INTRODUCTION AND EXECUTIVE SUMMARY

I. PURPOSE

An Environmental Impact Report ("EIR") must contain a brief summary of the proposed project and its consequences in accordance with the California Environmental Quality Act ("CEQA") and the State CEQA Guidelines ("CEQA Guidelines"). CEQA Guidelines §15123 requires that the summary identify each significant effect, the recommended mitigation measures, and the alternatives that would reduce or avoid the project's significant effects on the environment. The summary also is required to identify "areas of controversy," including issues raised by public agencies and the public, and the "issues to be resolved," including the choice among alternatives and whether or how to mitigate the significant effects of the proposed project. This Introduction and Executive Summary is intended to provide a clear and simple description of the proposed project and its potential environmental effects pursuant to CEQA and the CEQA Guidelines.

II. INTRODUCTION

This Draft EIR (State Clearinghouse No. 2004101059) has been prepared by the San Diego State University ("SDSU"), Department of Facilities Planning and Management, to address the potential significant environmental effects associated with the adoption and subsequent implementation of the SDSU 2005 Campus Master Plan Revision ("proposed project"). The proposed project is located throughout the SDSU campus in the City of San Diego.

The proposed project is the adoption and subsequent implementation of the SDSU 2005 Campus Master Plan Revision. The Master Plan Revision will enable SDSU to meet projected increases in student demand for higher education, as well as further enhance SDSU's status as a premier undergraduate, graduate and research university. The proposed project will provide a framework for implementing SDSU's goals and programs for the campus by identifying needed buildings, facilities, improvements and services to support campus growth and development from the current SDSU enrollment of 25,000 full-time equivalent students ("FTES") to a new Campus Master Plan enrollment of 35,000 FTES by the 2024-25 academic year.[1]

[1] One FTES is defined as one student taking 15 course units (which is considered to be a "full course load"). Two part-time students, each taking 7.5 course units, also would be considered one FTES. SDSU projects that in 2024-25, when FTES enrollment reaches 35,000, 44,826 total students will be enrolled at the university. *See*, Section 1.0, *Project Description*, **Table 1.0-5**, **SDSU Enrollment Planning Projections**. For comparison purposes, during the 2003-04 academic year, 24,156 FTES attended SDSU, which equated to a student enrollment of 32,803 students. Therefore, the proposed project will result in a total enrollment increase of 12,023 students by the 2024-25 academic year.

To accommodate the projected student increase, the proposed project involves the development of classroom, housing and student support facilities on approximately 40 acres of land located throughout the SDSU campus and immediately adjacent to it. The proposed project consists of the following development components:

Adobe Falls/North Campus – This project component is proposed for future development on a 33-acre SDSU-owned site north of Interstate 8 ("I-8"), and would provide 540 housing units (apartments, townhomes, senior housing) for faculty, retired faculty/staff and graduate students. This project component also would include park and open space uses;

Alvarado Campus Park – This project component would provide educational and support facilities, such as the College of Education, and College of Engineering, in the northeastern area of the campus, in approximately 1,065,000 square feet of instructional and research space. A portion of this project component, on D Parking Lot, would be constructed in the near-term, with the balance of the Alvarado Campus Park to be developed in future years on adjacent property presently owned by the SDSU Foundation. A 2,000-car, multi-story parking structure also is proposed for this project component;

East Campus Residence Hall Expansion – This project component is proposed for future development on G Lot, and would expand the number of existing student hall residences by providing approximately 300 additional beds and associated parking for on-campus student housing;

Student Union – This project component is proposed for future development on L Lot and would provide a new Student Union building for new meeting/conference space, social space, food services, retail services, recreational facilities and student organization offices; and,

Alvarado Hotel – This project component would consist of an approximately 60,000 gross square foot four-story building with up to 120 hotel rooms and studio suites, located on approximately 2 acres of existing Lot C immediately north of Villa Alvarado Residence Hall. The hotel, which would be constructed in the near-term, would contain a meeting room, exercise room, board room, business center, and hospitality suite.

For a detailed discussion of the proposed project, please see Draft EIR, Section 1.0, *Project Description*.

The lead agency for the proposed project is the Board of Trustees of California State University ("CSU"). The Board of Trustees is vested with full power and responsibility with respect to the construction and development of any CSU campus, and any buildings or other facilities or improvements connected with the CSU system. (*See*, Cal.Educ.Code §66606.) The project sponsor is San Diego State University.

III. PROJECT SETTING

The SDSU campus is located in the central part of the City of San Diego, within the College Area and Navajo Communities, along the southern rim of Mission Valley, approximately 10.3 miles northeast of downtown San Diego. The SDSU campus consists of approximately 280 acres, and the general boundaries of the campus are Montezuma Road to the south, East Campus Drive to the east, 55th Street/Remington Road to the west, and Adobe Falls Road/Del Cerro Boulevard (lying north of I-8) to the north.

For a detailed discussion of the project setting, please see Section 1.0, *Project Description*, of this EIR.

IV. TOPICS OF KNOWN CONCERN

To determine the number, scope and extent of the environmental topics to be addressed in this EIR, SDSU prepared a Notice of Preparation and Initial Study ("NOP/IS"), and circulated the NOP/IS to interested public agencies, organizations, community groups and individuals in order to receive input on the proposed project. SDSU also held a public information meeting on November 4, 2004, to obtain public input on both the proposed project and the scope and content of this EIR. Interested parties attended the public information meeting and provided input.

Copies of the NOP/IS, dated October 11, 2004, and the notice of the public meeting are presented in **Appendix A** of this EIR. Copies of all written comments submitted in response to the NOP/IS, and all comments provided during the public information meeting are presented in **Appendix A**. A list of those providing written comments to the NOP/IS and the public information meeting is presented in **Appendix A**.

Based on the NOP/IS scoping process, this EIR addresses the following topics:

(a) Aesthetics And Visual Quality;
(b) Air Quality;
(c) Biological Resources;
(d) Cultural Resources;
(e) Geotechnical/Soils;
(f) Hazards and Hazardous Materials;
(g) Hydrology And Water Quality;
(h) Land Use And Planning;
(i) Noise;
(j) Paleontological Resources;
(k) Population And Housing;
(l) Public Utilities And Service Systems; and
(m) Transportation/Circulation And Parking.

Based on the NOP/IS scoping process, potential impacts relating to the following topics were determined to be not significant and, therefore, are not discussed in detail in this EIR: (a) agricultural resources; and (b) mineral resources.

V. TYPE OF EIR, LEVEL OF ANALYSIS, AND STANDARDS FOR EIR ADEQUACY

This EIR is intended as both a "program EIR" and a "project EIR" under CEQA and the CEQA Guidelines. CEQA makes a distinction between an EIR for a program or a plan, and an EIR for a specific construction project. A project EIR is typically prepared for a specific construction-level project. *See*, CEQA Guidelines §15161. Under CEQA, a project EIR "should focus primarily on the changes in the environment that would result from the development project . . . [and] examine all phases of the project including planning, construction, and operation." In contrast, a "program" or "first-tier" EIR is intended to focus environmental review of the environmental issues that are relevant to the approval being considered. (*See*, Public Resources Code §§21068.5, 21093; and CEQA Guidelines §§15152, 15161, 15168, 15385.)

Each of the five project components will be analyzed at the program level, with the exception of the D Lot portion of the Alvarado Campus Park component and the Alvarado Hotel. The Alvarado Campus Park component (Lot D portion) was analyzed previously at the program-level as part of the EIR for the SDSU Campus Master Plan 2000 project (SCH No. 2000051026). At this time, SDSU has sufficient site detail for development to proceed on the D Lot portion of the Alvarado Campus Park component (Lot D portion) and the Alvarado Hotel component. Therefore, these two portions of the proposed project are analyzed in this EIR at the project level.

The remaining components of the proposed project will be analyzed at the program-level. SDSU does not anticipate proceeding with development of these components in the immediate future, nor does it have sufficient construction-level detail available to enable an analysis of project-specific impacts at this time. Due to the long-term nature of the SDSU Campus Master

Plan, it is preferable not to project specific uses or exact building characteristics at this time because the precise future role of these project components likely will evolve over the coming years. Additional CEQA compliance for these project components will be undertaken, as appropriate, during subsequent Campus Master Plan implementation.

The following table depicts the existing campus land use, the existing campus master planned use, and the level of analysis undertaken in the EIR for each of the five project components:

Table ES-1
Proposed Project Components

Component Name	Existing Land Use	Existing Campus Master Plan Use	Level of Analysis
Alvarado Campus Park	(i) D Lot (SDSU-owned land); (ii) Medical office park (SDSU Foundation-owned land)	(i) East Campus Development Area; (ii) None	(i) Project (ii) Program
Adobe Falls/North Campus	Undeveloped land	"Adobe Falls Campus"	Program
East Campus Residence Hall Expansion	G Lot	G Lot	Program
Student Union	L Lot	L Lot	Program
Alvarado Hotel	C Lot	C Lot	Project

Note: The eastern portion of the Alvarado Campus Park is situated on property owned by the SDSU Foundation; the land is designated "Redevelopment Project Area" on the City of San Diego College Area Community Plan Planned Land Use Map.

This EIR is an informational document to be used as part of the planning process associated with the proposed project. Given the role of the EIR in this planning and decision-making process, it is important that the information presented in this EIR be factual, adequate and complete. The standards for adequacy of an EIR, defined in Section 15151 of the CEQA Guidelines, are as follows:

> "An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of a proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in the light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection but for adequacy, completeness, and a good faith effort at full disclosure."

The standards for EIR adequacy were followed by SDSU, Office of Facilities Planning and Management, in preparing this EIR.

VI. EIR PROCESSING AND REVIEW

This EIR will be available for public and agency comment for a sixty (60) day period, beginning January 18, 2005, and concluding on March 19, 2005. During this public comment period, written comments concerning the adequacy of the Draft EIR must be submitted by all interested public agencies, organizations, community groups, and individuals, to W. Anthony Fulton, Director, Office of Facilities Planning and Management, 5500 Campanile Drive, San Diego, California 92182-1624. Written comments also may be submitted to Mr. Fulton by facsimile at (619) 594-4500.

This EIR will be made available for public review during the 60-day comment period at the following locations:

(a) Benjamin Branch Library, 5188 Zion Avenue, San Diego, California 92120;

(b) College Heights Public Library, 4710 College Avenue, San Diego, California;

(c) Kensington/Normal Heights Branch Library, 4121 Adams Avenue, San Diego, California 92116;

(d) SDSU Love Library, Government Publications, 3rd Floor; and

(e) SDSU, Department of Facilities Planning and Management, Administration Building Room 130.

The EIR also is available for review on the internet at www.sdsu.edu/masterplan. Copies of the EIR may be purchased by contacting Kelly Wintermote, OCB Reprographics, 7584 Metropolitan Drive, San Diego, California 92108, (619) 297-8300.

A public meeting will be held on the SDSU campus, in the Casa Real Room located in the Aztec Center, on March 7, 2004, at 7:00 p.m., for purposes of receiving public comment on the adequacy of the information presented in the Draft EIR. After the public meeting, written responses to all public comments raising environmental issues will be compiled into a Final EIR. As required by CEQA, written proposed responses to comments submitted by public agencies will be provided to those agencies for review at least 10 days prior to the CSU Board of Trustees' consideration of the certification of the Final EIR.

Prior to making a final decision on the proposed project, the Board of Trustees will consider the Final EIR and associated administrative record, and decide whether to certify the adequacy of the Final EIR and approve the proposed project.

SDSU encourages public agencies, organizations, community groups and all other interested persons to provide written comments on the EIR prior to the end of the 60-day public review and comment period. If any agency, organization, group or person wishes to make a legal challenge to the Board of Trustees' final decision on the proposed project, that agency or person may be limited to addressing only those environmental issues that they or someone else have raised during the 60-day public review and comment period for this EIR.

VII. IMPACTS, MITIGATION MEASURES, AND UNAVOIDABLE SIGNIFICANT IMPACTS

This EIR has been prepared to assess the potentially significant effects on the environment that could result from implementation of the proposed project. For a detailed discussion regarding potential significant impacts, please see Section 3.0, *Environmental Analysis*, of this EIR.

As required by CEQA, a summary of the proposed project's impacts is provided in **Table ES-2, Summary Table of Project Impacts and Mitigation Measures**, which is presented at the end of this section. Also provided in **Table ES-2** is a list of the proposed mitigation measures that are recommended in response to the potentially significant impacts identified in the EIR, as well as a determination of the level of significance of the impacts after implementation of the recommended mitigation measures.

VIII. ALTERNATIVES

Because an EIR must identify ways to mitigate or avoid the significant environmental effects of the proposed project, this EIR identifies various alternatives to the proposed project, including:

(a) **The No Project Alternative**. This alternative is required by CEQA, and it compares the present existing condition of the project site against the significant effects that would result from implementation of the proposed project.

(b) **The 5,000 FTES Alternative**. Under this project alternative, the existing SDSU enrollment ceiling would increase to 30,000 FTES by the 2024-25 academic year, rather than 35,000, as proposed, the Alvarado Campus Park would be reduced in size from the proposed 1,065,000 square feet to 350,000 square feet, and the

Adobe Falls/North Campus component of the project would be reduced by 50% in size, thereby providing 270 residential units, rather than 540 units.

(c) **The No Adobe Falls/North Campus Alternative**. Under this project alternative, the SDSU Campus Master Plan would be revised to reflect the planned development of the full Alvarado Campus Park, Alvarado Hotel, Student Union and East Campus Residence Hall Expansion, and student enrollment would be increased to 35,000 FTES by the 2024-25 academic year. However, under this alternative, the proposed Adobe Falls/North Campus housing development would not be included as part of the revised Campus Master Plan.

In addition, the alternative analysis includes a discussion of two variations to the Adobe Falls/North Campus project component. The first involves a proposal to reduce residential development by 50% (270 units). Second, the analysis includes Adobe Falls traffic/access alternative routes to and from the proposed development site. The alternative analysis also discusses several institutional alternatives in an effort to serve the projected increase in student demand at SDSU. For a detailed discussion of the alternatives to the proposed project, please see Section 5.0, *Alternatives*, of this EIR.

IX. AREAS OF CONTROVERSY TO BE RESOLVED

Comments were received in response to the NOP/IS process and the public information meeting for the proposed project. The comments included statements and concerns regarding the following issues (the EIR section that addresses the issue raised is provided in parentheses):

(a) Potential impacts to traffic and safety within the Adobe Falls and College Area communities, and the local roadway networks, generally (Section 3.13, *Transportation/Circulation And Parking*);

(b) Potential impacts to housing within the College Area community (Section 3.11, *Population And Housing*);

(c) Potential impacts to the historic nature of the Adobe Falls and the Aztec Bowl, and related archaeological and Native American features (Section 3.4, *Cultural Resources*);

(d) Potential impacts to biological resources on the Adobe Falls site (Section 3.3, *Biological Resources*);

(e) Potential impacts to "waters of the United States" (Section 3.3, *Biological Resources*, and Section 3.7, *Hydrology And Water Quality*);

(f) Potential impacts associated with the current or historic use of hazardous substances on the project site (Section 3.6, *Hazards And Hazardous Materials*); and

(g) Potential aesthetic and visual quality impacts to the surrounding communities (Section 3.1, *Aesthetics And Visual Quality*).

Please see **Appendix A** to the EIR for copies of the written comments raised by public agencies, organizations, and individuals in response to the NOP/IS scoping process and the public information meeting.

X. INCORPORATION OF STUDIES, COMMENTS, RESPONSES AND OTHER DOCUMENTS

This EIR contains references to studies, reports and other documents which were used as a basis for, or a source of, information summarized in the body of the EIR. These documents are incorporated by reference in this EIR in accordance with Section 15150 of the CEQA Guidelines. Where a study, report or document is briefly cited or referred to for convenience in the body of this EIR, the reader should consult the "References" section of this document for a full citation.

During the public circulation and consideration of this EIR, copies of the "Reference" documents will be available for public review upon reasonable request and during normal business hours (9:00 a.m. – 5:00 p.m., Monday – Friday) at SDSU, Department of Facilities Planning and Management, Administration Building, Room 130, 5500 Campanile Drive, San Diego, California. Written comments received by SDSU to this Draft EIR during the public review period, and the responses to those comments, will become an integral part of the Final EIR.

XI. CSU MITIGATION LIMITATIONS

The Board of Trustees of CSU is vested with "full power and responsibility in the construction and development of any state university campus, and any buildings or other facilities or improvements connected with the California State University." *See*, Education Code §66606. However, there are certain legal limitations applicable to CSU regarding the commitment of funds for off-site improvements to local streets, roadways, highways and freeways, which arise from the proposed construction and development of "projects" on a state university campus within the CSU system. These limitations are discussed in further detail below.

In mitigating significant environmental effects, public agencies may exercise only those express or implied powers provided by law other than CEQA. *See, e.g.*, Pub.Res.Code §21004; CEQA Guidelines §15040(b); *Concerned Citizens of South Central Los Angeles v. Los Angeles Unified School District* (1994) 24 Cal.App.4th 826, 842; and *Kenneth Mebane Ranches v. Superior Court* (1992) 10 Cal.App.4th 276, 291. CEQA, by itself, does not confer independent authority on public agencies, nor does it expand the authority granted by other laws to those agencies. When public agencies adopt measures to mitigate significant environmental effects, they may exercise only those express or implied powers provided by law other than CEQA, and their actions must be consistent with express or implied limitations on the agencies' authority found in other laws. Thus, for example, if the California Constitution, a statute or some other law generally confers upon public agencies the authority to levy a fee, or to impose some other type of exaction for public health and welfare purposes, those public agencies may, to the extent expressly or impliedly permitted by such other law, choose to impose that fee or exaction for the purpose of mitigating or avoiding a project's significant effect on the environment under CEQA. However, CEQA makes it clear that it cannot be an independent basis for allowing public agencies to mitigate for a project's significant environmental effects beyond the express or implied powers conferred by other laws or regulations.

CSU has specific powers to mitigate significant environmental effects that occur within its jurisdiction, namely the various campus sites, but limited powers for those effects that occur outside of the various campus sites. Because of these legal limitations, it is not feasible for CSU to mitigate for certain off-site impacts. In addition, the State of California has a clear constitutional and statutory assignment of responsibilities for various public works and methods for allocating revenues to pay for such facilities. This assignment also places legal limitations upon CSU to adopt mitigation to avoid or otherwise minimize certain off-site impacts.

Given these legal limitations, the CSU system recognizes that a campus presence may impose certain burdens upon surrounding communities. At the same time, however, the CSU system, and the individual campus locations, provide innumerable benefits, such as educational opportunities, jobs, technical assistance and support for economic development, provision of highly trained students for employment in a growing public and private sector, cultural activities, entertainment, sports and other related activities, and libraries, to name a few. The CSU system believes that the framers of the California Constitution took these benefits and burdens into account, and sorted out the equities long ago.

Consequently, California law provides that, in the absence of express legislative authority, State property is exempt from property taxation and special assessments for street and other local improvements. *See, e.g.*, Cal.Const., Art. XIII, §3(d); *San Marcos Water Dist. v. San Marcos Unified School Dist.* (1986) 42 Cal.3d 154, 161. According to the California Supreme Court in the *San Marcos* decision, the rationale behind this exemption is "to prevent one tax-supported entity from siphoning tax money from another such entity; the end result of such a process could be unnecessary administrative costs and no actual gain in tax revenues." *Id*.

The only express legislative authority for assessments against State property is found in Government Code §§54999, *et seq.* However, this authority is limited to specific purposes, and street and other related off-site improvements are not among them. In keeping with CSU's statutory and constitutional mission of public education, and consistent with the principles articulated in the *San Marcos* decision and other cases, CSU has a long history of dedicating its limited state and non-state capital outlay resources to the development and maintenance of educational facilities, and not to local and regional infrastructure.

Moreover, CSU's educational mission does not include responsibility for, nor jurisdiction over, the construction of off-site improvements. Neither CSU nor any CSU campus has the jurisdiction to construct improvements beyond campus boundaries as mitigation for avoiding or minimizing impacts to campus development projects. The legal issue is a state university's *funding* of certain off-site improvements, not an issue of identifying environmental impacts or mitigation for campus development projects under CEQA. It is the position of the Board of Trustees of the CSU system that a CSU university is not legally authorized to fund various off-site improvements as mitigation for campus development projects under CEQA. Any such commitment to fund off-site improvements could lead to legal challenges that such expenditures are illegal gifts of public funds. Thus, the state's constitutional and statutory framework require that certain off-site improvements, such as road, highway or freeway infrastructure upgrades, necessary to off-set the loads put on them by a CSU university are not the responsibility of either CSU or a CSU university, but rather of the local jurisdiction or other entity.

A university's revenue is basically derived from the state general fund appropriation (including appropriation of student fee income). CSU does not receive funding from the Legislature for off-site improvements. For example, unlike cities and counties, CSU does not directly receive income from sales, transient occupancy, real estate or gasoline taxes. Nor is it allocated federal highway funds. Since gasoline and sales taxes are important sources of road and highway

funding, CSU believes it is appropriate that off-site street and road improvements be funded by local government. In addition to local funding for street improvements, of course, the state separately funds state highways through its Transportation Commission and Caltrans. However, CSU has no direct access to such funding.

CEQA recognizes the differentiation of responsibility and authority among various public agencies. (*See, e.g., Goleta Union School District v. Regents of the University of California* (1995) 37 Cal.App.4th 1025.) Consistent with CEQA Guidelines, CSU may approve campus projects even with significant environmental effects in circumstances where applicable mitigation measures are "within the responsibility and jurisdiction of another public agency and have been, or should be, adopted by that other agency." (Pub.Res.Code §21081(a)(2); CEQA Guidelines §15091(a)(2)). The Board of Trustees for CSU, as lead agency, must adopt "Overriding Considerations" where project benefits outweigh significant impacts that remain unmitigated due to project implementation. (CEQA Guidelines §15093.) CSU cannot guarantee implementation of mitigation measures that are under the jurisdiction and responsibility of another agency, but may address them with "Overriding Considerations" supported by substantial evidence in the record of a project approval.

Thus, the purpose of an EIR for a CSU campus development project is to identify and analyze the project's significant environmental impacts, and identify the improvements or facilities necessary to mitigate those impacts, including the identification of mitigation measures that are within the responsibility and jurisdiction of another public agency and either have been, or should be, adopted by that other agency. (*See*, Pub.Res.Code §21081(a)(2).) However, any such proposed off-site road/transportation improvement mitigation measures must be funded and ultimately constructed by the public agencies best-suited to do so (*e.g.*, local municipalities, counties and state agencies [Caltrans]).

In 2003, a California Court of Appeal ruled that off-site traffic improvements, which are necessary to off-set a projected increase in traffic caused by a CSU university are not the responsibility of that university, but, rather, are the responsibility of the local jurisdiction. (*City of Marina v. Board of Trustees of the California State University* (2003) 109 Cal.App.4th 1179.) The California Supreme Court is presently reviewing the Court of Appeal's decision in the *City of Marina* case; and, as of this writing, the Supreme Court has not issued its ruling. In the event the California Supreme Court ultimately modifies a CSU university's obligation under existing law with respect to the funding of off-site road/traffic improvements, CSU and the campuses

within the CSU system will comply fully with the law, provided that a funding/financing program is in effect that conforms to the constitutional principles of proportionality and nexus.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.1 AESTHETICS AND VISUAL QUALITY		
Under the proposed project, there may be potentially significant impacts to the surrounding community due to the alteration of existing views, the increased lighting and urban skyglow. These impacts can be mitigated to a level below significant.	**AVQ-1** In order to minimize impacts to the surrounding community from lighting and urban skyglow, all light fixtures utilized in connection with construction of the Alvarado Hotel and Alvarado Campus Park, including development of Lot D, will be designed and installed in a manner that is shielded away from potential receptors residing in the adjacent residential neighborhoods. Motion sensor lights also shall be used in order to further reduce the amount of constant light. Similar mitigation will be required as a condition of the future development of the proposed Adobe Falls/North Campus, Student Union and East Campus Residence Hall Expansion. **AVQ-2** In order to shield sensitive viewers from each of the proposed campus buildings, landscape treatment, consistent with landscape themes present throughout campus and generally consistent with SDSU's Physical Master Plan Phase I (Existing Conditions), will be incorporated into the design phase of each project component. **AVQ-3** SDSU, or its designee, will design and construct each of the proposed project components generally consistent with applicable design guidelines found under the Physical Master Plan Phase I (Existing Conditions). **AVQ-4** In order to shield Navajo Community viewers from the Alvarado Hotel sign as much as possible, the hotel sign will be placed at a 90 degree angle with the freeway. This will allow the smallest portion of the sign, the side edge (rather than the face), to be visible to cross-freeway viewers while still allowing freeway motorists to see the sign. Further, this sign would not be equipped with flashing or marquee elements, but rather one constant low intensity light. These measures will help minimize the sign feature's visibility and light/glare to cross-freeway viewers.	None.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.2 AIR QUALITY		
Under the proposed project, potentially significant short-term and long-term impacts to air quality would result. Potentially significant short-term impacts would be those attributable to heavy equipment operation and finish work emissions associated with construction of the proposed project, and include PM_{10} emissions during grading and ROG emissions during finish work. Mitigation measures are proposed to reduce these short-term impacts to a level below significant. Long-term operational emissions from project-related traffic will exceed suggested thresholds for ROG and PM_{10}. Because there are no feasible mitigation measures to reduce long-term air quality impacts to a level below significant, these impacts are significant and unavoidable.	**AQ-1** Prior to the commencement of construction activities on each of the project component sites, SDSU, or its designee, will require, to the extent feasible, that the principal construction contractor develop a construction activity impact mitigation plan. The elements of such a plan, to be approved by SDSU, or its designee, and implemented and supervised by the managing contractor, will include: (a) During grading activities, any exposed soil areas will be watered twice per day. On windy days or when fugitive dust can be observed leaving the project site, additional applications of water will be applied to maintain a minimum 12 percent moisture content. Under windy conditions where velocities are forecast to exceed 25 miles per hour, all ground disturbing activities will be halted until the winds are forecast to abate below this threshold. (b) The contractor will implement dust suppression techniques to prevent fugitive dust from creating a nuisance offsite. Recommended dust suppression techniques include the following: (a) Portions of the construction site to remain inactive longer than a period of three months should be seeded and watered until grass cover is grown or otherwise stabilized. (b) All on-site access points will be paved as soon as feasible, watered periodically or chemically stabilized. (c) All material transported offsite will be either sufficiently watered or securely covered to prevent excessive amounts of dust.	Long-term operational ROG and PM_{10} emissions from project-related traffic will exceed suggested thresholds of significance.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.2 AIR QUALITY (CONTINUED)		
	(d) The area disturbed by clearing, grading, earthmoving, or excavation operations will be minimized at all times. A maximum daily grading disturbance area will be maintained at 8.7 acres or less, if possible and practical. 3. All vehicles on the construction site will travel at speeds less than 15 miles per hour. 4. All material stockpiles subject to wind erosion during construction activities, that will not be utilized within three days, will be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer. 5. The streets construction vehicles utilize to exit the construction site and enter the adjacent public streets will be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any visible track-out extending for more than fifty (50) feet from the access point will be swept or washed within thirty (30) minutes of deposition. 6. All diesel-powered vehicles and equipment utilized during construction activities will be properly operated and maintained. 7. All diesel-powered vehicles and gasoline-powered equipment utilized during construction activities will be turned off when not in use for more than five (5) minutes. 8. The construction contractor will utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible. 9. The construction contractor, as much as possible, will time construction activities so as not to interfere with peak hour traffic. In order to minimize obstruction of through traffic lanes adjacent to the site, a flagperson will be retained to maintain safety adjacent to existing roadways, if necessary.	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.2 AIR QUALITY (CONTINUED)		
	10. The construction contractor will support and encourage ridesharing and transit incentives for the construction crew. 11. The construction contractor will utilize as much as possible pre-coated/natural colored building materials. Water-based or low volatile organic compounds ("VOC") coatings will be used. Spray equipment with high transfer efficiency, such as the high volume-low pressure ("HVLP") spray method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, will be used to reduce VOC emissions, where practical. 12. If construction equipment powered by alternative fuel sources (LPG/CNG) is available at comparable cost, SDSU will specify that such equipment should be used during all construction activities on the project site. 13. The contractor will require the use of particulate filters on diesel construction equipment, if the use of such filters is demonstrated to be cost-competitive for use on this project. 14. During demolition activities, safety measures, as required by the SDSU Environmental Health and Safety Department, in accordance with all applicable state and federal law, will be utilized by the contractor. 15. Rubble will be maintained in a damp state during demolition in order to minimize dust generation. 16. Signage will be installed at the construction perimeter with the name and telephone number of the contractor's dust/emission control representative, and with the telephone number of the San Diego Air Pollution Control District's complaint line. The contractor's representative will maintain a log of any public complaints and/or corrective actions.	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.2 AIR QUALITY (CONTINUED)		
	AQ-2 To the extent SDSU has not previously implemented the following transportation control measures, as soon as reasonably feasible, SDSU, or its designee, will: (a) Provide preferential parking spaces on campus for employee carpools and vanpools; (b) Provide on-street bus shelters and well-lighted, safe paths between site uses; (c) Schedule truck deliveries and pickups for off-peak hours where feasible; (d) Work with the City of San Diego to implement or contribute to public outreach programs which promote alternative methods of transportation; and, (e) Require that delivery trucks turn off their engines if the anticipated duration of idling exceeds three (3) minutes.	
3.3 BIOLOGICAL RESOURCES		
Under the proposed project, there would be potentially significant direct and indirect impacts to vegetation communities, sensitive plants, and sensitive wildlife attributable to development of the Adobe Falls/North Campus component of the proposed project. Mitigation measures are proposed to reduce the identified impacts to a level below significant.	**BR-1** During the preparation of project-specific environmental review documents for the Adobe Falls/North Campus component of the project, SDSU, or its designee, shall consult with the California Department of Fish and Game to allow comment on the final site design proposed for the Adobe Falls/North Campus development. **BR-2** Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall preserve, or cause to be preserved, a total of 8.74 acres of onsite preservation of native habitats. The preservation areas shall occur outside of the MHPA, within the proposed open space on the Adobe Falls/North Campus site, and shall include 1.76 acres of baccharis scrub, 3.75 acres of coastal sage scrub, 2.90 acres of southern mixed chaparral, and 0.02 acre of valley needlegrass grassland. SDSU also shall create 0.18 acre of wetlands (along the western boundary of the site in eucalyptus woodland habitat), and shall enhance 0.18 acre of wetlands (within the existing disturbed sycamore/cottonwood riparian woodland).	None.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.3 BIOLOGICAL RESOURCES (CONTINUED)		
	SDSU also shall enhance 0.26 acre of disturbed habitat and non-native annual grassland within the preserved open space to chaparral habitat. **BR-3** Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall preserve in perpetuity 9.07 acres of coastal sage scrub and 0.84 acre of non-native annual grassland within the MHPA. **BR-4** Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall survey the site for the presence of San Diego thornmint. If a population of San Diego thornmint is observed onsite within the proposed development footprint, SDSU shall avoid, to the extent feasible, or partially preserve the population *in situ* (up to 80 percent of the population). The seed of the remaining population to be impacted (up to 40 percent of the population) shall be salvaged, stored, and then sown at appropriate locations within onsite open space that does not currently contain San Diego thornmint. Efforts shall be made during seed collecting to capture genetic material from plants that occur on atypical or unusual microhabitats (*e.g.*, substrate or surrounding plant community) and plants of varying size. The preserved and translocated San Diego thornmint shall be managed in perpetuity in accordance with a Long-Term Management Plan. The Long-Term Management Plan shall outline specific long-term preserve management guidelines to be implemented within the Preserve Site. Overall preserve site management responsibilities shall begin during the first year following completion of the initial translocation, revegetation seeding, and initial maintenance work. The Long-Term Management Plan shall ensure the long-term protection, regeneration and sustainability of the	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.3 BIOLOGICAL RESOURCES (CONTINUED)		
	preserved and translocated San Diego thornmint population within the preserve site, to preserve San Diego thornmint population in perpetuity and to provide continued bio-diversity and viable native habitat onsite. The Long-Term Management Plan shall include a five-year mitigation, monitoring and maintenance program, and shall be developed in coordination with and approved by the USFWS.	
	BR-5 Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall survey the site for the presence of variegated dudleya. If a population of variegated dudleya is observed onsite within the proposed development footprint, SDSU shall avoid, to the extent feasible, or partially preserve the population *in situ* (up to 60 percent of the population). The seed of the remaining population to be impacted (up to 60 percent of the population) shall be salvaged, stored, and then sown at appropriate locations within onsite open space that does not currently contain variegated dudleya. Efforts shall be made during seed collecting to capture genetic material from plants that occur on atypical or unusual microhabitats (*e.g.*, substrate or surrounding plant community) and plants of varying size. The preserved and translocated variegated dudleya shall be managed in perpetuity in accordance with a Long-Term Management Plan. The Long-Term Management Plan shall outline specific long-term preserve management guidelines to be implemented within the Preserve Site. Overall preserve site management responsibilities shall begin during the first year following completion of the initial translocation, revegetation seeding, and initial maintenance work. The Long-Term Management Plan shall ensure the long-term protection, regeneration and sustainability of the	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.3 BIOLOGICAL RESOURCES (CONTINUED)		
	preserved and translocated variegated dudleya population within the preserve site, to preserve variegated dudleya population in perpetuity and to provide continued bio-diversity and viable native habitat onsite. The Long-Term Management Plan shall include a five-year mitigation, monitoring and maintenance program, and shall be developed in coordination with and approved by the USFWS. **BR-6** Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall survey the site for the presence of San Diego goldenstar. If a population of San Diego goldenstar is observed onsite within the proposed development footprint, SDSU shall avoid, to the extent feasible, or partially preserve the population *in situ* (up to 60 percent of the population). The seed of the remaining population to be impacted (up to 60 percent of the population) shall be salvaged, stored, and then sown at appropriate locations within onsite open space that does not currently contain San Diego goldenstar. Efforts shall be made during seed collecting to capture genetic material from plants that occur on atypical or unusual microhabitats (*e.g.*, substrate or surrounding plant community) and plants of varying size. The preserved and translocated San Diego goldenstar shall be managed in perpetuity in accordance with a Long-Term Management Plan. The Long-Term Management Plan shall outline specific long-term preserve management guidelines to be implemented within the Preserve Site. Overall preserve site management responsibilities shall begin during the first year following completion of the initial translocation, revegetation seeding, and initial maintenance work. The Long-Term Management Plan shall ensure the long-term protection, regeneration and sustainability of the	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.3 BIOLOGICAL RESOURCES (CONTINUED)		
	preserved and translocated San Diego goldenstar population within the preserve site, to preserve San Diego goldenstar population in perpetuity and to provide continued bio-diversity and viable native habitat onsite. The Long-Term Management Plan shall include a five-year mitigation, monitoring and maintenance program, and shall be developed in coordination with and approved by the USFWS.	
	BR-7 Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall conduct a focused survey of the site for the presence of the coastal California gnatcatcher. If the focused surveys are positive, SDSU shall consult with the applicable resource agencies (CDFG and USFWS) and, if determined necessary following consultation, shall purchase the appropriate number of credits in a coastal sage scrub mitigation bank known to be occupied by the California gnatcatcher.	
	BR-8 If construction of the Adobe Falls/North Campus component of the proposed project is to occur during the raptor breeding season (January through October), prior to the commencement of grading activities and at a time during the breeding season, SDSU, or its designee, shall conduct a focused survey for nesting raptors to assess the presence/absence of sensitive nesting raptors within and adjacent to the Adobe Falls/North Campus site. If any active raptor nests are detected, the area, including a buffer of 25 to 300 feet (specific width to be determined by the project biologist) shall be flagged and avoided until the birds have fledged, or it has been determined that the nest has failed.	
	BR-9 During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall not utilize non-native or invasive species in any landscaping adjacent to native habitat areas, such as slopes next to Alvarado Creek or upland habitat next to I-8.	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.3 BIOLOGICAL RESOURCES (CONTINUED)		
	BR-10 During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall develop a system of trails within the Adobe Falls/North Campus open space preserved areas that encourage foot traffic within the least sensitive habitat types, while providing views of more sensitive areas adjacent to the proposed development. **BR-11** During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall prepare a Storm Water Pollution Prevention Plan that addresses potential impacts to water quality during construction, ensuring that impacts to water quality on a long-term basis will be avoided and minimized. **BR-12** During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall establish buffers between the proposed Adobe Falls/North Campus development and the preserved onsite wetlands. The perennial drainage along the west boundary of the site shall include a minimum 25-foot wide buffer along the edge of the development to maintain wildlife habitat functions, and a general 100-foot buffer shall be maintained along the Alvarado Creek floodplain consistent with the existing Federal Emergency Management Agency floodplain. **BR-13** During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall provide for native landscaping in areas within the Adobe Falls/North Campus site that are adjacent to preserved native habitat. **BR-14** During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall design fencing at the interface between the Adobe Falls/North Campus development boundary and any native habitat to preclude human intrusion into preserved areas.	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.3 BIOLOGICAL RESOURCES (CONTINUED)		
	BR-15 During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall design outdoor lighting so that it faces away from preserved areas on the periphery of the Adobe Falls/North Campus site, and use sodium lights, if possible, to decrease negative effects associated with artificial night lighting. **BR-16** During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall incorporate policies and design features that will reduce intrusion of domestic pets into native habitat areas. Measures could include sensitive habitat signage, installing well-defined trails along habitat areas so recreationalists/dogwalkers will understand access limits, application of leash laws, *etc.* **BR-17** Prior to the commencement of construction activities relating to development of the Alvarado Hotel and/or Alvarado Campus Park, SDSU, or its designee, shall prepare a construction implementation plan that establishes a limit of disturbance around the Alvarado Creek generally consistent with the existing edge of parking lots/development, and requires that all construction-related activities take place outside of the established buffer.	
3.4 CULTURAL RESOURCES		
Under the proposed project, there would be no potentially significant impacts to cultural resources. Mitigation in the form of an archaeological monitor is proposed in the event that cultural resources, previously unknown, are discovered during project construction.	**CR-1** Prior to the commencement of grading activities at the Adobe Falls/North Campus site, SDSU, or its designee, will prepare an archaeological monitoring plan, which plan shall provide for the presence of an archaeological monitor on the site to monitor the potential discovery of historical resources. In the event that the monitoring of grading activities results in the discovery of cultural features, the archaeological monitor will have the authority to halt excavation at that location and direct that the discovery be evaluated immediately by a qualified archaeologist.	None.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.4 CULTURAL RESOURCES (CONTINUED)		
	Following evaluation, if the feature is determined to be an historical and/or archaeological resource within the meaning of CEQA Guidelines §15064.5, appropriate mitigation measures will be developed at that time before grading activities at that location resume. In the event the feature is determined to be an historical and/or archaeological resource, grading activities may continue on other parts of the building site while appropriate mitigation is implemented. The requirement to prepare and implement an archaeological monitoring plan will be made a fully enforceable condition to obtaining the necessary grading permits. **CR-2** In the event that cultural features are discovered during grading activities conducted in connection with the construction of the Alvarado Campus Park, East Campus Residence Hall Expansion or Alvarado Hotel sites, SDSU, or its designee, will halt excavation immediately at that location and contact a qualified archaeologist to evaluate the discovery. Following evaluation, if the feature is determined to be an historical and/or archaeological resource within the meaning of CEQA Guidelines §15064.5, appropriate mitigation measures will be developed at that time before grading activities at that location resume. In the event the feature is determined to be an historical and/or archaeological resource, grading activities may continue on other parts of the building site while appropriate mitigation is implemented. The requirement to contact a qualified archaeologist immediately upon discovery of a cultural resource will be made a fully enforceable condition to obtaining the necessary grading permits. **CR-3** If, during any phase of project construction, there is the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps will be taken:	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.4 CULTURAL RESOURCES (CONTINUED)		
	(1) There will be no further excavation or disturbance of the site or any nearby area reasonably suspect to overlie adjacent human remains until: (A) The San Diego County Coroner is contacted to determine that no investigation of the cause of death is required; and (B) If the Coroner determines the remains to be Native American: 1. The Coroner will contact the Native American Heritage Commission within 24 hours; 2. The Native American Heritage Commission will identify the person or persons it believes to be the most likely descendant from the deceased Native American; and, 3. The most likely descendant may make recommendations to SDSU for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, as provided in California Pub. Resources Code §5097.98, or (2) Where the following conditions occur, SDSU, or its designee, will rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: (A) The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission; (B) The descendant identified fails to make a recommendation; or (C) SDSU, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to SDSU.	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.5 GEOTECHNICAL/SOILS		
Under the proposed project, there would be no potentially significant impacts relating to geotechnical/soil resources in that no significant geotechnical constraints have been identified. Mitigation in the form of site-specific geotechnical investigation is proposed in the event geotechnical constraints, previously unidentified, are discovered during project construction.	**GEO-1** Prior to the commencement of design and construction activities relating to the proposed project components, including specifically the Alvarado Hotel and the D Lot portion of the Alvarado Campus Park components, SDSU, or its designee, will conduct, or cause to be conducted, a geotechnical investigation in conformance with the requirements of the California Building Code ("CBC") and Uniform Building Code ("UBC"). The site-specific geotechnical investigations will include, to the extent required by the CBC and UBC, subsurface exploration, laboratory testing, and geotechnical analysis. The scope of the investigations will include potential landslides/slope instability, erosion, unconsolidated soils, expansive soils, groundwater seepage, flood inundation and seismic shaking. Based on the results of the site-specific investigations, geotechnical design recommendations will be developed and included within each respective project component's design and construction in conformance with any/all applicable CBC and UBC requirements. **GEO-2** During grading activities associated with development of the proposed Alvarado Campus Park, SDSU, or its designee, will require that compressible soils present on the site be removed where structural fill areas are underlain by unconsolidated soils and replaced with properly compacted or deep foundation systems, which extend through the compressible soils and are supported by the underlying firm natural soils. **GEO-3** During grading activities associated with development of the proposed Alvarado Campus Park, SDSU, or its designee, will require that expansive soils present on the site are not placed within the upper few feet of finished grade, or "special" deepened and/or stiffened foundation systems for proposed structures are utilized.	None.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.6 HAZARDS AND HAZARDOUS MATERIALS		
Under the proposed project, there would be no potentially significant impacts relative to hazards and hazardous materials in that no hazardous wastes/materials have been identified on the project component sites. Mitigation in the form of site-specific investigation is proposed in the event soil and/or groundwater contamination, previously unidentified, is discovered during project construction.	**HHM-1** During site preparation for the East Campus Residence Hall Expansion project component, SDSU, or its designee, shall conduct preliminary soil and groundwater testing to determine whether any contaminants attributable to the former dry cleaning operation and/or Unocal gas station at the intersection of College Avenue and Montezuma Road are present on the project site. If contaminants are detected on the site, a remediation and disposal program shall be developed in conjunction with the responsible party prior to the commencement of site construction in order to ensure that contaminants are properly removed and disposed of from the site. **HHM-2** If groundwater is encountered during site preparation of the Alvarado Campus Park and/or Alvarado Hotel project components, SDSU, or its designee, shall conduct the necessary testing to determine the presence of any hazardous materials on the site. If contaminants are detected on either site, a remediation and disposal program shall be developed in conjunction with the responsible party prior to the commencement of site construction in order to ensure that contaminants are properly removed and disposed of from the site. **HHM-3** During project design for each component, SDSU, or its designee (Department of Environmental Health and Safety), shall perform a site examination by a qualified hazardous materials specialist to ensure that conditions as presently described remain accurate and no additional or previously undocumented hazards are present on the respective project component site.	None.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.7 HYDROLOGY AND WATER QUALITY		
Under the proposed project, there would be potentially significant impacts associated with hydrology (flooding) and water quality (runoff contamination). Mitigation is proposed to reduce the identified impacts to a level below significant.	**HWQ-1** During the design phase of the Adobe Falls/North Campus component of the proposed project, SDSU, or its designee, shall incorporate the following best management practices into the project site design: (1) Reserve the Alvarado Creek and nearby steep slope areas as open space; (2) Utilize Alvarado Creek as a stormwater conveyance system; (3) Construct community streets, sidewalks and parking lot aisles to the minimum widths necessary; (4) Incorporate landscape treatment for parking lot runoff; (5) Use unit pavers or other equivalent porous material to construct walkways, alleys and other low-traffic areas; (6) Preserve existing native trees to maximize canopy interception and water conservation; (7) Plant native trees and maximize canopy interception and water conservation; (8) Drain rooftops into adjacent landscaping prior to discharging to the storm drain; (9) Vegetate slopes with native or drought tolerant vegetation; and (10) Install energy dissipaters at the outlets of new storm drains that enter the Alvarado Creek. **HWQ-2** Prior to the commencement of design and construction activities relating to the Adobe Falls/North Campus component of the proposed project, SDSU, or its designee, shall conduct a detailed site-specific hydrologic analysis to further assess the effects of the proposed project on the floodplain. Based on the results of such analysis, on-site detention facilities may be required. **HWQ-3** During the design phase of the Alvarado Campus Park and Alvarado Hotel components of the proposed project, SDSU, or its designee, shall incorporate the following best management practices into the project site design:	None.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.7 HYDROLOGY AND WATER QUALITY (CONTINUED)		
	(1) Utilize Alvarado Creek as a stormwater conveyance system; (2) Construct sidewalks and parking lot aisles to the minimum widths necessary; (3) Use unit pavers or other equivalent porous material to construct walkways, alleys and other low-traffic areas; (4) Preserve existing native trees to maximize canopy interception and water conservation; (5) Plant native trees and maximize canopy interception and water conservation; (6) Drain rooftops into adjacent landscaping prior to discharging to the storm drain; and (7) Install energy dissipaters at the outlets of new storm drains that enter Alvarado Creek. **HWQ-4** During site design and project planning, SDSU, or its designee, shall consider as a treatment BMP directing runoff through landscaped areas for treatment. If directing runoff towards landscaped areas is not feasible or practical, then runoff treatment control BMPs shall be considered, including storm drain inlet filter inserts and buried treatment units that separate the pollutants from the stormwater. **HWQ-5** During the design phase of the proposed Alvarado Campus Park and Alvarado Hotel buildings, SDSU, or its designee, shall, to the maximum extent feasible, locate all building footprints outside of the 100-year floodplain. If location within the floodplain is necessary, then SDSU, or its designee, shall require that the first habitable floor of the buildings that are located within the 100-year floodplain of Alvarado Creek be situated at least one foot above 100-year flood levels to ensure safety from floodwaters. SDSU, or its designee, also shall obtain flood insurance, to the extent required by law, to protect against any damage that might occur during a flood event.	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.7 HYDROLOGY AND WATER QUALITY (CONTINUED)		
	HWQ-6 During the design phase of the Student Union and East Campus Residence Hall Expansion components of the proposed project, SDSU, or its designee, shall incorporate the following best management practices into the project site design: (1) Use unit pavers or other equivalent porous material to construct walkways, alleys and other low-traffic areas; (2) Plant native trees and maximize canopy interception and water conservation; and (3) Drain rooftops into adjacent landscaping prior to discharging to the storm drain. **HWQ-7** During site design and project planning, SDSU, or its designee, shall require that inlet filter inserts be incorporated into the design of the East Campus Residence Hall Expansion, though only in the event that site design and source control BMPs are not effective and additional treatment is necessary. **HWQ-8** SDSU, or its designee, to the maximum extent feasible, shall require that: (1) Any/all hazardous materials stored on the project site be stored in enclosures, such as cabinets, sheds, or similar structures, that prevent contact with rain, runoff or spillage into the storm drain. (2) All trash containers utilized on the project site include attached covers to reduce pollution introduction into the drainage system. (3) The following best management practices are incorporated into the project site design, to the maximum extent feasible, to ensure efficient irrigation and reduce runoff from the site:	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.7 HYDROLOGY AND WATER QUALITY (CONTINUED)		
	(a) Rainfall shutoff devices shall be used to prevent irrigation during and after precipitation; (b) Irrigation systems shall utilize a dripping system to eliminate nuisance runoff; and (c) Backflow preventer/pressure regulators shall be used. (4) Stenciling be done on all site inlets to educate students and faculty on appropriate stormwater pollution prevention practices. Bilingual signage shall be used. (5) Compliance with the following practices to limit runoff contamination from pesticides: (a) Pesticides are used properly on the project site and shall be used as a last line of defense in the elimination of pests; and (b) Physical pest elimination techniques, such as weeding and trapping, shall be utilized prior to the application of any pesticides. (6) Should dewatering be necessary during construction, all discharges be in accordance with San Diego Regional Water Quality Control Board ("RWQCB") requirements, which mandate that dewatered groundwater be used onsite as dust control or tanked and hauled to a legal disposal site for treatment. Dewatering shall not occur in Alvarado Creek nor be directed toward the storm drain system or sewer system. In addition, should dewatering be necessary during construction, a National Pollution Discharge Elimination System ("NPDES") dewatering permit shall be obtained from the RWQCB. (7) Appropriate shoring devices and a periodic dewatering system, if necessary, shall be installed below or near the groundwater table to reduce the potential for caving of excavations due to groundwater seeps.	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.7 HYDROLOGY AND WATER QUALITY (CONTINUED)		
	(8) In order to ensure the long-term effectiveness of all best management practices, the following maintenance activities shall be conducted, as specified: (a) All BMPs incorporated into the proposed project shall be inspected: (i) Once a month at a minimum; (ii) After every large storm event; and (iii) Semi-annually at the beginning and end of the wet season for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows for the wetland. (b) Parking lots and sidewalks shall be swept as needed.	
3.8 LAND USE AND PLANNING		
Under the proposed project, there would be potentially significant impacts to land use and planning due to the conceptual development proposal of a portion of the Adobe Falls/North Campus component within steep slope areas. Mitigation is proposed to require site-specific slope analysis prior to the preparation of final design plans, which will reduce the identified impacts to a level below significant.	**LUP-1** Prior to the preparation of site-specific design plans for the Adobe Falls/North Campus project component, SDSU, or its designee, shall conduct a site-specific investigation of development constraints imposed by the presence of steep slopes (25%+) on the project site. Site-specific design plans will be prepared in conformance with the results of such investigation, and subject to approval by SDSU. **LUP-2** During planning and site design activities relating to the East Campus Residence Hall Expansion, SDSU, or its designee, will consult with Metropolitan Transportation and Development Board ("MTDB") staff to ensure that all structural, architectural and landscape plans, and the ensuing construction activities, do not interfere unreasonably with MTDB's active operation of the San Diego Trolley, which runs below the proposed East Campus Residence Hall Expansion site.	None.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.9 NOISE		
Under the proposed project, there would be potentially significant noise impacts to the surrounding community attributable to project construction and mechanical equipment operation. There also would be potentially significant impacts to the project's residential components due to surrounding traffic noise. Mitigation measures are proposed to reduce the identified impacts to a level below significant.	**NOI-1** During construction of the proposed Alvarado Campus Park, Alvarado Hotel, Adobe Falls/North Campus and East Campus Residence Hall Expansion, SDSU, or its designee, will comply with the City's noise ordinance criteria relative to construction activities so that the 12-hour average sound level does not exceed 75 dB at any noise-sensitive land use. Construction activity will be permitted between the hours of 7:00 a.m. and 7:00 p.m. (local time), Monday through Saturday; construction is prohibited on Sunday or legal holidays. In addition, SDSU, or its designee, will: (a) Locate noisy equipment as far as possible from the site boundaries and occupants of adjacent residences; (b) Install stationary equipment in enclosures; (c) Equip all construction equipment, fixed or mobile, with properly operating and maintained muffler exhaust systems; (d) Locate stockpile and vehicle staging areas as far as practical from residences and occupants of buildings; and (e) Use quieter (*i.e.*, typically smaller pieces of equipment) while working immediately adjacent to existing residences. **NOI-2** During the project design phase of the Alvarado Campus Park and Adobe Falls/North Campus components, SDSU, or its designee, will require that all outdoor mechanical equipment installed in connection with the project complies with the City of San Diego noise ordinance criteria at the nearest adjacent residences. Mitigation measures to ensure compliance may include, as necessary, acoustical louvers, sound attenuation, mufflers, walls, selecting quieter equipment, relocating equipment, or other appropriate noise abatement measures.	None.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.9 NOISE (CONTINUED)		
	NOI-3 During the project design phase of the Adobe Falls/North Campus component, SDSU, or its designee, will prepare a site-specific acoustical study to propose project design measures intended to ensure that exterior noise levels do not exceed 65 dB CNEL at outdoor use areas. SDSU, or its designee, will incorporate into the project design all appropriate implementing mitigation measures recommended as part of the study, such as orienting buildings to shield the outdoor use areas from I-8 traffic noise, and constructing sound walls or berms around the outdoor use areas. **NOI-4** During the project design phase of the Adobe Falls/North Campus component, SDSU or its designee, will prepare an interior noise study to propose project design measures intended to ensure that interior noise levels are mitigated to 45 dB CNEL or less. SDSU, or its designee, will incorporate into the project design all appropriate recommended noise abatement measures, such as the installation of sound-rated windows along the building facades facing I-8, and air-conditioning or mechanical ventilation so that the windows could be closed at the occupant's discretion. **NOI-5** During the project design phase of the East Campus Residence Hall Expansion component, SDSU or its designee, will prepare an interior noise study to propose project design measures intended to ensure that interior noise levels are mitigated to 45 dB CNEL or less. SDSU, or its designee, will incorporate into the project design all appropriate recommended noise abatement measures, such as the installation of sound-rated windows along the building facades facing College Avenue, and air-conditioning or mechanical ventilation so that the windows could be closed at the occupant's discretion.	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.9 NOISE (CONTINUED)		
	NOI-6 During the project design phase of the Alvarado Hotel component, SDSU, or its designee, component, SDSU, or its designee, will prepare a site-specific acoustical study to propose project design measures intended to ensure that exterior noise levels do not exceed 65 dB CNEL at outdoor use areas. SDSU, or its designee, will incorporate into the project design all appropriate implementing mitigation measures recommended as part of the study, such as orienting buildings to shield the outdoor use areas from I-8 traffic noise, and constructing sound walls or berms around the outdoor use areas. **NOI-7** During the project design phase of the Alvarado Hotel component, SDSU or its designee, will prepare an interior noise study to propose project design measures intended to ensure that interior noise levels are mitigated to 45 dB CNEL or less. SDSU, or its designee, will incorporate into the project design all appropriate recommended noise abatement measures, such as the installation of sound-rated windows along the building facades facing I-8, and air-conditioning or mechanical ventilation so that the windows could be closed at the occupant's discretion.	
3.10 PALEONTOLOGICAL RESOURCES		
Under the proposed project, there would be no direct or indirect impacts to known unique paleontological resources and therefore, there would be no potentially significant impacts. Mitigation in the form of a paleontological monitor is proposed in the event that paleontological resources, previously unknown, are discovered during project construction.	**PAL-1** Prior to the commencement of grading activities associated with construction of each of the proposed project components, SDSU, or its designee, will undertake a geotechnical investigation to determine the presence of any one of the following geologic formations: Friars Formation, Santiago Peak Volcanics, Stadium Conglomerate, Lindavista Formation, and/or Mission Valley Formation. If the investigation confirms the presence of one of these geologic formations, then SDSU, or its designee, will provide for the presence of a paleontological monitor on the site to monitor the potential discovery of paleontological resources during grading activities. In the event that the	None.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.10 PALEONTOLOGICAL RESOURCES (CONTINUED)		
	monitoring results in the discovery of paleontological resources, the monitor will have the authority to halt excavation at that location and direct that the discovery be evaluated immediately by a qualified paleontologist. Following evaluation, if the resource is determined to be "unique" within the meaning of CEQA Guidelines Appendix G, appropriate mitigation shall be developed at that time prior to the resumption of grading activities at that location. In the event the resource is determined to be a unique paleontological resource, grading activities may continue on other parts of the building site while appropriate mitigation is implemented.	
3.11 POPULATION AND HOUSING		
Under the proposed project, there would be no potentially significant impacts relative to population and housing.	None.	None.
3.12 PUBLIC UTILITIES AND SERVICE SYSTEMS		
Under the proposed project, there would be potentially significant impacts to existing water and sewer conveyance facilities, campus police services, and public school facilities. Mitigation is proposed to reduce the identified impacts to a level below significant.	**PSS-1** SDSU, or its designee, will consult with the City's Development Services Department, Water Review Section, on exact sizing and extensions required for water lines that will serve each project component as it moves forward with site-specific design plans. **PSS-2** During site design of each project component, SDSU will direct the contractor to assess sewer capacity against existing facility capacities, calculate the anticipated sewage increase as a result of the proposed project, or its component, and recommend appropriate measures to ensure continued operation of the wastewater conveyance and treatment facilities. Such study shall be subject to approval by SDSU.	None.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.12 PUBLIC UTILITIES AND SERVICE SYSTEMS (CONTINUED)		
	PSS-3 Prior to occupancy of the Alvarado Campus Park, the SDSU Office of Environmental Health and Safety ("EHS"), will determine the necessity of an Industrial Waste Permit and/or require the pretreatment of discharges associated with research and science oriented activities conducted at the Alvarado facility. Following such determination, EHS will take all steps necessary to comply with applicable state and federal law. **PSS-4** As each project component moves forward with site-specific design plans, SDSU's Department of Public Safety will take those steps necessary to increase police staff, equipment and facilities, at levels necessary to serve the increased campus population and maintain the existing response rate of three to five minutes for 90% of its calls. **PSS-5** In connection with the proposed Adobe Falls/North Campus residential development, to the extent the payment of school impact fees is necessary to offset identified impacts, they shall be paid in accordance with applicable state law. **PSS-6** During construction of the Adobe Falls/North Campus residential development, SDSU will require the contractor or its designee to maintain a water truck and other fire retardant mechanisms onsite at all times. **PSS-7** Prior to occupancy of the first building comprising the Alvarado Campus Park, SDSU's Department of Environmental Health and Safety will revise the SDSU Hazardous Materials Response Plan to incorporate the new campus facilities into the plan. **PSS-8** SDSU will contribute fees as required for the provision of capital facilities for utilities, flood control, drainage, sanitation and wastewater collection, treatment and disposal, if required pursuant to Government Code §54999.	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.13 TRANSPORTATION/CIRCULATION AND PARKING		
Under the proposed project, there would be potentially significant impacts to multiple intersections, street segments, freeway ramps and freeway mainline segments located within the proposed project study area. Because implementation of the necessary mitigation measures lies within the jurisdiction of the City of San Diego and state agencies other than SDSU, all potentially significant impacts are considered significant and unavoidable.	**TCP–1** *College Avenue/I-8 Eastbound Ramps Intersection*. Provide an additional northbound through lane on College Avenue. (Redevelopment Agency responsibility; Redevelopment EIR, p. 5.10-33, Mitigation Measure No. 2.) **TCP–2** *College Avenue/Canyon Crest Drive Intersection*. Provide an additional northbound through lane on College Avenue. (Redevelopment Agency responsibility; Redevelopment EIR, p. 5.10-35, Mitigation Measure No. 23.) **TCP-3** *College Avenue/Zura Way Intersection*. Installation of a signal currently is under design review with the City of San Diego and will mitigate significant impacts at this intersection. (Redevelopment Agency responsibility; Redevelopment EIR, p. 5.10-33, Mitigation Measure No. 3.) **TCP–4** *College Avenue/Montezuma Road Intersection*. Provide additional left-turn lanes at the southbound, eastbound and westbound approaches. Provide dual right-turn lanes at the southbound approach. (Redevelopment Agency responsibility; Redevelopment EIR, p. 5.10-34, Mitigation Measure No. 9.) **TCP–5** *Lake Murray Boulevard/Wisconsin Drive/Parkway Drive Intersection*. Provide an additional southbound through lane on Lake Murray Boulevard in the near-term. In the horizon year, widen 70th Street to six lanes through the Alvarado Road intersection and over the I-8 bridge. (Redevelopment Agency responsibility; Redevelopment EIR, p. 5.10-34, Mitigation Measure No. 5.) **TCP–6** *Campanile Drive/Montezuma Road*. In the horizon year, provide southbound dual left-turn lanes and a dedicated northbound right-turn lane. (Redevelopment Agency responsibility; Redevelopment EIR, p. 5.10-34, Mitigation Measure Nos. 12 and 13.)	In the 2010 condition, the proposed project will result in direct impacts to five intersections, four street segments, and one freeway ramp that exceed applicable thresholds of significance. In the 2030 condition, the proposed project will result in cumulative impacts to seven intersections, five street segments, three freeway ramps, and two freeway mainline segments that exceed applicable thresholds of significance.

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.13 TRANSPORTATION/CIRCULATION AND PARKING (CONTINUED)		
	TCP–7 *70th Street/Alvarado Road*. In the horizon year, add a second right-turn lane to the southbound approach. (City of San Diego responsibility or its designee.) **TCP-8** *Alvarado Road: E. Campus Drive to Reservoir Drive*. Widen Alvarado Road (on the south side) to two through lanes plus add a two-way-left-turn lane between College Avenue and 70th Street. Realign Alvarado Road to remove existing substandard curves. (Redevelopment Agency responsibility; Redevelopment EIR, p. 5.10-34, Mitigation Measure No. 6.) **TCP-9** *Alvarado Road: Reservoir Drive to 70th Street*. Widen Alvarado Road (on the south side) to two through lanes plus add a two-way-left-turn lane between College Avenue and 70th Street. Realign Alvarado Road to remove existing substandard curves. (Redevelopment Agency responsibility; Redevelopment EIR, p. 5.10-34, Mitigation Measure No. 6.) **TCP-10** *College Avenue: I-8 Eastbound Ramps to Zura Way*. Provide an additional (third) northbound through lane between Canyon Crest Drive and Zura Way. (Redevelopment Agency responsibility; Redevelopment EIR, p. 5.10-33, Mitigation Measure No. 2.) **TCP-11** *College Avenue: Zura Way to Montezuma Road*. Provide an additional (third) northbound through lane between Zura Way and Montezuma Road. (Redevelopment Agency responsibility; Redevelopment EIR, p. 5.10-33, Mitigation Measure No. 2.) **TCP-12** *College Avenue: South of Montezuma Road*. Additional turn lanes at the College Avenue/Montezuma Road intersection mitigates this segment impact. (*See*, TCP-4 above.) **TCP-13** *Northbound College Avenue to Westbound I-8*. In the horizon year, provide an additional storage lane on the I-8 westbound on-ramp from College Avenue (northbound). (Caltrans or other public agency responsibility.)	

Table ES-2
Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.13 TRANSPORTATION/CIRCULATION AND PARKING (CONTINUED)		
	TCP-14 *Southbound College Avenue to Westbound I-8 Ramp*. Provide an additional storage lane on the I-8 Westbound On-Ramp from College Avenue (southbound). (Caltrans or other public agency responsibility.) **TCP-15** *Northbound College Avenue to Eastbound I-8*. In the horizon year, provide an additional storage lane on the I-8 eastbound on-ramp from College Avenue (northbound). (Caltrans or other public agency responsibility.) **TCP-16** *Interstate 8: Waring Road to College Avenue*. There are no proposed mitigation measures for freeway segments because no feasible improvements to the I-8 mainline segments have been identified by Caltrans and/or SANDAG at this time. **TCP-17** *Interstate 8: East of Lake Murray Boulevard*. There are no proposed mitigation measures for freeway segments because no feasible improvements to the I-8 mainline segments have been identified by Caltrans and/or SANDAG at this time. **TCP-18** Prepare a Traffic Calming Study during the project design phase for the Adobe Falls/North Campus development to determine the methods available to control and/or reduce vehicle speeds on residential roadways. All appropriate measures should be implemented prior to housing unit occupancy. (City of San Diego responsibility or its designee.)	