>
>>
>> -----Original Message-----
>> *From:* Jeff Eidelman [mailto:Jefffe@sbcglobal.net]
>>
>>
>> The addresses:
>>
>> Nicole Carter
>>
>> SWCA Environmental Consultants
>>
>> 1422 Monterey St. Suite 200
>>
>> SLO 93401
>>
>> or email
>>
>> ncarter@swca.com

>>
>> do it today!
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>> :)
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>>
>

From: sharon@sharonwhitney.com
To: [Rich Barbarita](mailto:Rich.Barbarita)
Cc: [Gordon Phares](mailto:Gordon.Phares); [Nicole Carter](mailto:Nicole.Carter); jwellner; [Claudia & Fred Andersen](mailto:Claudia.Fred.Andersen); [Chet and Dorothy Brunson](mailto:Chet.and.Dorothy.Brunson); [Doreen Case](mailto:Doreen.Case); [Stephanie & Terry Conner](mailto:Stephanie.Terry.Conner); [Nora & Timothy Dolan](mailto:Nora.Timothy.Dolan); [Debbie Enterante](mailto:Debbie.Enterante); [John & Katie Evans](mailto:John.Katie.Evans); [Kim Gibson](mailto:Kim.Gibson); [robb gott](mailto:robb.gott); [Dee & Frank Jakes](mailto:Dee.Frank.Jakes); [Edith Jakes](mailto:Edith.Jakes); [Chuck & Lois Greenall](mailto:Chuck.Loiz.Greenall); [Rusty & Michelle Hael](mailto:Rusty.Michelle.Hael); [Norma Jones](mailto:Norma.Jones); [Toney Ledford](mailto:Toney.Ledford); [sherry lewis](mailto:sherry.lewis); [David & Suzanne Lord](mailto:David.Suzanne.Lord); [Jan Marx](mailto:Jan.Marx); [Isabel & Sid Marques](mailto:Isabel.Sid.Marques); [Donna Nash](mailto:Donna.Nash); [Sandi Pardini](mailto:Sandi.Pardini); [Christine & Dominic Perello](mailto:Christine.Dominic.Perello); [Bonnie Rasmussen & Harold Ehlers](mailto:Bonnie.Rasmussen.Harold.Ehlers); [Vanessa Rizzo](mailto:Vanessa.Rizzo); [Tim Townley](mailto:Tim.Townley); [Patrick Vaughan](mailto:Patrick.Vaughan); [Anne E. Walling](mailto:Anne.E.Walling); [Sharon Whitney](mailto:Sharon.Whitney); [Lindsay Alicia Wilcox](mailto:Lindsay.Alicia.Wilcox); [Rebecca & John Keisler](mailto:Rebecca.John.Keisler); [Carol Winger](mailto:Carol.Winger); [Kathy apRoberts](mailto:Kathy.ap.Roberts); [Terry Elfrink](mailto:Terry.Elfrink); [Linda White](mailto:Linda.White); [Linda & Roger Bishop](mailto:Linda.Roger.Bishop); [Joe Arsenio](mailto:Joe.Arsenio); [Terry Gonzalez](mailto:Terry.Gonzalez); [Sandra Rowley](mailto:Sandra.Rowley); [Jeff Fidelman](mailto:Jeff.Fidelman); [Karen Adler](mailto:Karen.Adler)
Subject: Re: EIR student housing etc.
Date: Tuesday, December 03, 2013 11:47:21 PM

So far, I see I am outnumbered in response to Gordon's letter. Frankly, I think it is the wrong approach. It has way too much focus on bad behavior and too little other reasoning to back up why we oppose dorm where it is being proposed. In my opinion, they are two different issues. But, again, I see I am outnumbered so far.

SW(a)-3

----- Original Message -----

Subject: Re: EIR student housing etc.
From: "Rich Barbarita" <richard.barbarita@gmail.com>
Date: Tue, December 3, 2013 9:25 pm
To: "Gordon Phares" <gphares@pacbell.net>
Cc: ncarter@swca.com
jwellner@calpoly.edu
"Claudia & Fred Andersen" <andersen.claudia.49@gmail.com>
"Chet and Dorothy Brunson" <backroads@fix.net>
"Doreen Case" <hdcase@att.net>
"Stephanie & Terry Conner" <tc9_rugby@charter.net>
"Nora & Timothy Dolan" <nkabat@yahoo.com>
"Debbie Enterante" <denterante@att.net>
"John & Katie Evans" <jevansslo@charter.net>
"Kim Gibson" <kimgibsonslo@gmail.com>
"robb gott" <halfpricetutors@gmail.com>
"Dee & Frank Jakes" <frankdeej@gmail.com>
"Edith Jakes" <jkjemj@hotmail.com>
"Chuck & Lois Greenall" <c.greenall@sbcglobal.net>
"Rusty & Michelle Hael" <njmslo19@aol.com>
"Norma Jones" <grandma731@gmail.com>
"Toney Ledford" <toneyledford@sbcglobal.net>
"sherry lewis" <picky@slonet.org>
"David & Suzanne Lord" <suzannelord37@gmail.com>
"Jan Marx" <janmarx@stanfordalumni.org>
"Isabel & Sid Marques" <isiesid@aol.com>
"Donna Nash" <donnanash@charter.net>
"Sandi Pardini" <sandipardini@sbcglobal.net>
"Christine & Dominic Perello" <dperello88@gmail.com>
"Bonnie Rasmussen & Harold Ehlers" <[hlehlrs@aol.com](mailto:hlehlers@aol.com)>
"Vanessa Rizzo" <vantrizzo@gmail.com>
"Tim Townley" <tim@cometrealty.com>
"Patrick Vaughan" <patshere@charter.net>
"Anne E. Walling" <awalling@charter.net>

"Sharon Whitney" <sharon@sharonwhitney.com>
"Lindsay Alicia Wilcox" <lindsayalicia.wilcox@gmail.com>
"Rebecca & John Keisler" <rebjon50@hotmail.com>
"Carol Winger" <dcwinger@charter.net>
"Kathy apRoberts" <kaproberts@gmail.com>
"Terry Elfrink" <slofrink@gmail.com>
"Linda White" <lindaleewhite15@gmail.com>
"Linda & Roger Bishop" <oneslonurse@gmail.com>
"Joe Arsenio" <jta2@comcast.net>
"Terry Gonzalez" <alltraditions@att.net>
"Sandra Rowley" <macsar99@yahoo.com>
"Jeff Eidelman" <Jefffe@sbcglobal.net>
"Karen Adler" <fudge805@charter.net>

Rich Barbarita wrote:

> Gordon,
> I applaud you for this fabulous letter. Wouldn't it be energizing to see this as full page open letter to the Board of Trustees In the newspaper?
> I suggest it be done again and again to maximize impact and call everyone's attention to the damage the University is about to do. Don't forget to utilize the internet, web pages and blogs.
> These messages need to land on the desks of the State University Board of Trustees. Are they aware of the real problem being ignored by the various bodies bent on moving along with The Master Plan?
> Has Alta Vista and other residential groups ever considered raising and spending important amounts of MONEY to accomplishing these goals and protect the community?
> I'd be happy to be the first to donate to a fund that is used for such a cause.
> Richard Barbarita
>
> Sent from my iPhone
>
>> On Dec 3, 2013, at 5:24 PM, "Gordon Phares" <gphares@pacbell.net> wrote:
>>
>> To the community it concerns, i.e. Cal Poly and residents of the City of San Luis Obispo,
>>
>> It is inconceivable that student housing (dorms) in the concentration being suggested, be located adjacent to a mixed-use residential neighborhood. It is inconceivable when you consider the amount of other property Cal Poly could build this on as well as the impacts students have on owner-occupied residential neighborhoods. It is the student impact, the behavior that is not being given the fair weight it deserves in this proposition, and this is why there is significant opposition to the citing of such a huge student residential development in the proposed location.
>>
>> It is my opinion that the single-family residents of the Alta Vista area are already doing a tremendous job in accommodating, tolerating and otherwise dealing with students, young adults, some of whom behave like children. It would be nice if students, especially freshman and sophomores acted like responsible adults but unfortunately this is often not the case. Of course these bad actors don't make up the majority, but there are plenty of them and it doesn't take many to produce just the kind of thing the typical neighborhood doesn't want to

see: furniture on top of buildings, burned up furniture in intersections, plenty of broken glass on streets and intersections, poorly managed garbage (the neighborhoods around Cal Poly are heavily infested with rats, all a by product of careless (read juvenile/childlike) regard for garbage, litter of all kinds being tossed on the street, (paper, plastic cups, cans, bottles and discarded foodstuffs,) in people's yards and shrubs, noise, noise, noise in the form of loud music, yelling and screaming at all hours of the night, endemic excessive alcohol consumption leading to increased behavioral problems for the whole community, vandalism, theft of property (right out of your yard – nail down any potted plants when school starts in the fall), expect more car traffic, bikes and skateboards... I could continue here but hopefully you're getting a bit of the idea. The neighborhoods around Cal Poly already put up with these things every school year and it's only been through the use of stiff fines and excellent response from the SLOPD that, say an elderly retired person, or a busy mom and dad can pick up the phone and call the police and within fifteen minutes the party is over, the noise is gone and people can get some sleep so they can start their next busy work day in the morning. To ask more of these neighborhoods by planting a giant student housing project adjacent to the neighborhood is just plain wrong. All things considered, it's just plain stupid. Whoever wants to put this development in this location can come out to the neighborhood any time and pick litter out of folk's shrubbery and help sweep up broken glass and charred furniture out of the street...no kidding.

>>

>> Expand student housing on Cal Poly property but expand it well away from the neighborhoods that already have their hands full from September to June. There is not a single person in the Alta Vista Neighborhood Association who has not witnessed first hand the kind of impacts, which I've described above; impacts that students can and do have on residential neighborhoods. We can have forums and discussions until the cows come home but it's not going to change the fact that some college students routinely engage in behavior that negatively impacts neighbors in a significant way. Believe me we're doing the best we can with it out here in the trenches. Don't load us up with any more please.

>>

>> If Cal Poly wants to be a good neighbor then Cal Poly will understand the need to place student housing well away from residential neighborhoods and act accordingly.

>>

>> Gordon Phares

>> Kentucky Street (might as well be ground zero)

>>

>> -----Original Message-----

>>

From: Jeff Eidelman [mailto:Jefffe@sbcglobal.net]

>>

>> The addresses:

>> Nicole Carter

>> SWCA Environmental Consultants

>> 1422 Monterey St. Suite 200

>> SLO 93401

>> or email

>> ncarter@swca.com

>> do it today!

>> :)

>>

>

see: furniture on top of buildings, burned up furniture in intersections, plenty of broken glass on streets and intersections, poorly managed garbage (the neighborhoods around Cal Poly are heavily infested with rats, all a by product of careless (read juvenile/childlike) regard for garbage, litter of all kinds being tossed on the street, (paper, plastic cups, cans, bottles and discarded foodstuffs,) in people's yards and shrubs, noise, noise, noise in the form of loud music, yelling and screaming at all hours of the night, endemic excessive alcohol consumption leading to increased behavioral problems for the whole community, vandalism, theft of property (right out of your yard – nail down any potted plants when school starts in the fall), expect more car traffic, bikes and skateboards....I could continue here but hopefully you're getting a bit of the idea. The neighborhoods around Cal Poly already put up with these things every school year and it's only been through the use of stiff fines and excellent response from the SLOPD that, say an elderly retired person, or a busy mom and dad can pick up the phone and call the police and within fifteen minutes the party is over, the noise is gone and people can get some sleep so they can start their next busy work day in the morning. To ask more of these neighborhoods by planting a giant student housing project adjacent to the neighborhood is just plain wrong. All things considered, it's just plain stupid. Whoever wants to put this development in this location can come out to the neighborhood any time and pick litter out of folk's shrubbery and help sweep up broken glass and charred furniture out of the street...no kidding.

>>

>> Expand student housing on Cal Poly property but expand it well away from the neighborhoods that already have their hands full from September to June. There is not a single person in the Alta Vista Neighborhood Association who has not witnessed first hand the kind of impacts, which I've described above; impacts that students can and do have on residential neighborhoods. We can have forums and discussions until the cows come home but it's not going to change the fact that some college students routinely engage in behavior that negatively impacts neighbors in a significant way. Believe me we're doing the best we can with it out here in the trenches. Don't load us up with any more please.

>>

>> If Cal Poly wants to be a good neighbor then Cal Poly will understand the need to place student housing well away from residential neighborhoods and act accordingly.

>>

>> Gordon Phares

>> Kentucky Street (might as well be ground zero)

>>

>> -----Original Message-----

>>

From: Jeff Eidelman [mailto:Jefffe@sbcglobal.net]

>>

>> The addresses:

>> Nicole Carter

>> SWCA Environmental Consultants

>> 1422 Monterey St. Suite 200

>> SLO 93401

>> or email

>> ncarter@swca.com

>> do it today!

>> :)

>>

>

9.3.2.14 Response to Email from Sharon Whitney

Comment No.	Response
SW(a)-1	Please refer to MR-2 regarding noted existing and potential nuisances.
SW(a)-2	Comments are being included in the record and will be considered by the Trustees and other project decision-makers.
SW(a)-3	Comments are being included in the record and will be considered by the Trustees and other project decision-makers.

From: [Linda White](#)
To: [Carlyn Christianson](#); [Dan Carpenter](#); [Jan Marx Mayor](#); [John Ashbaugh](#); [Kathy Smith](#); [Betsy Kinsley, President's Chief of Staff](#); [Joel Neel, Director of Planning](#); [Justin Lloyd Wellner, Director of Government and Community Relations](#); [Keith B. Humphrey, VP for Student Affairs](#); [Mark Hunter, Associate VP for Facilities](#); [Nicole Carter](#); [Stan Nosek, Administration and Finance](#)
Subject: CP First Year Student Housing South
Date: Thursday, December 05, 2013 4:01:03 PM

Linda White

2077 Slack Street

San Luis Obispo, CA 93405

(805) 543-8801 Phone & FAX

lindaleewhite15@charter.net

December 4, 2013

I wanted to let you know that you will not be hearing from me for a short while because I am busy reviewing the EIR for the proposed First Year Student Housing South project. This silence on my part in no way changes my feelings about the project which I have listed below:

1. You have chosen the wrong site.
 2. This proposed site is the only CP border that abuts an R-1 residential neighborhood.
 3. We don't want 1400 freshmen in our front yards because of past bad experience.
 4. We realize that these problem students are a small fraction of the whole student body.
 5. We all live in this neighborhood because we have or have had some relationship with CP and we are CP supporters.
 6. We realize that this is a new administration and you seem to be taking a greater interest in students' behavior BUT...
 - a. We who live with your students 24/7 are still plagued with drunken parties. We clean up vomitus, used condoms, underwear, beer cans and bottles, hard liquor bottles, red plastic cups, etc.
 - b. Houses are overcrowded with more than 5 students, trash cans are left out all week, cars are parked on front yard weeds, residents can't park in front of there own houses because students are parked with or without permits, students park over residents' driveways, fences are filled with graffiti missing boards, etc.
- or

LW(b)-1

- c. Garbage, mattresses, and other debris is left out to be hidden in time by weeds.
- d. Students climb on roofs and water tanks to drink and party.
- e. Older residents are reluctant to call police because of retaliation from some students.
- f. Vandalism continues such as bullets in windows, breaking off of rear view mirrors, keying of cars, breaking of windows, etc. Most go unreported because these incidences are so common place.

**LW(b)-1
(continued)**

The EIR is filled with the word, mitigation. It would be easier to grow your student population if you could mitigate the negative effects of the small proportion of students who are causing the majority of problems right now.

Has anyone heard that if you take care of the small things the big things take care of themselves. Perhaps it is time for us to stop turning a blind eye to these “Minor Nuisances” or “Petty Vandalisms” or “Kids will be kids” and begin to teach these kids that there are consequences. It is apparent that this was not taught at home. CP could do the students a great service by teaching this lesson in addition to the academics.

Linda White,

2077 Slack St. Monterey Heights

9.3.2.15 Response to Email from Linda White

Comment No.	Response
LW(b)-1	Please refer to MR-2 regarding noted existing and potential nuisances. Alternate locations are addressed in Chapter 5, Alternatives Analysis, of the EIR. Nuisances are addressed in several sections of the EIR.

From: [Gordon Phares](#)
To: presidentsoffice@calpoly.edu
Cc: jneel@calpoly.edu; jwellner@calpoly.edu; grhouches@calpoly.edu; jashbaug@slocity.org; jhernandez@calstate.edu; lbenedetti@slocity.org; jhyman@slocity.org; jhickev@thetribunenews.com; [Nicole Carter](#)
Subject: To the President - Urgent - Please look into this issue. Time is of the essence
Date: Thursday, December 05, 2013 11:36:30 AM

To: President Jeffrey D. Armstrong, Cal Poly State University, San Luis Obispo, et al

Regarding: Campus Planning, Buildings And Grounds i.e. First Year Student Housing South Project, Cal Poly University, San Luis Obispo and surrounding neighborhoods

This project should not be located on the proposed site and here is why:

It is inconceivable that student housing (dorms) in the concentration being suggested, be located adjacent to a residential neighborhood. It is planning that deserves an F grade. It is inconceivable when you consider the available location alternative where this could be constructed as well as the impacts students have on owner-occupied residential neighborhoods. It is the student impact, the behavior that is not being given the fair weight it deserves in this proposition. This is the core of contention and this is why there is significant opposition to the citing of such a huge student residential development in the proposed location.

It is my opinion that the single-family residents of the Alta Vista and Monterey Heights area are already doing a tremendous job in accommodating, tolerating and otherwise living with students, young adults, some of whom behave like children. It would be nice if students, especially freshman and sophomores acted like responsible adults but unfortunately this is often not the case. Of course these bad actors don't make up the majority, but there are plenty of them, and it doesn't take many to produce just the kind of impacts the typical neighborhood doesn't want to see: furniture on top of buildings, burned up furniture in intersections, plenty of broken glass on streets and intersections, junk strewn around, poorly managed garbage (the neighborhoods around Cal Poly are heavily infested with rats), all a by product of careless (read juvenile/childlike) treatment of garbage, litter of all kinds being tossed on the street, (paper, plastic cups, cans, bottles and discarded foodstuffs,) in people's yards and shrubs, noise, noise, noise in the form of loud music, yelling and screaming at all hours of the night, endemic excessive alcohol consumption leading to increased behavioral problems for the whole community, peewking and peeing on sidewalks and yards, vandalism, theft of property (right out of your yard – nail down any potted plants when school starts in the fall), expect more car traffic, (I know a family who bought their own street sign, "SLOW CHILDREN PRESENT"), bikes and skateboards...I would continue here but you have to be getting the idea.

The neighborhoods around Cal Poly already put up with these things every school year and it's only been through the use of stiff fines and excellent response from the SLOPD that, say an elderly retired person, or a busy mom and dad can pick up the phone and call the police and within fifteen minutes the party is over, the noise is gone, the drunk crowd is dispersed from the street, and people can get some sleep so they can start their next busy work day in the morning. To ask more of these neighborhoods by planting a giant student housing project adjacent to the neighborhood is just plain wrong. All things considered, it's just plain stupid

GP(b)-1

and it is inviting trouble. Whoever wants to put this development in this location can plan come out regularly to the neighborhood any time and pick litter out of folk's yards and help sweep up broken glass and charred furniture out of the street...no kidding.

GP(b)-1
(continued)

Expand student housing on Cal Poly property but expand it well away from the neighborhoods that already have their hands full from September to June. There is not a single person in the Alta Vista or Monterey Heights areas who has not witnessed first hand the kind of impacts, which I've described above; impacts that students can and do have on residential neighborhoods. Mitigation is required because the behavior exists and will continue. We can have forums and discussions until the cows come home but it's not going to change the fact that some college students routinely engage in behavior that negatively impacts neighbors in a significant way. Believe me we're doing the best we can with it out here in the trenches as it is. **Don't load us up with any more please.**

GP(b)-2

If Cal Poly wants to be a good neighbor then Cal Poly will understand the need to place student housing well away from residential neighborhoods and act accordingly. I don't think Cal Poly wants neither any more bad blood with these neighborhoods nor any more public relations nightmares. Students come and go but the homeowners in these neighborhoods are here year round and they have a very strong interest in the quality of life in their neighborhoods. Who can blame them? Those students who come and go have zero vested interests in these neighborhoods. At a minimum let's be at least fair here. The freshman and sophomore students create the biggest impacts. Offer them lodging on campus but as far away from these neighborhoods as possible.

Please halt any further development on the proposed location while there is still time and seriously consider the "Location Alternative: H-12 and H-16" which are described in the your EIR or another area on your property away from residential neighborhoods. Your neighbors will be glad you did.

GP(b)-3

Please respond to this letter.

Best regards,

Gordon Phares
Kentucky Street, Alta Vista
gphares@pacbell.net

9.3.2.16 Response to Email from Gordon Phares

Comment No.	Response
GP(b)-1	Please refer to responses to previous letter. Please refer to MR-2 regarding noted existing and potential nuisances. Comments and concerns are being included in the record and will be considered by the Trustees and other project decision-makers.
GP(b)-2	Please refer to MR-2 regarding noted existing and potential nuisances. Alternative sites were evaluated in Chapter 5 of the EIR.
GP(b)-3	As noted, alternative sites were evaluated in Chapter 5 of the EIR, and will be considered by the Trustees and project decision-makers.

From: [Jeff Eidelman](mailto:Jeff.Eidelman@calpoly.edu)
To: presidentsoffice@calpoly.edu
Cc: ineel@calpoly.edu; jwellner@calpoly.edu; [Stan Nosek](mailto:Stan.Nosek@calpoly.edu); grhoughes@calpoly.edu; lhernandez@calstate.edu; jhickey@thetribunenews.com; [Nicole Carter](mailto:Nicole.Carter@calpoly.edu); ekinsley@calpoly.edu; mhunter@calpoly.edu; humphrey@calpoly.edu; khumphrey@calpoly.edu; [Jan Marx](mailto:Jan.Marx@slocity.org); ksmith@slocity.org; dcarpent@slocity.org; cchristi@slocity.org; [John Ashbaugh](mailto:John.Ashbaugh@calpoly.edu)
Subject: First Year Student Housing Project, Cal Poly State University
Date: Friday, December 06, 2013 6:43:34 AM

President Jeffrey D. Armstrong,
Esteemed Sirs and Madames,
I am writing today about the 'First Year Student Housing South Project' at Cal Poly SLO.
I am a 34 year resident of San Luis Obispo. I have been a physician consultant to the Cal Poly Health Center 1980- 1991. I am an Alta Vista neighborhood resident. My letter will contain 4 topics and will begin as follows:

The Master plan

I believe the interested parties need to consider the master plan seriously in both past and future incarnations. The new proposed dormitory complex was not considered to be in the parking lot as proposed. I can see how it was a convenient location for Cal Poly and more inexpensive to build on, than other sites. With President Armstrongs' recent declaration that 5000 more students may be coming to Cal Poly in the next years, more dormitories will have to be built. I and many of my friends and neighbors applaud this. Cal Poly is a world class university and we are proud to be neighbors of this institution. However, a long term master plan must be considered. Additional dormitories are going to have to be built near H10 and H12 or placed near the outlying sports fields. It's clear even to a layman, that to house this many students a lot of acreage will be needed. It only seems logical that this present dormitory complex, be built with the future in mind and grouped with the future expansion of the dormitory system.

JE(a)-1

Traffic at Slack and Grand Avenues

In the recent EIR there was a rather long and initially comprehensive study of Traffic flow and potential problems. Most interestingly, the main intersection of Slack and Grand, the main entrance to Cal Poly and the direct intersection of where the proposed complex would be, was not mentioned! At the last community forum, Mike Hunter said that there would actually be a reduction in traffic, which i find hard to believe. Either way, why is this not dealt with in the EIR? This needs to be reassessed.

JE(a)-2

Teach School being relocated to the old Pacheco School Site

This is also on the corner of Slack and Grand Avenues. Imagine this, every morning at 8:00a.m., 650 elementary school aged children will be converging to Teach school. Thousands of Cal Poly students, Professors and Staff will be driving, biking and walking through this intersection. IT IS A RECIPE FOR DISASTER! For those of us that have lived here long enough, we remember Tommy, the 8 year old who was killed by a school bus in 1998, close to his Sinsheimer Elementary School. It was a huge tragedy, never forgotten by thousands of city residents. There would be a 'perfect storm' for this to possibly happen again if this dormitory is built on the proposed site.

JE(a)-3

Location of the proposed First Year Housing South Project

I believe this is the greatest error of all the above discussion. Adding 1475 Freshman year students, to this area of campus is also a great mistake due to the residents of Alta Vista and Monterey Heights neighborhoods. There's no beating around the bush on this one. We all put up with a lot of student noise, behavioral problems, inconsideration, etc. from these intelligent kids who are newly free from parental authority, who lack frontal lobe development and make extremely poor judgements. No amount of policing, therapy, coaching, treating, you name it, is going to stop this from happening. My neighbors and I lose sleep from loud yelling, view messy properties, watch urination flowing live, see complete

JE(a)-4

disregard for any sense of normal community standard living. Putting this amount of students is an affront to us. It will be in my opinion, the final nail in the Alta Vista, Monterey Heights neighborhood coffin. For this reason alone, the dorms shouldn't be placed here. But when you examine the other three paragraphs, i strongly and respectfully ask you, to consider where your hearts truly lie. If you were living in this neighborhood, as a man or woman, would you think this is the right thing to do?

**JE(a)-4
(continued)**

Thank you for your time in reading this.

Respectfully submitted,

Jeff Eidelman

9.3.2.17 Response to Email from Jeff Eidelman

Comment No.	Response
JE(a)-1	Please refer to MR-5.
JE(a)-2	Please refer to MR-1.
JE(a)-3	The EIR has been revised to address use of the Pacheco site by the Teach program (refer to EIR Section 4.6.4 Traffic and Circulation, Impact Assessment and Methodology and TC Impact 3).
JE(a)-4	Please refer to MR-2 regarding noted existing and potential nuisances.

From: [Steven Marx](#)
To: [Nicole Carter](#)
Subject: Cal Poly Student Housing South
Date: Friday, December 06, 2013 1:31:30 PM
Attachments: [PastedGraphic-1.tiff](#)

CSU Board of Trustees
c/o Nicole Carter, Senior Planner
SWCA Environmental consultants
1422 Monterey St C200
San Luis Obispo CA 93401

To whom it may concern:

As a resident of the Alta Vista Neighborhood, Professor Emeritus of English, five year ex-member of the Campus Planning Committee, and editor of *Cal Poly Land: A Field Guide* (<http://cla.calpoly.edu/~smars/fieldguide/index.htm>), I'd like to offer two comments on the EIR for Cal Poly Student Housing South.

1. City and County Planning are often required to make efforts to preserve endangered and/or historical cultural resources. That applies to Cal Poly as well and provides the reason for their exclusion of a previously designated site for housing near the Stadium.

SM-1

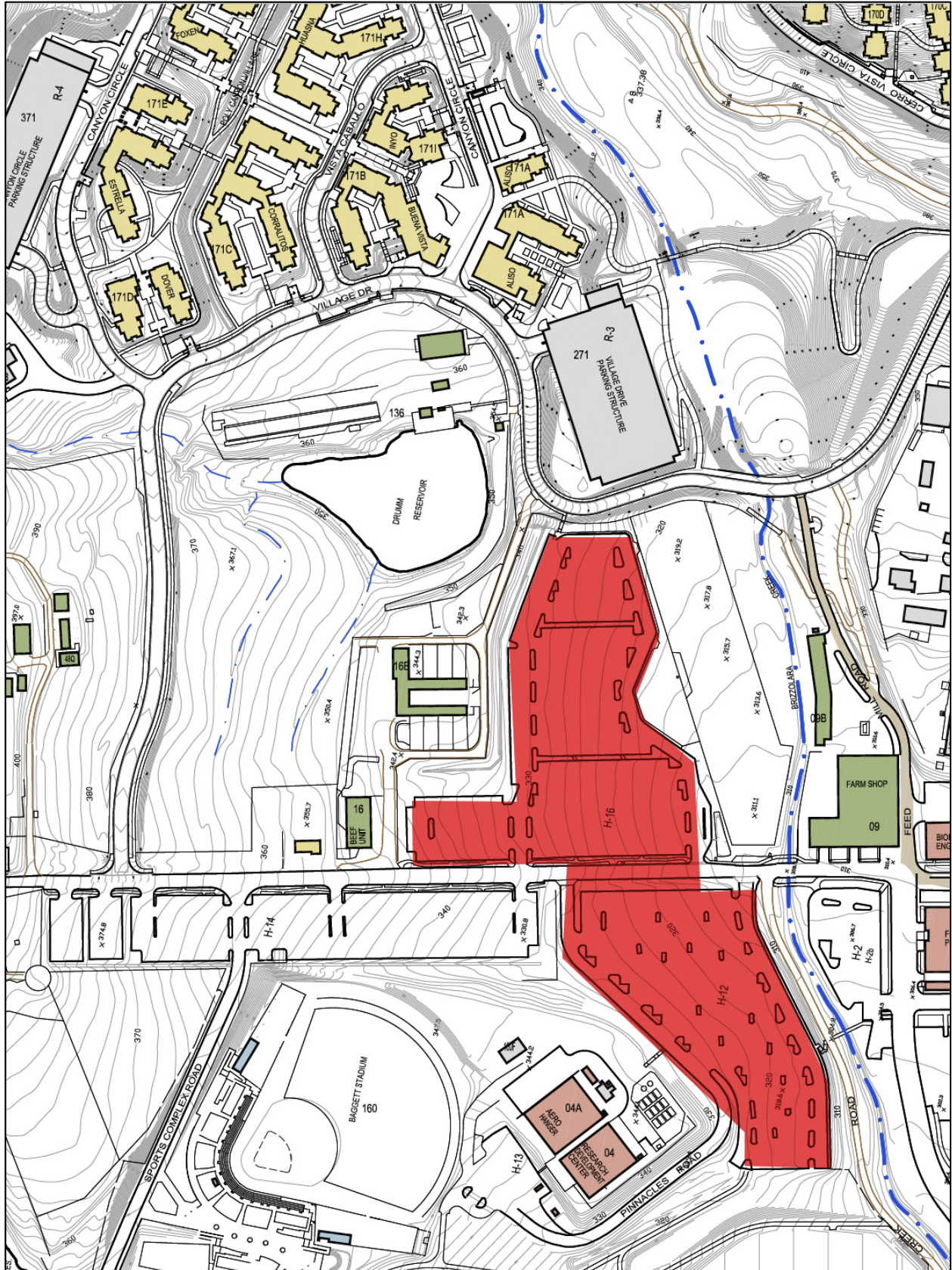
The Alta Vista neighborhood itself fits the description of an endangered historical and cultural resource. This area was built up largely to house Cal Poly faculty and staff during the previous century. It's still a beautiful neighborhood, dignifying the immediate surroundings of the University with lovely streets and well-kept older homes and gardens. Our street for one has a reasonable balance of students and permanent residents that are able to keep it that way, with vigilance and effort. But every time there's a riotous party or the addition of more student housing close by, the balance shifts, long-term residents are pressured to leave and sell to absentee landlords, and the character of the neighborhood as a whole is threatened. Given how delicate that balance remains, the University should refrain from any planning that's likely to upset it. A move in a positive direction would be for the Cal Poly to buy houses in the neighborhood that go on the market and work out arrangements to make them available for its own growing faculty and staff.

2. The EIR gives no serious consideration to alternate sites on campus. The map below shows an alternate site for new residence halls not affected by any of the constraints mentioned in the NOP. There's no indication that this site has been considered. It's now also covered with surface parking lots, is adjacent to underutilized parking structures at Poly Canyon village and is located near other amenities provided by Poly Canyon Village, the Campus Store, and recreation fields.

SM-2

Sincerely,

Steven Marx
265 Albert Drive
SLO CA 93405



9.3.2.18 Response to Email from Steven Marx

Comment No.	Response
SM-1	Please refer to MR-2 regarding noted existing and potential nuisances. Historical and cultural resources are defined in Section 4-8. The EIR notes that the neighborhood is not defined as a historic district.
SM-2	Alternate locations were addressed in Chapter 5, Alternatives Analysis, of the EIR, and will be considered by the Trustees and project decision-makers.

From: [Sherry Lewis](mailto:sharon@sharonwhitney.com)
To: sharon@sharonwhitney.com
Cc: Rich Barbarita; Gordon Phares; Nicole Carter; jwellner; Claudia & Fred Andersen; Chet and Dorothy Brunson; Doreen Case; Stephanie & Terry Conner; Nora & Timothy Dolan; Debbie Enterante; John & Katie Evans; Kim Gibson; robb gott; Dee & Frank Jakes; Edith Jakes; Chuck & Lois Greenall; Rusty & Michelle Hael; Norma Jones; Toney Ledford; David & Suzanne Lord; Jan Marx; Isabel & Sid Marques; Donna Nash; Sandi Pardini; Christine & Dominic Perello; Bonnie Rasmussen & Harold Ehlers; Vanessa Rizzo; Tim Townley; Patrick Vaughan; Anne E. Walling; Lindsay Alicia Wilcox; Rebecca & John Keisler; Carol Winder; Kathy apRoberts; Terry Elfrink; Linda White; Linda & Roger Bishop; Joe Arsenio; Terry Gonzalez; Sandra Rowley; Jeff Eidelman; Karen Adler
Subject: Re: EIR student housing etc.
Date: Monday, December 09, 2013 4:38:56 PM

I tend to agree with you, Sharon. It's too emotionally angry.

I'm now working on something that I'll show you in a few days.

Sherry Lewis

On Dec 3, 2013, at 11:46 PM, sharon@sharonwhitney.com wrote:

So far, I see I am outnumbered in response to Gordon's letter. Frankly, I think it is the wrong approach. It has way too much focus on bad behavior and too little other reasoning to back up why we oppose dorm where it is being proposed. In my opinion, they are two different issues. But, again, I see I am outnumbered so far.

----- Original Message -----

Subject: Re: EIR student housing etc.
 From: "Rich Barbarita" <richard.barbarita@gmail.com>
 Date: Tue, December 3, 2013 9:25 pm
 To: "Gordon Phares" <gphares@pacbell.net>
 Cc: ncarter@swca.com
jwellner@calpoly.edu
 "Claudia & Fred Andersen" <andersen.claudia.49@gmail.com>
 "Chet and Dorothy Brunson" <backroads@fix.net>
 "Doreen Case" <hdcase@att.net>
 "Stephanie & Terry Conner" <tc9_rugby@charter.net>
 "Nora & Timothy Dolan" <nkabat@yahoo.com>
 "Debbie Enterante" <denterante@att.net>
 "John & Katie Evans" <jevansslo@charter.net>
 "Kim Gibson" <kingibsonslo@gmail.com>
 "robb gott" <halfpricetutors@gmail.com>
 "Dee & Frank Jakes" <frankdeej@gmail.com>
 "Edith Jakes" <jkjemj@hotmail.com>
 "Chuck & Lois Greenall" <c.greenall@sbcglobal.net>
 "Rusty & Michelle Hael" <njmslo19@aol.com>
 "Norma Jones" <grandma731@gmail.com>
 "Toney Ledford" <toneyledford@sbcglobal.net>
 "sherry lewis" <picky@slonet.org>
 "David & Suzanne Lord" <suzannelord37@gmail.com>
 "Jan Marx" <janmarx@stanfordalumni.org>
 "Isabel & Sid Marques" <isiesid@aol.com>

SL(a)-1

"Donna Nash" <donnanash@charter.net>
"Sandi Pardini" <sandipardini@sbcglobal.net>
"Christine & Dominic Perello" <dperello88@gmail.com>
"Bonnie Rasmussen & Harold Ehlers" <[hlehlrs@aol.com](mailto:hlehlers@aol.com)>
"Vanessa Rizzo" <vantrizzo@gmail.com>
"Tim Townley" <tim@cometrealty.com>
"Patrick Vaughan" <patshere@charter.net>
"Anne E. Walling" <awalling@charter.net>
"Sharon Whitney" <sharon@sharonwhitney.com>
"Lindsay Alicia Wilcox" <lindsayalicia.wilcox@gmail.com>
"Rebecca & John Keisler" <rebjon50@hotmail.com>
"Carol Winger" <dcwinger@charter.net>
"Kathy apRoberts" <kaproberts@gmail.com>
"Terry Elfrink" <slofrink@gmail.com>
"Linda White" <lindaleewhite15@gmail.com>
"Linda & Roger Bishop" <oneslonurse@gmail.com>
"Joe Arsenio" <jta2@comcast.net>
"Terry Gonzalez" <alltraditions@att.net>
"Sandra Rowley" <macsar99@yahoo.com>
"Jeff Eidelman" <Jefffe@sbcglobal.net>
"Karen Adler" <fudge805@charter.net>

Rich Barbarita wrote:

> Gordon,
> I applaud you for this fabulous letter. Wouldn't it be energizing to see this as full page open letter to the Board of Trustees In the newspaper?
> I suggest it be done again and again to maximize impact and call everyone's attention to the damage the University is about to do. Don't forget to utilize the internet, web pages and blogs.
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> Richard Barbarita
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> Sent from my iPhone
>
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>> Expand student housing on Cal Poly property but expand it well away from the neighborhoods that already have their hands full from September to June. There is not a single person in the Alta Vista Neighborhood Association who has not witnessed first hand the kind of impacts, which I've described above; impacts that students can and do have on residential neighborhoods. We can have forums and discussions until the cows come home but it's not going to change the fact that some college students routinely engage in behavior that negatively impacts neighbors in a significant way. Believe me we're doing the best we can with it out here in the trenches. Don't load us up with any more please.

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>> If Cal Poly wants to be a good neighbor then Cal Poly will understand the need to place student housing well away from residential neighborhoods and act accordingly.

>>

>> Gordon Phares
>> Kentucky Street (might as well be ground zero)
>>
>> -----Original Message-----
>>
>> From: Jeff Eidelman [mailto:Jefffe@sbcglobal.net]
>>
>> The addresses:
>> Nicole Carter
>> SWCA Environmental Consultants
>> 1422 Monterey St. Suite 200
>> SLO 93401
>> or email
>> ncarter@swca.com
>> do it today!
>> :)
>>
>

From: [Sherry Lewis](#)
To: [Sandi Pardini](#)
Cc: sharon@sharonwhitney.com; [Rich Barbarita](#); [Gordon Phares](#); [Nicole Carter](#); [jwellner](#); [Claudia & Fred Andersen](#); [Chet and Dorothy Brunson](#); [Doreen Case](#); [Stephanie & Terry Conner](#); [Nora & Timothy Dolan](#); [Debbie Enterante](#); [John & Katie Evans](#); [Kim Gibson](#); [robb gott](#); [Dee & Frank Jakes](#); [Edith Jakes](#); [Chuck & Lois Greenall](#); [Rusty & Michelle Hael](#); [Norma Jones](#); [Toney Ledford](#); [David & Suzanne Lord](#); [Jan Marx](#); [Isabel & Sid Marques](#); [Donna Nash](#); [Christine & Dominic Perello](#); [Bonnie Rasmussen & Harold Ehlers](#); [Vanessa Rizzo](#); [Tim Townley](#); [Patrick Vaughan](#); [Anne E. Walling](#); [Lindsay Alicia Wilcox](#); [Rebecca & John Keisler](#); [Carol Winger](#); [Kathy apRoberts](#); [Terry Elfrink](#); [Linda White](#); [Linda & Roger Bishop](#); [Joe Arsenio](#); [Terry Gonzalez](#); [Sandra Rowley](#); [Jeff Eidelman](#); [Karen Adler](#)
Subject: Re: EIR student housing etc.
Date: Monday, December 09, 2013 5:15:52 PM

I agree. Everybody should say it how they like. I was responding to someone who felt outnumbered, that's all.

SL(a)-2

I like hearing everybody's way. I certainly don't mean to be divisive.
Sherry

On Dec 9, 2013, at 5:07 PM, Sandi Pardini wrote:

I think we should respect everyone's writing; we all have different perspectives and write from our own vantage point. What's imperative is that we are united as neighborhood communities. Critiquing someone else's writing can lead to derisiveness and I feel that needs to be avoided at all costs. United we stand, divided we fall...I know that's kind of hokey, but it's true.

Sandi Pardini

Sent from my iPhone

On Dec 9, 2013, at 4:38 PM, Sherry Lewis <picky@slonet.org> wrote:

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I'm now working on something that I'll show you in a few days.

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----- Original Message -----

Subject: Re: EIR student housing etc.
From: "Rich Barbarita" <richard.barbarita@gmail.com>
Date: Tue, December 3, 2013 9:25 pm
To: "Gordon Phares" <gphares@pacbell.net>
Cc: ncarter@swca.com
jwellner@calpoly.edu
"Claudia & Fred Andersen"
<andersen.claudia.49@gmail.com>
"Chet and Dorothy Brunson" <backroads@fix.net>
"Doreen Case" <hdcase@att.net>
"Stephanie & Terry Conner" <tc9_rugby@charter.net>
"Nora & Timothy Dolan" <nkabat@yahoo.com>
"Debbie Enterante" <denterante@att.net>
"John & Katie Evans" <jevansslo@charter.net>
"Kim Gibson" <kingibsonslo@gmail.com>
"robb gott" <halfpricetutors@gmail.com>
"Dee & Frank Jakes" <frankdeej@gmail.com>
"Edith Jakes" <jkjemi@hotmail.com>
"Chuck & Lois Greenall" <c.greenall@sbcglobal.net>
"Rusty & Michelle Hael" <njmslo19@aol.com>
"Norma Jones" <grandma731@gmail.com>
"Toney Ledford" <toneyledford@sbcglobal.net>
"sherry lewis" <picky@slonet.org>
"David & Suzanne Lord" <suzannelord37@gmail.com>
"Jan Marx" <janmarx@stanfordalumni.org>
"Isabel & Sid Marques" <isiesid@aol.com>
"Donna Nash" <donnash@charter.net>
"Sandi Pardini" <sandipardini@sbcglobal.net>
"Christine & Dominic Perello"
<dperello88@gmail.com>
"Bonnie Rasmussen & Harold Ehlers"
<[hlehlrs@aol.com](mailto:hlehlers@aol.com)>
"Vanessa Rizzo" <vantrizzo@gmail.com>
"Tim Townley" <tim@cometrealty.com>
"Patrick Vaughan" <patshere@charter.net>
"Anne E. Walling" <awalling@charter.net>
"Sharon Whitney" <sharon@sharonwhitney.com>
"Lindsay Alicia Wilcox"
<lindsayalicia.wilcox@gmail.com>
"Rebecca & John Keisler" <rebjon50@hotmail.com>
"Carol Winger" <dcwinger@charter.net>
"Kathy apRoberts" <kaproberts@gmail.com>
"Terry Elfrink" <slofrink@gmail.com>
"Linda White" <lindalewhite15@gmail.com>
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>> The addresses:
>> Nicole Carter
>> SWCA Environmental Consultants
>> 1422 Monterey St. Suite 200
>> SLO 93401
>> or email
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>>
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>

9.3.2.19 Response to Emails from Sherry Lewis

Comment No.	Response
SL(a)-1	Comments submitted do not specifically address environmental issues or the EIR.
SL(a)-2	Comments submitted do not specifically address environmental issues or the EIR.

From: [Sandi Pardini](#)
To: [Sherry Lewis](#)
Cc: sharon@sharonwhitney.com; [Rich Barbarita](#); [Gordon Phares](#); [Nicole Carter](#); [jwellner](#); [Claudia & Fred Andersen](#); [Chet and Dorothy Brunson](#); [Doreen Case](#); [Stephanie & Terry Conner](#); [Nora & Timothy Dolan](#); [Debbie Enterante](#); [John & Katie Evans](#); [Kim Gibson](#); [robb gott](#); [Dee & Frank Jakes](#); [Edith Jakes](#); [Chuck & Lois Greenall](#); [Rusty & Michelle Hael](#); [Norma Jones](#); [Toney Ledford](#); [David & Suzanne Lord](#); [Jan Marx](#); [Isabel & Sid Marques](#); [Donna Nash](#); [Christine & Dominic Perello](#); [Bonnie Rasmussen & Harold Ehlers](#); [Vanessa Rizzo](#); [Tim Townley](#); [Patrick Vaughan](#); [Anne E. Walling](#); [Lindsay Alicia Wilcox](#); [Rebecca & John Keisler](#); [Carol Winger](#); [Kathy apRoberts](#); [Terry Elfrink](#); [Linda White](#); [Linda & Roger Bishop](#); [Joe Arsenio](#); [Terry Gonzalez](#); [Sandra Rowley](#); [Jeff Eidelman](#); [Karen Adler](#)
Subject: Re: EIR student housing etc.
Date: Monday, December 09, 2013 5:06:43 PM

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SP(a)-1

Sandi Pardini

Sent from my iPhone

On Dec 9, 2013, at 4:38 PM, Sherry Lewis <picky@slonet.org> wrote:

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I'm now working on something that I'll show you in a few days.

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From: "Rich Barbarita" <richard.barbarita@gmail.com>
Date: Tue, December 3, 2013 9:25 pm
To: "Gordon Phares" <gphares@pacbell.net>
Cc: ncarter@swca.com
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"Dee & Frank Jakes" <frankdeej@gmail.com>
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>> Gordon Phares

>> Kentucky Street (might as well be ground zero)

>>

>> -----Original Message-----

>>

From: Jeff Eidelman [<mailto:Jefffe@sbcglobal.net>]

>>

>> The addresses:

>> Nicole Carter

>> SWCA Environmental Consultants

>> 1422 Monterey St. Suite 200

>> SLO 93401

>> or email

>> ncarter@swca.com

>> do it today!

>> :)

>>

>

9.3.2.20 Response to Email from Sandi Pardini

Comment No.	Response
SP(a)-1	Comments submitted do not specifically address environmental issues or the EIR.

From: sharon@sharonwhitney.com
To: [Nicole Carter](#)
Subject: Request for Extension for Response Time to EIR on Housing Project South
Date: Monday, December 09, 2013 5:23:15 PM

Nicole,

I am writing to request an extension for comment to EIR. I believe there are a lot of people very familiar with the proposed site and have some feelings about the impact it will have on the community and neighborhood wellness, but who are unfamiliar with the EIR draft itself. I have only looked at the Executive Summary, but I would appreciate more time to drill down into the details in a reasoned way and to organize a cohesive response from others in my neighborhood.

When do you all plan to have a decision about the extension request? I heard it could be as early as today.

Sharon Whitney, 216 Albert Drive, San Luis Obispo

SW(b)-1

9.3.2.21 Response to Email from Sharon Whitney

Comment No.	Response
SW(b)-1	The comment period for the 2013 Draft EIR was extended, as documented in the record.

Nicole Carter

From: Frederick Andersen <fredmandersen@gmail.com>
Sent: Wednesday, December 11, 2013 11:06 AM
To: Nicole Carter
Subject: Dorm project

To whom It May Concern:

Add my name to the long list of Monterey Heights and Alta Vista residents strongly opposed to construction of the 1,475 bed Cal Poly dormitory complex at the intersection of Slack St. and Grand Ave.

FA(a)-1

Those of us living near campus already live with excessive noise, litter, traffic, petty theft, vandalism and generalized disruption caused by wandering groups of inebriated, party-seeking students. Given the Cal Poly's administration's professed 'good neighbor' policy, their willingness to further degrade our neighborhood is appalling. Good neighbors? Doesn't seem so.

Worse yet was the stealth tactic employed by Cal Poly regarding public notification of the project. Using a legal but wholly inadequate process, the plan was quietly announced in May but for most of us, it remained under the radar till recently. Meanwhile, preliminary engineering at the site continues apace & overlapped the 2 public meetings convened to solicit public input. Good neighbors? Not so much.

FA(a)-2

California law requires mitigation of project impacts. Despite acknowledging that loud noise can erode property values and cause stress and ill health, the EIR inexplicably declares that adding an additional 1,500 students along with inevitable increases in noise & disruption will be "*less than significant.*" Only if you don't live there.

FA(a)-3

Disrespected and disillusioned on Slack St.
Frederick Andersen

9.3.2.22 Response to Email from Fred Anderson

Comment No.	Response
FA(a)-1	Please refer to MR-2 regarding noted existing and potential nuisances.
FA(a)-2	Public notice occurred pursuant to and in compliance with CEQA.
FA(a)-3	Please refer to MR-2 regarding noted existing and potential nuisances.

Proposed Housing South Project

To: The California State University, OFFICE OF THE CHANCELLOR
Timothy P. White, Chancellor, California State University
401 Golden Shore, 2nd Floor, Long Beach CA. 90802-4210
From: John Keisler, 144 Henderson Ave., rebjohn50@hotmail.com
Subject: Student Housing South project, California Polytechnic
University, San Luis Obispo
Date: December 19, 2013

Dear Chancellor White and Trustees,

The Cal Poly Student Housing South project, for 1475 students, is ill-conceived and potentially harmful to the health, safety, well-being and success of the student residents. The proposed location adds to the studentification of adjacent neighborhoods and creates an attractive nuisance for students.

The proposed Student Housing South Project is a bad location. Cal Poly, the students landlord and caretaker, is responsible for the health, safety and welfare of each student. They are also responsible for providing the best possible learning environment for each student's success. Building a five story, 1475 student project across the street from private neighborhoods, student rentals and sororities and fraternity houses is putting each Cal Poly student resident in harm's way.

Cal Poly will be subjecting students to free parties, alcohol, drug abuse, sexual assault, rape and mental and bodily harm. Such behavior and actions have been well documented, recorded at local hospital emergency rooms, city and county law enforcement agencies and publicized in local and on campus newspapers and forums. Studentification, an environment created in neighborhoods by college students, including private student rentals, single adult rentals and Frat houses, promotes behavior that is not in the best interest of the neighborhood or students. The location of the proposed Student Housing South puts students across the street and at the doorstep of potential abusive behavior. 1475 freshman students, with no cars, and within walking distance to such activities is similar to leaving construction sites and swimming pools un-fenced, an attractive nuisance and a potentially harmful situation.

Parents would not want their freshman students residing across the street from free, all you can drink coed parties. Parties hosted by older students or adults not associated with the university. Rentals where male residents hold up signs that proclaim, "I could be your next son-in-law" or grade female students 1-10 on appearance cards, as they walk or bicycle by their property. I do not believe Cal Poly wants to be a landlord that promotes participation by proximity to these activities and behavior.

Cal Poly and the CSU Office of the Chancellor and Trustees should be responsible landlords and surrogate parents. Decisions should be made that are in the best interest of the students' well-being and parents, who are paying for such housing. All attempts should be made to locate future student housing away from neighborhoods.

JK(c)-1

We need and encourage the construction of additional on campus housing-housing that promotes student success and on campus activities. We all do not want housing that puts students at risk and provides easy access into neighborhood private parties, where alcohol and drug abuse promotes unacceptable behavior.

**JK(c)-1
(continued)**

Sincerely,

John Keisler

C: Jeffery Armstrong President, California Polytechnic State University , San Luis Obispo
Elvyra F. San Juan, Assistant Vice Chancellor , Capital Planning, Design and Construction
Benjamin F. Quillan, Executive Vice Chancellor/ CFO, CSU Office of the Chancellor
Stan Nosek, Interim Vice President for Administration and Finance, Cal Poly
Joel Neel, Director of Facilities Planning and Capital Projects, Cal Poly SLO
Keith Humphrey, Vice President for Student Affairs
Nicole Carter, Senior Planner, SWCA Environmental Consultants
Chip Visci, Director of Communications, Office of the President, Cal Poly SLO
Justin Wellner, Director of Government and Community Relations, Cal Poly SLO

9.3.2.23 Response to Letter from John Keisler

Comment No.	Response
JK(c)-1	Please refer to MR-2 regarding noted existing and potential nuisances. Alternative locations for the project are addressed in Chapter 5 Alternatives Analysis. Comments and concerns are being included in the record and will be considered by the Trustees and other project decision-makers.

From: [Dean Miller](#)
To: [Jan Marx](#)
Cc: [Steven Marx](#); [Kim Murry](#); [Nicole Carter](#)
Subject: Re: CP- A Field Guide
Date: Monday, December 23, 2013 12:12:57 PM

Jan & Steve,

My compliments to you both, for the Field guide. It's a lovely publication, beautifully conceived and nicely executed.

It is unfortunate in the extreme, that no one responsible for the proposed new student housing at the nexus of Slack & Grand Ave. hasn't at least turned the pages. Even an absent minded look at the pages, should impress those proposing this addition to the campus, to think about the student complex's suitability, as proposed, for the PAC, the neighbors, *as well as the "University"*. As proposed, it more befits a cow college that only happens to have a School of Architecture & Regional Planning.

Hope you folks are having a wonderful Holiday Season and that your 2014 will be fun and prosperous.
best, dean

DM-1

On Dec 23, 2013, at 8:32 AM, Jan Marx wrote:

Yes, very much so. He organized and edited it as well as doing a lot of the photography. It started out as a centennial project then evolved into a book. I am including him in this response in case you want to know more.
Have a wonderful holiday season,
Jan

On Dec 22, 2013 11:40 PM, "Dean Miller" <demiller9903@sbcglobal.net> wrote:

Jan,
Was your husband involved with the CP Field Guide? pub. in 2002.
regards & Happy Holidays dean

9.3.2.24 Response to Email from Dean Miller

Comment No.	Response
DM-1	Comments are being included in the record and will be considered by the Trustees and other project decision-makers.

From: [Sandi Pardini](#)
To: [Nicole Carter](#)
Subject: Cal Poly Housing South Dorm Project
Date: Monday, December 23, 2013 2:02:26 PM

I applaud Cal Poly for their commitment to building more student housing, but since Teach School is going to be housed at the old Pacheco School site, there's just something inherently wrong about 1500 18 year olds being across a small street from 9.10, and 11 year olds. I truly hope Cal Poly reconsiders the dorm site.

SP(b)-1

Sandi Pardini
1632 Fredericks Street
San Luis Obispo, CA
93405

Sent from my iPhone

9.3.2.25 Response to Email from Sandi Pardini

Comment No.	Response
SP(b)-1	The EIR has been revised to address use of the Pacheco site by the Teach program (refer to EIR Section 4.6.4 Traffic and Circulation, Impact Assessment and Methodology and TC Impact 3). Please refer to MR-2 regarding noted existing and potential social and behavioral issues. Please note that a majority of undesired activity occurs during evening hours, when the Teach program would not be in operation.

209 Longview Lane
San Luis Obispo CA 93405

January 4, 2014

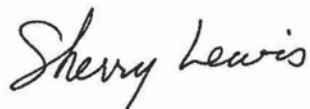
Board of Trustees
California State University
401 Golden Shore, Suite 620
Long Beach CA 90802

Dear Ms. Lupe C. Garcia:

I live in the Alta Vista neighborhood, near Cal Poly SLO, that will be impacted by the proposed Student Housing South project. I have studied the Draft EIR and have several points I would like to bring to your attention. I enclose a hard copy of my comments.

Thank you for your attention.

Sincerely,

A handwritten signature in cursive script that reads "Sherry Lewis".

Sherry Lewis
805-503-9022

Student Housing South Draft EIR Report

Response Comments by Sherry Lewis

January 3, 2014

My primary concerns are with Visuals, Traffic, and Noise. But I do want to mention something about the Seismic study:

SL(b)-1

In Chapter 4, Section 3.1.2 (page 4.3-1) are listed the local active faults “with the greatest potential to affect the project area.” Omitted is the most recently identified (in 2008) Shoreline fault, which is closer to shore even than the Hosgri fault. Mentioned is the study “City of San Luis Obispo 1994”, and I wonder if the seismic studies are truly up-to-date.

AESTHETICS

4.1.5.2 (p. 4.1-20) **Substantially degrades the existing visual character or quality of the site and its surroundings.** Whereas the buildings would fit in with other campus construction, the new ones will be located directly on the periphery of residential neighborhoods and would contrast starkly with the neighborhood atmosphere. Five-storey blocky buildings on a 6-10 foot elevation are more reminiscent of inner city than a residential area. (Also, the renderings in Figure 2-8 (p. 2-15) represent the buildings as 4, not 5, storeys.)

SL(b)-2

As to “general atmospheric light pollution” (p. 4.1-24), “the project’s prominent location and building heights could increase noticeability of light sources and glare. . . .The project would add a new source of nighttime light into portions of the surrounding area.” And even though some nighttime light currently exists, it would add substantially more.

SL(b)-3

TRAFFIC

Under Trip Distribution (p. 4.6-16) “The largest distribution of project-related traffic would be added to the . . . and Santa Rosa Street/Foothill Boulevard intersections, with just under 80 additional PM peak hour trips added to each intersection as a result of the project.” The streets between Foothill and Slack are Carpenter, Hathway, and Longview. These roads are narrow, often fully parked, and not even Class III bicycle routes. It is not advisable to add to these streets and intersections substantially more traffic. Mitigation Measures to **TC Impact 2** (p. 4.6-23) do not deal with these streets.

SL(b)-4

TC Impact 3 (p. 4.6-26) states that “the project will have significant impacts when considered along with cumulative development” and adds that “Therefore, . . . residual impacts are considered significant and unavoidable.” No mitigations were found.

SL(b)-5

NOISE

As stated on p. 4.4-2, “the primary source of noise in the vicinity is traffic along Grand Avenue and Slack Street, and the operation of the parking lot” Also mentioned are “generalized crowd noise . . . amplified sound at . . . athletic fields . . . sporadic noise events of limited duration.” But I do not think that these cause the most disturbance to the neighborhood. Rather, the “project would result in a significant noise impact if it would: . . .3. Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project [or] 4. Result in a temporary or periodic increase in ambient noise”

More specifically on page 4.4-8 the section on **Nuisance Noise (4.4.5.4)**

Even though buildings would be oriented internal to the campus, still, residence windows will face Slack Street and could contribute to nuisance noise with loud music, etc. However, by far the most upsetting situation is the nighttime roaming through the neighborhoods of groups of young people, especially on weekends.

Individually, students are young people of friendliness and respect. But en masse, at night, their high energy and exuberance can be quite destructive to a settled atmosphere of single-family dwellings. Students keep different hours from settled families. And while many activities are located on campus, the parties with alcohol are off campus, and freshmen in particular can be enthusiastic party-goers in their first experience of living away from parental control.

The idea of the noise generated being “highly sporadic and variable” may be true of particular individuals, but with the vast number of individuals involved, the noise level will be consistent and at times sustained. It is predictable that there will be a high level of disruption every weekend night and also several weekday nights as well. Our neighborhoods are already impacted with roaming, sometimes disrespectful, groups of young people, and the parties they find. Another one thousand just across the street would be highly detrimental to our neighborhoods.

I remember several years ago corresponding to a young woman a few doors away from me. She couldn’t understand why the neighborhood was so unsympathetic to youthfulness. I explained that while students are acting out and enjoying themselves for a while, as they grow older and start families of their own they settle down and become the kind of neighbors we are. But unfortunately they move away, and every year we get a new crop of young people, ready and anxious to explore their new freedom. Every year, for decades, we are in the front line experiencing young adults growing up and acting out.

Constructing on the periphery of our residential neighborhood these new dorms will undoubtedly have a significant and deleterious effect. It will permanently alter the atmosphere and standards of our homes as a residential neighborhood.

SL(b)-6

9.3.2.26 Response to Letter from Sherry Lewis

Comment No.	Response
SL(b)-1	The referenced documents are the most current adopted versions of the City of San Luis Obispo Safety Element. The text on page 4.3-1 will be amended to state: "Active faults with the greatest potential to affect the project area include, <u>but are not limited to</u> the San Andreas, Los Osos, Nacimiento, Rinconada, and Hosgri-San Simeon Faults."
SL(b)-2	The transition to the neighborhood is identified as a Class I, significant and unavoidable impact in Section 4.1, Aesthetic Resources, of the Recirculated EIR. Please refer to MR-9.
SL(b)-3	The EIR finds that, as mitigated, impacts associated with lighting and glare would be less than significant.
SL(b)-4	The excerpted statement from the EIR references specific intersections. The intersections listed by the commenter were not specifically evaluated because of general decrease in traffic modeled for the immediate vicinity.
SL(b)-5	Please refer to MR-10.
SL(b)-6	Please refer to MR-2 regarding noted existing and potential social and behavioral issues, including nighttime noise.

Nicole Carter

From: Eva Young <young-eva@sbcglobal.net>
Sent: Sunday, January 05, 2014 12:29 PM
To: Nicole Carter
Subject: Fw: Fwd: Protest of Cal Poly dorm location

To: Nicole Carter

My name is Eva Young and I have been the home owner and resident of 139 Longview Lane, SLO Ca since 1997.

EY-1

I am totally opposed to the proposed location of the First Year Student Housing South Project.

I believe the EIR report is faulty in that it did not address major concerns regarding the exact location such as:

The most important street corner impacting the neighborhood was not studied in the report (corner of Slack St and Grand Av.)

EY-2

The report did not include an analysis of the future impact with relation to Teach School students at the school across the street from the proposed site.

EY-3

There are other inadequacies in the EIR but I feel those are two very obvious ones that need to be addressed prior to the project moving forward at the current proposed location.

While my legal knowledge is quite limited I believe if the project is allowed to progress at the current proposed location there will be some sort of legal action taken toward the project. I believe the EIR report inadequacies make it unacceptable and leave the project open to legal action in the future.

EY-4

The location is opposed by almost everyone in the surrounding neighborhood. The reasons for the opposition are numerous and extremely relevant.

The noise level, illegal trespassing and general party atmosphere in the neighborhood is at an unacceptable level as it is. To add 1400 more beds that close to the neighborhood is unconscionable and extremely disrespectful to the tax paying residents of San Luis Obispo.

There are other locations on the campus where the complex can be built.

There is no question that the project should be built at another location on the campus property.

Sincerely,

Eva Young

139 Longview Lane

SLO Ca 93405

homeowner and resident since 1997

9.3.2.27 Response to Email from Eva Young

Comment No.	Response
EY-1	Comments are being included in the record and will be considered by the Trustees and other project decision-makers.
EY-2	Please refer to MR-1. Impacts related to pedestrian and bicycle circulation and safety at this location are addressed in Section 4-6.
EY-3	The EIR has been revised to address use of the Pacheco site by the Teach program (refer to EIR Section 4.6.4 Traffic and Circulation, Impact Assessment and Methodology and TC Impact 3).
EY-4	Please refer to MR-2 regarding noted existing and potential social and behavioral issues. Alternate locations are addressed in Chapter 5, Alternatives Analysis, and will be considered by the Trustees and project decision-makers.

From: [Justin L. Wellner](mailto:Justin.L.Wellner)
To: [john keisler](mailto:john.keisler)
Cc: [Nicole Carter](mailto:Nicole.Carter)
Subject: Re: Measuring Sticks/Story Boards
Date: Thursday, January 09, 2014 12:10:03 PM

Dear John,

Thank you for your input. Cal Poly appreciates receiving feedback on the proposed project. Nicole Carter has received your comments to be included in the EIR.

Sincerely,

Justin Wellner

Justin Wellner
Director of Government & Community Relations
University Advancement
California Polytechnic State University
One Grand Avenue (1-415)
San Luis Obispo, CA 93407

Tel: 805-756-7003
Cell: 805-234-6626
Email: jwellner@calpoly.edu

----- Original Message -----

From: "john keisler" <rebjohn50@hotmail.com>
To: "Jwellner@calpoly.edu" <jwellner@calpoly.edu>, ncarter@swca.com, "Mailto:" <cvisci@calpoly.edu>, esanjuan@calstate.edu, "Carlyn Christianson" <carlynslo@gmail.com>, afd@calpoly.edu
Sent: Tuesday, January 7, 2014 12:00:49 PM
Subject: Measuring Sticks/Story Boards

To: Justin Wellner, Nicole Carter, Stan Nosek, Elvyra F. San Juan, Joel Neel,
Nicole Carter, Senior Planner, SWCA Environmental Consultants
Stan Nosek, IntermVice President for Administration and Finance
Jeffery Armstrong, President, Cal Poly, San Luis Obispo
Elvyra F. San Juan, Assistant Vice Chancellor, Capital Planning, Design and Construction
Joel Neel, Director of Facilities Planning and Capital Projects
City Council, City of San Luis Obispo

Justin Wellner, Nicole Carter

I attended the December 2, 2013 forum on the Student Housing South Project and during the question and answer period I asked Stan Nosek if the university/Consultant would provide some sort of measuring sticks/poles on the proposed site footprint to indicate how high a five story roofline/building would look from Slack Street? I was never given an answer and was told by Mr. Neel that the proposed dorms would have flat roofs.

I am asking the question again, would the university/consultant provide measuring sticks/poles on the proposed site footprint to demonstrate how high a five story roofline/building would look from Slack Street, across from Pacheco Elementary School?

Page 21, 1, a.b.c. of the Draft EIR indicates that the proposed project would have substantial adverse effects on scenic vistas damage scenic resources, trees, and degrade the existing visual character or quality of the site and its surroundings. A measuring stick/s would show administrators, residents, and the public visually, on site, how tall,

JK(d)-1

the proposed buildings would be.
The concern of Alta Vista and Monterey Heights neighborhoods and staff and students of Pacheco Elementary School deserve to see visually, on site, how five story buildings would affect the aesthetics and scenic vistas they now enjoy.

It is common practice in sensitive areas along the coast or when building or trimming of trees is requested to show visual indicators such as measuring sticks so that decision makers, who visit the site, know what they are approving.

I look forward to an answer to this question within the next week.

Sincerely,
John Keisler,

**JK(d)-1
(continued)**

9.3.2.28 Response to Letter from John Keisler

Comment No.	Response
JK(d)-1	Measuring sticks or poles were not placed on site; please refer to the photo-simulations presented in the EIR, which show how the structure will appear from identified public viewpoints.

From: [Justin L. Wellner](mailto:jwellner@calpoly.edu)
To: [Nicole Carter](mailto:nicole.carter@charter.net)
Subject: Fwd: Site Layout Alternative A – Slack Street Parking Structure
Date: Thursday, January 16, 2014 8:03:38 AM

FYI

Not sure if this is an official comment or just a personal opinion but wanted to forward just in case.

Sent from my iPhone

Begin forwarded message:

From: Karen Adler <fudge805@charter.net>
Date: January 15, 2014, 9:24:57 PM PST
To: Justin L. Wellner <jwellner@calpoly.edu>
Subject: Re: Site Layout Alternative A – Slack Street Parking Structure

Justin: I disagree with the EIR assessment that the layout switch would not have any bearing on noise/foot traffic. I believe we addressed that in our objection to the DEIR.

KA-1

Is there a date when this new EIR is going to be released & what the comment period will be? karen

On Jan 15, 2014, at 3:39 PM, Justin L. Wellner wrote:

Dear Karen,

You raised the question in the meeting today if it would be possible to have the parking structure nearest Grand and Slack and the residence halls nearest the PAC.

I wanted to let you know that the DEIR addresses this item.
Attached is the section 5.5.4 Site Layout Alternative A – Slack Street Parking Structure.

Sincerely,

Justin

Justin Wellner

Director of Government & Community Relations

University Advancement

California Polytechnic State University

One Grand Avenue (1-415)

San Luis Obispo, CA 93407

Tel: 805-756-7003

Cell: 805-234-6626

Email: jwellner@calpoly.edu

<slack street parking.pdf>

9.3.2.29 Response to Email from Karen Adler

Comment No.	Response
KA-1	Impacts related to alternate site layouts are addressed in Chapter 5, Alternatives Analysis, of the EIR. The Recirculated EIR was released in February 2014.

January 15, 2014

CSU Board of Trustees
c/o Nicole Carter, Senior Planner--ncarter@swca.com
SWCA Environmental Consultants
1422 Monterey Street, C200
San Luis Obispo, CA 93405

Re: Draft EIR, First Year Student Housing South Project, Cal Poly University, San Luis Obispo.

General Comments: I reside in the neighborhood west of Grand Avenue and adjacent to campus on its southern edge, called Alta Vista, at 216 Albert Drive, a single-family home owned by my 90 year old mother who has lived here for 50 years. I also belong to the Alta Vista Neighborhood Association (AVNA); am a board member of the Residents for Quality Neighborhoods (RQN) of San Luis Obispo; and a member of the San Luis Obispo City Council's Land Use and Circulation Elements Task Force (LUCE-TF). Last, but not least, I graduated from Cal Poly (B.S., Social Sciences, 1967). I write here on my own behalf as an individual and other family members and neighbors.

We support Cal Poly's 2001 Master Plan to build more on-campus residences for students. We agree this element should encourage and support student success. We look forward to more enrolled students becoming housed on campus rather than off-campus.

WCAEC-1

We also support the "Notice of Preparation" letter dated October 23, 2013 from Derek Johnson, Community Development Director for the City of San Luis Obispo about the scope of the EIR. In particular, we are mindful that *City of Marina v. Board of Trustees of California State University* ruled CSU has a duty to mitigate off-campus specific and cumulative impacts of a project. An amended Master Plan at this time should focus on the long-range cumulative impacts on the community that may be generated with increasing enrollment by 4,000-5,000 students, as well as on the specific and cumulative off-campus impacts of this current proposed project.

WCAEC-2

We are disappointed by President Jeffrey Armstrong's announcement this morning that Cal Poly intends to proceed with its project proposal as stated in its draft EIR to locate the dorm at the intersection of Grand Avenue and Slack Street. As traditional non-student residents in the neighborhoods surrounding the proposed project site, we are primarily, but not exclusively, concerned with the specific and cumulative off-campus negative impacts caused by the project site's proximity to these neighborhoods and that intersection and Pacheco Way. The current land use plan will exacerbate existing negative impacts and create new negative impacts that the first draft EIR (dEIR1) overlooked or dismissed as insignificant. If these impacts were to be more completely examined they should be found significant enough to elevate an alternative interior site to the level of a superior site.

WCAEC-3

Land Use Planning, Police Services, and Existing Studentification in Nearby Neighborhoods:

Some of the draft EIR in relation to these issues makes wrongful estimations as to their significance. For example, Chapter 4, Section 5, at 4.5.6 states that the potential negative impacts are less than significant (*Class III*, under CEQA standards) with respect to land use plan and police services in relation to the quality and wellness of the surrounding community neighborhoods. The *Class III* impact is said to be justified in part because no physical adjustment, such as an expanded police facility on campus, is necessitated and/or because existing City ordinances and cooperative arrangements between on-campus and off-campus police are sufficient mitigation for the proposed site. Furthermore, the probable changes caused by relocating existing students to the project's planned site are dismissed as incremental and unquantifiable.

WCAEC-4

The response to the above analysis begins with understanding the interactive effects of two independent concepts: "attractive nuisance" and "studentification." Both are capable of physical description and quantification.

WCAEC-5

- Attractive Nuisance: this phenomenon is defined in law as a property-owner's creation of a physical environment that enables foreseeable risks.
- Studentification: this phenomenon is defined as a growing student population moving in large numbers to traditionally non-student neighborhoods.
- Quantification of the attractive nuisance—students, especially freshman students, engage in exploratory party behavior existing within a normative party culture among the student population, particularly those living off-campus. This normative cultural phenomenon is particularly idiosyncratic to student groups residing in studentified neighborhoods; it is not sporadic. It occurs virtually all year long from Thursday-Saturday, from approximately 9 pm-2 am. It is an attractive nuisance environment for groups of other immature young people, including freshman on-campus interested in seeking risky entertainment opportunities, not infrequently resulting in harms to their own safety and wellness. City public safety personnel and neighborhood organizations have monitored and quantified such nuisances for years. Positive strides are being made in decreasing this environment, but this progress is jeopardized with the proposed site.
- Quantification of studentification: the Alta Vista and Monterey Heights neighborhoods surrounding the proposed site by tradition were 100% owner-occupied by Cal Poly and other workforce single-family households. Today only about 50% of them are of this traditional quality. The other 50 % are "studentified"--occupied by groups of 5-6 college students. Traditional residents often feel pushed out.

Another known and quantifiable negative after-effect of studentification for remaining traditional non-student residents is a culture clash between them and the student population insofar as the latter subscribe to a norm of partying, involving excessive alcohol use, nuisance noise-making, and other nuisances, including incidental crimes of opportunity (misdemeanors mostly, but also felonies). These suffered burdens on the

remaining traditional non-student residents have been reported over the years on multiple occasions to the City Council and city police; sometimes even mature students report these negative impacts.

**WCAEC-5
(continued)**

The dEIR1 acknowledged the availability of an interior site that would be superior in terms of the attractive nuisance situation in relation to existing studentified neighborhoods. However, it dismissed this site as otherwise inferior, in part because the dEIR1 over-relied upon the existing City ordinances and cooperative public safety arrangements between city and campus police. While collaborative steps between the university and the city are underway to further mitigate these impacts, and a police substation at that site might help mitigate the situation, the location of the freshman dorm at its current proposed site would continue to be counter-productive to existing neighborhood concerns.

Will the final EIR account for the probable increased attractive nuisance impacts caused by the site's proximity to surrounding neighborhoods that are already plagued by studentification?

Will the final EIR elevate to a superior status an alternative interior site because of an amended estimate to "significant" the attractive nuisance impacts from the site's proximity to surrounding neighborhoods that are already plagued by studentification?

Traffic circulation:

Traffic circulation modeling (Chapter 4, Section 6) for the current site is incomplete for private automobiles. Increased traffic flow on Grand Avenue is dismissed as not an issue. Ignored in the existing traffic circulation model is the increased automobile traffic at Grand Avenue's intersection with Slack and Slack's intersection with "Pacheco Way." There are two sources of increased automobile traffic at those intersections not accounted for in the current traffic circulation model.

WCAEC-6

- **"Move-in" and "Move-out" days:** these are the days that Cal Poly students move in or move out of their on-campus residences. They occur at particular times of the year and they create a decrease in the Level of Service of Grand Avenue, Slack Street, and Pacheco Way at those times, to something below acceptable movement (E) and gridlock (F). At these times, public safety personnel must stand at the affected intersections to direct automobile traffic. Pacheco Way is really just an alley with a chain across it that is removed during these peak periods. Such mitigation efforts have not been addressed in the current EIR and the current project site will exacerbate this negative impact.

Will the final EIR address the specific negative impact on traffic circulation at the intersections of Grand, Slack, and Pacheco caused by "move-in and move-out days"?

- **Increased use of the public elementary school site known locally as "old Pacheco":** this off-campus site at the intersection of Grand and Slack and Pacheco will undergo

increased use beginning 2014 because San Luis Coastal Unified School District (SLCUSD) decided to use their site to educate their enrolled students residing throughout the SLO community who benefit from an enhanced and/or special learning environment. These students will be brought to “old Pacheco” by their guardians in private automobiles. This development may have other impacts on-site, such as increased staffing needs, but the only statement the draft EIR for Cal Poly’s South Housing Project had to say about the project’s impact on SLCUSD was that the project would not increase SLCUSD’s staffing needs. While this is doubtless a true EIR statement, it is an insufficient EIR statement. Somehow Cal Poly and SLCUSD will need to cooperate to mitigate their joint negative impact on the Level of Service for private automobiles at the intersections of Grand, Slack, and Pacheco, particularly at peak traffic flow times—including Cal Poly’s “move in and move out days.”

**WCAEC-6
(continued)**

Will the final EIR address the specific need for a cooperative effort between Cal Poly and SLCUSD to mitigate negative impact on traffic circulation and the level of service at the intersections of Grand, Slack, and Pacheco created by their joint use of those intersections, especially on Cal Poly’s move in and move out days?

Aesthetics:

The proposed site will negatively impact the views of surrounding hills and ridgelines as evaluated from a number of locations, including on campus. Students residing at the proposed site will lose views of hills to the east, including the Poly P, and to the north. Other students will lose views of the hillsides to the west and north. Residents in the surrounding neighborhoods are also concerned that design, engineering, and landscaping elements at the proposed site will not sufficiently mitigate their physical environmental concerns.

WCAEC-7

Will the final EIR address the loss of views that will occur on campus?

Sincerely,

Sharon G. Whitney, PhD, Professor Emerita, Political Science

Dorothy Conner

Karen Adler, Chair of Alta Vista Neighborhood Association

Jeff Eidelman

Terry and Stephanie Conner

9.3.2.30 Response to Letter from Sharon Whitney, Dorothy Conner, Karen Adler, Jeff Eidelman, and Terry and Stephanie Conner

Comment No.	Response
WCAEC-1	Comment noted.
WCAEC-2	Please refer to MR-5.
WCAEC-3	The Recirculated EIR addresses additional alternatives and updates findings regarding aesthetics, air quality, and traffic impacts.
WCAEC-4	Please refer to MR-2 regarding comments related to community quality and wellness and police services.
WCAEC-5	CEQA is concerned with the evaluation of environmental impacts of a project; therefore, significance thresholds for issues such as public safety address whether physical improvements and associated impacts would occur. Please refer to MR-2 regarding noted existing and potential social and behavioral issues, and MR-4 regarding social and economic issues. Alternative sites are addressed in Chapter 5, Alternatives Analysis, of the EIR, and will be considered by the Trustees and project decision-makers.
WCAEC-6	Special events are addressed on page 4.6-24 of the EIR. The EIR has been amended to address the use of the Pacheco site by the Teach program. Mitigation includes coordinated planning with the City and SLCUSD for any improvements at the intersection.
WCAEC-7	The EIR addresses loss of views from internal campus locations on page 4.1-25.

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS To The Trustees, Jan. 15, 2014

Enclosed is an editorial from the San Luis Obispo Tribune written by our city councilman, Dan Carpenter. He expresses so well what we neighbors in Monterey Heights are feeling. Like Dan I am a life long resident, arriving in this beautiful neighborhood at age seven. My Dad was a Cal Poly professor, I'm an alumna and lifetime alumna's ass. member. I do not expect things to be as they were in the 60's. But I do think it's reasonable to expect to live in our longtime homes with some degree of peace and security. As our neighborhood develops characteristics of Isla Vista, peace and security become less dependable. University officials have pointed out that reported incidents are not always student generated. This is not surprising. As studentification takes place,

RK(a)-1

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME Rebecca Keisler
EMAIL rebjohn50@hotmail.com
ADDRESS 144 Henderson Ave.
PHONE 805-543-4259



COMMUNITY OPEN FORUM

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS *continued -*

Page 2

rental occupancy replaces owner occupied homes and some renters are simply drawn to the degraded neighborhood environment.

Please listen to our appeals to place student housing deeper in the campus, leaving us a buffered area around campus perimeters. We are trying so hard to sustain some quality of life, and yes, to work with the current student residents for the benefit of all.

*Respectfully,
Rebecca Keisler*

RK(a)-1
(continued)

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME *Rebecca Keisler*

EMAIL *rebjohn50@hotmail.com*

ADDRESS *144 Henderson Ave.*

PHONE *805-543-4259*

CAL POLY
SAN LUIS OBISPO

COMMUNITY OPEN FORUM

VOICES

Commentary from the Central Coast and beyond

FRIDAY, DECEMBER 6, 2013

THE TRIBUNE | B7

VIEWPOINT

Students and the community

BY DAN CARPENTER

On the night of Dec. 2, Cal Poly officials held their second community open forum inviting neighbors to participate in a discussion regarding a potential 1,400-bed student complex near the intersection of Slack Street and Grand Avenue.

The purpose was to hear concerns from the public and encourage written comments on the draft Environmental Impact Report. Those detailed comments must be submitted no later than Jan. 9 and should focus on the project's impacts on the adjacent residential neighborhood.

At the forum, Cal Poly leaders were quick to stress the importance of "student success." As a lifetime resident of SLO, with a degree and retirement from Cal Poly, I would suggest that I'm as much invested in "student success" as any administrator on campus. However, I think how we define "student success" is where we will see some obvious differences.

What I and many other residents want from the university is acknowledgment that "student success" is more than earning a degree and leaving a legacy in the archives of the university. Success is



Dan Carpenter serves on the San Luis Obispo City Council.

having a partnership with the surrounding community. Success is nurturing relationships with your neighbor that bring value to both parties. Success is respecting other people's property and the right to peacefulness in their home.

It's understandable to expect first-year students to have accessibility and proximity to such things as classrooms, recreation, dining and health facilities. The theme of the evening was clearly to justify the proposed site while challenging the idea that other potential sites on campus could have similar levels of success given the opportunity.

It's important to note that Cal Poly is the second largest land-holding university in the state, second only to Berkeley, and one of the largest land-holding universities in the nation. What's not clear is why a comprehensive evaluation of the current Master Plan did not identify one or more sites that would have been more sensitive to surrounding neighborhoods.

With the university's desire to add an additional 4,000 to 5,000 students over the next few years, a long-term plan to fulfill those housing demands seems appropriate.

It doesn't take long once you've adopted San Luis Obispo as your home to understand what impact Cal Poly students have on the neighborhoods surrounding the university. The exuberant youthful spirit of students in our community is something we can all embrace at different levels. However, it's the negative behavior of the few that residents in those neighborhoods bring to my attention weekly. Granted, the number of students causing the negative impacts are often written off as insignificant in terms of volume. However, remnants of late-night escapades down Kentucky, Hathway, Slack, Longview or any street close to campus would suggest otherwise.

Do a few bad apples spoil it for the rest? In this case, the answer is yes. It's sad, but the cumulative effect on many longtime residents has taken its toll and their level of patience, and tolerance is running thin.

We're extremely fortunate that our police chief and his staff are being cre-

ative and resourceful in addressing this ongoing phenomenon of student off-campus behavior. But what we don't need is a new housing complex in a location that exacerbates the problem while we're making significant efforts to curtail it.

Our own land-use planning emphasizes neighborhood preservation. Character issues such as noise and parking are indisputably significant. Currently, on-campus parking fees have the unintended consequences of pushing faculty, staff and students into adjacent neighborhoods for their parking needs. It's disingenuous to suggest that traffic circulation and safety issues in the area will not worsen and have pronounced impacts.

I implore Cal Poly leaders to continue the long tradition of being good neighbors and work with the community and its elected representatives to minimize the impacts of your decisions on our existing neighborhoods.

We applaud Cal Poly for its proactive efforts this year to address off-campus behavior. We look forward to a day when we can have the same enthusiasm for the additional on-campus housing.

9.3.2.31 Response to Letter from Rebecca Keisler

Comment No.	Response
RK(a)-1	Please refer to MR-2 regarding noted existing and potential social and behavioral issues. Alternate locations are assessed in Chapter 5, Alternatives Analysis, of the EIR, and will be considered by the Trustees and project decision-makers.

Nicole Carter

From: Hernandez, Leticia <lhernandez@calstate.edu>
Sent: Tuesday, January 21, 2014 12:13 PM
To: DeSais, Jarelle
Subject: FW: Isla Vista coming to a neighborhood near You!

For inclusion into the comments on the SLO EIR

Leticia Hernández
Trustee Secretariat
401 Golden Shore, Suite 620
Long Beach, CA 90802
562-951-4022



From: Jeff Eidelman [mailto:Jefffe@sbcglobal.net]
Sent: Friday, January 17, 2014 4:36 PM
To: Hernandez, Leticia
Subject: Fwd: Isla Vista coming to a neighborhood near You!

I am profoundly saddened by President Armstrongs' recent decision to place the new dormitory complex, housing 1475 freshman Cal Poly students in the backyard of Alta Vista and Monterey Heights neighborhoods. Everybody both at Cal Poly and the citizens that border up against their property, including the Police Department of the City of San Luis Obispo, knows of the already significant problems that exist here. This will be the final nail in our coffin! Dr. Armstrong's comments about neighborhood concerns are political rhetoric. He claims 1400 students won't be in our neighborhoods. They'll be in these dorms. This is so obviously erroneous, because of the proximity of our houses towards Cal Poly, the students absolutely want to live here. It makes me wonder if Cal Poly wants to have a similar situation to Isla Vista and UCSB. Why not just completely buy our neighborhood out and have northern San Luis Obispo as the 'bedroom' of Cal Poly. They wont have to worry about us complaining to the Police about excessive noise, drunkenness, property damage and the like. They could just police themselves and not even have to consider our concerns. This was a 'done deal', when Cal Poly put a 2 inch notice in the paper in June, hiding their real intentions. They put on a Dog and Pony show, in November after a huge public outcry. But when it comes to arm wrestling, the deck was strongly stacked against us! There are multiple other concerns too. Teach school relocating to the corner of Slack and Grand with 650 elementary school kids descending on the exact same corner at 8:00 a.m. Monday through Friday. Professors, staff and students all plowing though this intersection at the same time. It's a triple storm and recipe for disaster. How about President Armstrongs' claim of 5000 new students to come to Cal Poly in the next 5-7 years. Where will you propose housing for them? Oh! the Master Plan. We really don't need one, Cal Poly will just do what they want with that, as they have just shown.

JE(b)-1

JE(b)-2

JE(b)-3

So after years of us common folks saying what a good neighbor Cal Poly has tried to be. Well I don't think so anymore!

Jeff Eidelman
140 Kentucky Street
San Luis Obispo
805 782 9337

9.3.2.32 Response to Email from Jeff Eidelman

Comment No.	Response
JE(b)-1	Please refer to MR-2 regarding noted existing and potential social and behavioral issues.
JE(b)-2	The EIR has been revised to address use of the Pacheco site by the Teach program (refer to EIR Section 4.6.4 Traffic and Circulation, Impact Assessment and Methodology and TC Impact 3).
JE(b)-3	Please refer to MR-5 regarding enrollment and the Master Plan.

RECEIVED JAN 23 2014

Linda White
2077 Slack Street
San Luis Obispo, CA 93405
Phone & Fax (805) 543-8801
Lindaleewhite15@charter.net

January 21, 2014

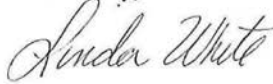
CSU Board of Trustees
c/o Nicole Carter, Senior Planner
SWCA Environmental Consultants
1422 Monterey Street, C200
San Luis Obispo, CA 93401

Re: Draft Environmental Impact Report SCH No. 2013091085

To Whom It May Concern:

Enclosed are 46 pages of comments on the above DEIR. Also attached are seven pages of photos (four photos per page) referenced in the Comments.

Sincerely,



Linda White

PS. When the new DEIR is ready for review, I would appreciate an e-mail or postcard informing me of its completion. A notice in The Tribune classified section is not acceptable.

DEIR Review Page by Page

ES-1 B Project location

“The campus instructional core is generally bound by Highland Drive on the north, California Boulevard on the west, Slack Street on the south and primarily undeveloped foothills on the east.”

Comment: Slack St. is the ONLY R-1 residential border with Cal Poly. It abuts a residential area with approximately 371 single-family homes according to the San Luis Obispo County Assessor’s Parcel Maps. Using the city’s demographic breakdown of 2.182 persons per household we are talking of an affected population of approximately 809.52 persons within the Alta Vista/Monterey Heights area. Cal Poly is asking us to absorb 1475, 17-&-18 year-olds into our immediate neighborhood. That increases our neighborhood population by 175%. That is like adding 3.9 17- & 18-year-olds to each existing residence. You are significantly affecting the age demographics of a neighborhood already negatively impacted by “Studentification”. (See attached studies regarding Studentification). The University, City Police, and CP Police are not able to mitigate the crime, vandalism, graffiti, and underage public intoxication as it is. Adding 1475 17- & 18-year-olds will only exacerbate an existing City/University problem. That is a terrible impact in my opinion and in DEIR words “significant and unavoidable”.

LW(c)-1

In Table ES-4 on ES 30 Population and Housing there is no mention of the significant impact on the City of San Luis Obispo and surrounding neighborhood. No concern has been raised in the DEIR regarding the negative impact to the adjacent neighborhood and City of San Luis Obispo. This site has the MOST environmental impact on the City of San Luis Obispo. The proposed location has the MOST significant, UNAVOIDABLE impacts which CANNOT be effectively MITIGATED. It may be “Less than Significant” to those not living in the City of San Luis Obispo or in the Alta Vista/Monterey Heights neighborhoods, but to us it is very significant.

ES-1 B Project location paragraph 3 sentence 1

“The site is bordered by Slack St. and the former Pacheco Elementary School to the South.”

Comment: Pacheco Elementary School in no longer “former” . Approximately 450 academically accelerated 4th to 6th graders will move on to the Pacheco Elementary Campus. The campus is capable of holding 650 students and that number will be reached in subsequent years after the lease of a charter school on the campus has expired. See attached Tribune articles dated November 6, 2013, November 15, 2013, November 17, 2013, and November 19, 2013.

LW(c)-2

At no time in the report is there mention of the Chris Jespersen School. Chris Jespersen, started in 1946, has the distinction of being the first school in the nation

LW(c)-3

specifically dedicated to serve students with severe physical handicaps and yet it is totally ignored from the entire report.

LW(c)-3
(continued)

In Table ES-4 on ES 23 Air Quality AQ Impact 1 & 2. It should be taken into account, that there will be over 450 elementary students at Pacheco/Teach school since it is no longer “former”. Will this be considered a “constraint” on this site or will it be considered insignificant because these are elementary students within the City and not on State University property.

LW(c)-4

In Table ES-4 on ES-23 Impact 3 “The project may result in short term nuisance dust and exposure to diesel emissions at sensitive receptors.

Comment: We were told that the length of construction will be 31 months and will begin at 10AM, end at a time that I do not remember. Construction will stop entirely during finals so as not to affect the University students. Has any consideration been given to the elementary students or the severely physically handicapped of Chris Jespersen who will have to endure the dust, diesel fumes, and noise during all of their time at school including tests? Has the DEIR considered the effect on the elementary students, learning environment or is that outside the scope of the DEIR? Does the DEIR concern itself only with historic or prehistoric resources (Table ES-4 ES-26 Cumulative Impacts). These constraints would be entirely mitigated by moving the project deeper into the campus.

LW(c)-5

ES-1 B Project location paragraph 3 sentence 2
“The site is elevated 6-10 feet above Slack Street and is screened by the topographical separation and existing mature trees.

Comment: The elevation is higher than 6-10 feet as evidenced by the pictures within the DEIR but also by the attached 9 photos taken on 12/1/2013, with the Prius progressing west on Slack. My Prius in the photos measures 5ft. 1 in. and the pictured van measured 7ft. 2 in.

LW(c)-6

Comment: The mature trees mentioned in the DEIR that screen the site will be removed during construction and replaced with new landscaping at the end of construction as stated later in the DEIR. This effectively removes the screening. These mature trees can’t be considered screening on one page and then removed on the next. In Table ES-4 AES Impact 1 & 2 on ES-21 the residual impact is considered “Less than significant”. It has been adequately mitigated, in the DEIR report, by developing a Landscape Plan. Why are our concerns on the proposed site considered “Less than significant”, or if considered a constraints or impact, it is easily mitigated” ? When the same issue arises on an alternative site, it is insurmountable and makes the alternative “less than environmentally superior”.

LW(c)-7

Comment: Please notice the views of the foothills in the backgrounds of the pictures which will be discussed later in the sections concerning aesthetics and view shed preservation.

LW(c)-8

Table ES-4 AES Impact 3 on ES-22 again lists construction visibility, equipment, materials, and related activities... as being “Less than Significant”.

LW(c)-9

Table ES-4 AES Impact 4 on ES-22 Project lighting has potential for glare.... and once again, with a few mitigating measures, this is “Less than significant”. I am enclosing five photos taken on the Saturday evening after Thanksgiving from 125 Longview Lane. This is the previous building project of the recreational facilities that I assume mitigated the light glare issue. If you consider this “mitigation” of glare and spill over, it isn’t working. The dorms will be closer to our houses than the new recreational facilities and I imagine the glare and spill over will be worse despite your DEIR mitigation.

LW(c)-10

ES-5 C. Project Background

“The 2001 Cal Poly Master Plan is the primary document governing land use and capital improvements on campus through the year 2020.”

Comment: The 2001 Master Plan is referred to throughout this DEIR. The projected site for the Freshmen Student Dorm South according to the 2001 Master Plan is designated as playing fields. The MP will need to be amended to build dorms on this site. All agree that the Master Plan is now outdated and in need of major revision. Suggestions have been made to revise the MP to accommodate the need for more on-campus housing while at the same time planning for the proposed increase of 5,000 students. The answer has been that it will take too much time and that plans for the dorms have progressed too far. According to Cal Poly Officials involved in the current plan the process began summer 2013, four months ago. Four months is a long time in planning, however, this dorm complex is going to be here for 40 years or more. It seems that it would behoove everyone involved to do the project right rather than rapidly.

LW(c)-11

The MP will need to be amended to build this project in the proposed site. It will take too long to devise the new master plan. I am sure that there are visionaries within the CP Administration who even though they have not begun to draft a formal master plan, are thinking about the future of the University and where they “see” the expansion. It seems that if an amendment is needed to build on the proposed site, an amendment could be made to build in a more appropriate site closer to future growth.

ES-1 B Project Location sentence 2

“The university campus occupies over 6,000 acres. University lands include range and agricultural areas as well as natural preserves, in addition to more developed areas. The more developed portion of campus is identified as the “campus instructional core” and includes agricultural support facilities and academic housing, and administrative

buildings. The campus instructional core is generally bound by Highland Drive on the north, California Boulevard on the west, Slack Street on the south, and primarily undeveloped foothills on the east.

Comment: As previously stated, Slack Street is the ONLY CP border immediately abutting the City of San Luis Obispo, 371 R-1 residential homes and 805.92 residents.

LW(c)-12

The 2001 master plan for development does not look outside the “core” and all maps stop just north of the 2009 built Cal Poly Dorms northeast of the “core” in previously undeveloped land. The thousands of acres north are never considered as an “alternative option”.

It seems that there is pressure to fulfill the outdated 2001 MP goal for housing 1400 additional students to meet the 7,638 target. Why is the Master Plan in some instances adhered to as a “sacred text” but in other instances, when convenient or expedient, in need of only minor amending?

Existing farmland within the “instructional core” has been suggested for alternative sites. It is stated that these acres are agricultural classrooms and labs. We heard this same story until playing fields were needed. Agricultural land is hallowed until playing fields are deemed to be more important than the sheep unit, rodeo arena and horse racetrack which were relocated to provide land for the present playing fields.

Agricultural land was not too important when further parking was needed and H-12 and H-16 were built. Los Osos loam and Salinas silty clay loam, considered farmland of statewide importance or prime farmland wasn’t important enough when a parking lot was needed.

CP must grow and expand north of the “core” further into its undeveloped 6000 acres. Why not begin now? Forget the Welcome Center and build the Welcome Center on the Slack/Grand site at a later date, when you can afford it.

Much is made of the student’s needing to live within a ten-minute walk to existing eating facilities. If this is a standard, new eating facilities are going to need to be built in the northern undeveloped areas as this is the natural progression for the campus of the future, both for classrooms and housing. Why not get a head start on placing housing near the existing Cerro Vista and Poly Canyon? In the meantime, campus busses could transport students to meals. Or better yet, since you will not build the Welcome Center or 300 space parking structure for visitors in the middle of campus, you could build a restaurant and have the agriculture/food and environmental sciences major “learn by doing” and run the restaurant using CP products. Or, contract with an experienced restaurant to run an on-campus franchise if the present food services department can’t provide more meals.

LW(c)-12

Regarding the 10-minute walk rule, I am 65 years-old and frequently walk from my house on Slack St. to Poly Canyon in 10 minutes. If an old lady like me walking a 13 lb. short-legged Dachshund can do that, can't 17- & 18- year-old students walk for food? They have no difficulty walking our streets for hours finding beer and parties.

LW(c)-13
(continued)

If you built closer to Poly Canyon the students would be closer to their cars parked in the long-term parking located at Poly Canyon.

LW(c)-14

ES-5 C. Project Background paragraph 4

"Several additional housing sites have been included in the housing program. However, the University has identified constraints to development on the following mapped locations (refer to Figures ES-4 and Table ES-2"

Comment: H-4, H-5, H-6, H-7 were all recommended housing sites in the 2001 Master Plan. However, the University has found them all to be "constrained" for various subjective reasons. Loss of income from non-financed housing already providing income (H-4); replacement of surface parking with housing units and costs associated with building height to seven stories (H-5); increased costs (H-6), unexplained historic resource potential (H-7).

LW(c)-15

If the Master Plan can be ignored regarding H-4 through H-7 and amended to change currently designated Parking and Recreation to housing, why can't the University expand its vision to include other sites not previously designated for housing by the 2001 Master Plan?

Why is the placing of 1475 17-18 year-olds in such close proximity to the City of San Luis Obispo and 895.9 of its residents not worth a mention or consideration much less a "constraint"?

ES-8 Project Background (cont.)

"Parking on campus is managed by the Parking Services division of the University Police Department. Etc., etc., etc.

Table ES-3 Parking Facility Occupancy

"The University no longer needs the proposed parking in the 2011 Master Plan and has decided not to pursue the two additional parking structures." "Additional approved parking structures have not been built in part because of declining use of existing parking facilities."

Comment: This entire page deals with the supposed reduced demand of students, reduction in commute trips, vacancy rates in various lots, etc. If these statements are true, why are the surrounding commercial lots and streets filled with parked Poly cars and students either walking or biking onto campus? Eg. Loomis Street, Grand Ave. (West side), Slack St. (north side), Foothill/Santa Rosa shopping center lot, Foothill Albertson lot.

LW(c)-16

This is another instance of the University negatively impacting the City of San Luis Obispo but refusing responsibility. How much do you charge for parking? I have frequently asked students unloading bikes from cars in the shopping center why they don't park on campus. The answer has always been that they can't afford it.

LW(c)-16
(continued)

Where are the occupancy statistics for the 1300 space parking lot presently on Grand/Slack that will be lost with the construction of the Freshman Dorms? The accompanying 300 space lot is for Visitors.

LW(c)-17

ES-10 D. Project Objectives

Comments: All seven of these project objectives are great and no one disagrees with any of them. However, these objectives can also be realized at a site within the campus that doesn't adversely affect the City of San Luis Obispo and its residents.

LW(c)-18

ES-10 E Proposed Project

1. Grading and Site Preparation Sentence 4

"The project assumes excavation of approximately 5 feet of soil across the entire site or 2.6 million cubic feet (96,800 cubic yards)."

Comment: This the same bank in ES-1 B Project Location paragraph 3 sentence 2 that is supposedly providing "topographical separation". Again, has the proximity of Pacheco/Teach Elementary and Chris Jespersen been taken into account in removing all of this "topographical separation" in regard to the dust, noise, and diesel fuel?

LW(c)-19

ES-10 E Proposed Project

1. Grading and Site Preparation Sentence 5

"Existing landscaping which consists mainly of mature, non-native trees, will be removed."

Comment: These are the same mature trees that in ES-1 B Project Location paragraph 3 sentence 2 were to provide Slack Street with Screening. Same comments as before regarding the "former" Pacheco School which is no longer "former" and the existing Chris Jespersen School for severely, physically handicapped which has never been mentioned in the DEIR.

LW(c)-20

ES-10 E. Proposed Project 2. Structures

"The project will provide approximately 1,475 beds in seven four-to five-story towers totaling approximately 450,000 gross square feet."

Comment: These structures will be 4-5 stories. In Table ES-2. Constraints to Residential Development, the main constraint to H-5 was, "Increased costs due , in part, to the substantial increase in building height required to accomplish the site constraints (up to seven stories)." Now, how can the addition of 2 stories so significantly increase the cost of construction to be a constraint in H-5? How are 5

LW(c)-21

stories more economical? You could recoup your extra costs by charging premium rents for the top two stories because of the magnificent views.

LW(c)-21
(continued)

ES-12 4. Access and Parking

Comment: We have been told repeatedly at meetings that the 300 to 500 parking structure will NOT be for the 1400 students living in the adjacent buildings but rather for visitors to the visitor center. There will be no negative impact in the loss of 1000 parking spaces. No one has clearly stated where the present cars in that lot will park. We have no more room on San Luis streets or commercial shopping lots.

LW(c)-22

ES-17 F. Scoping and Notice of Preparation Process

Comment: In the Executive summary ES-17 F. it states that on September 26th, according to CEQA Guidelines an effort was made to inform the public of the proposed project and that a Notice of Preparation or NOP was distributed. It further states that the public was invited to review and comment on the NOP at an October 8th meeting at which there were only 12 attendees.

LW(c)-23

Although I own and pay taxes on 4 properties immediately across from the proposed 1475 bed 17-18 year-olds dorm, I never received any information on the proposed project which we have been told began with a preliminary study in Summer 2013. I found out about the project through The Tribune news article on September 16, 2013 which reported that President Armstrong announced to faculty and staff, the increase of 5,000 students and a new 1475 bed Freshmen Dorm. No mention was made in this article about a scoping meeting to be held October 8. (See attached article.)

The meeting was held in a warehouse that that was difficult to find and at 1PM, a time that most working residents would not be able to attend. This scoping meeting with only 12 attendees is referenced numerous times in the DEIR implying that there was no community interest in this project.

When asked about the “effort to inform the public” we were told at the December 2, 2013 meeting, that a Public Notice was placed in The Tribune. This may legally qualify as “notice” but morally it falls far short.

ES-17 G. Significant Environment Impacts Identified

Comment: The DEIR identifies only TWO significant impacts, Air Quality and Traffic. There is no mention of the negative impact upon the City of San Luis Obispo and the adjacent 809 residents living in 371 single family homes abutting this project or of the functioning Pacheco Elementary School or Chris Jespersen School for the severely physically handicapped.

LW(c)-24

ES-17 H. Areas of Controversy Known to the Lead Agency

Comment: If the Lead Agency had adequately notified the public and interested parties perhaps they would have been made aware of areas of controversy other than: Traffic, Parking, Fire, Nuisances Associated with the Student Population.

LW(c)-25

I know nothing about the Fire concerns but will question the other three areas in when I get to Chapter 4: Traffic & Parking in Section 4.6 Traffic and Circulation, Nuisances in Section 4.1, 4.4, and 4.5.

**LW(c)-25
(continued)**

ES-19 Project Alternatives Sentence 1

“Criteria used to develop a reasonable range of alternatives included the potential to avoid significant impacts and whether or not the considered alternative could generally meet the project objectives.”

Comment: Avoiding significant impacts according to who or to what objective standard? During the two public meetings, the impacts raised by the public were minimized to the point of having no impact at all. At one point, the DEIR preparer said that the impact to the city and neighbors was not within the scope of the DEIR. Wasn't there a CA Supreme Court ruling that stated otherwise?

LW(c)-26

ES-19 Project Alternatives Sentence 2

“Consideration was also given to potential alternatives that were raised by agencies and community members during the scoping process.”

Comment: Again, I must repeat that if the public had been adequately notified, the “scoping process” could have been more accurate and informative. Is it the responsibility of the public to give the University and DEIR preparer alternative sites? These suggested alternatives were given on the spur of the moment with no preparation, NOP, or DEIR. Isn't the University in a better position to suggest alternatives on its own 6000 acres, especially, since they had been studying this project for six months.

LW(c)-27

ES-19 I. Project Alternatives 1. No Project Alternative

Comment: I hope that it is part of the DEIR practice to consider “No Project Alternative” within the report because this was never suggested by anyone at the meetings. On the contrary, all 50 participants in the first meeting and 150 in the second meeting are enthusiastic about the campus providing more on-campus housing. The only objection is to the proposed site adjacent to R-1 housing and the negative impact that it would have on the City of San Luis Obispo, adjacent neighborhood, Pacheco School and Chris Jespersen School for the severely handicapped .

LW(c)-28

ES-19 I. Project Alternatives 2. No Project: Pursue Existing Residential Communities Element (Existing Master Plan)

Comment: This alternative has already been rejected by the University and is the reason given for choosing the Grand/Slack site which according to the 2001 Master Plan is designated for playing fields and must be amended. Participants of the meetings have repeatedly said that since the 2001 MP must be amended anyway, why not open up the entire 6000 acres for consideration. Don't limit the University to an outdated Master Plan that they intend to scrap and re do in the near future.

LW(c)-29

If the existing MP can be amended for the purpose of building this project, why can't the MP on-campus housing goal, which the University seems in such a rush to complete, also be amended. Can't a new MP be worked on without achieving the goal set by the old? If another site further into the campus and not adjacent to R-1 residences in the City of San Luis Obispo was chosen, the University could concentrate on on-campus housing exclusively. Save this Grand/Slack site for a Welcome Center, coffee shop, and 300-500 parking garage when the University can afford it. Use all of the funds available to the University to build housing beds only. Perhaps the 2001 MP goal could be exceeded by building more than 1475 beds with the savings from the elimination of a Welcome Center and garage.

LW(c)-29
(continued)

ES-19 I. Project Alternatives 3. Location Alternative: H-12 and H-16 Parking Lot
Comment: Alternative 3 was suggested by a community member in the first public forum without benefit of an DEIR or NOP. This was very fast thinking on the part of the citizen but shouldn't CP have also done a little thinking in coming up with a viable alternative to their chosen site for inclusion in the DEIR draft?

LW(c)-30

ES-20 I. Project Alternatives 4. Site Layout Alternative A: Slack Street Parking Structure
Comment: At the second forum, the comment was made that moving the parking structure to the south so as to be a buffer between the city and neighborhood would place it too far from the PAC and campus core requiring too long a walk for visitors. Couldn't a portion of the PAC garage be used for these handicapped visitors that can't walk the extra 800-1200 feet (according to Figure ES-3 on pg. ES-4)?

LW(c)-31

ES-20 I. Project Alternatives 5. Reduced Project Alternative
"The alternatives analysis considers a reduction in bed count in order to address significant and unavoidable impacts related to air quality and traffic."

Comment: Why can a reduction in the bed count be considered to address significant and unavoidable impacts on air quality and traffic? Alternative sites on the 2001 MP could not be considered because the reduction in beds would not meet the MP goal. Moving the site deeper into the campus would mitigate the traffic since we are told that these 17- & 18-year-olds will not be bringing cars or trucks onto the campus. How will this ban on cars be enforced? What is it that impacts air quality? Would this impact be reduced by placing it deeper in the campus, into Poly Canyon with better air flow away from the city and neighborhoods?

LW(c)-32

LW(c)-33

ES-20 J. Environmentally Superior Alternative
This entire paragraph discusses CEQA requirements in evaluating a "reasonable range of alternatives" that will "avoid or substantially lessen any of the significant effects identified in the DEIR while still attaining most of the basic project objectives".
Comment: Since the building of a Welcome Center and Garage are not part of the basic objectives of the 2001 Master Plan. Concentrate on housing only and use all funds to build as many beds as possible in the interior of campus where all of the community concerns will be mitigated.

LW(c)-34

ES-30 Impacts Nuisance Noise

Comment: The DEIR states that the buildings will be situated in a manner & according to City regulation that the noise will be sporadic and variable and therefore has a “Less than significant” residual impact. Already on the east side of Grand Ave. we have noise issues during WOW, football games, party nights, move-in, etc. that are not monitored because CP feels that we are too far from the source of the noise to be affected. However, living between the University and hills provides us with an acoustical phenomenon similar to living in the cheap seats at a Roman Theater.

LW(c)-35

ES-31 Transportation & Circulation

TC Impact 1 The project would result in a loss of campus parking and the redistribution of trips to alternative parking lots in the project area, which would add trips to streets and intersections in the project vicinity, resulting in a potentially significant environmental impact.

Comment: The loss of 1300 parking spaces is understood but how is the DEIR able to predict student human nature? Grand/Slack is the main entrance to the campus. Grand Ave. will remain the exit and entrance for anyone from North or South County because of the freeway exits/entrance only three blocks from Grand/Slack.

LW(c)-36

Grand Ave. leads to Perimeter which takes students to existing parking at Poly Canyon and other student parking lots. Students will continue to use Grand/Slack as it is the most direct route.

Students coming from the North County will continue to exit at the Monterey St. exit but rather than turn away from campus toward Monterey St. they will take Loomis St. and 1. Will park on Loomis along the freeway and walk, bike, or skateboard onto campus. Or 2. Drive through Monterey Heights residential streets in order to “get the jump” at the Slack St. Stop sign at Grand. This portion of Slack St. is only ½ street wide with parking on the south side. Pedestrians, skateboarders, and bicyclists all jockey for position with cars now on the remaining 15 feet of street. Or South County students will continue to exit at Grand Ave. and turn toward the campus at the newly installed traffic light at Abbott St. They will either proceed onto campus or park along Grand Ave. or Loomis and walk or bike onto campus.

If this University main entrance is so insignificant that it did not even require a study in the DEIR, why has the City of San Luis Obispo gone to the expense and trouble of installing a traffic signal at the freeway on-off ramp at Abbott. More about this in section 4.6 Traffic and Circulation.

ES-32 TC Impact 1

Pedestrian & Bicycle Circulation

The overall increase in pedestrian and bicycle traffic would not result in substantial congestion or significantly impact internal campus circulation.

Comment: The “internal campus circulation” may not be affected but the intersection and surrounding neighborhood would continue to be adversely affected.

LW(c)-37

Those of us who live in the neighborhood drive as though students have no rules and that we are driving through a pedestrian mall. We drive expecting at that at any moment, a student will walk, bike, or skateboard in front of us while talking on the phone, playing games, or listening to music. We realize that the 4-way stop at Grand and Slack does not apply to them. They have the right of way at all times. We expect bicyclists to ride on the wrong side of the street, cross in the middle of the street, change into a pedestrian if that is more advantageous, etc. We expect pedestrians to walk in front of us even if we are in the middle of an intersection. At dusk or at night, we expect students to all wear black with no reflective tape. These are the reasons that there are so few accidents at our intersection. However, each and every one of the residents has experienced multiple near misses and some of us, actual accidents.

LW(c)-37
(continued)

Slack St. East of Grand is only 20ft. wide. Parking on the south side takes away 7-8 ft. leaving the remaining 12 feet for two-way traffic, distracted pedestrians, bicyclists, and skateboarders. There are no sidewalks and certainly no bike lane. This is not only a city and neighborhood nuisance but a health and safety issue for immature, distracted, harried students. Yet there is no mention of this "constraint" in the DEIR.

Slack St. West of Grand has no sidewalks on the North side of Slack. It has no bike lanes. It does have parking along both sides with car doors opening and closing into both auto and bike traffic. Please see the attached December 8, 2013, Tribune article: Vicious cycle: City bike lanes can be a risky ride.

There are 13 power poles along the north side of Slack, west of Grand Ave. Who will be responsible for removing and moving these power poles--- Cal Poly or the City of San Luis? If they are not removed, how will you widen the street to accommodate parking, bike lanes, and sidewalks?

LW(c)-38

TC Impact 2 The addition of 1475 students at the proposed location would substantially increase pedestrian trips on surrounding streets resulting in potential safety hazards due to the lack of standard sidewalks along the proposed perimeter.

Comment: This is considered less than significant. I would think it very significant if it was my grandchild living at Slack/Grand for the first time away from home. Move these immature 17-&-18 year olds deeper into the campus where there are pedestrian walkways without cars.

LW(c)-39

ES-32-33 Pedestrian and Cycling Facilities

Comment: 1 ½ pages are devoted to explaining why there is "less than significant" residual impact. If this is such a non-event why take up so much space explaining it away?

LW(c)-40

Part 2

Chapter 1.

1.3 DEIR Content pg 1-2 Other CEQA Considerations

“Identifies growth-inducing impacts and includes a discussion of long-and short-term productivity and irreversible environmental changes.

Comment: Are not the city residents adjacent to the proposed dorms for 1475 17-18 year-olds as much a part of the environment as nesting birds, prime agricultural land, eco-systems, historic, archaeological and palcontological resources? If not, let us know that we are not. If we are, give us consideration required by CEQA.

LW(c)-41

Mitigation Monitoring and Reporting Plan. This section contains a matrix of all mitigation measures contained in the DEIR, the requirements of mitigation measures, the applicant’s responsibility, and timing for implementation of these measures, the party responsible for verification, the method of verification and verification timing.

Comment: Where is the matrix, requirements, verification methods used in weighing the actions in need of mitigation used in preparing this DEIR?

1.5 Review of the Draft DEIR pg. 1-3

Comment: Although a public notice was placed in the local newspaper, no other methods were used to notify those who would be interested parties if they had been informed.

LW(c)-42

As said before, I pay taxes on four properties adjacent to the proposed dorm but was never notified and found out only through newspaper articles. The county assessor’s office has the mailing addresses of all owners who could and would have been interested parties.

LW(c)-43

Chapter 2

Project Description

2.1.1 Paragraph 1 & 2

Comment: This page concedes that Cal Poly occupies over 6,000 acres. (The Cal Poly website states that CP is the second largest land-holding university in California, second only to UC Berkeley, and one of the largest land-holding universities in the nation. Cal Poly uses all of its land holdings in active support of the education of its students.)

LW(c)-44

We all know and welcome the growth of CP. We understand that it will need to increase enrollment by 5,000 students in the near future. We also want these students to be successful in their studies and agree that if they live on campus their grades and graduation rates improve. This proposed site is adjacent to the area of San Luis Obispo with the highest rate of underage drinking parties. Please refer to the police logs and statistics. You are placing 1475 first-time-away-from-home students 50 feet from the very temptations that you are trying to avoid with the on-campus housing.

Having the future enrollment facts, the “instructional core” must expand into the 6000 acres available north. We ask only that the dorms for these 1475 17-18 year-olds be moved further into the campus and these 6000 acres, providing the city residents with a buffer between the city neighborhood and students. Remember this is the ONLY border that is adjacent to an R-1 neighborhood. This neighborhood already experiences adverse effects of students living amongst us that are not being mitigated by City police, City code enforcement, University police, SMAT, etc.

LW(c)-44
(continued)

Chapter 2

Project Description

2.1.1 Paragraph 3

“The site is bordered by Slack Street and the former Pacheco Elementary School to the south.”

Comment: This report repeatedly refers to Pacheco Elementary School as “FORMER”. This is incorrect. The school is being re-commissioned by the San Luis Unified School District to instruct up to 650 academically accelerated fourth to sixth graders (9-11 year-olds). The Chris Jespersen School for severely physically handicapped students does not even rate a mention in the entire DEIR. These errors should be corrected throughout the DEIR and considered a major constraint on this site especially in regard to traffic, noise, and air-pollution.

LW(c)-45

Chapter 2

2.1.2 Project Background

Comment: Throughout this DEIR report the 2001 Master Plan is considered a document governing the land use when and if it strengthens the University’s position. If the 2001 Master Plan runs counter to the University’s wishes, it is then tossed aside as out-dated and easily amended. There is no consistency. This project is proposed to be built on what the Master Plan designates as “playing fields”. Because the university has no need of more playing fields as they have now been built on the old hog unit, the University will merely amend the outdated Master Plan to allow housing. When asked to delay the building of the 1475 bed dorm until a new Master Plan is devised we are told that will take too long and the housing goal of the Master Plan will not be met. The old MP (once again the governing document) has a goal of 7,638 on-campus beds. We then ask that a more appropriate site be chosen for these freshmen dorms. The Master Plan is once again the governing document and only sites proposed in 2001 are considered as alternate sites. We ask that since the University will be expanding, place the 1475 freshmen closer to the expanding campus core not in our front yards and adjacent to the illegal, dangerous, under-age, uncontrolled parties.

LW(c)-46

“Several additional housing sites have been included in the housing program. However, the University has identified constraints to development on the following mapped locations (refer to 2-4 and Table 2-2.”

Comment: All additional housing sites (H4-5-6-7) were on the once again governing 2001 Master Plan. The 2001 MP must be amended for the Slack/Grand site. Why

LW(c)-47

can't the University expand its horizons, look to the future, and find a site more appropriate to their "vision" of the future University?

LW(c)-47
(continued)

What objective standards have been set to decide if a "constraint" is truly a constraint and not merely an inconvenience? Concerns that we have with the proposed Slack/Grand site never seem to rise to the level of a constraint. However, anything in the additional or alternative sites is considered a constraint.

Table 2-2. Constraints to Residential Development pg. 2-7

Comment: H-4 is constrained because of a loss of rent in a fully paid dorm. This is a true constraint. Don't even consider tearing these beds down. They are still in use and paying an income. This should never have been considered a viable alternative and was considered only because it was on the Master Plan.

LW(c)-48

H-5 This is constrained because a portion of an existing surface parking lot would be covered by housing. The Slack/Grand site does away with 1300 parking places and this is not a constraint because the DEIR tells us that they have too much underutilized parking on campus. This is an example of subjective constraint application. Another constraint is the need to build to seven stories. This site is at the foothills and well within the campus core. Who would notice the extra two stories? It can only be seen from within the campus. How can five stories be considered appropriate adjacent to city R-1 single-story, ranch homes but seven stories within a campus of multi-story buildings is excessive? It is further stated that these two additional stories would be more expensive to build? If that is truly the case, charge a premium for the "Penthouse" units which will command tremendous views.

LW(c)-49

H-6 Another 2001 Master Plan site with slope and drainage constraints. Slope does not seem to be a constraint on the Slack/Grand site because the DEIR calls for the removal of 5 feet of soil from the entire 13 acre site or 2.6 million cubic feet(96,800 cubic yards). This is another example of subjective constraint application.

LW(c)-50

H-7 The final 2001 Master Plan constrained alternative has historic potential. What is this historic potential? It is not explained anywhere that I can find.

LW(c)-51

Pg. 2-7 "Constraints at the remaining housing sites in the Master Plan have led to the consideration of the proposed site for residential development."

Comment: Again, I ask why the University and DEIR limited themselves to the outdated 2001 Master plan that they all admit must be revised? I am sure that the University has many outside-the-2001-Master-Plan-thinkers. I would ask that these visionaries look outside the campus core and toward the only avenue of expansion--- Poly Canyon and north.

LW(c)-52

"The current site is further considered because of the proximity to other existing freshmen housing and existing communal dining facilities."

Comment: The current housing site is closer to the city R-1, single story, houses than to the existing freshmen dorms. It is also closer to the underage-drinking-party houses that are already a problem to the University and neighborhood.

LW(c)-53

If students must be an easy 10-minute walk to eating facilities, why not place the dorms in Poly Canyon and provide a shuttle to the existing eating facilities. If students must live a 10-minute walk to food, provide a communal food service near Poly Canyon since this is where the university must expand and it will be needed in the future.

“The difference in land use specified for the proposed site in the Guidelines as opposed to the Master Plan indicates an evolution in both the housing program and in the understanding of constraints to development on campus.”

Comment: I understand evolution but wonder why the city’s & neighborhood’s evolved thoughts on this project are not considered. I don’t understand why the University’s constraints are insurmountable but the city and neighborhood are not even considered.

LW(c)-54

Chapter 2 pg 2-8

“Parking on campus is managed by the Parking Services division of the University Police Department. Parking has evolved considerably since adoption of the current Master Plan, resulting in several changes in development and management strategies. At the time of Master Plan adoption, parking supplies were constrained, as a much higher percentage of the campus population commuted. Several new structures and surface lots, including remote storage lots, were programmed in the Master Plan to accommodate projected demand, and consolidate supply. Two structures were completed as part of the Poly Canyon Village housing project, a new gravel parking lot was constructed off Mount Bishop Road, and an additional parking structure was programmed and approved as part of the Mustang (Spanos) Stadium project. The stadium parking has not yet been built and is not currently programmed for construction. Two additional parking structures were proposed in the Master Plan for locations north of the library but have not been pursued to date.”

Comment: Once again we have an “evolution” of the Master Plan. The University feels it doesn’t need parking so three Master Plan proposed parking structures have not or are currently not being “pursued”. If the University can “evolve” on parking, why can’t it evolve on its plans for growth of the student population and expansion of the “student core” northward. Why can’t it evolve in its concept of 10-minute walk to food? Why can’t it consider a new north campus communal dining hall?

LW(c)-55

“Additional, approved parking structures have not been built in part because of declining use of existing parking facilities.”

Comment: If you don’t need these three parking structures, why have the city and surrounding neighborhoods been so heavily and negatively impacted by students

LW(c)-56

parking in our commercial lots (Johnson & Marsh, Foothill & California, Foothill) and neighborhood streets (Loomis, Slack, Grand)?

LW(c)-56
(continued)

“Table 2-3. outlines general occupancy statistics for several campus parking facilities. A map of the campus parking facilities. A map of campus parking facilities is provided as Figure 2-5.”

Comment: Where is the underused H-1 parking on the Figure 2-5 map?

LW(c)-57

“The Master Plan, while programming several new parking facilities, set forth a joint goal of reducing parking demand by 2,000 spaces. New parking facilities were intended to consolidate, rather than expand, parking and to provide redevelopment opportunities in areas of existing surface lots.”

Comment: Since we are adhering to the Master plan once again, how exactly does the building of the 1475 bed 17-18 year old dorms help reduce parking demand by 2000 spaces. How does this site consolidate rather than expand or provide redevelopment opportunities in areas of existing surface lots?”

LW(c)-58

Although the project site was not initially proposed for housing, the Master Plan allowed for redevelopment of a portion of the site with Recreation, Athletics, and Physical Education land uses.”

Comment: Now we aren’t adhering to the Master Plan again---all in one paragraph. Must you include the Welcome Center, Coffee Shop, and Garage in order to comply with redevelopment of “a portion of the site”?

LW(c)-59

2.2 Project Objectives pg 2-10

- Reallocate beds currently occupied by freshmen in complexes designed for upperclassmen.

Comment: A commendable objective with which we all agree. This objective could be more suitably addressed by placing the 1475 17-18 year-olds more securely within the campus rather than 50 feet from the City of San Luis residents dwelling in an R-1 neighborhood already plagued with underage drinking parties, vandalism, graffiti, etc. It is your intent to provide on-campus housing to improve academic success (August 2013 postcard from Justin Wellner, Director, Government & Community Relations to some neighboring residents). However, this site places students within 50 feet of the very distractions that you profess to seek to avoid.

LW(c)-60

- Reduce the use of triple-bed configuration in existing units.

Comment: Another commendable objective. This could be achieved by changing the site, forgetting the unnecessary parking structure, delaying the building of a Welcome Center and focusing on the building of student beds only. With the construction savings, you could build more income-producing beds.

LW(c)-61

- Progress towards the goal of housing 100% of the freshman class on campus.

Comment: Again, we all agree that this is an ideal to which we all look forward. In light of your plans to expand the campus and accommodate an additional 5000 students, doesn't it make sense to place this 'start' toward you objective closer to the necessary expansion.

LW(c)-62

■ Continue to enrich and develop the residential community on campus.
Comment: 100% agreement but this site does not develop an on-campus residential community. You are placing the students closer to the temptations that you seek to avoid. At this site, they will have more peer pressure from the off-campus sororities, fraternities, their unauthorized annexes, CP ski club, and other party houses. Placing these impressionable, first-time-away-from-home 17-to-18 year-olds in Poly Canyon places them in closer proximity to the more mature and successful students that you should want to act as role models. See attached report, *The Psychology of Mob Mentality and Violence*, published July 2013.

LW(c)-63

■ Continue to reduce impacts associated with commuting students, including traffic and related air quality impacts.

Comment: How does placing 1475 17-18 year-olds reduce traffic? You are placing them at the Main Entrance to the University and failed to even study this intersection in your DEIR. You have not taken into account that the 101 freeway on and off ramps servicing North and South County students is still only two blocks from your proposed site. These students will continue to use the Grand Ave entrance and proceed to the under-utilized parking structures or park in our over-utilized neighborhood streets.

LW(c)-64

■ Continue to utilize campus lands for the "highest and best use" including reallocation of excess parking areas for instructional or residential uses within the developed campus instructional core.

Comment: As a retired Real Estate Broker, I don't see dorms for 1475 17-18 year-olds as the "highest and best use". As the main Entrance to the University, this site would be best used as a Welcome Center Complex showcasing the many facets of the University. Build something so unique that it will become the hallmark of the University, easily recognizable and associated with this campus. The PAC Center has already started this process. Why give up the potential of this site's development into something GREAT for short term expedience and cheap housing?

LW(c)-65

2.3.1 Grading and Site Preparation

"The project assumes excavation of approximately 5 feet of soil across the entire site, or 2.6 million cubic feet (96,800 cubic yards).

Comment: This seems like a great deal of land removal. Grading in the alternative sites was always considered to be constraints that could not be mitigated. How does this site differ?

LW(c)-66

Is this the same 5 feet that on page ES-1 is used as a "screen of topographical separation"? How can it be something on one page and something different on another page as it suits the needs of the DEIR?

LW(c)-67

2.3.1 Grading and Site Preparation paragraph 2

“Site grading will raconteur the site to focus drainage towards the proposed green space and bio-swale generally located in the site’s midsection.

Comment: What impact does this have on the city storm drains? This water will eventually leave the University property and enter the City. Has the City of San Luis approved this idea? Can the City handle the extra drainage? Can it handle the drainage if and when the drought ends and we have normal or above normal rains. This area has had flooding of streets including the Grand/Slack intersection when the storm drains can’t accommodate the rains. Will this water drain across Slack and into the front yards of the adjacent R-1 single story homes? If this happens, who is responsible the State or the City?

LW(c)-68

2.3.2 Structures pg 2-10

“The project will provide approximately 1,475 beds in seven four-to five-story towers totaling approximately 450,00 gross square feet.

Comment: Is this appropriate adjacent to an R-1 residential neighborhood of single family, single-story homes, Pacheco Elementary School and the Chris Jespersen School for severely, physically handicapped students?

LW(c)-69

2.3.2 Structures pg 2-12

“The analysis assumes approximately 0.5 acres of turf, 5 acres of other landscaping, including bio-swales, and 2.5 acres of flatwork/paving in sidewalks, patios, and similar features.”

Comment: Is 8 acres of landscaping and flatwork appropriate for a 12-acre site adjacent to the City of San Luis Obispo and residential neighborhood? Won’t this project overwhelm the existing 55-year-old neighborhood of single-story homes, Pacheco Elementary School and the Chris Jespersen School for severely, physically handicapped students??

LW(c)-70

2.3.2 Utilities

Comment: Has the City of San Luis Obispo approved this addition to our existing infrastructure? Can the City accommodate the addition of 1,475 students adjacent to the City?

LW(c)-71

2.3.4 Access and Parking

Comment: Where does it state that Freshmen will not be permitted to bring vehicles to campus or to park in the 300-500 parking lot as we have been told at forums. We have been told that only 19% of freshmen bring cars their first semester. What about other semesters? Can you legally bar students from bringing vehicles or merely discourage them by not providing parking? So far this just pushes them into the neighborhood streets and retail lots.

LW(c)-72

2.3.6 Timing/Schedule

“Construction of the project is expected to occur in one phase over approximately 31 months beginning in Winter 2014/2015.”

Comment: This project is adjacent to a San Luis Obispo City R-1 residential neighborhood and a 650-student elementary school (9-11 year olds) and the Chris Jespersen School for severely physically handicapped children. The noise, traffic congestion, and air pollution during 31 months of construction adjacent to so many young children, fragile children, elderly adults, and middle aged residents seems to be a health and mental health problem that has not been addressed adequately in the DEIR. Moving this project deeper within the campus would eliminate these disturbances. The University has stated that construction will be shut down during final exams for the benefit of its students. What about the benefit of the City neighbors and children?

LW(c)-73

Chapter 3 Environmental Setting

Pg 3-1

Comments: This is a repeat of what was stated in the Executive Summary.

1. 6000 acre campus, 2nd largest in California.
2. Slack Street is the ONLY University border with R-1, single family, single-story residential homes.
3. Grand/Slack St. is the Main Entrance to the University.
4. Pacheco Elementary School site is no longer FORMER.
5. The Chris Jespersen School for severely physically handicapped students is not even mentioned in the DEIR. These are the most fragile of our citizens yet they are totally ignored in the report.

LW(c)-74

3.1.3 Campus Enrollment

Comment: Table 3-1 shows the Enrollment patterns for 2005-2013 but fails to mention that the student population is expected to increase by 5,000 “over the next few years”. See attached article in Tribune September 16, 2013, quoting President Armstrong.

This planned enrollment and campus expansion should be taken into consideration in the planning of dorms for today and the future.

LW(c)-75

3.2.1 Overview

CEQA Guidelines 15125(d) states, “the DEIR shall discuss any inconsistencies between the proposed project and applicable general plans and regional plans”.

Comment: The building of seven four-to five-story towers totaling 450,000 square feet and housing 1475 17-to 18-year-olds is totally inconsistent with the adjacent San Luis Obispo City R-1 residential, single-story, single family neighborhood, Pacheco Elementary School and the Chris Jespersen School for severely, physically handicapped students?.

LW(c)-

3.33.31 2001 Cal Poly Master Plan

“The 2001 Cal Poly Master Plan is the primary document governing land use and capital improvements on campus through the year 2020.”

Comment: The 2001 Master Plan must be amended to build housing units on this site which according to the Master Plan is to be used for playing fields. If the MP must be amended for this site, why not amend the Master Plan for a more

LW(c)-77

appropriate site within the campus, giving the City residents a buffer, and building in the area that the University must grow in the future.

LW(c)-77
(continued)

3.2.3.2 City of San Luis Obispo Land Use Element

Comment: Does this plan take into account the City of San Luis Obispo Land Use Element? Does this plan take into account the revisions that are currently underway?

LW(c)-78

Chapter 3 Table 3-2 Consistency with Plans and Policies
University Land Use

Compatibility-Establish and maintain a buffer between the campus and neighborhoods. Mitigate impacts.

Comment: This site is immediately adjacent to the City of San Luis Obispo. It is the ONLY site on the campus that directly abuts a city neighborhood. The neighbors are asking that the University uphold its goal of compatibility and maintain a buffer between the University and the neighborhood .

LW(c)-79

Chapter 3 Table 3-2 Consistency with Plans and Policies
University Land Use

Community-create a sense of community on campus.

Comment: This site places 1475 first-time-away-from-home 17-to 18-year olds adjacent to the City and the very under-age drinking parties that you have been unsuccessful in mitigating. By placing the students further into the campus they would be under closer supervision of Campus Police and more importantly, the peer pressure of the successful upper classmen. Herd mentality, or mob mentality, describes how people are influenced by their peers to adopt certain behaviors. See attached article, *The Psychology of Mob Mentality and Violence*, published July 2013. Placing 1475 17-to 18-year olds in the immediate proximity of dangerous, unlawful, and sometimes deadly parties is irresponsible.

LW(c)-80

Chapter 3 Table 3-2 Consistency with Plans and Policies
University Land Use

Proposed Action

“Mitigation is proposed to alleviate impacts...”

Comments: Prior attempts at mitigation have not been successful either on the part of the University, University Police, or City Police. What makes you think that the addition of 1475 first-time-away-from-home 17-to 18-year olds will mitigate the existing dangerous, unlawful, conditions? The City has found this behavior to be so out of control that 5 City police officers have recently been assigned specifically to this neighborhood.

LW(c)-81

Chapter 3 Table 3-2 Consistency with Plans and Policies
Parking

Reduction-Cal Poly should use policies and incentives to reduce parking demand.

Neighborhoods-Cal Poly should be sensitive to the impact of campus circulation and parking policies on adjacent neighborhoods.

Comments: It is laudable that the University wants to use incentives to reduce parking demand on campus and still be sensitive to the impact on adjacent neighborhoods. BUT---Saying it, doesn't make it so. Our adjacent residential neighborhoods, city streets, and commercial retail lots are already impacted by students parking and then walking, biking or skate-boarding to campus.

LW(c)-82

Chapter 3 Table 3-2 Consistency with Plans and Policies
Parking
Proposed Action

Comment: The proposed deficit which has not materialized is not due to your "success in implementing the Master Plan principle of "Culture" specifically changing the culture of the University population regarding vehicles". Leave the campus and walk the adjacent streets, Slack, Grand, Loomis, and the neighboring retail parking lots and you will find your students' vehicles that they no longer bring on campus. Why do you have excess parking and adjacent neighborhoods have none? This is not addressed in the Master Plan or DEIR. It is simply labeled "Potentially consistent".

LW(c)-83

Chapter 3 Table 3-2 Consistency with Plans and Policies
City of San Luis Obispo Land Use Element
1.11.2 Cal Poly

The City favors Cal Poly's approved master plan enrollment targets.

Comment: This is not an DEIR for the increased enrollment. We have repeatedly been told that this building of dorms is to accommodate existing students and has nothing to do with the proposed increase in enrollment.

LW(c)-84

Does the City approve of this specific site for 1475 first-time-away-from-home 17-to 18-year olds? See attached October 23, 2013, letter from the City of San Luis Obispo Community Development Director. This letter does not appear to be a ringing endorsement.

LW(c)-85

Chapter 3 Table 3-2 Consistency with Plans and Policies
Goals, Policies, Plans, Programs and Standards pg.3-9
4.1.4 Campus Master Plans

"In cooperation with the City, Cal Poly and Cuesta College shall be requested to revise their campus master plans to de-emphasize the use of automobiles and promote the use of alternative forms of transportation."

Comment: Reducing the number of parking places on campus does not discourage the use of automobiles. The students merely drive to near campus, park in residential and retail spaces and walk, bike or skate-board to campus. Again, walk the neighborhoods and note the lack of available parking for the residents or customers. If you choose to walk rather than drive, I will believe that perhaps you are changing the culture.

LW(c)-86

A city effort to reduce automobiles by decreasing parking is not working either. The Damon-Garcia Sports Fields off Broad Street in San Luis Obispo is a great example of thinking and hoping that the “Culture” has been changed. These fields are totally unrelated to the University so can be evaluated objectively. These fields have only 50 parking spaces and the unavailability of parking has negatively impacted the Marigold Shopping Center requiring it to place signs at the entrances stating “No Sports Field Parking” and to then tow offenders away creating ill-will between the merchants and athlete families.

LW(c)-86
(continued)

The city code enforcement and parking services has established parking districts and limits surrounding neighbors to two parking placards per house in an attempt to limit the numbers of car/truck occupants. This is has not worked and it is not unusual to see six or more students living in a home designed for a single family.

Chapter 3 Table 3-2 Consistency with Plans and Policies
Goals, Policies, Plans, Programs and Standards pg.3-10
T1-C Voluntary Commute Options Program

Comment: And how is this working? Participating in trip reduction efforts does not necessarily mean it is successful. What percentage of students, faculty, and staff consistently use these trip reduction plans? It appears that if the DEIR wants a problem to disappear, it just quotes one of these high-minded plans and states that it is “Potentially consistent”. Where are the objective studies, data, etc.? Again, simply stating something repeatedly does not make it true.

LW(c)-87

Chapter 3 Table 3-2 Consistency with Plans and Policies
Goals, Policies, Plans, Programs and Standards pg.3-11
T-6 Traffic Flow Improvements

“This control measure focuses on traffic flow improvements and “traffic-calming” to improve the flow of all transportation modes.”

Comments: What “traffic-calming” measures are in place right now at the corner of Grand & Slack? Would it be the 4-way stop that is ignored by students and staff entering or exiting on Grand? Would it be the 35 MPH speed zone on Grand or the 25 MPH zone on Slack that is ignored? Would it be the total lack of bike lanes on Slack Street? Or is it the bumper to bumper parking of un-cultured students along Slack, Grand, Loomis? Perhaps the traffic-calmers are the students leaving their cars and walking or skate-boarding across any point of the street and usually moving at a long angle to reach the campus. Or is it the bikers travelling two abreast down the middle of the street while chatting? Or is it the single biker swerving into the road to avoid the opening car door of those pesky un-cultured students that still drive cars and park in the neighborhood?

LW(c)-88

Chapter 3 Table 3-2 Consistency with Plans and Policies
Goals, Policies, Plans, Programs and Standards pg.3-13
V.G Erosion and Sedimentation.

Comment: How will the removal of 5 feet of soil from the entire 12-acre site equaling 2.6million cubic feet or 96,800 cubic yards prevent erosion and

LW(c)-89

sedimentation? How can this be considered a “superior site” when so much soil must be removed to a landfill?

LW(c)-89
(continued)

3.3.2 Cumulative Development Scenario

“For the purpose of this DEIR, a qualitative discussion of campus buildout and its relationship to the impacts discussed in Chapter 4 is more relevant, as the list of past, present, and reasonably anticipated future projects is limited.”

Comment: Future projects are limited only because the Master Plan is outdated and in need of major rewriting. We ask that you begin to expand your ideas with the inevitable growth that is expected within the next few years. Realize that campus buildout will have to move north into the unused 6000 acres.

LW(c)-90

Chapter 4

Environmental Impact Analysis

Project-Specific Impacts and Mitigation Measures pg 4-1

“...The impacts are identified and then are followed by the mitigation measures that can minimize significant impacts; mitigation measures must be enforceable and feasible.”

Comment: Throughout this report the impacts to this project are minimized or easily mitigated. However, in reality, this project as it affects the City Neighborhoods, only exacerbates already existing negative impacts that are not being mitigated. The report ignores these problems. Given the height and massing of the proposed structures, it seems that the project would also entail Class 1 aesthetic/visual resource impacts and land use compatibility impacts (with the surrounding quiet, residential neighborhood and elementary school).

LW(c)-91

Cumulative Impacts: “The cumulative effects of the project when the project’s effect is cumulatively considerable.”

Comment: There are many cumulative impacts that are not addressed in this report but ignored or labeled “Not Significant” or “Less than Significant” e.g. traffic, noise, safety.

LW(c)-92

4.1 Aesthetic Resources

4.1.1 Existing Conditions

4.1.1.1 Project Setting

The Campus

Comment: Once again the campus itself is described as though it is an island consisting only of the developed land. The northern 6000 acres are ignored and yet these acres are the only possible area of expansion.

LW(c)-93

“The campus is situated immediately adjacent to the northern limits of the city of San Luis Obispo.”

Comment: There is no mention that this is the ONLY border of the University that is adjacent to a City R-1 single-level family home neighborhood. There is no mention of the existing Elementary School with a possible population of 650 elementary students but rather it is called a “Learning Center”. No where in the

LW(c)-94

report is there mention of the Chris Jespersen School. Chris Jespersen has the distinction of being the first school in the nation specifically dedicated to serve students with severe physical handicaps and yet it is totally ignored from the entire report.

LW(c)-94
(continued)

“Two-and three-story student housing complexes are located immediately across Grand Avenue from the project site. Larger-scale on-campus housing is found northeast of the campus core in and near Poly Canyon.”

Comment: Not only does this project dwarf and overwhelm the city neighborhood that is ignored but it overwhelms the existing two-and three-story student housing complexes that are included in the report.

LW(c)-95

“Larger-scale on-campus housing is found northeast of the campus core in and near Poly Canyon.”

Comment: Poly Canyon is where this large-scale project belongs. Those of us opposed to the present Grand/Slack site would be supporters of building on-site housing in an appropriate location.

LW(c)-96

Photo 4.1.1 through 4.1-10 Show only the surrounding campus. Photos 4.1-11 through 4.1-16 are purported to show the surrounding neighborhood but all are taken in such a way to show roads and intersections rather than the true neighborhood. See attached photos showing the neighborhoods taken on 12/28/2013.

LW(c)-97

Surrounding Neighborhoods pg. 4.1-5

“Residential neighborhoods generally consist of multi-unit apartments to the west, and single-family detached homes are predominant to the south and southeast, although a few apartment buildings also line Grand Ave south of campus.”

Comment: This statement is misleading. The proposed site affects only the southern border of the campus which is entirely composed of single-family homes. Mentioning the multi-unit apartments to the west is nothing more than a distraction. You are not building on the western edge near the multi-unit apartments. If you were, there would be no opposition. You would be building in an established multi-unit neighborhood not a single-family, single-story neighborhood with Pacheco Elementary School and the Chris Jespersen School for severely, physically handicapped students.

LW(c)-98

“...although a few apartment buildings also line Grand Avenue south of campus.”

Comment: This too is misleading. Grand Avenue is 8 blocks long forming a T with Monterey Street at its southern end. Monterey Street has a number of motels and the multi-unit apartments that are referenced are located within the three blocks from Monterey to the Freeway overpass and exit on Grand. The five blocks closest to the University entrance and proposed 1475 bed dorm site is all single-family, single-story, detached homes. These are the residences impacted by the building of a 1475 bed dorm for 17- to 18-year olds.

LW(c)-99

“...This section of Grand Avenue also serves the residential neighborhoods to the east and west. These adjacent neighborhoods have no historic, scenic, or cultural designation per City policy or ordinance.”

Comment: This is all true but because we have no historic, scenic, or cultural designation are we to be ignored? We are students young and old, parents and grandparents, lifelong residents and newbies. We are professors present and past, plumbers, architects, electricians, doctors, lawyers, auto mechanics, teachers, nurses, contractors, laborers, and retired. We are business owners and employees. You will find our names on streets, buildings, and companies. We, along with Cal Poly have made this city what it is. Does that not count when measuring “culture”?

LW(c)-100

2001 Cal Poly Master Plan

Land Use pg. 4.1-8

3) Compatibility: be considerate of impacts on neighborhoods near campus.

Comment: This is all we ask, that the University be considerate of the impact on our neighborhood, Pacheco Elementary School, and Chris Jespersen School for severely physically handicapped students.

LW(c)-101

Parking

81) Neighborhoods: be sensitive to impacts on adjacent neighborhoods.

Comment: Again, this is all we ask, that the University be considerate of the impact on our neighborhood, Pacheco Elementary School, and Chris Jespersen School for severely physically handicapped students.

LW(c)-102

4.1.2.2 City of San Luis Obispo Planning Documents

San Luis Obispo General Plan Circulation Element

15.0.3 Development along Scenic Routes

A. Projects in the viewshed of a scenic roadway should be considered as “sensitive” and require architectural review.

Comment: The massive height and breadth of this project adjacent to single-family, single-story residential homes built at a lower elevation is incompatible with the surrounding area. It will not only block the views but also detract from the quality of views.

LW(c)-103

B. Development projects should not wall off scenic roadways and block views.

Comment: Same as above. Photos 4.1-5 through 4.1-16 on pages 4.1-1 through 4.1-7 in the Environmental Impacts Analysis: Aesthetic Resources section manages to photograph the surrounding area but in each photo misses the surrounding hills for which San Luis Obispo is known. However, the hills magically reappear in Figures 2-6 and 2-7 Rendering of Building. Please see attached 12/30/2013, amateur photos taken of the same area including the surrounding hills.

LW(c)-104

C. As part of the city’s environmental review process, blocking of views along scenic roadways should be considered a significant environmental impact.

Comment: Same as Above.

LW(c)-105

D. Signs along scenic roadways should not clutter vistas or views.

Comment: On the previously built and supposedly mitigated CP recreation facilities the unsightly tennis scoreboard stands tall, cluttered, and ugly. This appears to be the University’s idea of mitigation. See photos taken at the corner Stop sign at Slack and Hathway. If this is mitigation of already completed projects, why should we believe that this project will be mitigated any better. | **LW(c)-106**

E. Streetlights should be low scale and focus light at intersections where it is most needed. Tall light standards should be avoided. Street lighting should be integrated with other street furniture at locations where views are least disturbed. However safety priorities should remain superior to scenic concerns.

Comment: See attached photos of the previously built and mitigated recreation facilities taken on the Saturday after Thanksgiving during CP break from the corner or Longview and Slack. Again, is this the type of mitigation that we can expect? | **LW(c)-107**

4.1.2.2 City of San Luis Obispo Planning Documents

San Luis Obispo General Plan Conservation and Open Space Element

9.2.1 Views to and from public places, including scenic roadways. The City will preserve and improve views of important scenic resources from public places, and encourage other agencies with jurisdiction to do so.

A. Development projects shall not wall off scenic roadways and block views.

D. Development projects including signs, in the viewshed of a scenic roadway shall be considered “sensitive” and require architectural review.

Comment: Same as comments above for 4.1.2.2

15.0.3 Development along Scenic Routes. | **LW(c)-108**

4.1.3 Thresholds of Significance

Comment: Beautifully written paragraph but totally without meaning and totally subjective. | **LW(c)-109**

4.1.4.2 Project Visibility

Surrounding Community

“The project would be seen to varying degrees from the surrounding residential neighborhoods. These neighborhoods include areas south, southeast, and southwest of campus.”

Comments: Again, I would point out that this is the only border of the University that is adjacent to the campus. This is the only site that has the possibility of visibility from the surrounding community. This is the only site that affects the City. | **LW(c)-110**

“Topography, residential development, and mature vegetation limit much of the views to the project site from surrounding neighborhoods.”

Comment: This the same bank in ES-1 B Project Location paragraph 3 sentence 2 that is supposedly providing “topographical separation”. This mature vegetation is the same “non-native” vegetation that is going to be removed according to 2.3.1 Grading Preparation pg. 2-10. | **LW(c)-111**

Again, the proximity of Pacheco/Teach Elementary and Chris Jespersen has not been taken into account in removing all of this “topographical separation” in regard to the dust, noise, and diesel fuel.

LW(c)-111
(continued)

“Portions of the project would be visible from sections of nearby public roadways and their associated residences, including but not limited to , Grand Avenue, Slack Street, Longview lane, Albert Drive, Hathway Avenue and McCollum Street. Of these local roadways the project would be most readily seen from segments of Grand Avenue and Slack Street, which both front the project site.”

Comment: Again, this is the only site within the entire Cal Poly campus that is visible and adjacent to residential, single-family, single-story housing.

LW(c)-112

“Currently, the project site includes mature trees around much of its perimeter along Grand Avenue and Slack Street. The existing trees along Slack Street combined with the parking lot’s elevated position screen much of the view of the project site.”

Comment: These are the same mature trees that in ES-1 B Project Location paragraph 3 sentence 2 were to provide Slack Street with Screening. These are the same “mature, non-native trees” that in ES-10 E Proposed Project 1. Grading and Site Preparation Sentence 5 will be removed.

LW(c)-113

“Existing landscaping which consists mainly of mature, non-native trees, will be removed.”

“The Grand Avenue Learning Center (formerly Pacheco Elementary School) located near the corner of Grand Avenue and Slack Street would also have a view of the project.”

Comment: Again, This is no longer a “former” Elementary School. There will be up to 650 9-to-11-year olds attending school at this site. Again, there is no mention of the Chris Jespersen School for severely, physically, handicapped students. Same comments as before regarding the “former” Pacheco School which is no longer “former” and the existing Chris Jespersen School for severely, physically handicapped which has never been addressed in the DEIR.

LW(c)-114

Pg4.1-15

“The local topography causes portions of the adjacent residential neighborhoods to be somewhat elevated above the campus and the project site. As a result, some of these areas can have broader views of the surrounding landscape.”

Comment: These comments address not only this paragraph but also photos 4.1-20 through 4.1-26. Yes, we are elevated and our broader views of the surrounding landscape will be adversely affected by the building of 4-5 story dorms. These dorms will dwarf the existing single family, single story homes in the city and the existing three story dorms west of the proposed site.

LW(c)-115

“The surrounding hills are also often part of the overall viewshed from these locations. Views of the Santa Lucia foothills are most pronounce from these viewpoints. Because of the mature trees and landscaping throughout these established neighborhoods, views of the campus and the project site are often filtered or blocked.”

Comment: It is not the mature trees and landscaping throughout our neighborhoods that filter or block the view. We are all very careful to preserve our views of the surrounding hills by trimming and thinning our trees. We have also been careful not to plant trees that would obstruct the views of the surrounding hills. The trees and shrubs that are described in your photos: “The project site is located beyond the trees seen in the center of the photo.” are the same mature trees mentioned in the DEIR that screen the site. These screening trees will be removed during construction and replaced with new landscaping at the end of construction as stated later in the DEIR. This effectively removes the screening. These mature trees can’t be considered screening on one page and then removed on the next. In Table ES-4 AES Impact 1 & 2 on ES-21 the residual impact is considered “Less than significant”. It has been adequately mitigated, in the DEIR report, by developing a Landscape Plan. How long will it take for your mitigating landscape plan to mature into screening trees? Is it not a constraint or adverse effect on the neighbors who have to endure the sight of “four to five story towers” until Mother Nature provides adequate mature screening? What about the overspill of lights from this massive project? Will you mitigate this site as you have so inadequately mitigated the overspill and glare from the new recreational center and older parking structure. See attached photos taken on November 30th 2013, and referenced earlier in comments.

LW(c)-116

“As seen from the public roads servicing these neighborhoods, the residences themselves often preclude views to the University and the project site.”

Comment: As mentioned previously in the DEIR “The local topography causes portions of the adjacent residential neighborhoods to be somewhat elevated above the campus and the project site. As a result, some of these areas can have broader views of the surrounding landscape.” **Once again, I point out that you cannot have it both ways. Either we are elevated and have a broader view of the surrounding landscape or, “... the residences themselves often preclude views to the University and the project site.” This is an either/or statement. You cannot have it both ways.**

LW(c)-117

Secondly, our residences are not located in the middle of the streets where your photos were taken. They are “somewhat elevated above the campus... giving us a broader view of the surrounding project site and landscape.

LW(c)-118

Your photos always describe the project site to be in the middle of the photo, hidden or barely seen by the surrounding mature vegetation. And again I state, these mature trees for the purpose of screening are the very same “non-natives” that will be removed during the grading of five feet from the entire site as mentioned numerous times before.

4.1.5. Project-specific Impacts and Mitigation Measures

4.1.5.1 Have a substantial adverse effect on a scenic vista.

“Views to the Santa Lucia foothills provide a scenic backdrop to the east and Northeast. It is inferred that the scenic value in this location is attributed to the prominent gateway aesthetic associate with the Grand Avenue entrance to campus.”

Comment: The building of seven four-to five-story towers totaling 450,000 square feet will do nothing to preserve this “scenic value attributed to the prominent gateway aesthetic”. As said before, use this site to build a Welcome Center that does not need to soar four to five stories above the surrounding single-family, single story homes to which this site is adjacent. Build something more than the existing concrete Cal Poly sign and make this a true prominent gateway to the University.

LW(c)-119

If this is the prominent gateway to the University, why was this intersection not studied when seven other intersections were studied for traffic flow?

LW(c)-120

AES Impact 1 pg4.1-20

“Trees and other landscaping placed in and around the proposed plaza area and surface parking lot at the northern end of the site has the potential to block existing quality views of Bishop Peak and Cerro San Luis as seen from portions of Grand Ave and other public viewing locations, resulting in a direct long-term impact to the scenic vista.”

Mitigation Measure

AES/mm-1

Comment: You are discussing landscaping around the plaza and surface parking lot not obstructing the view. What about the seven four-to five-story towers obstructing the view?

LW(c)-121

Residual Impacts

“...The views of scenic vistas from these locations however are already substantially compromised by intervening vegetation, landform and development.”

Comment: As said numerous times before, the screening vegetation is going to be bulldozed down to build. What if you are wrong and our vistas are compromised? Will you reimburse the city and homeowners for our loss in taxes and home prices because of the loss of views?

LW(c)-122

“With implementation of this mitigation measure, existing quality vistas would remain and impacts due to reducing scenic vistas would be considered *less than significant with mitigation* (ClasII).”

Comment: Less than significant if you don’t enjoy this view daily. Less than significant if you don’t live in this neighborhood. Simply repeating it throughout this DEIR will not make it “less than significant”.

LW(c)-123

4.1.5.2 Substantially degrades the existing visual character or quality of the site and surroundings.

Comment: This paragraph discusses the “iconic uses and buildings of University development”. This would be acceptable if the project was further into the University and not adjacent to single-family, single-story residential homes.

LW(c)-124

“...viewer expectations related to the project site would consider campus-style development appropriate, including scale, usage, and patterns consistent with the rest of the University.”

Comment: If you are the adjacent homeowners looking at the project from your front windows, dorm towers consistent with the scale of the University are not appropriate nor expected. Again the scale, usage, and pattern would be appropriate further within the University.

LW(c)-125

Comment: The viewer expectations of the person driving up Grand Ave and using the main entrance of the University is not to be hit with five story towers as soon as they cross the STOP sign controlling traffic at Grand and Slack. They have driven from the freeway off ramp, five blocks through single-family, single-story homes. One would expect a gentler introduction to the University such as a low profile Welcome Center surrounded by bike paths, landscaping, strolling students not 1475 17-18 year-olds housed in 5 story towers.

Pg.4.1-21

“The proposed structures would be visually compatible with the somewhat modern, institutional architecture of campus development...”

Comment: They may be compatible with the institutional architecture of the campus but totally incompatible with the surrounding neighborhood. We are asking for a buffer between the campus and neighborhood since this is the only border with the campus that abuts a single family neighborhood.

LW(c)-126

“From some of the more elevated neighborhood viewpoints, more of the project would potentially be visible.”

Comment: If the dorms were built within the campus, they would not be visible to the neighborhood. We need a buffer between campus and neighborhood.

LW(c)-127

“The conceptual project plan shows that the project would retain much of the existing mature screening vegetation along its southern and western perimeters.”

Comment: This conceptual project plan shows the project from the furthest point on Slack at Longview. What does it look like to the neighbors closest to the project on Slack, closer to Grand Ave.?

LW(c)-128

Again, how is all of this vegetation going to be preserved to screen the project if the entire site is going to be lowered by 5 feet? Are you building in a bowl? If so, that opens a whole new set of comments regarding water runoff, sewer, etc.

LW(c)-129

“Further refinement of this plan is recommended to ensure the effectiveness of proposed landscaping in terms of aesthetic value and visual screening benefit.”

Comment: This sounds like the preparer isn’t quite sure that the buildings will be screened. This appears to be a CYA sentence.

LW(c)-130

“New landscaping, if too sparse or too small on the southern and western sides of the project, could result in increased visibility of the structures as seen from Slack and neighborhoods to the south. Further mitigation is recommended to address short-term alteration in visual character associated with construction and potential tree removal.”

Here we go again, either the trees are removed or they are screening. You can't have it both ways.	LW(c)-131
<p>AES Impact 2</p> <p>Comment: This table restates all of the above and still proclaims: "considered less than significant with mitigation (Class II). Given the height and massing of the proposed structures, it seems that the project would also entail Class 1 aesthetic/visual resource impacts and land use compatibility impacts (with the surrounding quiet, residential neighborhood, elementary school and Chris Jespersen School for severely, physically handicapped students). All comments are the same.</p>	LW(c)-132
<p>AES Impact 3</p> <p>Comment: This table restates all of the above and still proclaims: "considered less than significant with mitigation (Class II). All comments are the same with the exception AES/mm-3 which states:</p> <p>"As soon as practical after commencement of construction, the University shall install fencing and/or landscape screening along the Slack Street frontage of the site to screen construction activities from view."</p>	LW(c)-133
<p>Comment: Finally, the preparer has stopped vacillating between 'mature trees that provide screening' and 'non-natives that will be removed'. It is finally admitted that these screening trees will be removed and need a fence replacement.</p>	LW(c)-134
<p>4.1.5.3 Create a new source of substantial light or glare which would adversely affect day or nighttime views of the area.</p> <p>Comment: I have already covered the lack of mitigation of nighttime glare on the previously constructed recreation facility just up the street and included nighttime pictures to demonstrate. Why should we believe that this project will be mitigated any better? This project consists of 5-story towers which will be higher than the previous recreation facility. It will house 1475 17-18-year-olds which I would assume need more lighting for safety. After listing all of the constraints and the previously unsuccessful mitigations, the preparer still deems this, "less than significant".</p>	LW(c)-135
<p>AES Impact 4</p> <p>Comment: Same comments as repeatedly stated above.</p>	LW(c)-136
<p>4.1.5.4 Plan Consistency</p> <p>"...including beautification of campus gateways..."</p> <p>Comment: Hitting the University campus visitor at the University Main Entrance with 5-story towers housing 1475 17-18-year-olds is not a beautification of the campus gateway. As mentioned numerous time before, preserve this gateway site for a future Welcome Center that will beautify and represent the University's outstanding strengths. Build a Welcome Center more compatible with the adjacent single-family, single-story City homes.</p> <p>"...and design sensitive to neighborhoods."</p>	LW(c)-137

Comment: Given the height and massing of the proposed structures, it seems that the project would also entail Class 1 aesthetic/visual resource impacts and land use compatibility impacts with the surrounding quiet, residential neighborhood and elementary school, and Chris Jespersen School for severely, physically, handicapped.

LW(c)-137
(continued)

4.1.5 Cumulative Impacts

Comment: Again, given the height and massing of the proposed structures, it seems that the project would also entail Class 1 aesthetic/visual resource impacts and land use compatibility impacts with the surrounding quiet, residential neighborhood and elementary school, and Chris Jespersen School for severely, physically, handicapped.

LW(c)-138

4.4 Noise

“Certain land uses are considered more sensitive to ambient noise levels than others. In general, noise-sensitive land uses include, but are not limited to, the following:

- Residential areas

Comment: This neighborhood is already expected to endure the unmitigated noise associated with University activities e.g. WOW week, football games, band practice, illegal-underage drunken parties, weekends of beer pong, dorm move-in, etc.

LW(c)-139

- Schools-preschool to secondary, college; specialized education and training;

Comment: Once again, the DEIR refers to Pacheco Elementary School as “former” which it is not and fails to mention the Chris Jespersen School for severely, physically, handicapped children.

LW(c)-140

We are told repeatedly and agree that the students at Cal Poly are the “Best of the Best”. However, should the well-being of 450 9-11-year-olds at Pacheco and the severely physically handicapped at Chris Jespersen be sacrificed for the housing needs of 1475 “Best of the Best”? By moving the dorm site into the campus, the noise, pollution, dust, etc. of construction will not affect these future “Best of the Best” now attending Pacheco or those fragile few of Chris Jespersen who have not been blessed with the abilities needed to attend Cal Poly.

Furthermore, these same young students will not be exposed the long term noise that will be generated by 1475 exuberant, first-time-away-from-home youths just a few years their senior.

Noise Management on Campus

- General Policy. Section 141.3.2.1 of the “Campus Administrative Policies...

Comment: This discusses the policies regarding noise and Figure 4.4-1 Noise Measurement locations shows the sound measurement sites. However, I live up the hill and east of the University in the residential neighborhood where no measurements are taken. I find the noise louder at my home (2077 Slack St.) than at 125 Longview Lane or 1555 Slack Street directly across from the campus. I am no sound expert but having visited the Roman theaters in Italy, Greece, Turkey and Jordan, I find that the same phenomenon that makes sound heard in the cheap seats in these old theaters is the same as I experience in my own home.

LW(c)-141

4.4.5.1 Exposure to or Generation of Noise

Long Term (Permanent)

Paragraph 2

“...The proposed parking program would reduce the total number of parking spaces on-site, and reduce the number of vehicles accessing the site, and associated noise...”

Comment: The DEIR refers to the proposed parking program which sounds as if it is merely reducing the number of spaces on-campus. As mentioned before, the surrounding neighborhoods, surface streets, and retail/commercial parking lots cannot absorb anymore University student vehicles. The reduction of on-campus parking does not decrease the numbers of vehicles brought to the area, it just reduces the number taken on campus. This imposes a serious negative impact on the City neighborhoods. This problem has not been mitigated yet and the DEIR does not address future mitigation.

LW(c)-142

“The closure of the parking lot will divert trips to other locations on campus; however, the estimated 150 diverted trips will not generate audible changes...”

Comment: How are only 150 trips diverted? The parking lot holds 1300 parking spaces now. Where are the other 1150 vehicles going to go? They certainly can't fit in the neighborhoods.

LW(c)-143

“Affected roadways include California Boulevard, Foothill Boulevard, Santa Rosa Street (Highway 1), and Highland Drive;...”

Comment: Why was Grand Avenue and the Grand/ Slack intersection never studied in the DEIR. This is the most affected street and intersection both during construction and after when 1475 students move in.

LW(c)-144

4.4.6 Cumulative Impacts

Comment: This entire noise study ignores the already existing, negatively impacting, unmitigated noise produced by the university students on Thursday, Friday, and Saturday---party nights. How will the placement of 1475 17-to-18-year-olds adjacent to this existing situation improve the already bad situation? If you placed the students deeper into the campus, they would be under the positive peer influence of older, successful students. If they chose to walk the 10 minutes to “Party Central” on Slack and Grand they would have to walk for 10-minutes through the campus, past patrolling University Police to arrive at the illegal, dangerous, parties.

LW(c)-145

4.5.1.3 Recreation

Comment: Again Pacheco Elementary is not “former”. See all previous comments.

LW(c)-146

Figure 4.5-1 Existing Facilities Map

Comment: Pacheco Elementary is not “former”. Adjacent Chris Jespersen School is again and still ignored.

LW(c)-147

Public Safety pg 4.5-4

Comment: University Police, City Police, SNAP, etc. have not been successful in providing for the safety of the students walking off campus to the fraternities, fraternity annexes, CP Ski Club, and other free alcohol party houses on Grand and Slack. University Police, City Police, SNAP, etc. have not been successful in providing for the safety of the adjacent City neighbors. How will the building of these dorm towers improve public safety?

LW(c)-148

4.5.5.3 Off-Campus Recreation

“Community members identified concerns with students potentially accessing the former Pacheco Elementary School Site. As noted above, this facility is in use by tenants during school hours, ...”

Comments: As noted many, many, many times above Pacheco Elementary School is not “former”. It is an active school and will have at least 450 9-11-year olds attending full time in September, 2014. Nowhere, in this report is the impact of this active school addressed in any area—traffic, noise, dust, air quality, traffic circulation, safety, etc.

LW(c)-149

4.4.6 Cumulative Impacts

“...Campus development is not subject to such fees.”

Comment: This refers to Impact fees. Can the City of San Luis Obispo provide the necessary fire, police, sewer, and water infrastructure needed by the University?

LW(c)-150

4.6 Traffic and Circulation

4.6.1.1 Street System

“Regional access would be provided by Santa Rosa Street (State Route 1), California Boulevard, Grand Avenue, and Foothill Boulevard. Highland Drive and Slack Street provide local access to the project site.”

Comment: See attached Assessors Parcel Map & photos. Grand Avenue is the Main Entrance to the campus. Grand Avenue is 8 blocks long ending in a ‘T’ at Monterey Street. The five blocks closest to the Main Entrance are composed of single-family, single-story residential homes on both sides of Grand.

LW(c)-151

The Highway 101 overpass crosses Grand at the end of the five blocks of residential homes. Both sides of the underpass area are taken up with parking by students who do not pay for on-campus parking. They proceed to unload bicycles or skateboards, board the bus, or walk the five blocks to get on campus.

The remaining three blocks of Grand Avenue beyond the overpass to Monterey Street consists of a mix of single family homes and multi-units. The South on ramp is just north of the overpass. The South off ramp of Highway 101 is located just south of the overpass. The City has installed a new traffic signal at the off ramp to accommodate cars turning left onto Grand and proceeding to the Main Entrance avoiding back logs into the right lane of the freeway. There is a concrete monument at this site directing traffic toward the University’s Main Entrance. See attached photo.

The North 101 off ramp is at Loomis Street. Students from the North County exit at Loomis and rather than turning left toward Monterey St. and then to Grand Ave. they turn right parking on both sides of Loomis. These students, lucky enough to find parking, proceed to unload bicycles, skateboards, or walk the remaining blocks to campus. Those who do not find parking, drive up Henderson or Graves Streets for five blocks, through the neighborhood until these streets dead-end at Slack Street.

LW(c)-151
(continued)

Slack Street on the east side of Grand Ave., the Main Entrance to the Campus, is not a standard street but only ½ street wide. It measures 20 feet at its widest. Parking is allowed by permit on the south side of Slack. This parking reduces the open road by seven to eight feet, depending on whether the parked vehicle is a truck or car and also depending on how close to the curb, the driver parks. The remaining 12 feet of Slack Street must accommodate TWO-WAY vehicle traffic, pedestrians, skateboarders, and bicycles. Did I mention that Slack Street has NO `either side of the road? When these various forms of mobility reach the 4-way stop sign that controls traffic at the Main Entrance to the University, they encounter: two lanes of traffic trying to get onto campus, one lane trying to make a left turn onto the West side of Slack to find parking, one lane of traffic on Slack west trying to turn left into the campus, and two lanes of traffic trying to leave campus. Add to this, the local students living off campus who bicycle, skateboard or walk onto campus.

The West side of Slack Street is better but not by much. At least it is a full street width. It has sidewalks on a portion of the South side but none on the North side adjacent to the University. There is permitted parking on the South side and student parking on the North side. There are NO bicycle lanes. Drivers on Slack west must be mindful of parked vehicle doors opening into the roadway, bicyclists and skateboarders veering into the road to avoid these doors, or just leisurely and distractedly riding up the middle of the road. Students parked on the south side cross at any and all points to enter the various openings to campus.

Throughout this report, Pacheco School is referred to as “former” as though it has no students or traffic . Pacheco is on the southwest corner of the Slack/Grand main entrance intersection. It is directly south of the proposed site. It will have 450 9-11-year-olds to start, rising to 650 being dropped off each weekday morning, adding to the 12,500 vehicles already at this intersection.

LW(c)-152

There are two circle drop off areas for parents. One is located on Slack Street and the other on Grand Ave. Parents will be attempting to make left hand turns into the Slack circle only 150 feet from the Grand/Slack intersection. These same parents will be attempting to exit the circle only 75 feet from the intersection. They will be turning with limited visibility due to parked cars. At the same time they will have to avoid bicyclists and pedestrians traveling in both directions across the drives.

The parents dropping off students in the Grand Ave. circle will be forced into a left hand turn lane 150 feet from the entrance and immediately behind the left turn lane from Grand Ave. to Slack west. This will cause confusion between the parents and University students. University students will not want to patiently wait in the left lane behind the line of parents who will extend into the traffic lane while waiting to get into the left turn lane. Traffic will back up as parents attempt to make a left turn across two lanes of traffic exiting CP or those turning right from Slack St.

LW(c)-152
(continued)

The right lane, already gets backed up with those vehicles entering the campus to get parking permits. These vehicles in the right lane block egress from Slack St. east, fearing that these cars are the students who have driven through the neighborhood to get a jump at the entrance. Those of us living in the neighborhood know better than to make any appointments requiring us to leave when the students are coming to class. You simply cannot get out at the Slack intersection.

These facilities are described in further detail below.

■ Grand Avenue is a north-south arterial roadway that runs from Monterey Street in the South into the center of the Cal Poly campus. The facility provides access to the southeast corner of campus, where most of the parking on the south side of campus is provided. Near the campus border, Grand Avenue carries approximately 12,500 vehicles per day.

Comment: Grand Avenue may run north-south but it is certainly not an artery--- more like a vein. It is only 8 blocks long, five of those blocks running through a neighborhood of single-family, single story residences. It has a freeway on and off ramp five blocks from the entrance to Cal Poly.

LW(c)-153

Students from both the North and South County will continue to use Grand Ave to get to the campus, especially if they are parking in the south side of campus which according to the DEIR holds most of the available parking.

Add construction vehicles and heavy equipment, 450 9-11 year olds and then 1475 17-18-year-olds to this already volatile mix and you are asking for major problems.

■ Slack Street is an east-west collector roadway that runs from the eastern foothills of San Luis Obispo to Longview Lane in the west. Longview Lane provides access (via Hathway Avenue and Carpenter Street) to Foothill Boulevard via the residential neighborhoods south of campus. At Grand Ave, Slack Street carries approximately 2,000 vehicles.

Comment: Again, this report fails to mention that Slack Street from the eastern foothills of San Luis Obispo to Grand Avenue is ½ street wide and three short blocks long ---all residential. It fails to mention that the street is a dead end at the foothills and that a steep driveway leads to a home in the foothills. This driveway is as wide as the street and a number of students especially if inebriated, have found themselves up the hill. They panic, try to turn around, find themselves stuck sideways and either roll down the hill or call for a tow truck. As mentioned before,

LW(c)-154

Slack Street east must accommodate parking, two-way traffic, bicyclists, skateboarders, pedestrians and has NO sidewalks.

LW(c)-154
(continued)

Slack Street west of Grand Avenue has been described at great length in earlier comments. The only addition, since it is considered a “collector roadway” from Foothill Boulevard, would be that while collecting vehicles, it runs through single family residences for the entire length. It has spots of sidewalks but for the most part, sidewalks are lacking. There are no bicycle lanes and there is parking on both sides of the road. As the road winds through residences, collecting vehicles, it changes names from Slack, to Longview, the Hathway, to Carpenter and finally Foothill.

“Traffic conditions at seven intersections within the project vicinity were analyzed to determine how project-related effects would impact traffic and circulation within the project area. The intersections analyzed and the jurisdictions, either the City or California Department of Transportation (Caltrans), in which they are located include: ”

Comment: There are 7 intersections listed as analyzed. Yet the intersection most greatly affected by this project Grand/Slack is glaringly omitted.

LW(c)-155

“Intersections 6 and 7, above, are side street stop-controlled.”

Comment: The Grand/Slack intersection which is the Main Entrance to the University handling 14,500 vehicles per day is controlled by a 4-way STOP which is ignored by vehicles, pedestrians, bicyclists, and skateboarders alike.

LW(c)-156

The only reason that there are not more accidents at this intersection is that the residents drive and walk as though there are no laws of the road; the resident never has the right away, the students no matter the mode of transportation will always take the right of way. Bicyclists will change from bicyclist to pedestrian at any time that is most advantageous. Bicyclists will not wear reflective gear or stop at controlled stops even at night when they can't be seen. Bicyclists will ride on either side of the road and bike across to the other side at any moment. Students will parade single-file across the intersection stopping traffic in all directions. Pedestrians, bicyclists, and skateboarders will all be distracted by phones or ear-bud music.

These present conditions will not be improved by 1475 17-18-year-olds. It would be nice to have the present broken laws enforced by University and City Police. If students knew that these dangerous practices would always be met with tickets perhaps they would think twice before taking on dangerous behavior.

“Preliminary analysis indicated substantial traffic volume reductions on Grand Avenue, and the Grand Avenue/US 101 on ramps associated with the project. These facilities were not, therefore, analyzed further.”

Comment: And exactly what indicated a substantial volume reduction on Grand Avenue. Are the on and off ramps to Highway 101 closing? Are you no longer accepting applications from North and South County students? Are local county

LW(c)-157

residents to be forced to live on campus? Are you going to provided housing for 100% of your population? Are you closing down access to the southeast corner of campus where most of the parking is provided as per the DEIR?

LW(c)-157
(continued)

Again, repeating a falsehood numerous times does not make it fact. Again, closing a blind eye to significant and substantial impacts does not make them go away.

4.6.1.2 Pedestrian and Bicycle Facilities pg4.6-4

Pedestrian Facilities

“Cal Poly has a high rate of alternative transportation usage; many students who live near campus walk, bike, or take transit, which suggests that automobile trips to campus may largely be from areas outside of the northern part of the city (areas further than 1-2 miles away from the campus core).

Comments: This assumption is totally wrong. First students don’t come only from north of the city. Students come from Atascadero, Templeton, and Paso Robles in the North County. They come from Los Osos, Morro Bay, Cayucos, and Cambria. Students come from Avila Beach, Pismo Beach, Grover Beach, Arroyo Grande, and even Nipomo, south of the city. Many of these students park within the city and then bike, or use City Transit to get on-campus. Many of them chance finding a parking place in our neighborhoods and commercial retail lots. Many of them work part-time, off-campus jobs and use vehicles to get back and forth.

LW(c)-158

Some of the students even live in their cars in our neighborhoods, showering at the Recreation Center and studying in the library when their leases run out before the quarter ends. Others couch-surf or cram two and three students into each bedroom.

I would like to see the decision makers step away from campus, their charts, tables, and studies and come into our neighborhoods to see what is really going on. Do you want another Isla Vista? If you do, let us, the residents know so we can sell out now and move?

“...The streets surrounding the project site all have sidewalks on at least one side of the street...”

Comments: Not Slack Street east of Grand. There are no sidewalks on either side of this ½ street that acts as an east-west collector street. There are no sidewalks on Slack Street west where it changes briefly into Longview Lane before becoming Hathway. There are no sidewalks on either side of Kentucky all the way to Fredericks except for sporadic, short walkways. There are no sidewalks on either side of Albert Dr. from Fredericks to Longview. This cursory look, checking the validity of the statements made in the DEIR took 10 minutes. It then became too dangerous to continue driving as it was dusk and students were behaving in all the manners described earlier. Another observation made on this little jaunt was that even if there are sidewalks on one side, it doesn’t mean that they will be used.

LW(c)-159

“Marked crosswalks are provided at the Grand/Slack Street...”

Comment: They are there but rarely used. It is easier to cross mid street and there are no consequences for jaywalking. Why doesn't Cal Poly patrol on foot, bicycle, and or Segway? These students know that there are no consequences for stupid behavior and they are too young to realize that they are not invincible against a car.

LW(c)-160

Bicycle Facilities

"...in the vicinity of the project site, Class II bicycle facilities are provided along the length of Grand Avenue."

Comment: This is true but there is so little, if any, enforcement that bicycle rules are not followed and it continues to be the free-for-all described earlier.

LW(c)-161

"A Class III bicycle facility is provided along Slack Street."

Comment: Untrue. There are no signs, pavement markings (sharrows) for shared use along Slack Street west of Grand Ave. There are not even street signs at many street intersections as City Public works can't keep up with replacing vandalized and stolen signs.

LW(c)-162

4.6.1.3 Public Transit Services

Comment: As commented before, students use the public transit to get from their parked cars to campus.

LW(c)-163

4.6.1.4 Parking

Table 4.6-3. Existing Parking Lot Counts

Comment: In adding all of the empty spaces in General/Non Residential Parking, I find 884 vacant spots. You are losing 1,324 parking places. I believe that this still leaves a deficit of 240 spaces. Our City, neighborhood, and commercial/retail lots cannot absorb 240 more vehicles.

LW(c)-164

There are 784 vacant spots in the Residents only lots. Where are the 1475 freshmen going to park? Encouraging students to leave vehicles at home sounds nice but does it work? What about subsequent quarters? Providing too few spaces or charging for the available spaces may solve your on-campus problem but just throws the cars into our overburdened streets.

If there are so many vacant parking places on campus, why are the students parking on our streets instead of on campus?

4.6.3.2 Pedestrian and Bicycle Facilities pg 4.6-12

The CSU TSM includes impact criteria to ensure that pedestrians and bicycle facilities are safe and effective for users..."

Comment: You are not ensuring that pedestrian and bicycle facilities are safe and effective as it is. How do you propose to improve the situation with the placement of 1475 bicycle-riding or pedestrian youth at the exit of the campus, adjacent to already unsafe conditions?

LW(c)-165

Parking Redistribution pg 4.6-15

Comment: This entire section is based on wishful thinking, cultivating change by making the present situation more difficult, using illogical false premises. | **LW(c)-166**

Level of Service Analysis

Comment: Again Grand Avenue and the Grand/Slack intersection is ignored. | **LW(c)-167**

Mitigation Analysis

Comment: Again mitigation is by denial of a problem or by relying on false and unproven premises. This comment holds for all sections and tables in the traffic and circulation section of the DEIR. The whole traffic circulation should have been | **LW(c)-168**

4.8.7.5 Project-specific Impacts an Mitigation Measures

Growth Inducement

“...Indirect effects associated with backfill of vacated housing in the City are considered too speculative for analysis.”

Comment: This is what appraisers are paid to do. | **LW(c)-169**

Chapter 5

Alternative Analysis

5.1 Introduction

CEQA Guideline 15126.6(a) requires an EIR to “describe a reasonable range of alternative to a project, or to the location of a project, which could feasibly attain most of the basic objectives of the project but would avoid or substantially lessen any of the significant effects of the project.”

“...That would avoid or substantially lessen any of the significant effects of the project;”

Comment: As said before in the Executive Summary Comments, the EIR is extremely subjective in recognizing an issue as having a significant effect. If it reflects negatively on the proposed site, it is considered as having less than significant impact. The same issue on an alternative site becomes significant and mitigation is impossible. | **LW(c)-170**

The Master Plan is considered an inviolate document if it supports the proposed site. If it stands in the way of the proposed site, it is easily amended. Only sites previously identified on the 2001 Master Plan were considered as alternatives despite the fact that everyone acknowledges that the MP needs to be rewritten.

We know that trustees and administration expect the Cal Poly population to grow by 5000 students over the next few years. The only area for growth to accommodate these students is north, into the remaining 6,000+ acres of the campus. CP has already built two beautiful villages in Poly Canyon to house upperclassmen. These villages are not adjacent to the only neighborhood that abuts the campus but rather well into the campus. The students can behave as the young people they are, without adversely affecting the quiet enjoyment of life in the neighborhoods.

Since the university **MUST** grow in that direction, we ask why you can't include that eventual northern growth into your choice of sites.

LW(c)-170
(continued)

5.2 Background-Site Selection and Alternatives Rejected

"The northern site (8.7 acres) was rejected because of lack of proximity to existing communal dining facilities and student activity centers at the University Union and Recreation Center."

Comment: Is this a state law? A university policy? A Master Plan Goal? It is admirable that you want the students to be within a 10-minute walk of communal dining facilities and activity centers but is this always possible with the expansion that will be necessary? What about the use of busses and trolleys if it is a law that they can walk only 10-minutes. If it isn't a law, the exercise would do them good in our ever-expanding-girth and under-exercising society.

LW(c)-171

"The northernmost site is also distant from existing freshman housing impacting program coordination."

Comment: Housing the students 50-feet from the very parties, under-age alcohol consumption, and other temptations that are detriments to their successful completion of college seems far more impacting on program coordination than their physical separation from other freshmen. Perhaps separating the freshmen into smaller units would discourage some of the poor behavior that seems so prevalent with the incoming students when exposed to "The Psychology of Mob Mentality and Violence" (See previously referenced report by the same title attached).

LW(c)-172

"The 7.6 acre site was not considered further because it would require relocation of several existing functions and facilities... The MP identified this site for redevelopment with instructional spaces. Re-designation of this site for housing would result in loss of important instructional capacity."

Comment: As stated in the Executive summary, important instructional space is sacrosanct until it is needed for something more important, e.g. new playing fields.

LW(c)-173

"In addition, costs to relocate existing functions for a non-state funded development such as housing were considered prohibitive."

Comment: Has the Grand/Slack site been chosen for expediency to take advantage of the \$200,000,000 available to the University for building housing if it is ready to build now? If this is a case of use-it-or-lose-it, why continue to fuss with this site where you have opposition that could involve a suit or at least a temporary injunction. Why not move to Alternative site 3, H-12 and H-16 parking lot. Skip the parking structure and have the students park in the underused lots in Poly Canyon where they are supposed to park if you build out the Grand/Slack site. This new site could be devoted to student housing only and perhaps you could accommodate more than 1475, exceeding your Master Plan goal. At this site, completely surrounded by university property, you could build as high as you want without negatively impacting City neighborhoods, aesthetics, and traffic.

LW(c)-174

“The 7.8-acre site was not considered further; the slope and drainage on site would require substantive additional work, and structures would exceed seven stories in height, significantly increasing cost and visual impact.”

Comment: By eliminating the Welcome Center, and parking structure for the Grand/Slack site you could afford substantive slope and drainage costs.

How can seven stories within the campus cause more visual impact than five stories of institutional architecture adjacent to single-story, 1950’s style, residential, City homes?

LW(c)-175

How again are the costs of two additional stories significant? As suggested before, charge a premium for the penthouse, view-units to offset the additional cost if any.

5.3 Project Alternatives

In defining feasibility of alternatives, the CEQA Guidelines state:

“Among the factors that may be taken into account when addressing the feasibility of alternatives are site suitability, economic viability, availability of infrastructure, general plan consistency, other plans or regulatory limitations, jurisdictional boundaries (projects with a regionally significant impact should consider the regional context), and whether the proponent can reasonably acquire, control or otherwise have access to the alternative site.”

Comment: Site suitability as mentioned before is quite subjective. Slack/Grand is considered a superior site despite the many constraints that are ignored, minimized, or not studied. Economic viability is a bit more objective and as said before, housing is quite expensive; your demand for on-campus housing is great. You could charge premium rents for the privilege of living on campus and for the penthouse views. Availability of infrastructure seems the same, no matter where you build on campus. You have water, sewer and electricity going to or near all alternative sites. General plan consistency again gets a bit subjective. To whose plan are we referring? The City? The University? The outdated Master Plan? Regulatory limitations would seem to be the same no matter where on campus you build. The jurisdictional boundaries seem more constraining when you build adjacent to the City than if you built further into the campus. Finally, you have control and access to all of the 6,000 plus acres.

LW(c)-176

5.3.1 Significant Impacts Resulting from the Proposed Project

Generally, the alternatives analysis considers alternatives that would avoid or reduce, to the maximum extent feasible, the identified unavoidable impacts. Significant and unavoidable impacts associated with the project include:

1. Air Quality
2. Traffic and Circulation

Comment: It is surprising to me that these are the only significant and unavoidable impacts identified in the report. Given the height and massing of the proposed structures, it seems that the project would also entail Class 1 aesthetic/visual resource impacts and land use compatibility impacts with the surrounding quiet, residential neighborhood and elementary school.

LW(c)-177

5.4 Alternative Analysis

Potential alternatives to the proposed project are limited to existing University property, specifically, the campus instructional core and extended core.

Comment: And why limit yourself when you know that rewriting the Master Plan to accommodate the growth of 5,000 students will be necessary in the very near future. You own the whole 6000 acres. We aren't asking that you place the housing on the far northern border but only that you consider the area where the University will naturally have to grow---to the area that you have most recently built on-campus housing.

LW(c)-178

Alternatives are limited to these areas based on the overarching objective of the project to provide on campus housing for freshmen.

Comment: Yes, these are freshmen, healthy 17-18-year olds. You are not building for an elderly, handicapped, disabled, or challenged population. Have you visited some of the off campus housing to see what these students are living in now? They live in converted garages, garden sheds, illegal and unsafe lofts, (See attached February 12, 2013 Tribune article). Walking a few minutes more for food, recreation and the company of other freshmen will be far healthier and safer than what they experience now.

LW(c)-179

Criteria used to develop a reasonable range of alternatives included the potential to avoid significant impacts to the natural and human environment, whether or not the considered alternative could generally meet the project objectives and costs.

Comment: Why was the human environment not considered in the Grand/Slack project site but suddenly becomes important when considering alternatives?

LW(c)-180

Specific consideration was given to potential alternatives that appeared to avoid or minimize identified significant impacts.

Comment: A complaint throughout this EIR was that it did not address significant impacts for the Grand/Slack site. As said before, given the height and massing of the proposed structures, it seems that the project would also entail Class I aesthetic/visual resource impacts and land use compatibility impacts with the surrounding quiet, residential neighborhood and elementary school.

LW(c)-181

Table ES-4 shows each potential impact and all mitigation measures recommended to avoid or reduce identified impacts...

Comment: This report begins with an incorrect factual foundation and therefore presents an inaccurate analysis, coming to inaccurate conclusions producing an abuse of discretion. For this reason, it is a waste of my time to continue refuting each misstatement, ignored impact, minimized constraint, etc. I feel as though I am doing the diligent investigation that should have been done by the preparer of the DEIR.

LW(c)-182

5.5.3 Location Alternative H-12 and H-16 Parking Lots

“This alternative suggested by a community member, would consist of relocation of the proposed development to the current site of the H-12 and H-16 parking lots, north of Highland Drive and Brizzolara Creek (refer to Figure 5-2).

Comment: I find it unconscionable that this site was not studied by the University until a community member made the suggestion at the first public forum on Wednesday, November 6, 20013.

LW(c)-183

The existing surface parking lots in this location would be removed, and the 1475 beds and 300-to 500 space parking structure would be constructed. These parking lots were designed for Parking in the 2001 Master Plan.

Comment: The removal of parking at H-12 & H-16 would reduce by 947 the available parking spaces. This is 353 fewer parking losses than at the Grand/Slack site. Throughout this report, we have been told that there is an overabundance of parking on campus; that there is underutilization of existing parking lots. The Executive Summary on pg. ES-8 states, “The stadium parking has not yet been built and is not currently programmed for construction. Two additional parking structures were proposed in the Master Plan for locations north of the library but have not been pursued to date.”

LW(c)-184

The reason given for building a 300-500 parking structure at Grand/Slack was not for the 1475 17-18- year-olds but rather for visitors and Welcom Center. Why waste money building a 300-500 space parking structure on the H-12 & H-16 site? Use the money for more beds. Have these freshmen park in the same place that you intend on the Grand/Slack site---underused Poly Canyon lots.

Since you won’t need a Welcome Center at this site, use all of the funds to build beds. You could exceed the 2001 MP goal of 7638 beds. You would be further along in your goal to house ALL freshmen.

Here we go again with the sacred 2001Master Plan. Just because the outdated 2001 Master Plan calls for parking at H-12 & H-16 doesn’t mean you have to keep it there. You are already ignoring the MP parking sites at the stadium and north of the library.

5.5.3.2 Agriculture

The site is not used for agricultural production---underlying soils, however, are Los Osos loam and Salinas silty clay loam and are considered farmland of statewide importance or prime farmland.

Comment: This is prime farmland until a parking lot is needed. You have 6000 acres of prime farmland, use those acres for farming so you can house students within 10 minutes of food.

LW(c)-185

5.5.3.3 Air Quality

“...The location is proximate to other, existing student residences and would therefore pose risks to sensitive receptors related to emissions during construction.”

<p>Comment: The location near Cal Poly student residences appears to be more important than the impact than on the Grand/Slack City residents, 9-11 year-old students of Pacheco Elementary School, and the Chris Jespersen School for severely, physically, handicapped.</p>	LW(c)-186
<p>5.5.3.4 Biological Resources The alternative would involve removal of mature trees, and would therefore pose potential risks to nesting birds.</p>	
<p>Comment: The H-12 and H-16 mature trees remain mature trees unlike the mature trees of Grand/Slack that conveniently become non-natives when they need to be removed.</p>	LW(c)-187
<p>The nesting birds of H-12 & H-16 are more important than the nesting birds of Grand/Slack?</p>	
<p>5.5.3.5 Geology and Soils The site is generally level to slightly sloping.</p>	LW(c)-189
<p>Comment: This site unlike the Grand/Slack site would not need the excavation of approximately 5 feet of soil across the entire 12 acre site or 2.6 million cubic feet (96,800 cubic yards).</p>	
<p>5.5.3.8 Land Use and Planning The alternative site is designated Parking in the 2001 Master Plan. The development of the site with housing and parking would require amendment of the Master Plan.</p>	LW(c)-190
<p>Comment: You already have to amend the Master Plan to build on Grand/Slack why can't you just as easily amend the outdated, soon-to-be-rewritten Master Plan for this site?</p>	
<p>5.5.3.9 Noise Development of the site with housing and parking would not create substantive noise impacts affecting the human environment. The site is already used for parking, and the housing would not be a significant generator of noise in the long term.</p>	LW(c)-191
<p>Comment: This site has significantly less noise impact than the Grand/Slack site. Long term, if this site does generate noise it will not impact a City neighborhood.</p>	
<p>5.5.3.10 Public Services and Recreation Comment: This site places the students well within the campus and all of the campus recreational facilities. They are also NOT next to an Elementary School and its play areas or unlit little league field. These are areas of past college-student streaking during elementary school hours, under-age drinking parties, and other college youthful pranks.</p>	LW(c)-192
<p>5.5.3.11 Traffic and Circulation Comment: No where in this DEIR report, could I find the occupancy of the present 1300 space surface parking lot. How can an alternative site be shown to have such a great impact when the proposed site wasn't even addressed.</p>	

Here again, an incorrect factual foundation led to inaccurate analysis leading to inaccurate conclusions and an abuse of discretion.

**LW(c)-193
(continued)**

Based on the 46 pages of comments above, it is inconceivable to me that the H-12 & H-16 site is not considered to be the superior site.

LW(c)-194

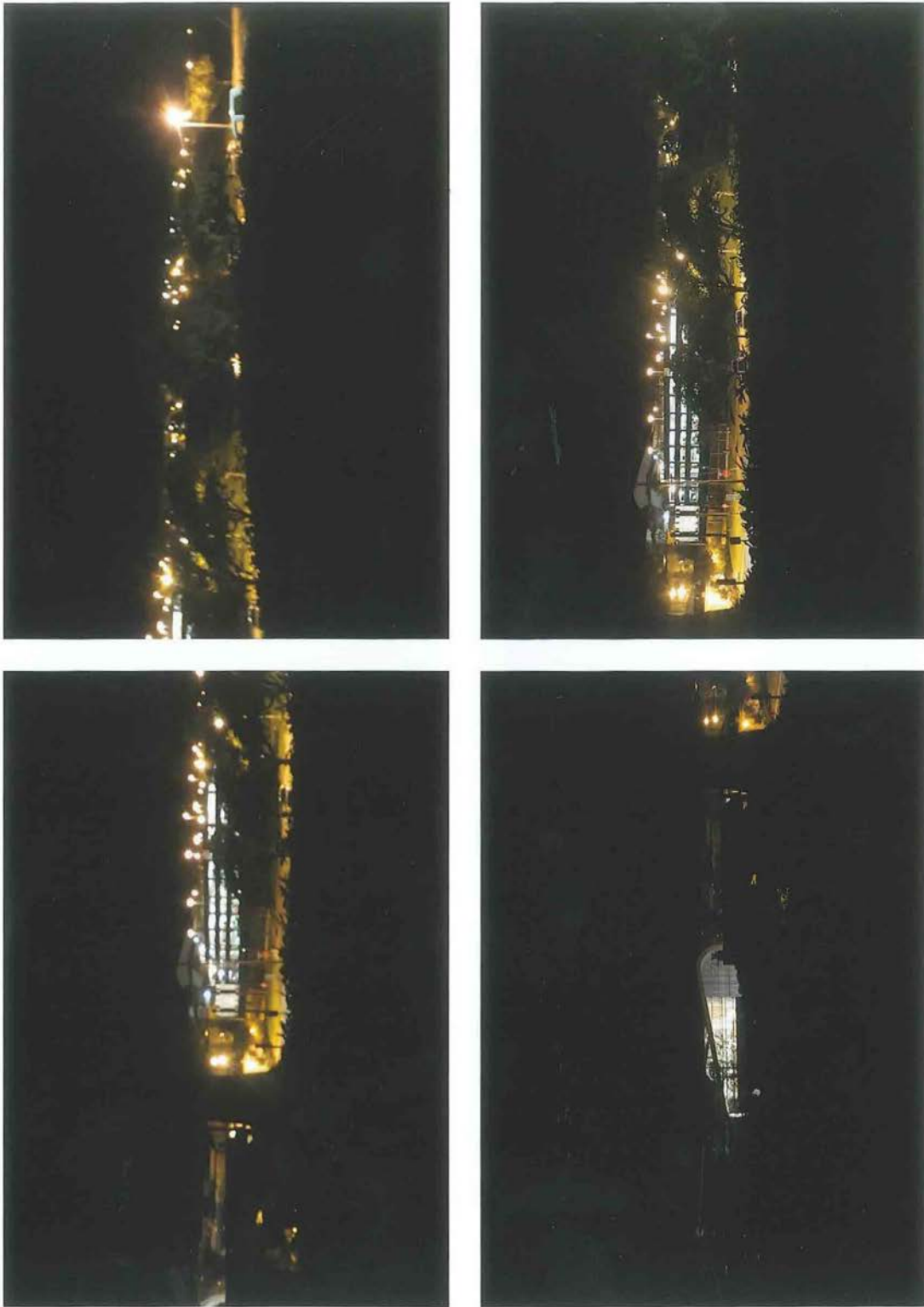
I am not going to waste any more time reviewing the remaining alternatives as they are so obviously inferior that I wonder at their inclusion in a serious, objective document.

Site H-12 & H-16, suggested by a community member, is so far superior to those investigate by “experts” that it leaves the entire DEIR open to challenge.















Linda White
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San Luis Obispo, CA 93405
Phone & Fax (805) 543-8801
Lindaleewhite15@charter.net

received
1.24.14

January 24, 2014

CSU Board of Trustees
c/o Nicole Carter, Senior Planner
SWCA Environmental Consultants
1422 Monterey Street, C200
San Luis Obispo, CA 93401

Re: Draft Environmental Impact Report SCH No. 2013091085

To Whom It May Concern:

Please add these hand-delivered seven pages of photos with four photos to each page, and one page with two photos (30 photos) to my previously submitted comments.

My printer ran out of ink and I wanted my mailed comments to meet the deadline.

Sincerely,



Linda White

Going up Street from Packco



overlook



1

3



2





Looking down Street from longview 11



Corner of Street & longview 10



9



8

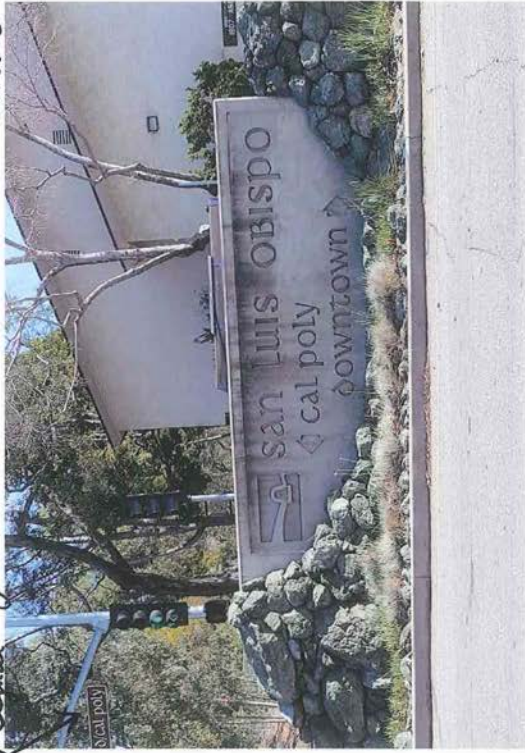


Chris Jespersen School



Chris Jespersen School

City directional sign to University on newly installed traffic signal
Highway 101 Freeway of Spain @ Grand Abbott



250 Grand looking N to entrance @ turns into Packard



Packard drop off circle

Grand/Slack intersection



Looking W from Slack east of stop sign



Taken from eastern 1/2 of Slack which is east of 1/2 street grade. Note beautiful views

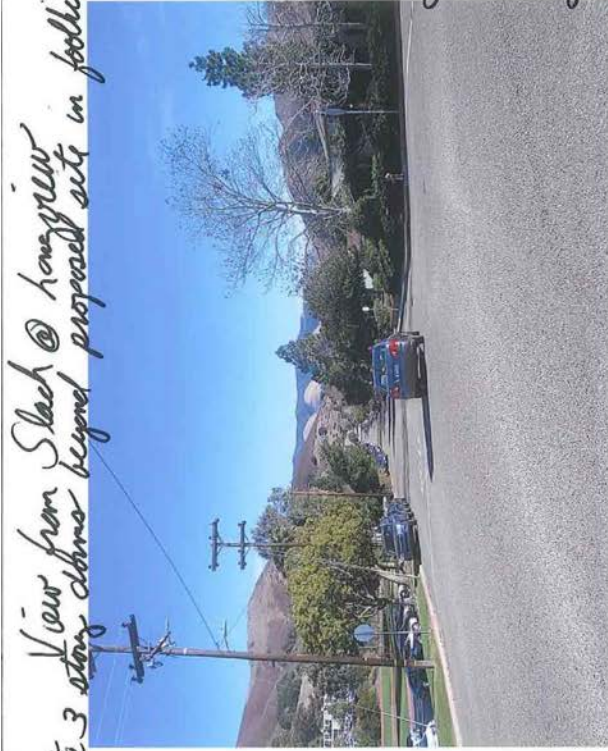


Same as bottom left.

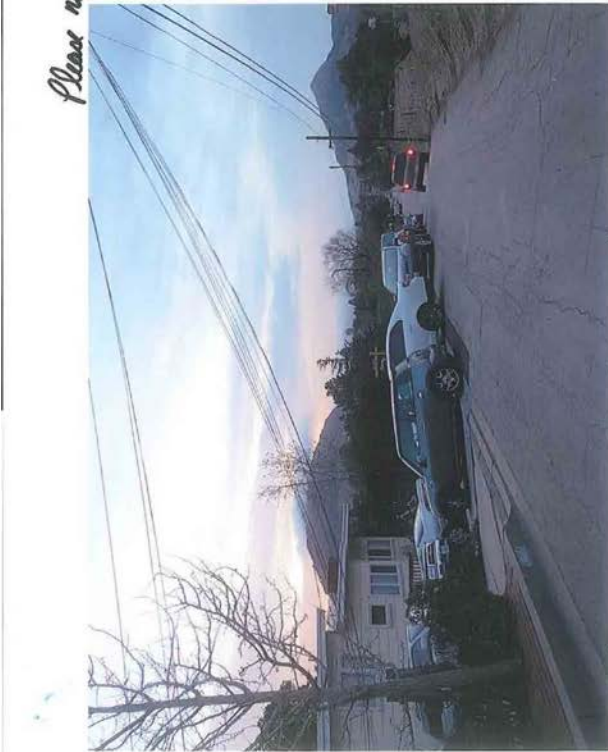


Looking W from Slack, east of stop sign

Please note 3 story dorms beyond proposed site in photo - all to be blocked by 5 story dorms proposed



Slack/Grand intersection from 1/2 st. width



Notice narrowness of St. E parking & one car



Typical Slack St. east of Grand

Slack, east of Grand by West
garage cars necessary available
space from already narrow St.

View of Slack
from Longview across Grand to
1/2 st. width of Slack, east of Grand



9.3.2.33 Response to Letter from Linda White

Comment No.	Response
LW(c)-1	Impacts to off-campus areas are addressed throughout the EIR, in topical areas such as traffic, air quality, and aesthetics. Please refer to MR-2 regarding noted existing and potential social and behavioral issues.
LW(c)-2	The EIR has been amended to clarify use of the Pacheco site by the Teach program.
LW(c)-3	The former Pacheco Elementary school site includes the Chris Jespersen school. This will be clarified in the final EIR.
LW(c)-4	The EIR has been amended to clarify use of the Pacheco site by the Teach program. The Teach program is displacing current student populations on site. The alteration in use would generally not alter conclusions because (a) sensitive receptors already exist on site, whom the new students would replace, and (b) existing traffic associated with the school is substantially similar to traffic associated with the Teach program, (c) the housing project would reduce vehicle traffic in the vicinity (refer to MR-1). Pedestrian and bicycle circulation mitigation incorporates reference to the Teach program.
LW(c)-5	Impacts related to construction, including noise and air quality impacts to sensitive receptors such as school children, are addressed in the respective resource chapters in the EIR. Alternate sites are addressed in Chapter 5, Alternatives Analysis, of the EIR.
LW(c)-6	Elevations are based on existing mapping. Assessment of impacts is based on evaluation of the built project, including finish grade.
LW(c)-7	It has not yet been determined whether the trees will need to be removed prior to or during construction. Mitigation included in the EIR outlines replanting requirements should trees need to be removed. Chapter 5, Alternatives Analysis addresses alternate locations and has been amended in the Recirculated EIR.
LW(c)-8	Attached photos provided by the commenter were reviewed relative to specific comments.
LW(c)-9	Comment noted.
LW(c)-10	As noted in the EIR, the project would generate light and glare that would be seen from public areas. The mitigation plan includes development of a comprehensive lighting plan designed to prevent spill-over to surrounding areas; this plan would not avoid generation of light and glare, but would reduce adverse effects to a level of insignificance. Proposed measures are consistent with standards imposed by both the City and County of San Luis Obispo.
LW(c)-11	Please refer to MR-5.
LW(c)-12	Alternative sites are addressed in Chapter 5, Alternatives Analysis, of the EIR, and will be considered by the Trustees and project decision-makers. Chapter 5 includes information about site selection, including use of campus ranches.
LW(c)-13	Alternative sites are addressed in Chapter 5, Alternatives Analysis, of the EIR, and will be

Comment No.	Response
	considered by the Trustees and project decision-makers. Feasibility is addressed in Chapter 5 and MR-10. The 10-minute standard is to ensure adequate passing time for students between classes.
LW(c)-14	Alternative sites, including those closer to Poly Canyon, are addressed in Chapter 5, Alternatives Analysis, of the EIR, and will be considered by the Trustees and project decision-makers.
LW(c)-15	Alternative sites are addressed in Chapter 5, Alternatives Analysis, of the EIR. Feasibility of development is addressed in Chapter 2 and Chapter 5, including consistency with the project objectives.
LW(c)-16	The project would reduce the number of students commuting to campus; sufficient parking supply exists on campus and within the project to accommodate residents and redistributed general trips based on analysis in Section 4.6, Traffic and Circulation, of the EIR. Parking permit fees vary based on duration and type of use. Weekly parking fees are currently \$15 for general students and \$21 for on-campus residents.
LW(c)-17	Occupancy statistics for lots on campus are provided in Table 4.6-3.
LW(c)-18	Evaluation of alternatives considers consistency with project objectives (refer to Chapter 5, Alternatives Analysis).
LW(c)-19	Impacts related to the school site are addressed throughout the EIR, including noise and air quality in respective EIR sections.
LW(c)-20	The project will either retain trees or replace trees pursuant to mitigation. The former Pacheco Elementary school site includes the Chris Jespersen school. The Final EIR will include the correction.
LW(c)-21	Costs increase significantly above five stories due to changes in the type of construction required for taller buildings and compliance with the Building and Fire Code. The commenter is referred to MR-8.
LW(c)-22	Section 4.6, Traffic and Circulation, of the EIR outlines redistribution of parking associated with lot closure. Parking will be redistributed to existing, vacant facilities on campus and the new structure proposed on site. The commenter is referred to MR-6 regarding off-campus parking.
LW(c)-23	Public notice of the Notice of Preparation and subsequent notices for the Draft EIR were conducted pursuant to and in compliance with CEQA. Concerns regarding public notice will be considered by the Trustees and University.
LW(c)-24	The Recirculated EIR includes updated information, including regarding significant and unavoidable impacts.
LW(c)-25	Please refer to the Recirculated and Final EIR, which address issues identified during public review of the EIR.

Comment No.	Response
LW(c)-26	Standards regarding impact significance are outlined in the topical sections of the EIR, including identification of potential physical effects on the environment, as defined by the CEQA Statute and <i>Guidelines</i> .
LW(c)-27	The alternatives analysis has been updated in the Recirculated EIR.
LW(c)-28	Two No Project Alternatives are discussed in Chapter 5, Alternatives Analysis, of the EIR in accordance with CEQA requirements. These alternatives will be considered by the Trustees and project decision-makers.
LW(c)-29	Alternative sites are considered in Chapter 5, Alternatives Analysis, of the EIR. A new Master Plan is not within the scope of this project.
LW(c)-30	The alternatives analysis has been updated in the Recirculated EIR.
LW(c)-31	The alternative site layout is addressed in Chapter 5, Alternatives Analysis, of the EIR.
LW(c)-32	The EIR states that Reduced Bed Count would not meet the objectives of the project.
LW(c)-33	The relative impacts of alternative locations, including those more northward on campus, are addressed in Chapter 5, Alternatives Analysis, of the EIR.
LW(c)-34	Alternatives which eliminate the parking garage and relocate the project are included in Chapter 5, Alternatives Analysis, of the EIR.
LW(c)-35	The commenter describes existing noise associated with existing events on campus. The impact findings related to the proposed project are unchanged; the residential component of the project will not be a source of substantial ongoing noise, vehicle traffic in the vicinity will be reduced, and mitigation will apply to outdoor nighttime noise events.
LW(c)-36	The proposed project would house students on campus and would not increase enrollment that would generate student commuter trips. The methodologies and assumptions used in the traffic and parking analysis are outlined in Section 4.6, Traffic and Circulation, of the EIR.
LW(c)-37	The project, as mitigated, includes several measures to improve pedestrian and bicycle circulation in the vicinity of the project.
LW(c)-38	Cal Poly is responsible for power infrastructure on campus; Cal Poly works with PG&E regarding utilities infrastructure when necessary. The poles may stay, or may be relocated or placed underground.
LW(c)-39	The project includes mitigation to improve pedestrian facilities in the vicinity of the project to ensure safe operations.
LW(c)-40	The EIR is an informational document, and includes information specific to the projects potential effects on the environment, and also addresses significant comments raised during scoping and review of the Draft EIR.

Comment No.	Response
LW(c)-41	Impacts to surrounding areas and populations are addressed in several sections of the EIR, including Section 4.2, Air Quality, and Section 4.4, Noise, and are analyzed pursuant to identified thresholds of significance, as required by CEQA.
LW(c)-42	The Mitigation and Monitoring Plan is attached as Chapter 7, Mitigation Monitoring and Reporting Plan, of the EIR.
LW(c)-43	All notices were posted in compliance with CEQA Statute and <i>Guidelines</i> .
LW(c)-44	Please refer to MR-2 and MR-5. Alternative site are assessed in Chapter 5, Alternatives Analysis, of the EIR, which will be considered by the Trustees and project decision-makers.
LW(c)-45	The EIR has been amended to clarify the use of the Pacheco school site for the Teach program, and the EIR addresses potential impacts to sensitive receptors (including the school), including traffic, noise, and air quality in respective EIR sections.
LW(c)-46	The project includes an amendment to the Master Plan in regards to siting, and disposition of existing housing sites identified in the Residential Communities Element. The project must still be evaluated for consistency with guiding principles outlined in the Master Plan; the EIR includes this analysis in Chapter 3, Environmental Setting, and in various topical sections of the EIR.
LW(c)-47	Alternative sites are evaluated in Chapter 5, Alternatives Analysis, of the EIR. The University, since adoption of the Master Plan, has continually evaluated feasibility of development as programmed. Constraints to development are outlined in Table 2-2.
LW(c)-48	The commenter's statements will be considered by the Trustees and project decision-makers.
LW(c)-49	Primary constraints at site H-5 are costs associated with taller construction and compliance with the Building and Fire Code.
LW(c)-50	The proposed site is relatively level; excavation is proposed to ensure proper foundation stability. The H-6 site is the slope east of Grand and north of Slack Street. The site is bisected by drainages and seeps, and exhibits substantially steeper topography than the proposed site.
LW(c)-51	The Mustang (Spanos) Stadium and Parking Structure EIR (2003) identified historic buildings in the vicinity of the housing sites proposed for development in the Master Plan EIR in that portion of campus.
LW(c)-52	Alternative locations are evaluated in Chapter 5, Alternatives Analysis, of the EIR. The University continually evaluates the need to update the Master Plan. The project being proposed is designed to achieve bedcount projected in the existing Master Plan, and does not increase enrollment.
LW(c)-53	Alternative locations are evaluated in Chapter 5, Alternatives Analysis, of the EIR, which will be considered by the Trustees and project decision-makers.

Comment No.	Response
LW(c)-54	As documented in the EIR, potential environmental effects are not limited to the project site or University campus. Significant environmental effects are addressed in the EIR. Comments that are not related to potential effects on the physical environment, pursuant to the CEQA Statute and <i>Guidelines</i> , are nonetheless provided to the Trustees and project decision-makers as part of the public record, and will be considered.
LW(c)-55	Alternative locations are evaluated in Chapter 5, Alternatives Analysis, of the EIR, which will be considered by the Trustees and project decision-makers.
LW(c)-56	The commenter refers to campus populations parking in surrounding neighborhoods. The comment is not referring to the proposed project. The EIR finds that sufficient parking capacity exists on campus to serve demand. The commenter is also referred to MR-6.
LW(c)-57	Figure 2-5 will be amended to include the H-1 parking lot.
LW(c)-58	As stated in Section 4-6 of the EIR, the project reduces commuter parking demand by housing students on campus. The project also consists of redevelopment of an existing surface lot.
LW(c)-59	The project includes amendment of the Master Plan to allow for the siting of all facilities proposed on site, including residential structures, the parking structure, and ancillary facilities.
LW(c)-60	Alternative sites are addressed in Chapter 5, Alternatives Analysis, of the EIR, which will be considered by the Trustees and project decision-makers.
LW(c)-61	Alternative site layouts and site locations are addressed in Chapter 5, Alternatives Analysis, of the EIR.
LW(c)-62	Please refer to MR-5.
LW(c)-63	The project constitutes an on-campus residential community.
LW(c)-64	The project reduces the number of commuting students by housing the population on campus.
LW(c)-65	The commenter's statements will be considered by the Trustees and project decision-makers.
LW(c)-66	The relative impacts of alternative are addressed in Chapter 5, Alternatives Analysis.
LW(c)-67	The ultimate site elevations at the Slack Street frontage will be substantially similar to existing conditions pursuant to the proposed site plan.
LW(c)-68	Impacts related to storm water and hydrology are addressed in Section 4.8, Issues with Less than Significant Impacts.
LW(c)-69	Impacts related to the height of buildings are addressed primarily in Section 4.1, Aesthetic Resources.

Comment No.	Response
LW(c)-70	The EIR addresses potential effects on the physical environment, pursuant to CEQA. Where significant effects to sensitive receptors are identified, they are disclosed in the EIR.
LW(c)-71	Impacts to utilities are addressed in Section 4.7, Utilities, of the EIR.
LW(c)-72	The project does not include a ban on freshman vehicles; impacts related to parking are addressed in Section 4.6, Traffic and Circulation. Additional mitigation is provided in MR-10.
LW(c)-73	Impacts related to construction are discussed in several sections of the EIR. Alternative sites are addressed in Chapter 5, Alternatives Analysis.
LW(c)-74	Comments are addressed in specific responses above.
LW(c)-75	Please refer to MR-5.
LW(c)-76	Local land use plans do not apply to the campus. Consistency with local plan is, however, discussed where applicable in the various topical sections of the EIR.
LW(c)-77	Alternative sites are addressed in Chapter 5, Alternatives Analysis, of the EIR.
LW(c)-78	The EIR analysis references the most recently adopted City of San Luis Obispo Land Use Element where applicable. The City does not have land use authority on campus.
LW(c)-79	Regarding buffers, this comment and comments 80-89 are on the consistency analysis provided in Chapter 3, Environmental Setting, of the EIR. The consistency analysis provides a general analysis of the project's consistency with various goals and principles of the Master Plan. The analysis focuses on whether the project would be generally consistent with, or support, stated goals and principles, or not.
LW(c)-80	Please refer to MR-2 regarding noted existing and potential social and behavioral issues. Alternative sites are evaluated in Chapter 5, Alternatives Analysis, of the EIR.
LW(c)-81	Please refer to MR-2 regarding noted existing and potential social and behavioral issues. Impacts related to public safety are addressed in Section 4.5, Public Services and Recreation. The project does not increase enrollment at the University.
LW(c)-82	The project reduces the number of commuting students accessing the campus.
LW(c)-83	The commenter refers to campus populations parking in surrounding neighborhoods. The comment is not referring to the proposed project. The EIR finds that sufficient parking capacity exists on campus to serve demand. Off-campus parking is regulated by the city of San Luis Obispo. More information is provided in MR-6.
LW(c)-84	Comment noted.
LW(c)-85	The City does not have land use authority on campus. Comment letters from the City in response to the Draft EIR are included in the Final EIR.

Comment No.	Response
LW(c)-86	The project reduces the number of commuting students accessing the campus. Regulation of parking off-campus is the purview of the City of San Luis Obispo.
LW(c)-87	The project does not alter existing voluntary commute options; the project reduces the number of existing commuting students by housing the population on campus.
LW(c)-88	The referenced goal is a general, campus-wide program. The project would generally reduce traffic in the vicinity of the project. The project, as mitigated, would improve pedestrian and bicycle amenities in the vicinity.
LW(c)-89	The project results in temporary disturbance of soil on site; impacts associated with soil disturbance during construction are addressed in Section 4.3, Geology and Soils. Sufficiency of landfill capacity is addressed in Section 4.8, Issues with Less than Significant Impacts.
LW(c)-90	The University continually evaluates the need to update the Master Plan.
LW(c)-91	Section 4.1, Aesthetic Resources, has been amended in the Recirculated EIR.
LW(c)-92	The referenced text defines a cumulative impact.
LW(c)-93	The commenter's statement will be considered by the Trustees and project decision-makers.
LW(c)-94	Impacts to the neighborhood and the school site are addressed throughout the EIR.
LW(c)-95	Impacts regarding height are addressed primarily in Section 4.1, Aesthetic Resources.
LW(c)-96	Alternative sites are addressed in Chapter 5, Alternatives Analysis, and will be considered by the Trustees and project decision-makers.
LW(c)-97	Section 4.1, Aesthetic Resources, has been amended in the Recirculated EIR.
LW(c)-98	The referenced text describes general land use in the area.
LW(c)-99	The referenced text describes general land use in the area.
LW(c)-100	As documented in the EIR, potential environmental effects are not limited to the project site or University campus. Significant environmental effects are addressed in the EIR. Comments that are not related to potential effects on the physical environment, pursuant to the CEQA Statute and <i>Guidelines</i> , are nonetheless provided to the Trustees and project decision-makers as part of the public record, and will be considered.
LW(c)-101	Please refer to LW(c)-100, above.
LW(c)-102	Please refer to LW(c)-100, above.
LW(c)-103	Section 4.1, Aesthetic Resources, has been updated in the Recirculated EIR.

Comment No.	Response
LW(c)-104	Section 4.1, Aesthetic Resources, has been updated in the Recirculated EIR.
LW(c)-105	Please refer to LW(c)-103, above.
LW(c)-106	The commenter's statement regarding the tennis scoreboard is not applicable to this project EIR. The University is required to comply with the adopted Mitigation Monitoring and Reporting Plan for the proposed project.
LW(c)-107	The commenter references visual attributes of an existing Recreation Facility on campus. The University is required to comply with the adopted Mitigation Monitoring and Reporting Plan for the proposed project.
LW(c)-108	Please refer to responses to specific comments.
LW(c)-109	Comment noted.
LW(c)-110	Please refer to EIR Section 4.1, Aesthetic Resources.
LW(c)-111	The ultimate topography at this location will be substantially similar to existing conditions at the completion of construction. The project includes mitigation for tree replacement should tree removal be required.
LW(c)-112	Please refer to EIR Section 4.1, Aesthetic Resources.
LW(c)-113	The ultimate topography at this location will be substantially similar to existing conditions at the completion of construction. The project includes mitigation for tree replacement should tree removal be required.
LW(c)-114	The EIR has been amended to clarify use of the Pacheco school for the Teach program.
LW(c)-115	Section 4.1, Aesthetic Resources, has been amended in the Recirculated EIR.
LW(c)-116	The project includes mitigation for tree replacement should tree removal be required. Impacts related to lighting are addressed in Section 4.1, Aesthetic Resources.
LW(c)-117	Residences in neighborhoods are described as having privately broader views, but may also obstruct views from public streets.
LW(c)-118	The project includes mitigation for tree replacement should removal be required. Section 4.1, Aesthetic Resources, has been amended in the Recirculated EIR, and additional mitigation is outlined in MR-9.
LW(c)-119	Section 4.1, Aesthetic Resources, has been amended in the Recirculated EIR.
LW(c)-120	The Traffic Impact Analysis prepared for the project found that vehicle traffic would be reduced at this Grand Avenue and Slack Street intersection (refer to MR-1).
LW(c)-121	Mitigation in Section 4.1, Aesthetic Resources, includes requirements for areas fronting

Comment No.	Response
	Slack Street as well. The commenter is referred to MR-9.
LW(c)-122	Section 4.1, Aesthetic Resources, has been amended in the Recirculated EIR.
LW(c)-123	Section 4.1, Aesthetic Resources, has been amended in the Recirculated EIR.
LW(c)-124	Section 4.1, Aesthetic Resources, addresses compatibility with neighborhoods in addition to campus design.
LW(c)-125	Section 4.1, Aesthetic Resources, has been amended in the Recirculated EIR.
LW(c)-126	Please refer to MR-3.
LW(c)-127	Please refer to MR-3.
LW(c)-128	The simulations and the Aesthetics section have been revised in the Recirculated EIR.
LW(c)-129	The finish grading at the Slack Street frontage will be similar to existing conditions, with additional fill along the southern end to ensure a flat surface for structures. The mitigation addresses tree replacement if preservation is not feasible.
LW(c)-130	Please refer to mitigation measure AES/mm-1, which identifies parameters for the Landscape Plan, and MR-9, which provides more information about the aesthetics mitigation program.
LW(c)-131	The mitigation addresses tree replacement if preservation is not feasible.
LW(c)-132	Section 4.1, Aesthetic Resources, has been revised in the Recirculated EIR.
LW(c)-133	Section 4.1, Aesthetic Resources, has been revised in the Recirculated EIR.
LW(c)-134	Comment noted.
LW(c)-135	Please refer to LW(c)-10.
LW(c)-136	See previous responses. Commenter refers generally to previous comments.
LW(c)-137	Section 4.1, Aesthetic Resources, has been revised in the Recirculated EIR.
LW(c)-138	Section 4.1, Aesthetic Resources, has been revised in the Recirculated EIR.
LW(c)-139	Please refer to MR-2 regarding noted existing and potential social and behavioral issues.
LW(c)-140	The EIR has been amended to clarify use of the Pacheco school by the Teach program. Impacts to sensitive receptors are documented in several sections of the EIR. Alternative sites are addressed in Chapter 5, Alternatives Analysis.

Comment No.	Response
LW(c)-141	The commenter does not provide evidence which would change the conclusions of the EIR; the commenter refers to existing noise from sources such as stadium, which have a different sound profile when compared to the proposed project.
LW(c)-142	The project reduces student commuting trips and vehicles by housing students on campus.
LW(c)-143	The section refers to estimated diverted trips at any one location; more total trips will be diverted as a result of the parking lot closure, however, the maximum increase at any one location will not exceed 150.
LW(c)-144	The Traffic Impact Analysis found that the project would reduce vehicle traffic along Grand Avenue and Slack Street. Impacts related to pedestrians and bicycles are addressed in Section 4.6, Traffic and Circulation, of the EIR.
LW(c)-145	Section 4.4, Noise, has been amended to clarify nighttime noise events.
LW(c)-146	The EIR has been amended to clarify use of the Pacheco school by the Teach program.
LW(c)-147	The EIR has been amended to clarify use of the Pacheco school by the Teach program. Chris Jespersen school is mentioned on page ES-6 of the EIR by function, not by name. The final EIR will include this correction.
LW(c)-148	Public services impacts are addressed in Section 4.5, Public Services and Recreation, of the EIR.
LW(c)-149	The EIR has been amended to clarify use of the Pacheco school by the Teach program.
LW(c)-150	Impacts related to public services are addressed in Section 4.5, Public Services and Recreation. Impacts related to wastewater and water are addressed in Section 4.7, Utilities.
LW(c)-151	The commenter makes statements regarding off-campus parking and the existing street functions in the area.
LW(c)-152	The EIR has revised to address use of the Pacheco site by the Teach program (refer to EIR Section 4.6.4 Traffic and Circulation, Impact Assessment and Methodology and TC Impact 3).
LW(c)-153	The EIR states that other than the on-site parking lot, which will be closed, most available parking is located in the northern portions of campus. The TIA modeled trip redistribution patterns and dispersed diverted trips accordingly. Impacts related to construction traffic are addressed in Section 4.6.5.5 of the EIR.
LW(c)-154	The commenter provides general information regarding Slack Street. The comments do not change the impact analysis or findings in the EIR. The EIR finds that vehicle traffic in the vicinity will generally decrease as a result of the project. Impacts related to pedestrians and cyclists are addressed separately.

Comment No.	Response
LW(c)-155	Comment noted. See previous responses.
LW(c)-156	The EIR finds that traffic along Grand and Slack will generally decrease as a result of the project (refer to MR-1).
LW(c)-157	The modeling performed by the traffic engineers showed volume reduction along Grand Avenue. Please refer to MR-1.
LW(c)-158	The referenced statement from the EIR does state that vehicle trips originate largely from areas outside the City. The project is an effort to expand on-campus housing options for students and reduce student commuter trips to campus.
LW(c)-159	Project mitigation includes installation of sidewalks along the project frontage at Slack Street.
LW(c)-160	The project includes improvements to portions of intersections on campus.
LW(c)-161	Comment noted.
LW(c)-162	As documented in the City of San Luis Obispo Bicycle Transportation Plan (November 5, 2013), an existing Class III bike route is shown on Slack Street (refer to Appendix A, Map 7: Northern Area).
LW(c)-163	The project reduces student trips to campus by providing on-campus housing.
LW(c)-164	Please refer to MR-6. An analysis of parking redistribution is provided in Section 4-6 of the EIR.
LW(c)-165	The project includes mitigation to improve pedestrian and bicycle facilities on and near the project, within the University's jurisdiction. Information regarding Grand Avenue operations is provided in MR-1, including pedestrian and bicycle analysis.
LW(c)-166	The commenter does not provide evidence to support statements. The methodology and assumptions underlying the parking analysis are provided in Appendix F and Section 4-6 of the EIR.
LW(c)-167	Please refer to response LW(c)-144.
LW(c)-168	Additional mitigation has been provided for traffic impacts. The commenter is referred to MR-10.
LW(c)-169	Comment noted.
LW(c)-170	Please refer to MR-5. The Alternatives analysis included sites nearer Poly Canyon.
LW(c)-171	The referenced alternative was included in the Alternatives analysis, Chapter 5, Alternatives Analysis.

Comment No.	Response
LW(c)-172	Please refer to MR-2 regarding noted existing and potential social and behavioral issues.
LW(c)-173	Comment noted.
LW(c)-174	Alternative sites are addressed in Chapter 5, Alternatives Analysis.
LW(c)-175	The Alternatives analysis was substantially revised in the Recirculated EIR. The type of construction, exiting requirements, and other factors contribute to higher costs in taller buildings (refer to MR-8).
LW(c)-176	The Alternatives analysis was substantially revised in the Recirculated EIR. Additional information regarding feasibility of alternatives is provided in MR-8. The primary document governing land use on campus is the Master Plan.
LW(c)-177	Section 4.1, Aesthetic Resources, and findings have been amended in the Recirculated EIR. Additional information and amendments are provided in MR-9.
LW(c)-178	Please refer to MR-5. Additional alternatives were included in the Recirculated EIR.
LW(c)-179	The commenter's statements will be considered by the Trustees and project decision-makers.
LW(c)-180	Impacts on the human environment, including aesthetics, noise and air quality are addressed in the EIR.
LW(c)-181	Section 4.1, Aesthetic Resources, and findings have been amended in the Recirculated EIR.
LW(c)-182	Please refer to specific responses to comments.
LW(c)-183	Comment noted.
LW(c)-184	Parking is assumed as part of the H-12/H-16 project to provide parity with the proposed project.
LW(c)-185	The EIR is an informational document, and presents the potential environmental effects associated with the project and feasible alternatives.
LW(c)-186	The EIR evaluates potential impacts on the physical environment, including potential adverse effects to sensitive receptors.
LW(c)-187	The EIR includes tree replacement as mitigation if removal is required.
LW(c)-188	Chapter 5, Alternatives Analysis, has been revised in the Recirculated EIR.
LW(c)-189	The commenter's statement will be considered by the Trustees and project decision-makers.

Comment No.	Response
LW(c)-190	The EIR is an informational document, and provides information regarding potential procedures that may be required in order to implement an identified alternative.
LW(c)-191	The project is not expected to generate substantial permanent noise. Both campus and private residences are considered sensitive receptors for the purposes of analysis.
LW(c)-192	The commenter's statement will be considered by the Trustees and project decision-makers.
LW(c)-193	Please refer to Table 4.6-3 Existing Parking Lot Counts, located in EIR Section 4-6 Traffic and Circulation, which includes lot capacity and occupancy percentages for University parking lots.
LW(c)-194	Chapter 5, Alternatives Analysis, has been amended in the Recirculated EIR, and will be considered by the Trustees and project decision-makers.

January 22, 2014

CSU Board of Trustees
 c/o Nicole Carter, Senior Planner
 SWCA Environmental Consultants
 1422 Monterey Street, C200
 San Luis Obispo, CA 93401

Subject: Comments on Draft EIR for the Cal Poly Student Housing South Project

Dear CSU Board of Trustees and Ms. Carter;

Please accept and respond to the following comments on the draft EIR for the above project, which was completed in late November, 2013. If you need further clarification regarding any of the questions or comments, I can be contacted at the address noted at the end of this letter. Each comment or question begins with a citation of the DEIR page number where a discussion or mention of the issue can be found.

1. (Page ES-10) The purpose of the Housing South project is evidently not to simply add 1,475 beds for incoming Freshmen, but to also “reduce the use of triple bed configurations in existing units”. Doesn't this have the potential to effectively reduce the actual added on-campus housing to only 875 new beds? **PA-1**

2. (Page ES-18) “Nuisances Associated with the Student Population” have been identified as an “Area of Controversy” repeatedly by community members, yet the DEIR concludes (page ES-19) that this does not “cause quantifiable environmental impacts”. **PA-2**

When does deterioration and destruction of nearby neighborhoods, nuclear family homes where children are being raised, homes that owners have lived in for decades and finally retired to, and an important elementary school not comprise an environmental impact that must to be addressed squarely and honestly? An issue this important to the vital character of San Luis Obispo should not be simply discounted as not “quantifiable”. Preparers of the DEIR should be ashamed of themselves! The topic deserves serious consideration and discussion in the EIR! And SURPRISE!, moving the new student housing away from family neighborhoods resolves the problem!

3. (Page ES-19) The community-preferred Housing South relocation alternative to parking lots H-12 and H-16, across the campus, is stated to require a new common dining facility. But relocation of the project to H-12 and H-16 would still be closer to much of the existing student dining capacity in the campus core than current student housing in Poly Canyon, which didn't require a new dining facility. In fact, the walking distance from H-12 and H-16 is not significantly further to most existing campus dining than the currently proposed Housing South location. If somehow that distance is judged to be too inconvenient for freshmen, wouldn't some sort of simple mealtime shuttle not only resolve the problem, but also provide a way for freshmen to connect with fellow students during the short ride? **PA-3**

4. (Page 2-1) The Project Location description correctly states that “the former Pacheco **PA-4**

Elementary School” is immediately south of the project, on the other side of Slack Street. This statement and subsequent references buried and minimized in the DEIR ignore the San Luis Coastal School District’s final decision on November 19, 2013, to relocate Teach Elementary School, for advanced 4th through 6th grade students, to the old Pacheco School facility. This decision to relocate Teach School has been under discussion by the School District since at least February, 2013, and should have been acknowledged by the preparers of the DEIR. This new Teach School location will permit elementary student enrollment growth, and is expected to attract that growth in future years.

**PA-4
(continued)**

How will these gifted and talented elementary students respond to and learn from Cal Poly student beer bong parties on the front lawns around their elementary school, encouraged and enhanced each year by new incoming Cal Poly freshmen eager to learn how to party and drink, who are flooding out into the neighborhood from the immediate proximity of Housing South?

5. (Page 3-3) The Campus Enrollment discussion and table note an enrollment of about 19,000 students per year over the past nine years. President Armstrong’s proposal to add 5,000 more students to this total over the next few years is not mentioned, and the resulting greatly increased impacts on the surrounding neighborhoods and the city ambiance are also ignored. Similarly, the impact of this new student population increase on the adequacy of the Housing South project to meet its objectives is not addressed. This process of adding student residences on campus, an admirable objective, should not be piece-mealed. Adding housing and consideration of future Cal Poly enrollment growth should be done with all options considered and on the table.

PA-5

6. (Page 4.5-3) The map should be corrected by changing the title of the “Former Pacheco Elementary School” site to “Teach Elementary School”. The same correction should be made to the map on Page 2-3.

PA-6

7. (Page 4.5-5) Section 4.5.5.3- Off-Campus Recreation- notes that community members “identified concerns with (Cal Poly) students potentially accessing the former Pacheco Elementary School Site”. This discussion misses the point that it is not Cal Poly student access to the (Teach School) site for recreational purposes that is the issue of concern, but it is rather the virtually guaranteed inappropriate Cal Poly student behavior immediately adjacent to, and encroaching on that elementary school site at times. As noted in comment 4. above, when Cal Poly Freshmen living in Housing South enter the adjacent neighborhood to seek alcohol, parties and beer bongs, what serious impact will that have on the development of academically advanced 4th through 6th graders at Teach School? What social values will those young students gain from finding discarded or partially full liquor containers and other inappropriate items scattered around their school campus after a party weekend?

PA-7

8. (Page 4.6-2) In Section 4.6- Traffic and Circulation, seven intersections within the City of San Luis Obispo are cited as having been studied for traffic impacts related to the Housing South Project. The DEIR states that “Preliminary analysis indicated that substantial traffic volume reductions on Grand Avenue... (are) associated with the project.” These facilities were not, therefore, analyzed further.”

PA-8

What EIR MYOPIA does it take to ignore the arriving hoard of incoming freshmen each year, each in either their own vehicles or those of friends and family, dropping them and all their possessions off at their new student dorms? Doesn't this same flood of people and gear cause traffic impacts at holidays,

and the end of the college year?

The intersection of Grand Avenue and Slack Street, a four-way stop, is already a main, busy entry to Cal Poly. As noted by several speakers at the two public forums that were held on the Housing South Project, that intersection is already extremely dangerous, for both vehicles and pedestrians.

**PA-8
(continued)**

Even on normal school mornings and afternoons, how does new incidental traffic to and from Student Housing South not clash dramatically with vehicles dropping off or picking up the growing number of elementary students who will now be attending Teach School? Despite the best traffic plans at all other San Luis Coastal elementary schools, student drop-off and pick-up by parents is mostly a disaster.

PA-9

It is time for Cal Poly to take responsibility for and to mitigate its impact on traffic at this previously quiet neighborhood intersection. This topic should be honestly evaluated and squarely addressed in the EIR, with solutions to improve the safety of everyone passing through this intersection!

9. (Page 4.8-7 and beyond) Section 4.8.3 presumes to address Cultural Resources. It focuses solely on historical, ancestral and archaeological features, which of course are not prevalent on the Housing South site or immediate surrounding areas. What this section fails to address, and what is not addressed anywhere else in the DEIR, is the pronounced impact Housing South, in its current proposed location, will have on the cultural integrity of adjacent family neighborhoods and family homes owned by long-time blue-collar and professional owners.

PA-10

When this question was raised at the December 2, 2013 public forum, Ms. Carter, stated that these impacts “are addressed elsewhere in the EIR”. This important topic IS NOT addressed elsewhere in the EIR! It receives no focused attention.

How do you assess and mitigate the substantial negative impact that Housing South, built as proposed, will have on the lives of parents and their children, who have worked so hard to provide good and comfortable home environments? How do you mitigate the impact Housing South will have on neighborhood networks of friends, some of which will choose to sell their homes and move away rather than accept the impact of rowdy students?

At its worst potential, locating Housing South so close to what have been family neighborhoods and homes is like moving Isla Vista right across the street. The sensible solution is to locate this Cal Poly student housing facility away from family neighborhoods, and shelter homeowners and families with a significant buffer zone. Focusing simply on the stated “convenience” of Housing South, as proposed, for freshmen Cal Poly students, ignores Cal Poly's responsibility to integrate their activities with the rest of San Luis Obispo, for the ultimate benefit of students and San Luis Obispo citizens alike.

10. (Page 4.8-20) In section 4.8.7.1, discussing the existing conditions of Population and Housing, the statement is made that “Enrollment at the University is difficult to predict”. The paragraph goes on to discuss recent Cal Poly annual enrollment figures which range from 18,000 to 20,000 students. This would be an excellent place to squarely address President Armstrong's recent proposal to increase that enrollment by up to 5,000 more students, with the huge negative impact that increase will have on surrounding neighborhoods and the good character of the City of San Luis Obispo. This negative impact is unavoidable unless all of that enrollment increase is not housed properly on-campus, somewhere away from adjacent residential areas, before it is approved and put in effect.

PA-11

- | | |
|---|--------------|
| 11. (Page 4.8-21) Under Section 4.8.7.5- <u>Project-specific Impacts...</u> , the statement is made that “The construction of the project will not displace housing or populations”. This statement ignores the negative impact that Housing South will have on families now living in adjacent areas, who will choose to move away from the influence of the tide of inebriated, partying freshmen who will with certainty invade their previously comfortable neighborhoods. | PA-12 |
| 12. (Page 4.8-21) Section 4.8.8 discusses <u>Public Services and Utilities</u> . Under 4.8.8.1 <u>Existing Conditions- Schools</u> , no mention is made of the immediate proximity of a key San Luis Coastal Unified public elementary school that will be Teach School in the next academic year. | PA-13 |
| 13. (Page 5-6) Section 5.5.3 <u>Location Alternative – H12 and H-16 Parking Lots</u> discusses the location and prospects for placing this housing in a location where the impacts on family neighborhoods and the City of San Luis Obispo would be minimized. The reasons for rejecting this alternative are minor when compared to the high negative neighborhood impacts the current proposed location for Housing South are certain to have. With myopic thinking like this, and with a proposed enrollment growth of 5,000 more students, Cal Poly is certain to turn much of San Luis Obispo into an Isla Vista-like community. To do so would destroy or significantly alter the lives of many more citizens than the students involved. | PA-14 |

These comments and questions are submitted in the hope that someone will actually consider an alternate, improved location for this project that protects the special character of surrounding residential neighborhoods.

Sincerely,

Paul H. Allen III
191 Luneta Drive
San Luis Obispo, CA 93405

(805) 544-2306
pallen3@sbcglobal.net

9.3.2.34 Response to Letter from Paul Allen

Comment No.	Response
PA-1	For the purposes of analysis, it is assumed that all beds are new. The use of triple-bed configurations in other facilities is based on ongoing demand factors which may persist after completion of the project.
PA-2	Impacts related to nuisance noise, public safety, and nearby schools are addressed in several sections of the EIR. Please refer to MR-2 regarding noted existing and potential social and behavioral issues.
PA-3	Poly Canyon Village did not require dining because it is designed to house upperclassmen in units with kitchens. Comments regarding use of a shuttle are noted; more information about feasibility of alternatives are provided in MR-8.
PA-4	The EIR has been amended to clarify use of the Pacheco school site by the Teach program.
PA-5	Please refer to MR-5.
PA-6	The maps have been amended.
PA-7	Please refer to MR-2 regarding noted existing and potential social and behavioral issues.
PA-8	The EIR includes information about move-in, move-out periods and addressed impacts related to pedestrians and cyclists in Section 4.6, Traffic and Circulation.
PA-9	The EIR has been revised to address use of the Pacheco site by the Teach program (refer to EIR Section 4.6.4 Traffic and Circulation, Impact Assessment and Methodology and TC Impact 3).
PA-10	Impacts to neighborhoods are addressed in several locations in the EIR, including aesthetics, air quality, and noise.
PA-11	Please refer to MR-5.
PA-12	The EIR is concerned with physical environmental impacts associated with displaced populations or housing. For example, if a project resulted in demolition of housing which needed to be replaced, the EIR may consider the environmental effects of the replacement housing. In this case, the EIR finds that the project will not displace populations or housing, necessitating expanded populations or replacement housing elsewhere.
PA-13	The referenced section discusses whether the project will generate new school-age students requiring accommodation by the school district. The EIR finds that the project will not generate elementary or high school age students.
PA-14	Chapter 5, Alternatives Analysis, has been amended in the Recirculated EIR.

Nicole Carter

From: Ted Rich <ted@lastwave.com>
Sent: Wednesday, January 22, 2014 9:22 AM
To: Nicole Carter
Subject: Cal Poly dorm project

Hi Nicole,

I was born in San Luis Obispo and grew up in the neighborhood where the proposed dorm project is slated to go. In the late '50s and early '60s, I attended what is now considered "old Pacheco"...I walked to and from school along Slack Street - without parental supervision - from age 5 to age 12. I was young and walked alone, yet felt completely safe. I knew every family by name. It was a great neighborhood.

My in-laws still live in that neighborhood today. All I can say is, "man, have things changed." I read about assaults and hear loud parties when I visit.

You can probably see where I'm going with the subject of the proposed dorm project. It seems as if the balance between the City of SLO and Cal Poly has become way out of whack...Cal Poly wants to grow to well over 20,000 students within the next few years - in a town of 45,000. The student to non-student ratio is simply too high. Never have I looked forward to summer so much...when we get our town back for a few months. And never have I dreaded fall more...when waves of students come back to town, with their cars, their attitudes, their omnipresence.

If Cal Poly feels compelled to grow so dramatically (and with 51,662 applicants for Fall 2014, that shouldn't be a problem), I believe student housing should be located deeper in University property - like the small city that is now located up Poly Canyon. But not on the very edge of San Luis, next to what was once a nice, quiet, family neighborhood.

I am saddened that San Luis Obispo has become so overrun with students. I hope the University listens to us residents, but I am afraid the course has already been set.

Ted Rich

TR-1

9.3.2.35 Response to Email from Ted Rich

Comment No.	Response
TR-1	Alternative sites have been addressed in Chapter 5, Alternatives Analysis, of the EIR, and will be considered by the Trustees and project decision-makers.

January 23, 2014

BERK BLAKE

292 GRAND AVE.

SAN LUIS OBISPO, CA 93405

REMARKS ON CAL POLY'S FIRST-YEAR STUDENT HOUSING SOUTH PROJECT

HAVING ATTENDED THE SECOND MEETING FOR THE ABOVE REFERENCED PROJECT AT CAL POLY'S STUDENT UNION, I REALIZED THAT CAL POLY NEEDS A DORM TO HANDLE THE 800 STUDENTS THAT THEY ALREADY HAVE ON CAMPUS THAT ARE JAMMED INTO DOUBLE AND TRIPLE OCCUPNACY IN THE EXISTING DORMS. THE REALITY OF THE 1400 NEW STUDENT DORM IS THAT IT IS ONLY GOING TO INCREASE CAL POLY STUDENT BODY BY 600. THIS IS A TRIVIAL INCREASE, BASED ON THJE ADMINISTRATION'S DESIRE TO GROW THE CAMPUS POPULATION TO 24,000 OR SO.

BB-1

I WOULD SUGGEST THAT THIS PROJECT WAS POORLY CONCEIVED. A SCHOOL THAT PROFESSES TO HAVE ONE OF THE BEST ARCHITECTURE SCHOOLS IN THIS NATION AND OFFERS PLANNING AS A DEGREE COULD STAND TO PRACTICE WHAT IT TEACHES.

THE EXISTING MASTER PLAN HAS BEEN DISREGARDED IN THE RUSH FOR MORE DORMS.

THE TRAFFIC STUDY DOESN'T CONSIDER THE 1400 STUDENTS AS DETREMENTAL TO GRAND AVE. AS THE STUDENTS WILL BE LIVING ON CAMPUS AND THEREFORE WILL NOT NEED TO COMMUTE TO SCHOOL. THIS LOGIC MIGHT APPLY TO GOING TO CLASS, BUT THEY ARE NOT IMPRISONED AND WILL CERTAINLY NEED TO GO DOWNTOWN TO ENTERTAIN THEMSELVES. GRAND AVENUE IS A BUSY STREET AND IT CAN'T HANDLE ADDITIONAL TRAFFIC. CONSTRUCTION AND DELIVERY VEHICLES START ARRIVING AT CAL POLY AS EARLY AS 05:30 AND TRAFFIC CONTINUES TO FLOW UP TO 23:00.

BB-2

I HAVE THE PLEASURE OF LISTENING TO SPEEDING CARS AND TRUCKS, LOUD STEREOS, HORNS HONKING, ETC. FROM MY LIVING ROOM ON MOST DAYS NOW AND THE THREAT OF 1400 MORE WILL JUST AGGRAVATE THE CURRENT SITUATION.

I BELIEVE IT IS TIME FOR CAL POLY TO REVISE AND ADOPT THE CURRENT GENERAL PLAN PRIOR TO PLACING NEW DORMS AT THE CORNER OF SLACK AND GRAND.

BB-3

I FURTHER BELIEVE THAT IT IS TIME FOR CAL POLY TO FIX THE MAJOR BOTTLENECK ON CAMPUS, I.E., THE UNION PACIFIC OVERCROSSING ON HIGHLAND DRIVE. CAL POLY BUILT A NICE INTERSECTION, NOW WITH TRAFFIC SIGNALS ON HIGHWAY ONE AND BUILT A NICE WIDE ROAD UP TO THE OVERCROSSING AND CONTINUED THIS WIDENING PAST THE OVERCROSSING, HOWEVER IT HAS DONE NOTHING TO INCREASE THE HEIGHT OF THE CURRENT OVERCROSSING (12'6") NOR WIDENED IT TO ALLOW MORE TRAFFIC TO PASS THROUGH THE OVERCROSSING.

BB-4

THIS ROAD SHOULD BE THE PREFERED ENTRANCE TO CAL POLY, BUT BECAUSE OF THE HEIGHT RESTRICTION ALMOST ALL LARGE TRUCKS USE GRAND AVENUE.

I BELIEVE THAT I READ THAT THE HOUSING PROJECT IS GOING TO REQUIRE 12 ACRES, HOW MANY MORE ACRES IS IT GOING TO TAKE TO PROVIDE THE ULTIMATE HOUSING GOAL ON CAMPUS AND EXACTLY WHERE IS THIS TO OCCUR? THIS CERTAINLY NEEDS TO BE ANSWERED BEFORE ALLOWING THIS HOUSING PROJECT TO PROCEED. THIS HOUSING PROJECT SHOULD BE THE BEGINNING OF SOMETHING RATHER THAN A KNEEJERK REACTION TO ALLOWING TOO MANY STUDENTS TO ENROLL.

BB-5

I THINK IT IS ABOUT TIME FOR CAL POLY TO ALLOW FREE PARKING ON THE CAMPUS FOR THE STUDENTS. THE EXISTING PARKING LOT, SUPPOSEDLY SO UNDER USED WOULD SUFFICE TO ELIMINATE THE STREET PARKING ALONG MOST STREETS THAT ADJOIN CAL POLY.

BB-6

CAL POLY SAYS THAT THEY WANT TO BE BETTER NEIGHBORS, BUILDING A DORM TO HOUSE 1400 STUDENTS ON A EXISTING PARKING LOT NEAR A RESIDENTIAL NEIGHBORHOOD THAT HAS ALREADY BEEN OVERRUN WITH CAL POLY AND CUESTA STUDENTS DOESN'T INDICATE BETTER TO ME.

BB-7

9.3.2.36 Response to Letter from Berk Blake

Comment No.	Response
BB-1	The use of triple-bed configurations is determined annually based on demand and available supply. Current and projected demand will most likely exceed supply, resulting in ongoing consideration of use of triple-beds where feasible. Please refer to MR-5.
BB-2	The traffic analysis includes trip generation for student residents associated with trips off-campus. The EIR finds that noise associated with project-related trips is less than significant. The commenter is referred to MR-1 regarding impacts to Grand Avenue.
BB-3	The project is proposed to achieve bedcount projected in the existing Master Plan and does not increase enrollment.
BB-4	Please refer to EIR Section 4-6 Traffic and Circulation regarding the projects effect on local roadways. The commenter's statements will be considered by the Trustees and project decision-makers.
BB-5	The proposed project results in a housing supply which satisfies numerical Master Plan goals. Evaluation of additional housing supply and its potential locations would be part of a separate and new Master Plan process.
BB-6	The commenter's statements are more applicable to future Master Plan and campus operations than the project specifically.
BB-7	The commenter's statements will be considered by the Trustees and project decision-makers.

Nicole Carter

From: Pat Cusack <pcusack@me.com>
Sent: Thursday, January 23, 2014 5:40 PM
To: Nicole Carter
Subject: Cal Poly expansion

Ms Carter,
Re: Comment; Environmental Impact Report-Cal Poly

I would like voice my concerns about the proposed construction of new dormitories off of Grand Ave and Slack Street.

My concerns include but are not limited to the following:

Traffic, Noise, Pollution, Density, Neighborhood compatibility, and Financial impacts. I am also very concerned about the lack of social outlets in the area for the students who attend Cal Poly. Cal Poly as of late seems to be attempting to restrict the normal college student activities that are widely considered acceptable and normal for 18-22 year old students. By attempting to add more students to the school and in particular our neighborhood and at the same time be moving in a direction that aims to restrict their outlets like fraternity and sorority activities including parties, you are going to create problems for all of us. As the old adage goes " The road to Hell is paved with good intentions". I don't believe we should be in favor of your planned growth and subsequent revenue windfall in the form of tuition and rental income until you address how you are going to support the demand for normal, responsible social activities for a 18-22 year old student attending a four year university. Recent articles I have read in the SLO paper indicate that many social activities of these students are being restricted. The article written under "Joetopia" expresses several examples of Greek Life suppression that will certainly force kids out of their backyards and into our front yards. If you want more students and more housing, there needs to be a plan to expand efforts like the Greek system provides in order to manage the masses from Thursday to Sunday am not restrict it. Do we really think the students will just retreat and go to the library if you limit the number of parties a sorority or frat is allowed per week? No, they will find places to go be college students, and do their thing, just like we all did. Seems to me that in order to even consider growth, you need to employ the assistance of the students who attend Cal Poly now. Ask them what there needs are and what they would need in order to support the "new dorm project". I would ask the city council to consider the social impact of more students on campus with reduced social amenities available to them. Do we not create parks, open space, hiking trails for our citizens to enjoy? Then why do we seem to demonize 18-22 year olds desire to have parties and interact after a demanding week from a world class university? If Cal Poly wants to expand that is great, but don't do it at the expense of the students who are the heart and soul of that University. Allow the students to have a complete college experience the is highlighted by a first class education, a spirited pride and loyalty to their University and a rich, enjoyable, rewarding social existence as a college student.

PC-1

Pat Cusack
pcusack@me.com
Homeowner
175 Hathway Street
San Luis Obispo, Ca

9.3.2.37 Response to Email from Pat Cusack

Comment No.	Response
PC-1	Please refer to EIR Chapter 3 Environmental Setting, and EIR Sections 4-1 Aesthetic Resources, 4-2 Air Quality, 4-4 Noise, 4-5 Public Services and Recreation, and 4-6 Traffic and Circulation, which address respective resources. Please refer to MR-2 regarding noted existing and potential social and behavioral issues. The commenter's statements will be considered by the Trustees and project decision-makers.

January 23, 2014

179 Longview Lane
San Luis Obispo, CA 93405
Njmslo19@aol.com

ncarter@swca.com

Dear Ms. Carter:

I have several concerns regarding the EIR for the proposed freshman dorm at Cal Poly. First among them is the fact that the report was prepared before the San Luis Coastal Unified School District made definite plans to locate Teach School at the former Pacheco School site. Therefore, mitigations relating to transportation and circulation are incomplete. Nor are issues involving construction noise and air quality adequately addressed in light of the presence of the elementary school students.

MEH-1

The EIR does not review the proposal that the current administration building could be remodeled to accommodate new freshman, as suggested by former dean of Cal Poly's College of Architecture and Environmental Design, Kenneth E. Schwartz. This is a thoughtful solution which should be explored.

MEH-2

Sincerely,

M.E. Hall

9.3.2.38 Response to Letter from M.E. Hall

Comment No.	Response
MEH-1	The EIR has been amended to clarify use of the Pacheco school by the Teach program, and addresses potential impacts related to traffic, air quality, and noise.
MEH-2	The commenter is referred to MR-7.

Nicole Carter

From: pam orth <pjoorth@hotmail.com>
Sent: Thursday, January 23, 2014 10:25 AM
To: Nicole Carter
Subject: Poly Dorm Plan

I am a local resident of San Luis Obispo. I live in Monterey hights less than a mile from the proposed new dorm development. I am unhappy for many reasons. The most personal reason is I fear my view of Bishop's Peak will be jeopardized by dorm towers. My neighborhood is quickly become Cal Poly and Cuesta College rentals which means too many cars, and few parking spaces for residents. I realize that isn't a reason for not liking the proposal, but as it is now with so many cars, traffic is next to impossible if someone wants to turn on to Grand Ave. from the side streets or go to Cuesta College via Cal Poly. Weekend nights are already noisy, and the noise rises up into the hills and is louder than on the flats. I can't imagine the noise from 1400 additional students within a mile.

PO-1

I think there are better places to locate the dorms. I know several have been discussed, but the one that I think is interesting is to relocate the Administration building and put dorms in the center of campus near dining, student union, rec center, library and classes.

PO-2

I understand that Cal Poly owns land north of the existing campus where the most recent dorms have been constructed. This area may cost more to develop, but it would eliminate the complaints of many residents and keep traffic flowing on Grand Ave.

PO-3

Sincerely,

Pamela Orth
198 Paso Robles Drive,
San Luis Obispo, CA

9.3.2.39 Response to Email from Pamela Orth

Comment No.	Response
PO-1	Section 4.1, Aesthetic Resources, addressed impacts to views. The project will reduce vehicle trips associated with student commuters. Noise is addressed in Section 4.4.
PO-2	The commenter is referred to MR-7.
PO-3	Alternative locations are addressed in Chapter 5, Alternatives Analysis.

Nicole Carter

From: Shawna Scott
Sent: Friday, January 24, 2014 3:37 PM
To: Nicole Carter
Subject: FW: Student Housing South, EIR comments

From: Frederick Andersen [mailto:fredmandersen@gmail.com]
Sent: Friday, January 24, 2014 3:31 PM
To: Shawna Scott
Subject: Student Housing South, EIR comments

Hi Shawna,
Please forward the following comments on the referenced EIR to CSU trustees and any others who may require them.
Thanks in advance.

Fred M. Andersen
1405 Slack St.
SLO, 93405
907-687-7989

Dear CSU Trustees,

As a general matter I find the document lacking in detail and, in places, objectivity. The draft contains many unsupported statements and fails to provide sufficient background, data, and/or refers reviewers to other, difficult-to-access source documents making independent analysis impossible.

FA(b)-1

Also troubling, is Cal Poly's scattershot, one thing, one day at a time approach. This is serious business and should be considered as such. The document states that other housing will be required to accommodate future growth, but is silent on where that construction might be sited. This piecemeal approach is unacceptable and does not contribute to orderly growth, meaningful public participation or provide a clear path going forward. In short a current Master Plan is essential to the process. The current one-thing-at-a-time approach is amateurish and sloppy. How can anyone evaluate the Student Housing South EIR without a current Master Plan which addresses other, related projects? We need to re-boot and begin again starting with an up to date Master Plan.

FA(b)-2

Section 4.4 Noise

In the context of the CA Supreme Court ruling in Marina v CSU Trustees, this section is overly narrow and ignores significant off-site noise related impacts directly attributable to the project. The court held that CSU was responsible for mitigating off-site impacts directly linked to on-site development. The legal theory used by successful Marina plaintiffs is directly analogous to this situation. Seems to me the Trustees should get the message and avoid a similar outcome from a future legal challenge.

FA(b)-3

By this note, I humbly request that the Grand Ave / Slack St. location be rejected and that others of the numerous potential sites be seriously considered. Many, if not most residents of the impacted areas are elderly and unable to either confront the noisy offenders or to pick up and move elsewhere. The trustees need recognize these areas as our home and that we already struggle which are directly related to Cal Poly. Please don't, for reasons of cost savings or expediency (or because of urgings by local administrators willfully blind to

FA(b)-4

our needs and issues) permit this project to go forward as planned. I ask that your decision not rooted in technicality; decide instead from a broader, more comprehensive and humanitarian perspective.

**FA(b)-4
(continued)**

I reject President Armstrong's sooner is better approach; this is NOT an emergency and all will benefit from a more wholistic approach. Please show us compassion and allow Cal Poly to be the good neighbor they profess to be.

Thanks.

Fred M. Andersen

Slack St., SLO

KEEP ISLA VISTA WHERE IT IS

Folks in SLO take understandable pride in their city, my wife and I included. We're here for several reasons: the carefully preserved small-town feel, tree-lined, pedestrian/bike-friendly streets, dedicated open spaces, a great climate and strict, but sensible zoning. In particular we're thankful to community leaders' for rejecting franchise-store homogenization afflicting so many American cities and rendering them indistinguishable from one another. None of these qualities exist by accident. Instead, they all result from sound decisions by right-minded officials supported by a forward thinking electorate. City leaders past and present, have earned my gratitude for choosing quality-of-life over scattershot development & short term growth.

Happiest place on earth, right?

Enter Cal Poly President Jeffery Armstrong with his freshly minted plan to construct housing for 1,500 freshmen students smack next to 2 formerly tidy and respectable neighborhoods & only 300 yards from my front door. The prospect of view-killing 5-story dorms, a "welcoming center", yet another ugly-ass parking garage and associated 'improvements' is heart breaking.

Imagine an every-weekend Mardi Gras where you live.....thronges of loud inconsiderate, party-seeking inebriates and wanna-be-inebriates tear-assing around your once peaceful streets. Its not just noise. We deal with litter, vandalism, vomited-on sidewalks, panties in the hedge, a bra in our gutter, heavy traffic and the occasional petty theft. Oh yeah, throw in alcohol poisonings, sexual assaults and sirens. Don't forget the drug-deal-gone-bad shooting in Monterey Heights last fall. All this, despite the good efforts of both campus &

city police. This is our life now. Drop another 1,500 freshmen into the 'hood and it's looking more & more like a deal breaker for us.

On learning that a public hearing on the project would be hosted by Cal Poly, I naively envisioned a good faith effort to gain input & opinion on the project. Surely, once President Armstrong & staff heard us out, he'd surely relent and seek a more suitable site. Right? After all, what public servant representing a taxpayer funded institution would deliberately dismiss real but avoidable problems, full-well understanding the irreversible but avoidable consequences sure to arise from their decision. Turned out that Mr. Armstrong had pressing business elsewhere and chose not to attend. Well, at least he could listen the transcript for a sense off community opinion. What? No transcript? seems couldn't be bothered recording comments; why would they when there was no room or change. Their collateral damage is ours and ours alone. Input, schmin-put. We know best.

Even more baffling is the hands-off, heads-down strategy adopted by ourCan you blame me for thinking that the plan was a done deal, public sentiment be damned. notwithstanding, that level of importance neighborhood decay, is strongly opposed by homeowners and importantly, the fact that their chosen site is but one of several potentially suit. Concerns expressed at the the hearings were dismissed and filed underelected city officials' failing to mount even a feeble defense of our legitimate interests. (To be fair, council members Carpenter and Smith are sympathetic & have spoken up on our behalf). Yes, city limits end at Slack St. and decisions affecting on-campus developments are rightly made by Cal Poly administrators and CSU Trustees. That said, Cal Poly and the city of SLO each benefit hugely from from the other and have numerous interests in common. You'd think by now there'd be a protocol for seeking mutually acceptable solutions. Maybe not. How 'bout starting with a respectful dialog and negotiation with a goal of providing for the best interests of students as well as those of us living at ground zero. Come on folks, this is an hour of need and we deserve better.

Final thought: 'Neighborhood Wellness' remains an important guiding principle for our city and Cal Poly administrators sanctimoniously continue flogging their 'Good Neighbor' policy. Seriously?

Frederick Andersen

Slack St.,

Nearby homeowners are concerned not by noise originating from the site; it is the commotion that comes from frequently inebriated students living there, whose loud and rude behaviors currently render life here almost untenable. Adding 1,500 students smack next to the Alta Vista and Monterey Heights neighborhoods will only make a bad problem worse. Dismissing the issue as one properly addressed city of SLO is a cynical ploy by CP admin to deflect responsibility.

9.3.2.40 Response to Email from Fred Anderson

Comment No.	Response
FA(b)-1	The commenter makes general statements regarding the EIR.
FA(b)-2	The University is pursuing bedcount projected under the existing Master Plan and does not increase enrollment; the University continually evaluates the need to update the Master Plan.
FA(b)-3	Off-site noise impacts are addressed in Section 4.4.5.4 of Section 4.4. The commenter is referred to MR-2, regarding nuisances.
FA(b)-4	Alternative sites are addressed in Chapter 5, Alternatives Analysis, of the EIR.

Nicole Carter

From: Shawna Scott
Sent: Friday, January 24, 2014 3:36 PM
To: Nicole Carter
Subject: FW: Student Housing South

Shawna Scott
Planning Team Leader
SWCA Environmental Consultants
1422 Monterey Street Suite C200
San Luis Obispo, CA 93401
P 805.543.7095 x 6811 | C 805.748.3498

Visit Our Website: <http://www.swca.com>

-----Original Message-----

From: Claudia [<mailto:andersen.claudia49@gmail.com>]
Sent: Friday, January 24, 2014 3:36 PM
To: Shawna Scott
Subject: Student Housing South

Hi Shawna, Please forward as appropriate. Thank you.

On Jan 24, 2014, at 1:35 PM, Claudia <andersen.claudia49@gmail.com> wrote:

- > Hello Nicole, and CSU Trustees,
- >
- > The Freshman dorm proposed by Dr Armstrong is proposed for the opposite side of the street that my family has lived on for 50 years. SLO was 14,000 pop, Poly about 5,000 (guessing)when we moved here. We have seen & felt Poly's encroachment for many years now. But the Freshman dorm, so thoughtlessly proposed for residential neighborhoods has us scratching our heads as to the logic of placing institution style buildings in front of the hills that have been our view for decades. There has been no long term study or reveal of a Master Plan to support this.
- >
- > The view of the hills & PAC, now seen at the entry onto campus, will be obscured by 5 story Freshman dorms, welcoming center, & a huge parking garage. The hills are SLO's only natural resource, a source of pride.
- >
- > In Poly's haste to build, an admittedly rushed band aide solution to overcrowding, Armstrong is in a hurry to remove the Freshmen from the Upper class students. He held an incredibly unprofessional presentation to the public on the same day we watched the crew measure the site for construction. Two meetings that he just didn't have time to attend, altho he really cares about our community, we are told.
- >
- > It confounds me that Poly chooses to build in a residential neighborhood when there are several other sites that make more sense. He rejected the Via Carta site telling us it is too far from the dining facilities. Then we read in the Mustang News that he plans to build a dorm there later! He proposes a 25% increase of students with no long term plan.
- >

CA(b)-1

> The impacts we endure include increase traffic, noise, alcohol & crime. In recent years, just 100 yards from our home there have been sexual assaults, a suicide, a shooting, & many many citations for alcohol. We have been told that Poly now holds the distinction of being the biggest party school among the CA universities. My husband & I have to go out into the street at midnight & ask drunken students to move away from our bedroom window. They are so drunk they hardly see us. We then call the police. Then our LR is lit up with flashing red lights at midnight. In recent years, months there have been sexual assaults 100 yards from my home. May of 2012 a student committed suicide in front of our home. In November of 2013 there was a shooting. This year has been the worst ever for student noise & alcohol. Poly works hard to obscure the citations.

CA(b)-2

>
> These dorms will exacerbate a situation that is already untenable. Poly's "good neighbor policy" is laughable. Parking issues have already been exacerbated by increased parking fees on campus. The result is that it pushes more students into our residential streets.

CA(b)-3

>
> Please listen to the many retired Poly professors in our neighborhoods, and to the residents of the town that has been so good to and for Poly. Consider the remarks of Ken Schwartz seriously: he is a Professor Emeritus of Architecture!!

>
> Please delay this poor plan until there is an amended Master Plan that makes more sense. The administration building of Poly sits right next to dining facilities, rec center, library, the very core that Freshmen students should be near. Build a low, architecturally congruent facility for the administrators & accommodate the Freshmen where they belong: near the core of the campus. Please remember, when you hear Armstrong say this dorm is on campus, know that it is the very same street upon which we live.

>
> Thank you for any consideration that you are able to give these comments. Know that our lives will be forever changed unnecessarily because there is a better way to accommodate these Freshmen.

>
> Claudia Andersen
> 1405 Slack St
> San Luis Obispo, CA 93405

>
>
>
>
>

9.3.2.41 Response to Email from Claudia Andersen

Comment No.	Response
CA(b)-1	Please refer to MR-5. Alternative sites are addressed in Chapter 5, Alternatives Analysis.
CA(b)-2	Impacts related to public safety are addressed in Section 4.5, Public Services and Recreation. Please refer to MR-2 regarding noted existing and potential social and behavioral issues.
CA(b)-3	Please refer to MR-2.

Nicole Carter

From: Roger Bishop <rogerbishopcpa@yahoo.com>
Sent: Friday, January 24, 2014 4:37 PM
To: Nicole Carter
Subject: Cal Poly Dorm South DEIR

Friday, January 24, 4:38 p.m.

Dear Ms. Carter,

It appears to me the following items were either inadequately addressed, or not addressed at all, in the Draft Environmental Impact Report for the proposed Cal Poly Dorm South project:

- | | |
|---|---|
| <p>1. The traffic flow at the Grand and Slack Street intersection was not considered even though:</p> <p style="padding-left: 20px;">a. The pedestrian and bicycle traffic will obviously increase, particularly at night and on weekends and holidays, above what it is now.</p> <p style="padding-left: 20px;">b. In Section 4.6.4, a new 300 space parking structure was assumed as the "worst case" scenario. It seems that the upper limit of 500 spaces devoted to general, off-campus traffic should be considered as the "worst case" as far as traffic demands on the intersection are concerned.</p> <p style="padding-left: 20px;">c. No discussion of pedestrian impact during "non-peak" (i.e. commute) hours, particularly on those nights when there is a performance at the PAC.</p> <p style="padding-left: 20px;">d. No explanation of the basis for the assumption in Section 4.6-24 that "off-campus" traffic will decrease, when the new 300-500 space structure will maintain nearly the same level of usage as the current "General" portion of the existing lot.</p> <p style="padding-left: 20px;">e. How will increased pedestrian traffic impact the 12,000 autos cited as using Grand daily and the 2,000 autos on Slack.</p> | <p>RBi-1</p> <p>RBi-2</p> <p>RBi-3</p> <p>RBi-4</p> <p>RBi-5</p> |
| <p>2. No discussion of the impact of the project on the new Teach School now being transferred to the Pacheco School site. What will be the increased traffic flow at drop-off and pick-up hours?</p> | <p>RBi-6</p> |
| <p>3. Police requirements in Section 4.5 focus on Campus Police, not City Police, but states that additional Campus Police are foreseen as needed. This is an admission that the concentration of students at this location will increase Campus Police requirements. It's unreasonable to assume that because they "live" on campus that students will "remain" on campus and the increased need for City Police, particularly at night and on weekends and holidays should be addressed.</p> | <p>RBi-7</p> |
| <p>4. While the addition of a sidewalk on the North side of Slack Street is proposed, student access to this sidewalk is not</p> | <p>RBi-8</p> |

discussed. Without a barrier on the South side of the Dorm Complex many residents will simply access Slack by sliding down the embankment, causing soil erosion and many jaywalkers traveling South into town and neighborhoods. Again, particularly worrisome at night and on weekends and holidays.

**RBi-8
(continued)**

5. Need for street lights on Slack, to increase safety, should be considered but is ignored.

RBi-9

6. Noise levels at several sites around the project are considered in Section 4.4 but these appear to be oriented toward the noise that will be experienced by the dorm residents. The EIR should also examine the impact of noise on neighborhoods, including Yosemite Dorm and the PAC, of moving 1475 students to this Southwest corner of the campus. Noise from Cal Poly travels uphill to neighborhoods to the Southwest of campus.

RBi-10

7. How will traffic on Slack and Grand be regulated during construction with the presence of construction equipment and the congestion from trucks hauling earth, concrete and other construction materials?

RBi-11

8. What will be the impact on the value of homes in the surrounding neighborhoods?

RBi-12

I look forward to the responses to my questions in the revised EIR.

Roger H. Bishop
100 Henderson Ave.
San Luis Obispo, CA 93405

9.3.2.42 Response to Email from Roger Bishop

Comment No.	Response
RBI-1	Impacts related to pedestrians and cyclists are addressed in Section 4.6, Traffic and Circulation.
RBI-2	Traffic impacts worsen as less parking is provided on site. More general trips are diverted to area intersections with or projected to operate at, deficient levels of service.
RBI-3	The EIR finds that the existing pedestrian and bicycle facilities in the vicinity, as mitigated, are sufficient to serve the project population. The mitigation program includes lighting and other measures to address nighttime conditions.
RBI-4	Traffic volume reductions are associated with student commute trip capture and limits on available parking capacity at the project site.
RBI-5	Impacts related to pedestrians are addressed in Section 4.6, Traffic and Circulation. The commenter is referred to MR-1 regarding Grand Avenue operations.
RBI-6	The EIR has been amended to clarify use of the Pacheco school site for the Teach program.
RBI-7	Impacts to City police are also addressed in Section 4.5, Public Services and Recreation.
RBI-8	The project includes internal pathways to guide students to pedestrian walkways.
RBI-9	Appropriate, pedestrian scale lighting is included in the mitigation program.
RBI-10	The commenter is referred to MR-2.
RBI-11	Hauling is addressed in Section 4.6.5.5 of the EIR.
RBI-12	The commenter is referred to MR-4 regarding economic and social issues.

Nicole Carter

From: Terry Elfrink <slofrink@gmail.com>
Sent: Friday, January 24, 2014 12:09 PM
To: Nicole Carter
Subject: Comments on CP Student Housing South Project EIR
Attachments: PIPELINE ON SLACK.docx

COMMENTS ON THE STUDENT HOUSING SOUTH PROJECT EIR

Please see the attached aerial map of the neighborhoods adjacent to the proposed Cal Poly Student Housing South Project and the identified Phillips 66 petroleum pipeline. To my knowledge your current DEIR does not address any information regarding this pipeline. Additionally, in telephone conversations with Cal Poly project representative Joel Neel, the university has no knowledge of this pipeline. Even though the pipeline is not within the property boundaries of Cal Poly, the adjacent proximity should warrant your EIR addressing this issue, including:

TE-1

- Current and future status of the pipeline;
- Use, size, age, content, and intention of pipeline;
- Accurate location and depth of pipeline;
- Environmental impact/concerns associated with this and similar pipelines including proximity to a public elementary school;
- Maintenance and repair schedule of pipeline;
- Emergency response plan for leak, rupture, or catastrophic event to pipeline including proximity to a public elementary school;
- Construction concerns associated to CP project and the pipeline;
- Why this pipeline was not identified in the DEIR;
- Mitigation efforts necessary for major construction near pipeline;
- Financial impact/cost of removing pipeline if necessary for continuance of CP project;
- Environmental impact of removing pipeline if necessary for continuance of CP project.

Respectfully submitted on January 24, 2014, by:

Terry Elfrink

1983 Slack St.

San Luis Obispo, CA 93405

(805) 549-8560

slofrink@gmail.com



9.3.2.43 Response to Email from Terry Elfrink

Comment No.	Response
TE-1	The Recirculated EIR includes additional information about the pipeline on page 4.8-16.

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT RECEIVED JAN 24 2014
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

*Jan. 24, 2014
Page 1 of 5*

COMMENTS 1.) Project is not in conformance with master plan - no buildings were ever shown on this site.
2.) Parking - loss of 1300+ spaces. Even if lot is 1/2 full, that represents 100's of cars displaced. To expect students to park in Poly Canyon is unrealistic. Parking fees are \$175 for 11 weeks. They will take a chance on a \$35 ticket in neighborhoods.
3.) Traffic Grand & Slack intersection will become a nightmare. Already many students do not stop at the stop signs. Bikers rarely stop. Pedestrian students wear earphones. Some one will end up getting killed. Also, elementary ^{school} children are across the street.
4.) Construction - Noise, traffic & air pollution during 31-month construction period. Many children and elderly persons in nearby areas. Heavy construction

RK(b)-1

RK(b)-2

RK(b)-3

RK(b)-4

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME Rebecca Keisler

EMAIL rebjohn50@hotmail.com

ADDRESS 144 Henderson St 93405

PHONE 805-543-4259

CAL POLY
SAN LUIS OBISPO

COMMUNITY OPEN FORUM

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

*Jan 24, 2014
Page 2 of 5*

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS *equipment and trucks with debris + supplies should NOT be allowed on Grand Ave. or Stack St. They should enter through campus via Steiner Creek.*

RK(b)-4
(continued)

5.) Viewsheed - 5-story "institutional" style dorm buildings will block hillside views and be a blight to views forever. It would take decades for vegetation to even begin to mask these buildings. There are no other structures of that height anywhere near. It is inappropriate for the perimeter of campus. Our repeated pleas for story boards to demonstrate the actual elevations have ^{been} completely ignored.

RK(b)-5

6.) Night light - the amount of lighting required to keep students safe will be a continual annoyance to neighbors. Will there be very noisy booster stations to provide

RK(b)-6

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME *Rebecca Keisler Pg. 2*

EMAIL *rebjohn50@hotmail.com*

ADDRESS *144 Henderson Ave SLO CA 93405*

PHONE _____



COMMUNITY OPEN FORUM

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

Jan. 24, 2014
Page 3 of 5

COMMENTS the necessary electricity, such as exists at Poly Canyon Village? (generating facility)
7.) Substandard access street - Slack St. has no sidewalks or bike lanes - it is hazardous now. Add 1475 walkers, bikers, skateboarders, drivers?
8.) Drought - We are in the middle of an historically unparalleled drought. Experts are now suggesting that there may be no rain at all this season. Is a massive building project responsible under these conditions?
9.) Elementary school children - 600 elementary school children will eventually be housed on Slack + Grand. (For fall 2014 it will be approximately 450, with room to grow.) There will be huge safety issues during parent/guardian pick up times, but there are also lifestyle issues. Alcohol containers are left in area and during

RK(b)-6 (continued)

RK(b)-7

RK(b)-8

RK(b)-9

OPTIONAL Please check here if you would like to be contacted for additional follow up.
NAME Rebecca Keister
EMAIL rebjohn50@hotmail.com
ADDRESS 144 Henderson SLO CA 93405
PHONE 805-543-4259

Page 3

CAL POLY

SAN LUIS OBISPO

COMMUNITY OPEN FORUM

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

*Jan 24, 2014
Page 4 of 5*

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS *2013 Welcome Week there were 3 adult student male streakers through campus during recess. 10.) Police + Fire Services - Not addressed are the additional fire and police services that will be required. There are concerns regarding: adequate equipment to access seven 5-story buildings, response times, accessible routes through neighborhoods, noise associated with emergency vehicles (already a problem), safety issues with pedestrians. Cal Poly should be required to provide their own fire service on campus as it continues to grow.*

Additional police service will be necessary. With such increased density there will be an increase in malicious behavior incidents, alcohol and drug related violations, assaults, vandalism, noisy parties and noisy groups on the streets.

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME *Rebecca Keisler*

EMAIL *rebjohn50@hotmail.com*

ADDRESS *144 Henderson Ave SLO CA 93405*

PHONE *805-543-4259*

Page 4
CAL POLY
SAN LUIS OBISPO

COMMUNITY OPEN FORUM

RK(b)-9
(continued)

RK(b)-10

RK(b)-11

First Year Student Housing South Project

COMMUNITY OPEN FORUM | DECEMBER 2, 2013

We welcome your comments, questions and suggestions. Please specify whether your comment is intended to be considered by the Environmental Impact Report (EIR) or is related to the general project.

*Jan. 24, 2014
Page 5 of 5*

GENERAL PROJECT
Justin Wellner
jwellner@calpoly.edu
Government and Community Relations Director
Cal Poly, San Luis Obispo, CA 93407-0443

EIR
Nicole Carter
ncarter@swca.com
Senior Planner, SWCA Environmental Consultants
1422 Monterey Street, C200, San Luis Obispo, CA 93401

COMMENTS *Via Carter is by far a superior location. It is immediately adjacent to a large parking garage only 40% occupied. Right now dining facilities are inadequate, so more could be built there, to service Poly Canyon Village as well. All of the neighborhood negative impacts would be diminished by the choice of this alternate site. It has been stated by the university that separating freshman from upper classmen leads to student success. Why is this so? Couldn't students who have achieved upper-class level mentor and provide role models for beginning students? (freshman)*

RK(b)-12

RK(b)-13

Also, neighbors are appalled at the recent purchase by Cal Poly of three residences on Grand Ave. These properties will require city services while paying no supportive city taxes.

RK(b)-14

OPTIONAL Please check here if you would like to be contacted for additional follow up.

NAME *Rebecca Keisler*

EMAIL *rebjohn50@hotmail.com*

ADDRESS *144 Henderson Ave SLO CA 93405*

PHONE *805-543-4259*

CAL POLY

SAN LUIS OBISPO

COMMUNITY OPEN FORUM

9.3.2.44 Response to Letter from Rebecca Keisler

Comment No.	Response
RK(b)-1	The project includes amendment of the Master Plan.
RK(b)-2	Please refer to MR-6.
RK(b)-3	The project includes mitigation to improve bicycle and pedestrian safety at the intersection.
RK(b)-4	Impacts related to construction are addressed throughout the EIR. Mitigation includes selection of hauling routes to minimize impacts on sensitive populations.
RK(b)-5	Section 4.1, Aesthetic Resources, of the Recirculated EIR has been amended.
RK(b)-6	Information about night lighting is provided in Section 4.1, Aesthetic Resources. Information about noise from mechanical systems is provided in Section 4.4, Noise.
RK(b)-7	The project includes improvements to facilities for pedestrians and cyclists, including sidewalks along Slack Street at the project frontage.
RK(b)-8	The EIR finds sufficient water supplies to serve the project.
RK(b)-9	The EIR has been amended to clarify use of the Pacheco school site by the Teach program.
RK(b)-10	Police and fire services are addressed in Section 4.5, Public Services and Recreation.
RK(b)-11	Police services are addressed in Section 4.5, Public Services and Recreation.
RK(b)-12	The Via Carta site is considered as an alternative in Chapter 5, Alternatives Analysis.
RK(b)-13	The programming for freshman differs considerably from upperclassmen.
RK(b)-14	Comment noted. The comment is unrelated to the proposed project.

Nicole Carter

From: billy.riggs@gmail.com on behalf of William Riggs <wriggs@calpoly.edu>
Sent: Friday, January 24, 2014 10:06 PM
To: Nicole Carter
Subject: Comments on Housing EIR

I would like to provide the following comments on the EIR for CalPoly housing. While I have my own concerns primarily concerned with the inadequate controls on student parking and the reliance on 2000-2001 trip generation and TDM plans (that have not been fully realized) these primarily stem from items generated from my city planning students studying the fundamentals of population & housing.

BR-1

Furthermore these students expressed a general concern regarding cumulative impacts. Quoting one of them, "In terms of Cal Poly and the growing population and the facilities on the campus, is creating a problem. Cal Poly in the past 2-3 years is accepting more students, hence growing. This creates impact on spaces, and facilities on the campus. In terms of wanting to expand the campus, they did it backwards. They should have started expanding the campus first before increasing acceptance of students."

I think this is a fair concern given the ripple effect this growth will have on the rest of the campus and hope you will consider it as the project planning continues. I have provided the list of the additional items they would like to see as a result of the project below.

Best,

Billy Riggs

--
 William Riggs
 PhD, AICP, LEED AP
 Assistant Professor
 Department of City and Regional Planning
 College of Architecture and Environmental Design
 California Polytechnic State University
<http://www.williamriggs.com>
wriggs@calpoly.edu
 805.756.6317

COMMENTS FROM CRP 213, WINTER 2014

We feel the following components are not well enough articulated in the EIR:

- housing design needs refinement
 - needs to be more options and still too expensive
 - provide recreational areas within housing units / views of open space
 - housing designs needs open floorplans
 - better link bike paths and pedestrians paths to existing routes / roads
 - food needs to be unbundled for all facilities
- more transportation connections are needed to balance transportation impacts
 - buses stop running too early; longer running buses that run further (target and madonna);

BR-2

BR-3

- parking balance is off there should be more meters and students living on campus should not be allowed to bring cars
- Low bike accessibility within campus core;

**BR-3
(continued)**

9.3.2.45 Response to Email from Billy Riggs

Comment No.	Response
BR-1	Please refer to MR-5.
BR-2	The commenter provides general comments about components of the program or design. These comments will be considered by the Trustees and project decision-makers.
BR-3	The project increases bike accessibility. Transit impacts are discussed in Section 4.6, Traffic and Circulation.

Nicole Carter

From: Darrell Voss <dvossjazz@gmail.com>
Sent: Friday, January 24, 2014 1:19 PM
To: jwellner@calpoly.edu; Nicole Carter
Subject: Darrell Voss letter of concern about Grand and Slack Project

To Whom it May Concern,

This letter is to address the EIR report that has been funded by Cal Poly and let all of whom may have an influence in any decisions that are related to the implement of the proposed "South" Dorm Project at Cal Poly that will be located on the corner of Grand and Slack Streets.

As a resident of AVNA and citizen of San Luis Obispo, I need to share some concerns that I have with Cal Poly's plan to house another 1500 freshman on the corner of Grand and Slack. I have lived and owned my house on 188 Hathway Avenue for almost 25 years now. I have a wife and two daughters, now 9 and 13 years old. I am impacted by Cal Poly in many ways, both positive and negative. We are Cal Poly Alums and we are able to live in a great neighborhood and use the Gym at Cal Poly as well as attend concerts and sporting events. What used to be a family neighborhood is now mostly student housing nearest my house. I have witnessed many unfortunate events regarding loud parties, drunk students, street fighting, vulgar language and behavior, public urination, disregard for a quality neighborhood, and vandalism to my property. Several nights a week I continue to witness hundreds of Cal Poly Dorm students wandering my neighborhood looking for parties and alcohol to drink, as most of them are underage and I am concerned for their safety. I am a musician that comes home late on Thurs-Sat. nights and I often drive through large crowds of students loitering my neighborhood, noticeably intoxicated. These events are most bothersome during WOW week, Halloween, Marti Gra, St. Patricks Day, Finals weeks, and most any time students don't have responsibilities to keep them obligated to respectful behavior. Yes, I realize this not only comes from Cal Poly Dorm Traffic, but other off campus neighbors as well. I have been told many times by neighbors that I "live in the wrong neighborhood." This type of behavior is not uncommon amongst Cal Poly Students who feel that they are entitled to the point of telling others (including police officers and safety officials) what they feel, often with vulgar language. This behavior exists in both the dorm residents that choose to visit my neighborhood as well as the off-campus population.

DV-1

Traffic is another subject that can't be overlooked. Where I live, I have hundreds of cars speeding through my neighborhood every weekday from 6am through 9am. This will continue to increase (and has increased ever since Cal Poly blocked through traffic near Mott Gym and the Student Union years ago) with the placement of Teach Elementary School on the corner of Grand and Slack, as they are projected to have over 600 students at their school starting Fall of 2014.

DV-2

With the proposed additional student population, in the near vicinity, that will only add to the congestion. Another form of traffic that has been an impact on my neighborhood is the emergency services that are needed at Cal Poly. Every time there is a need for a first response, whether it is a twisted ankle, head injury, or heart attack, SLO fire is called to respond. They are located on north Chorro Street, off of Foothill. Their route goes right through our neighborhood and up to Cal Poly. They use the route of Foothill, Carpenter, Hathway, Slack, and Grand. This is a frequent event that has me wondering why Cal Poly is not responsible for it's own emergency services, when they house well over 3000 residents on campus?

DV-3

I am urging you to help us citizens of the city rethink the new proposed Grand and Slack project. This project will increase both foot and auto traffic, create more needs for emergency services, have a lasting negative impact on residents with unaccounted noise and safety issues. I understand that Cal Poly has one of

DV-4

the largest campuses in the CSU system and they are choosing to build a 5 story structure right on the edge of campus. This makes no sense to me. I believe if this to happen, San Luis Obispo will forever regret the negative impacts. Now is the time to act and do the right thing in supporting a second look on the location of their new 1500 bed project.

**DV-4
(continued)**

Thank You for considering in helping to make a change for the better, for the best possible future of San Luis Obispo, and to have a decent balance on where Cal Poly is to house 1500 more of their freshman students.

Sincerely,

Darrell Voss
188 Hathway Ave.
SLO, CA 93405

9.3.2.46 Response to Email from Darrell Voss

Comment No.	Response
DV-1	Please refer to MR-2 regarding noted existing and potential social and behavioral issues.
DV-2	Traffic is addressed in Section 4.6, Traffic and Circulation. The EIR has been amended to clarify use of the Pacheco school site by the Teach program.
DV-3	Emergency medical services are provided by a variety of service providers, with the Fire Department typically first responders. The University maintains contracts with the Fire Department to provide services.
DV-4	The commenter's statements will be considered by the Trustees and project decision-makers.

Response to DEIR

I am responding to the Draft Environmental Impact Report Initial Study for the Cal Poly Student Housing South Project. My residence of 49 years has been at 2041 Hays Street (an R-1 neighborhood) which is about 300 yards from the intersection of Grand Avenue and Slack Street. The proposed project is adjacent to that intersection. Myself and many of my neighbors feel that this project has a substantial potential to seriously affect the environment of our neighborhood and our quality of life. I would like to point out some of these concerns as they relate to the Initial Study. The points I wish to make will be targeted to specific issues in the study's "Initial Study Environmental Checklist".

I. Aesthetics (page 21)

a. (effects on scenic vista)

This neighborhood of San Luis Obispo (south of Slack Street) is zoned R-1 and nearly all the homes are single story as is the local public grade school (original Pacheco School). Only a few houses in the area are two story. There are no apartments in the city within a half a mile of the project site location. The proposed project having 5 story structures on an elevated location will certainly obstruct the hillside and morro views for many and will look out of place in contrast to the adjoining city neighborhood.

DW-1

d. (sources of substantial light and glare)

There is some lighting in the project area as it exists today as a parking lot. However, this project introduces new sources of light and glare. Specifically architects renderings of the project show the presence of basketball courts near the Grand/Slack intersection. There appears to be little or no shielding of these facilities to the east and south which looks out to an R-1 San Luis Obispo neighborhood. If these facilities (courts) are to be used at night and lighted, it would seem that the intensity and glare of those lights would be far more than required for a parking lot. The Study considers this a "Less than Significant Impact" and dismisses it as not requiring any further address in the EIR. I do not agree with this assessment.

DW-2

III. Air Quality (p. 23)

d. (expose sensitive reception to substantial pollutant concentrations)

This is a potential significant impact, particularly during the construction years. The prevailing winds at this location are from the northwest and would carry the dust/dirt distributors into the R-1 neighborhood southeast of the project location.

DW-3

XII. Noise (p. 35)

e. It would seem that a residential development for 1470 young adults would create substantially more evening noise than the existing parking lot whose south end near the city neighborhoods is sparsely used after 6 pm. A particular source of evening noise would be the outdoor basketball/volleyball courts or similar activity areas the architectural renderings show. These courts appear to be located near the Grand/Slack intersection with little or no acoustical or visual shielding to the neighborhood to the southeast. The prevailing evening winds are from the Northwest and would propagate the noise generated by these activities right into this neighborhood. If outdoor events (concerts, etc) were part of the social program for the students at this location, these noise levels

DW-4

<p>could also negatively Impact the local neighborhood. The design of this project should orient student Activities (including dorm entrance location) toward the campus core, not into the adjoining neighborhood.</p>	<p>DW-4 (continued)</p>
<p>During construction phase, there would also be several years of elevated noise levels. This could be disruptive to the public grade school just across the street from the project during school hours.</p>	<p>DW-5</p>
<p>XIV. Public Services (p. 36) ii police protection</p>	
<p>The study concludes that the impact of this project is "less than significant" and "will not be addressed further in the EIR". Nothing can be further from reality than this conclusion. The adjoining neighborhood to the project has a number of homes which are student rentals and they frequently hold alcohol related parties. It is well known that these parties attract underage students from campus. Placing 1470 underage students in even closer proximity to these "party houses" jeopardizes not only the local residents but certainly those underage students as well. Most of these students are not criminal by nature and are reasonably well behaved under normal circumstances. However, under the influence of alcohol they have been known to be involved in some serious acts. This includes the break-in of the home of an elderly neighbor. The perpetrator was so intoxicated he didn't know where he was.</p>	<p>DW-6</p>
<p>Police protection on campus may not be significantly affected by this project, but I don't think we can say the same for the adjacent R-1 residents, as this is where the party action is.</p>	
<p>XV. Recreation (p. 38)</p>	
<p>a. One would expect that the play fields at the original Pacheco School would be used by the students housed in this project. They have done so in the past and This project would place 1475 additional students much nearer these fields.</p>	<p>DW-7</p>
<p>XVI. Transportation/Traffic (p. 38)</p>	
<p>a. The location of the project is across the street from the original Pacheco Elementary School which is scheduled to re-open as a public grade school in the Fall of 2014. This school has not operated as a public school for many years but has the capacity to serve 600 students. Most of these students will be driven by parents to the school and deposited at the Grand Avenue entrance. This study made no mention of this fact as the announcement of the re-opening was made after the study was made. The intersection of Grand/Slack already has traffic issues as a major entrance to Cal Poly and the combination of the public school re-opening and a new dorm complex makes this situation even more problematic. Of special concern to the dorm project is not so much its contribution to vehicular (auto) increase as its increase in bicycle/pedestrian traffic at a location not known for a friendly mix of autos/bicycles/autos and pedestrians.</p>	<p>DW-8</p>
<p>f. There will be inadequate parking for the residents of the dorm project either at or near this location. The assumption is apparently that freshmen will not bring cars. This may be a reasonable assumption today, but the dorm will be built</p>	<p>DW-9</p>

to last decades and this assumption may not be valid in the future. An alternative is to prohibit students from bringing a car to campus but that may have some legal issues.

**DW-9
(continued)**

In conclusion, I am providing these written responses to the Initial Study as a private citizen, however, one whose quality of life could be dramatically affected by this project. Myself and my neighbors are uniformly supportive of Cal Poly's efforts to provide more on-campus housing, but the location of this project seems really misplaced. Too quote an ancient proverb: "Just because it can be done doesn't mean it should be done."

Donley Winger
2041 Hays St.
San Luis Obispo, CA

9.3.2.47 Response to Letter from Donley Winger

Comment No.	Response
DW-1	The Aesthetics section addresses view obstruction and has been amended in the Recirculated EIR.
DW-2	All components of the project will be subject to the mitigation outlined in the EIR, including measures incorporated from the Master Plan.
DW-3	Please refer to EIR Section 4.2.5.1 Air Quality, which addresses the generation of fugitive dust during construction (see AQ Impact 3 and mitigation measures AQ/mm-2 through AQ/mm-3). Spraying water to control fugitive dust is standard practice at University construction sites.
DW-4	Additional language regarding outdoor events has been included in the Recirculated EIR.
DW-5	Construction noise is addressed in Section 4.4, Noise, of the EIR.
DW-6	Impacts to neighborhoods are addressed in Section 4.5, Public Services and Recreation.
DW-7	The EIR includes information about use of the fields at Pacheco in Section 4.8, Issues with Less than Significant Impacts.
DW-8	The EIR has been amended to clarify use of the Pacheco school by the Teach program. Pedestrian and bicycle impacts are addressed in Section 4.6, Traffic and Circulation.
DW-9	The parking study component of the Traffic Impact Assessment assumed existing student resident car ownership patterns would apply to the proposed project.

Nicole Carter

From: James Lopes <jameslopes@charter.net>
Sent: Monday, January 27, 2014 11:52 AM
To: Nicole Carter
Cc: Justin L. Wellner; Kim Murry
Subject: CP Housing South Project EIR and Resource Use

Hi Nicole,

I took Justin's info below as an opportunity for me to delay my review and comments until the recirculated EIR. Perhaps you could inform me what new information led to recirculating. I hope it would have to do with redesigning the project at its south end to avoid significant visual impacts and control student walking. Below are my comments about these issues from the design:

The aerial perspective illustration had serious omissions and flaws outright on the Slack Street frontage:

- It showed a building parallel to Slack Street, which probably would be five stories, right on or next to a very steep embankment at the very edge of campus. This embankment is heavily landscaped, and several Canary Island pines at the top would provide screening if kept. However, the proposed location of the building would replace them. It will be a huge problem to develop on or next to the slope. No effort to screen the building from the Alta Vista neighborhood was shown. The solution would be to retain the landscaped area, and develop here within the parking lot footprint. To control trail blazing through the landscaping, a wall could be built at the edge of the existing parking lot, to funnel walkers to sidewalks. JL(b)-1
- The Slack Street frontage continued not to have a sidewalk. The embankment would have to be graded back fifteen feet or more, or a very tall retaining wall would be needed, to accommodate a wide sidewalk. Without a sidewalk, students would continue to cross Slack Street to walk on the neighborhood side. One solution would be to work with the City to gain street right-of-way to replace the existing parking on the north side of Slack Street with a sidewalk. The project could continue the sidewalk to connect to the existing one near Orange Street. The project should include a pedestrian pathway plan as part of its description since impacts are associated with uncontrolled pedestrian patterns and behaviors. JL(b)-2
- No pedestrian ways were shown through the campus to substitute for no sidewalk. Students would continue walking on the south residential side of Slack Street or in the street itself. However, an option for the project would be to create a walkway inside campus, using the western driveway and drive, to create on-campus travel toward Foothill Boulevard. JL(b)-3
- No barrier or separation of the housing area from the top steep edge of this embankment was shown. Students would be able to scramble up and down this bank at any point. A continuous wall, set back from the top of the embankment at the project edge, would be a way to avoid access to the slope and street below. Such a wall, if located on the street side of an internal walkway, would be a way to direct students to walk within the project to connect to existing sidewalks. JL(b)-4

I'll be making these comments where appropriate concerning the Draft EIR. But, I want you to know them now in case you are adjusting the project description.

I have just learned of a very encouraging student housing project at UC Davis. This project was designed and built for "zero gain" in energy use, which the linked article says is actually close to happening. I encourage the Cal Poly staff to seek ways to make similar advancements with this project. JL(b)-5

<http://www.renewableenergyworld.com/rea/news/article/2013/11/what-the-energy-future-looks-like-west-village-university-of-california-at-davis>

Thanks for all your effort,
Jamie

James Lopes
1336 Sweet Bay Lane
San Luis Obispo, CA 93401
Ph. 805-781-8960

----- Original Message -----

Subject:Re: Rumor: A new EIR for CP Housing South Project
Date:Wed, 22 Jan 2014 15:04:17 -0800 (PST)
From:Justin L. Wellner <jwellner@calpoly.edu>
To:James Lopes <jameslopes@charter.net>

Dear James,

Based on additional information reviewed, the university is going to recirculate the DEIR. We will recirculate the DEIR after the public comment period for the current EIR has elapsed on January 24. When the document is recirculated, we will notify interested stakeholders. We intend to address any comments submitted by January 24 as part of the first DEIR. We will be recirculating the entire document for a 45-day comment period.

Sincerely,

Justin

Justin Wellner
Director of Government & Community Relations
University Advancement
California Polytechnic State University
One Grand Avenue (1-415)
San Luis Obispo, CA 93407

Tel: 805-756-7003
Cell: 805-234-6626
Email: jwellner@calpoly.edu

----- Original Message -----

From:"James Lopes" <jameslopes@charter.net>
To:"Justin Wellner" <jwellner@calpoly.edu>
Sent: Wednesday, January 22, 2014 2:54:12 PM
Subject: Rumor: A new EIR for CP Housing South Project

Hi Justin,

I heard the rumor below but did not get a response from Nicole. Could you let me know if the current draft EIR will be replaced and a subsequent review period started? Running a little short of time here.

Thanks,
Jamie

James Lopes
1336 Sweet Bay Lane
San Luis Obispo, CA 93401
Ph. 805-781-8960

----- Original Message -----

Subject: Rumor a new EIR for CP Housing South Project
Date: Tue, 21 Jan 2014 14:12:36 -0800
From: James Lopes <jameslopes@charter.net>
To: Nicole Carter <ncarter@swca.com>

Hi Nicole,

I heard that a new draft EIR will be prepared, and a new 45 day review period after. These will replace the current draft EIR and review period. Correct?
Important since I was reviewing the draft EIR now.

Thanks,
Jamie

--

James Lopes
1336 Sweet Bay Lane
San Luis Obispo, CA 93401
Ph. 805-781-8960

9.3.2.48 Response to Email from James Lopes

Comment No.	Response
JL(b)-1	Comment noted. The mitigation program includes both softscape and hardscape options to provide screening and control access.
JL(b)-2	The project includes a pedestrian sidewalk at Slack Street within the University's property.
JL(b)-3	Pedestrian pathways are shown in several locations on the site plan.
JL(b)-4	The commenter's statements regarding project design will be considered by the Trustees and project decision-makers.
JL(b)-5	The commenter's statements regarding project design and energy efficiency will be considered by the Trustees and project decision-makers.

Nicole Carter

From: Luke Durkin <lwdurkin@outlook.com>
Sent: Sunday, February 09, 2014 4:10 PM
To: Nicole Carter
Subject: Cal Poly Student Housing Public Comment

Hi I am writing about the public comment for the Cal Poly Student Housing Project.

My senior project as an Architecture student at Cal Poly studied student housing and I chose to do my design concept at Cal Poly. The site I choose was Grand Ave site. It was the obvious choice for all the reasons mentioned in the Mustang Daily articles.

On the topic of student housing itself, I believe living on-campus helps drive academic success and focus on school. Not only does it make going to clubs meetings, classes and other events easier, it puts students in contact with other students promoting collaboration while making it easier to build friendships thus reducing depression and stress. It is the obvious academic choice especially for young freshmen for whom it is so critical to start off on the right foot. Freshmen are at a transition period in their life, many have not quite matured yet and still need time to become dedicated, passionate students. Being around other students and other dedicated students encourages them to work harder as they realize and see the great things other students are doing. Seeing how outgoing many students at Cal Poly were pushed me to step up my game and do more. Simply going to class and doing well is not enough. Clubs, side projects and much more is what makes great students. Too many students at American colleges cruise by, pass classes and essentially do the minimum. I believe living in student housing not only starts this path in life, it helps maintain this life path, continually driving students while providing a safe, and healthy support network for the stress and other challenges.

There is an extreme demand for housing in San Luis Obispo. As many off-campus housing complex deteriorate to an unsafe status, this demand will only increase, In the past 2 years I have seen many occasions where students are forced to move out as complexes are found to be unsafe.

As for the neighbors, I am of the belief that choosing to live in such an area, you are acknowledging that you live in a predominately student area, in a largely college town. You much acknowledge that students will be making noise, and students will live amongst you. You must also accept that your neighbors, including Cal Poly, will choose to improve their property within laws and building codes. Just as an empty residential lot may be developed, a empty parking lot at Cal Poly or any other institutions or business may change. Being that no individual was there before Cal Poly they have chosen to live here knowing this may happen. They are welcome to voice their concerns but they cannot expect anything.

Thank you,

Luke Durkin, Assoc. AIA
Cal Poly Architecture, 2013

Sent from Surface Pro 2

LD-1

9.3.2.49 Response to Email from Luke Durkin

Comment No.	Response
LD-1	Comments are being included in the record for consideration by the Trustees and project decision makers.
