INTRODUCTION AND EXECUTIVE SUMMARY

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 impact, the recommended mitigation measures, and the alternatives that would reduce or avoid the project's significant impacts on the environment. The summary also is required to identify "areas of controversy," including issues raised by public agencies and the public, and the "issues to be resolved," including the choice among alternatives and whether or how to mitigate the significant impacts of the proposed project. This Introduction and Executive Summary is intended to provide a clear and simple description of the proposed project and its potential environmental impacts pursuant to CEQA and the CEQA Guidelines.

II. INTRODUCTION

In September 2005, the Board of Trustees of the California State University ("CSU") approved the San Diego State University ("SDSU") 2005 Campus Master Plan Revision, and certified the EIR prepared for the project as adequate under the California Environmental Quality Act, Public Resources Code §§21000, *et seq.* ("CEQA"), and its implementing state guidelines, 14 Cal. Code Regs. §§15000, *et seq.* ("CEQA Guidelines"). The following month, lawsuits were filed in San Diego Superior Court challenging the adequacy of the EIR. One of the issues raised in the lawsuits was whether CSU was responsible for the mitigation of significant impacts to off-campus roadways that would be caused by the project. In July 2006, the California Supreme Court ruled against CSU on this point in *City of Marina v. Board of Trustees of The California State University* (2006) 39 Cal.4th 341. As a result of the California Supreme Court's decision, CSU set aside its approval of the 2005 Campus Master Plan Revision project, and its related certification of the 2005 EIR.

CSU, acting as the lead agency, now proposes the 2007 Campus Master Plan Revision, which, as described below, incorporates certain components from the 2005 Campus Master Plan Revision project, deletes certain other components, and adds certain other components. CSU's 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 SDSU.

This Draft EIR (State Clearinghouse No. 2007021020) has been prepared by the SDSU Department of Facilities Planning, Design and Construction, to address the potential significant environmental impacts associated with the adoption and subsequent implementation of the SDSU 2007 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 2007 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. The increase in FTES will equate to a gradual increase in total student enrollment of an estimated 11,385 students by 2024-25.[1]

To accommodate the projected student increase, the proposed project involves the near-term and long-term development of classroom, student housing, faculty/staff housing, and research and student support facilities on approximately 55 acres of land located throughout the SDSU central campus, Alvarado and Adobe Falls areas. The proposed project consists of the following six development components:

Adobe Falls Faculty/Staff Housing – This project component, which would be developed in two phases, consists of the development of faculty and staff housing on a site approximately 33 acres in size located north of Interstate 8 ("I-8"). The development would consist of an Upper Village and a Lower Village, and would include up to 348 housing units for university and faculty/staff residences upon full buildout. The Upper Village would be developed in Phase 1, in the near-term following project approval, and would include 48 townhome housing units. The Lower Village, which would be developed long-term, would include between 124 and 300

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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 1.0-3, SDSU Enrollment Planning Projections**. For comparison purposes, during the 2006-07 academic year, 25,163 FTES attended SDSU, which equated to a student enrollment of 33,441 students. Therefore, the proposed project will result in a total enrollment increase of 11,385 students by the 2024-25 academic year.

townhomes and/or condominiums. The total number of housing units ultimately to be developed on the Lower Village site is dependent upon numerous factors, including available access routes and future market conditions. Under any development scenario, this project component also would include a swimming pool, a 3,600 gross square foot ("GSF") community center, and recreation areas for resident use only.

Alvarado Campus – This project component, which includes an expansion of the current Campus Master Plan northeastern boundary to incorporate additional property, consists of the multi-phase development of approximately 612,000 GSF of academic/research/medical space, and a 552,000 GSF vehicle parking structure, in the northeastern portion of campus, as follows:

Phase 1 - Lot D: (i) Demolition of the existing structure at 6361 Alvarado Court (12,155 GSF); and (ii) the development of a new 5-story, 110,000 GSF building for academic uses;

Phase 2 - Lot D: Development of: (i) a 5-story, 85,000 GSF building to house mixed office/research and development uses displaced in subsequent phases from the Alvarado Core Site; and, (ii) a 5-story, 85,000 GSF building, with 70,000 GSF to house existing medical/office tenants displaced in subsequent phases from the Alvarado Core Site, and 15,000 GSF to house mixed office/research and development uses displaced in subsequent phases from Alvarado Core Site; and

Subsequent Phase/s - Alvarado Core Site: (i) Demolition of 5 existing office buildings [6475, 6495 and 6505 Alvarado Road; 6310 and 6330 Alvarado Court] totaling 116,523 GSF; (ii) the development of three 4/5-story, 100,000 GSF buildings, and one 4/5 story, 32,385 GSF building for academic uses; and (iii) the development of a 6/7-story, 552,000 GSF parking structure for 1840 vehicles with 191 additional surface and existing parking spaces.

Alvarado Hotel – This project component, which would be constructed in the near-term following project approval, consists of the development of a 60,000 GSF, six-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 Hall. The hotel, which would be owned by Aztec Shops and operated in cooperation with the SDSU School of Hospitality and Tourism Management, will contain a small meeting room, exercise room, board room, business center, on site restaurant, and hospitality suite.

Campus Conference Center – This project component, which would be constructed in the long-term, consists of the development of a new 70,000 GSF, 3-story building on approximately one-half acre located east of Cox Arena for meeting/conference space.

Student Housing - This project component, which would be developed in multiple phases, includes the demolition of two existing student housing structures and the construction of five new housing structures, ultimately resulting in a net increase of 2,976 new student housing beds on campus:

Phase 1 - Lot G Residence Hall: Near-term construction of a 10-story, 350,000 GSF Type-1 (reinforced concrete) structure to house 800 student beds, and the reconfiguration of existing G parking lot;

Office of Housing Administration and Residential Education ("HA/RE"): Near-term construction of a 2-story, 15,000 GSF HA/RE building to replace the existing structure that would be demolished in Phase 2;

Phase 2 - HA/RE/Olmeca/Maya Residence Hall Demolition/Construction: Near-term demolition of existing Olmeca Residence Hall (Bldg. No. 47; 39,000 GSF) and Maya Residence Hall (Bldg. No. 46; 39,000 GSF), with a combined total of 424 beds, and the demolition of the existing HA/RE building (Bldg. No. 40; 7,000 GSF), followed by the construction of two 10-story, 350,000 GSF Type-1 structures, each containing 800 beds, to be constructed on the site of the former Olmeca and Maya Residence Halls;

Phase 3 - Lot U Residence Hall: Long-term development of a 10-story, 350,000 GSF, Type-1 structure to house 800 student beds, to be constructed atop the previously master-planned Parking Structure 7. The development site presently serves as U parking lot. The Parking Structure would contain spaces for 750 vehicles, 250 more than previously master-planned; and

Phase 4 - Villa Alvarado Residence Hall Expansion: Long-term development of 50 additional two-bedroom apartments, housing 200 student beds, in 2-3-story structures, as part of the Villa Alvarado housing complex located on Lot C.

Student Union/Aztec Center Expansion and Renovation - This project component, which would be constructed in the near-term following project approval, consists of the renovation of

the existing Aztec Center, including up to a 70,000 GSF expansion, to include social space, meeting space, recreation facilities, student organization offices, food services and retail services.

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 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 February 21, 2007, 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.

Following distribution of the NOP/IS, SDSU revised the proposed project, primarily by adding additional student housing. Consequently, a revised NOP/IS was issued April 17, 2007. Copies of the NOP/IS dated February 2, 2007, the NOP/IS dated April 17, 2007, 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 also are 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) Mineral Resources;
(j) Noise;
(k) Paleontological Resources;
(l) Population And Housing;
(m) Public Utilities And Service Systems; and
(n) Transportation/Circulation And Parking.

Based on the NOP/IS scoping process, potential impacts relating to agricultural resources were determined to be not significant and, therefore, are not discussed in detail in this EIR.

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*, Pub. Res. Code §§21068.5, 21093; and CEQA Guidelines §§15152, 15161, 15168, 15385.)

The Lot G Residence Hall, Olmeca/Maya Residence Halls, Student Union/Aztec Center Expansion, and Alvarado Hotel project components each will be analyzed at a project-level of environmental review, such that no further CEQA review will be required prior to project construction. Phase 1 of the Adobe Falls and Alvarado Campus project components will be analyzed at the project-level as well, while Phase 2 of each of these two project components will be analyzed at the program-level. Program-level review requires further CEQA review and CSU/SDSU approval before project construction can begin. The Campus Conference Center, Lot U Residence Hall, and Villa Alvarado Residence Hall Expansion also will be analyzed at the program-level. (*See*, CEQA Guidelines §15168.) The Lot D portion of the Alvarado Campus component was analyzed previously at the program-level as part of the EIR for the SDSU Campus Master Plan 2000 project (SCH No. 2000051026).

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

Table ES-1
Proposed Project Components

Component Name	Existing Land Use	Existing Campus Master Plan Use	Level of Analysis
Adobe Falls Faculty/Staff Housing	(i) Upper Village - Undeveloped land	(i) Not designated	(i) Project
	(ii) Lower Village – Undeveloped land	(ii) Not designated	(ii) Program
Alvarado Campus	(i) Lot D (SDSU-owned land)	(i) East Campus Development Area	(i) Project /Program
	(ii) Alvarado Core Site - Medical office park (SDSU Foundation-owned land)	(ii) None	(ii) Program
Alvarado Hotel	Lot C	Lot C	Project
Campus Conference Center	Play Field/Open Space	Play Field/Open Space	Program
Student Housing	(i) Lot G Residence Hall and Student and Residential Life Administration Building - G Parking Lot	(i) Lot G	(i) Project
	(ii) Olmeca/Maya Reconstruction – Student Housing	(ii) Student Housing	(ii) Project
	(iii) Lot U Residence Hall – U Parking Lot	(iii) Parking Structure 7	(iii) Program
	(iv) Villa Alvarado Residence Hall Expansion – C Parking Lot	(iv) Lot C	(iv) Program
Student Union/Aztec Center Expansion	Aztec Center	Aztec Center	Project

Note: The eastern portion of the Alvarado Campus is situated on property owned by the SDSU Research Foundation. The Alvarado Campus 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, Design and Construction, in preparing this EIR.

VI. EIR PROCESSING AND REVIEW

This EIR will be available for public and agency comment for a forty-five (45) day period, beginning June 12, 2007, and concluding on July 27, 2007. 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 Lauren Cooper, Associate Director, Department of Facilities Planning, Design and Construction, Administration Building, Room 130, San Diego State University, 5500 Campanile Drive, San Diego, California 92182-1624. Written comments also may be submitted to Ms. Cooper by facsimile at (619) 594-4500.

This EIR will be made available for public review during the 45-day comment period at the following locations:

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

(b) College Rolando Branch Library, 6600 Montezuma Road, San Diego, California;

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

(d) SDSU, Department of Facilities Planning, Design and Construction, Administration Building, Room 130.

The Draft EIR also is available for review on the internet at www.sdsu.edu/masterplan. Copies of the EIR may be purchased by contacting Vinnie Fitzgerald, Legal Reprographics, 110 West "C" Street, San Diego, California 92101, (619) 234-0660.

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 45-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 45-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 impacts 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 would be reduced in size from the proposed 612,000 square feet to approximately 350,000 square feet, and the Adobe Falls Faculty/Staff Housing component of the project would be reduced by 50% in size.

(c) **The No Adobe Falls Faculty/Staff Housing Alternative, and 50% Adobe Falls Faculty/Staff Housing Alternative**. Under the No Adobe Falls Faculty/Staff Housing Alternative, the SDSU Campus Master Plan would be revised to reflect the planned development of the full Alvarado Campus, Alvarado Hotel, Campus Conference Center, Student Housing, and Student Union 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 Faculty/Staff Housing development would not be included as part of the revised Campus Master Plan. Related to this alternative is a scenario under which 50% of the Adobe Falls Faculty/Staff Housing project component is master planned, along with the other project components as proposed.

In addition, the alternatives analysis includes a discussion of alternate access routes to and from the proposed Adobe Falls Faculty/Staff Housing project component. The alternatives analysis also discusses several institutional alternatives to assist in serving 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 biological resources on the Adobe Falls site (Section 3.3, *Biological Resources*);

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

(e) 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 (8:00 a.m. – 4:30 p.m., Monday – Friday) at SDSU, Department of Facilities Planning, Design and Construction, Administration Building, Room 130, 5500 Campanile Drive, San Diego, California. Written comments received by SDSU to this Final EIR during the public review period, and the responses to those comments, will become an integral part of the Final EIR.

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 would be significant impacts to the surrounding community due to the alteration of existing views and increased lighting primarily attributable to the development of the Student Housing and Adobe Falls Faculty/Staff Housing components of the project.	**AVQ-1** During the preparation of final site design plans for the Adobe Falls Faculty/Staff Housing Upper and Lower Villages, in order to shield sensitive viewers from the proposed buildings, SDSU, or its designee, shall incorporate landscape treatment consistent with the landscape themes in the surrounding communities.	Because there are no feasible mitigation measures that would reduce the identified impacts to a level below significant, impacts attributable to the alteration of existing viewsheds relative to development of the Adobe Falls Faculty/Staff Housing and Student Housing project components are significant and unavoidable.
	AVQ-2 During the preparation of final site design plans for the Adobe Falls Faculty/Staff Housing Upper and Lower Village sites, in order to minimize impacts to sensitive viewers from lighting, SDSU, or its designee, shall locate and shield all light fixtures away from sensitive viewers. Additionally, all lighting located on the north side of each building shall be of low intensity and height, and motion sensor lights shall be used to further reduce the amount of light emitted.	
	AVQ-3 During the preparation of final site design plans associated with development of the Alvarado Campus buildings, in order to shield sensitive viewers from the proposed buildings, SDSU, or its designee, shall incorporate landscape treatment consistent with landscape themes present throughout campus and consistent with SDSU's Physical Master Plan, Phase I.	
	AVQ-4 During the preparation of final site design plans associated with development of the Alvarado Campus buildings, in order to minimize impacts to sensitive viewers from lighting, SDSU, or its designee, shall locate and shield all light fixtures away from sensitive viewers. Motion sensor lights shall be used to further reduce the amount of light emitted.	

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.1 AESTHETICS AND VISUAL QUALITY (*CONTINUED*)		
	AVQ-5 During the preparation of final site design plans associated with development of the Alvarado Hotel, in order to shield Navajo community viewers from the hotel sign as much as possible, SDSU, or its designee, shall locate the sign at a 90 degree angle to the Interstate 8 freeway and shall not incorporate flashing or marquee elements into the sign.	
	AVQ-6 During the preparation of final site design plans associated with development of the Student Housing buildings, in order to shield sensitive viewers from the proposed buildings, SDSU, or its designee, shall incorporate landscape treatment consistent with landscape themes present throughout campus and consistent with SDSU's Physical Master Plan, Phase I.	
	AVQ-7 During the preparation of final site design plans associated with development of the Student Housing buildings, in order to minimize impacts to sensitive viewers from lighting, SDSU, or its designee, shall locate and shield all light fixtures away from sensitive viewers. Motion sensor lights shall be used to further reduce the amount of light emitted.	
	AVQ-8 During the preparation of final site design plans associated with development of the Villa Alvarado Residence Hall Expansion, in order to soften the visibility of the proposed buildings from sensitive viewers atop the mesa south of the project site, SDSU, or its designee, shall incorporate vegetative screening along the slope south of the project site.	

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 construction-related finish work emissions of reactive organic gases ("ROG"). Long-term operational emissions from project-related traffic and consumer products use will exceed suggested thresholds for ROG.	**AQ-1** Prior to the commencement of construction activities on each of the project component sites, SDSU, or its designee, shall 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, shall include: 1. During grading activities, any exposed soil areas shall be watered twice per day. On windy days or when fugitive dust can be observed leaving the project site, additional applications of water shall 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 shall be halted until the winds are forecast to abate below this threshold. 2. The contractor shall implement dust suppression techniques to prevent fugitive dust from creating a nuisance offsite. These dust suppression techniques shall include the following: (a) Portions of the construction site to remain inactive longer than a period of three months shall be seeded and watered until grass cover is grown or otherwise stabilized. (b) All on-site access points shall be paved as soon as feasible or watered periodically or chemically stabilized. (c) All material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust.	Because there are no feasible mitigation measures that would reduce the identified impacts to a level below significant, long-term operational ROG emissions from project-related traffic and consumer products use are significant and unavoidable.

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 shall be minimized at all times. A maximum daily grading disturbance area shall be maintained at 8.7 acres or less, if possible and practical. 3. All vehicles on the construction site shall 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, shall be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer. 5. Where vehicles leave the construction site and enter adjacent public streets, the streets shall 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 shall be swept or washed within thirty (30) minutes of deposition. 6. All diesel-powered vehicles and equipment utilized during construction activities shall be properly operated and maintained. 7. All diesel-powered vehicles and gasoline-powered equipment shall be turned off when not in use for more than five (5) minutes. 8. The construction contractor shall utilize electric or natural gas-powered equipment *in lieu* of gasoline or diesel-powered engines, where feasible.	

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.2 AIR QUALITY (*CONTINUED*)		
	9. The construction contractor, as much as possible, shall time the 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 shall be retained to maintain safety adjacent to existing roadways, if necessary. 10. The construction contractor shall support and encourage ridesharing and transit incentives for the construction crew. 11. The construction contractor shall utilize as much as possible pre-coated/natural colored building materials. Water-based or low volatile organic compounds ("VOC") coatings with a reactive organic gases ("ROG") content of 100 grams per liter or less shall be used. Spray equipment with high transfer efficiency, such as the electrostatic spray gun method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, shall be used to reduce VOC emissions, where practical. 12. If construction equipment powered by alternative fuel sources (LPG/CNG) is available at comparable cost, the construction contractor shall specify that such equipment be used during all construction activities on the project site. 13. The construction contractor shall 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, the construction contractor shall utilize safety measures relating to the removal of hazardous and/or toxic materials as required by the SDSU Environmental Health and Safety Department, in accordance with all applicable state and federal laws. 15. The construction contractor shall maintain rubble piles in a damp state during demolition to minimize dust generation.	

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 shall: 1. Provide preferential parking spaces for employee carpools and vanpools; 2. Provide on-street bus shelters and well-lighted, safe paths between site uses; 3. Schedule truck deliveries and pickups for off-peak hours where feasible; 4. Work with the City of San Diego to implement or contribute to public outreach programs that promote alternative methods of transportation; and 5. 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 Faculty/Staff Housing component of the proposed project.	**BR-1** Prior to commencement of grading activities on the Adobe Falls Faculty/Staff Housing Upper Village site, SDSU, or its designee, shall preserve, or cause to be preserved, a total of 9.51 acres of onsite native habitats. The preservation areas shall occur outside of the Multi-Habitat Planning Area ("MHPA"), within the proposed open space on the Adobe Falls Faculty/Staff Housing Site, and shall include 5.20 acres of coastal sage scrub, 1.39 acres of baccharis scrub, 2.43 acres of southern mixed chaparral, 0.02 acre of valley needlegrass grassland, and 0.43 acre non-native annual grassland. SDSU also shall create up to 0.20 acre of wetlands along the western boundary of the Adobe Falls Faculty/Staff Housing site within existing eucalyptus woodland and disturbed habitat on the Lower Village site, and shall	None.

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.3 BIOLOGICAL RESOURCES (*CONTINUED*)		
	enhance up to 0.56 acres of wetlands within existing disturbed sycamore/cottonwood riparian woodland and disturbed wetlands habitats on the Lower Village site.	
	BR-2 Prior to commencement of grading activities on the Adobe Falls Faculty/Staff Housing site, SDSU, or its designee, shall create 0.26 acre of wetlands off site, which requirement may be satisfied through the purchase of wetlands mitigation credits at an approved offsite mitigation bank, preferably within the San Diego River watershed. SDSU also shall purchase and preserve a total of 22.31 acres of uplands habitat, which shall include gnatcatcher occupied Diegan coastal sage scrub habitat offsite within the Multi-Habitat Planning Area ("MHPA"). The purchase and preservation may occur on Mt. Fortuna, adjacent to Mission Trails Regional Park, which would contribute to the overall assembly of the MHPA preserve system in San Diego County and ensure that a sensitive area is preserved in perpetuity.	
	BR-3 If feasible, construction of the Adobe Falls Faculty/Staff Housing site shall occur outside of the migratory bird nesting season (generally March 15 through September 15 annually) to prevent injury or harm to nesting migratory species protected under the Migratory Bird Treaty Act. In addition, clearing of habitat on the site shall be completed prior to the onset of the migratory nesting bird season, whenever possible, to discourage and/or prevent nesting on-site during the nesting season.	

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

PROJECT IMPACTS	MITIGATION MEASURES		RESIDUAL IMPACT
3.3 BIOLOGICAL RESOURCES *(CONTINUED)*			
		In the event construction of the Adobe Falls Faculty/Staff Housing site Upper or Lower Village is to occur during the migratory bird general breeding season, prior to the commencement of grading activities, SDSU, or its designee, shall conduct nesting bird surveys for species protected under the Migratory Bird Treaty Act in order to assess the presence/absence of migratory birds within and adjacent to the Adobe Falls Faculty/ Staff Housing site. The surveys shall focus on the detection of nests and nesting activity, with a focus on the detection of nesting gnatcatchers. If any active gnatcatcher nests are detected, the area shall be flagged, along with a buffer of 250 to 300 feet (specific width to be determined by the project biologist), and shall be avoided until the birds have fledged or it has been determined that the nest has failed.	
	BR-4	If construction on the Adobe Falls Faculty/Staff Housing site Upper or Lower Village is to occur during the raptor breeding season (January through October, annually), prior to 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 Faculty/Staff Housing site. If any active raptor nests are detected, the area shall be flagged, along with a buffer of 250 to 300 feet (specific width to be determined by the project biologist), and shall be avoided until the birds have fledged, or it has been determined that the nest has failed.	

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

Project Impacts	Mitigation Measures	Residual Impact
	BR-5 During the respective design phase of the proposed Adobe Falls Faculty/Staff Housing Upper and Lower Village sites, SDSU, or its designee, shall not locate non-native or invasive plant species in landscaping adjacent to native habitat areas, on slopes adjacent to Alvarado Creek, or in upland habitat next to Interstate 8.	
	BR-6 During the respective design phase of the proposed Adobe Falls Faculty/Staff Housing Upper and Lower Village sites, SDSU, or its designee, shall develop a system of trails within 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-7 During the respective design phase of the proposed Adobe Falls Faculty/Staff Housing Upper and Lower Villages, SDSU, or its designee, shall develop a Storm Water Pollution Prevention Plan ("SWPPP"), including a Water Quality Management Plan, to address potential water quality impacts.	
	BR-8 During the respective design phase of the proposed Adobe Falls Faculty/Staff Housing Upper and Lower Villages, SDSU, or its designee, shall develop buffers between the proposed development and 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 floodplain of Alvarado Creek to avoid the existing Federal Emergency Management Area ("FEMA") floodplain.	

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

Project Impacts	Mitigation Measures	Residual Impact
3.3 Biological Resources (*Continued*)		
	BR-9 During the respective design phase of the proposed Adobe Falls Faculty/Staff Housing Upper and Lower Villages, SDSU, or its designee, shall install outdoor lighting so that it faces away from preserved areas on the periphery of the Adobe Falls Faculty/Staff Housing Site, and shall use low-pressure sodium lights if possible to decrease negative effects associated with artificial night lighting.	
	BR-10 During the respective design phase of the proposed Adobe Falls Faculty/Staff Housing Upper and Lower Villages, SDSU, or its designee, shall provide native landscaping in areas adjacent to preserved native habitat.	
	BR-11 During the respective design phase of the proposed Adobe Falls Faculty/Staff Housing Upper and Lower Villages, SDSU, or its designee, shall develop fencing at the interface between the development boundary and any native habitat to preclude human intrusion into preserved areas.	
	BR-12 During the respective design phase of the proposed Adobe Falls Faculty/Staff Housing Upper and Lower Villages, SDSU, or its designee, shall develop policies and design measures to reduce the intrusion of domestic pets into native habitat areas, including sensitive habitat signage, installing well-defined trails along habitat areas so recreationalists/dog walkers understand trail limits, and incorporating leash laws.	

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

Project Impacts	Mitigation Measures	Residual Impact
3.3 Biological Resources (*Continued*)		
	BR-13 Prior to construction of the proposed U Lot Residence Hall site, SDSU, or its designee, shall conduct a focused survey for the coastal California gnatcatcher on the coastal sage scrub covered slopes adjacent to the site. The surveys shall be conducted to determine the presence or absence of any nesting gnatcatchers within 500 feet of the proposed construction site. If nests are located within this distance, noise mitigation measures may be required to avoid significant indirect impacts to the gnatcatcher during the nesting season.	
3.4 Cultural Resources		
Under the proposed project, there would be potentially significant impacts to cultural resources associated with development of the Adobe Falls Faculty/Staff Housing site.	**CR-1** To minimize the potential indirect effects associated with increased site visitation by residents of the Adobe Falls Faculty/Staff Housing and SDSU students to Adobe Falls, SDSU, or its designee, shall: 1. Prior to occupancy of the Upper Village, work with the San Diego Historical Society to install appropriate fencing and signage in the vicinity of the area designated as City of San Diego Historic Site Number 80, including the area designated as Site CA-SDI-17,221; and 2. Subsequently, during preparation of project-specific design plans for the Lower Village, design the Lower Village in such manner that the development does not encroach into the area designated as City of San Diego Historic Site Number 80, including the area designated as Site CA-SDI-17,221.	None.
	CR-2 Prior to the commencement of grading activities at the Adobe Falls Faculty/Staff Housing site, Alvarado Campus, Alvarado Hotel, and the Student Housing expansions at Lots C, G, and U, SDSU, or its designee, shall prepare an archaeological monitoring plan, which	

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.4 CULTURAL RESOURCES (*CONTINUED*)		
	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. 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 can 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.	
	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: 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: (i) The Coroner will contact the Native American Heritage Commission within 24 hours;	

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.4 CULTURAL RESOURCES (CONTINUED)		
	(ii) 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, (iii) 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.	
3.5 GEOTECHNICAL/SOILS		
Under the proposed project, there would be potentially significant impacts relating to potential geotechnical constraints.	**GEO-1** Prior to the commencement of design and construction activities relating to the proposed project components, SDSU, or its designee, shall conduct, or cause to be conducted, a geotechnical investigation in conformance	None.

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.5 GEOTECHNICAL/SOILS (*CONTINUED*)		
Mitigation in the form of site-specific geotechnical investigation is proposed in the event geotechnical constraints, previously unidentified, are discovered during project construction.	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 investigations will address the potential for 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 project, SDSU, or its designee, shall 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 project, SDSU, or its designee, shall 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.	

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, construction in the vicinity of former underground storage tanks and dry cleaning facilities could result in potentially significant impacts relating to the discovery of soils impacted by these former operations.	**HHM-1** Prior to construction of the proposed Housing Administration/Residential Education building located just north of Lot H, SDSU, or its designee, shall prepare, maintain, and implement, with the cooperation and assistance of all construction contractors, a Health and Safety Plan to manage and dispose of impacted soil, if encountered during project construction, from the leaking UST once located next to Zura Hall.	None.
	HHM-2 Prior to construction in the vicinity of 5111 College Avenue, which is immediately west of Maya Hall and at which lies an active gas station, SDSU, or its designee, shall prepare, maintain, and implement, with the cooperation and assistance of all construction contractors, a Health and Safety Plan to manage and dispose of impacted soil and/or groundwater, if encountered during project construction.	
	HHM-3 Prior to construction in the vicinity of 5185 College Avenue and 5924 Hardy Avenue, at which former dry cleaners were operated, SDSU, or its designee, shall prepare, maintain, and implement, with the cooperation and assistance of all construction contractors, a Health and Safety Plan to manage and dispose of impacted soil, if encountered during project construction.	
	HHM-4 Prior to demolition of any of the structures located within the Alvarado Campus, Student Union and Student Housing areas of focus, SDSU, or its designee, shall secure the performance of an asbestos survey by a certified asbestos consultant. The asbestos survey information shall be used to define removal quantities, estimate abatement costs, and otherwise refine the	

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

Project Impacts	Mitigation Measures	Residual Impact
3.6 Hazards And Hazardous Materials *(Continued)*		
	scope of work for the removal of asbestos, in compliance with all applicable laws, during project demolition.	
	HHM-5 Prior to demolition of any of the structures located within the Student Housing, Alvarado Campus, and Student Union areas of focus, SDSU, or its designee, shall secure the performance of a lead paint survey by a certified lead paint consultant. The lead paint survey information shall be used to define removal quantities, estimate abatement costs, and otherwise refine the scope of work for lead abatement, in compliance with all applicable laws, during project demolition.	
	HHM-6 In order to reduce the likelihood of a hazardous waste accident due to the potential future use of hazardous materials in the proposed project areas, the SDSU Department of Environmental Health and Safety shall continue to remain primarily responsible for the collection and disposal of hazardous waste on the campus site. Hazardous waste shall continue to be collected from approximately 200 satellite accumulation areas throughout the campus, transported to the hazardous waste building in Lot A, segregated, inventoried, packaged, documented, and eventually transported offsite to an approved waste disposal facility.	
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).	**HWQ-1** During the design phase of the Adobe Falls Faculty/Staff Housing component 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. Reserve the Alvarado Creek and nearby steep slope areas as open space; 2. Construct community streets, sidewalks and parking lot aisles to the minimum widths necessary; 3. Incorporate landscape treatment for parking lot runoff; 4. Use unit pavers or other equivalent porous material to construct walkways, alleys and other low-traffic areas; 5. Preserve existing native trees to maximize canopy interception and water conservation; 6. Plant native trees and maximize canopy interception and water conservation; 7. Drain rooftops into adjacent landscaping prior to discharging to the storm drain; 8. Vegetate slopes with native or drought tolerant vegetation; and 9. Install energy dissipaters at the outlets of new storm drains that enter the Alvarado Creek.	
	HWQ-2 Prior to the preparation of final design plans for the Adobe Falls Faculty/Staff Housing Upper and Lower Villages, 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 component 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;	

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

Project Impacts	Mitigation Measures	Residual Impact
3.7 Hydrology And Water Quality (*Continued*)		
	2. Preserve existing native trees to maximize canopy interception and water conservation; 3. Plant native trees and maximize canopy interception and water conservation; 4. Drain rooftops into adjacent landscaping prior to discharging to the storm drain; and 5. Install energy dissipaters at the outlets of new storm drains that enter Alvarado Creek.	
	HWQ-4 During the design phase of the proposed Alvarado Campus 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.	
	HWQ-5 During the design phase of the Alvarado Hotel component of the proposed project, SDSU, or its designee, shall incorporate the following best management practices into the project site design: 1. Preserve existing native trees to maximize canopy interception and water conservation; 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;	

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

Project Impacts	Mitigation Measures	Residual Impact
3.7 Hydrology And Water Quality *(Continued)*		
	4. Plant native trees and maximize canopy interception and water conservation; 5. Drain rooftops into adjacent landscaping prior to discharging the storm drain; and 6. Install energy dissipaters, such as riprap, at the outlets of new storm drains that enter the Alvarado Creek.	
	HWQ-6 During the design phase of the proposed Alvarado Hotel, 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 building that is 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.	
	HWQ-7 During the design phase of the Campus Conference Center component 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.	

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-8 During the design phase of the Student Union Expansion component 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-9 During the design phase of the Villa Alvarado Residence Hall Expansion component 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. Construct sidewalks and parking lot aisles to the minimum widths necessary; 3. Preserve existing native trees to maximize canopy interception and water conservation; 4. Plant native trees and maximize canopy interception and water conservation; 5. Drain rooftops into adjacent landscaping prior to discharging to the storm drain; and 6. Install energy dissipaters, such as riprap, at the outlets of new storm drains that enter the Alvarado Creek.	
	HWQ-10 During the design phase of the G Lot, Olmeca/Maya, and U Lot Residence Halls, SDSU, or its designee, shall incorporate the following best management practices into the project site design:	

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. 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-11 SDSU, or its designee, to the maximum extent feasible, shall require that: 1. Any/all hazardous materials stored on the project site are stored in enclosures, such as cabinets, sheds, or similar structures, that prevent contact with rain, runoff or spillage into the storm drain. (Where not covered by the aforementioned, polyethylene cover will be used.) 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: (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 is done on all site inlets to educate students and faculty on appropriate stormwater pollution prevention practices. 5. Compliance with the following practices to limit runoff contamination from pesticides:	

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) 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. 8. Project design should attempt to mimic the natural hydrologic regime, and considers the use of biofilters, pervious paving, drainage inserts, and infiltration. 9. In order to ensure the long-term effectiveness of all best management practices ("BMPs"), 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	

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

Project Impacts	Mitigation Measures	Residual Impact
3.7 Hydrology And Water Quality *(Continued)*		
	(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. 10. Long-term water quality impacts as a result of construction are minimized by complying with federal and state regulations for groundwater discharge into surface water bodies. These regulations include subsurface and surface drains in fill areas and behind retaining walls. These systems can reduce potential adverse impacts associated with seepage conditions. Appropriate shoring and possibly the installation of a periodic dewatering system below or near the groundwater table may reduce the potential for caving or excavations due to groundwater seeps.	
3.8 Land Use And Planning		
Under the proposed project, there would be no potentially significant impacts to land use and planning in that the proposed project would not conflict with any applicable plan, policy or regulation of an agency with jurisdiction over the project.	**LUP-1** Development of the proposed Adobe Falls Faculty/Staff Housing Upper Village will comply to the extent feasible with the design standards identified in the City of San Diego Land Development Manual Steep Hillside Guidelines. These standards include: (i) disturbed portions of the Upper Village site in 25 percent or greater slopes will be revegetated or restored in accordance with City Municipal Code Landscape Regulations; (ii) any increase in runoff resulting from development of the site will be directed away from any steep hillside areas to an adequate drainage area; and (iii) all feasible methods of erosion control will be considered. (San Diego Municipal Code, Chptr. 14, Art. 3., Div. 1.)	None.

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

Project Impacts	Mitigation Measures	Residual Impact
3.8 Land Use And Planning		
	LUP-2 During planning and site design activities relating to the proposed Lot G Student Housing complex, consistent with an existing operating agreement, SDSU, or its designee, will consult with Metropolitan Transportation System ("MTS") staff to ensure that all structural, architectural and landscape plans, and the ensuing construction activities, do not interfere unreasonably with MTS's active operation of the San Diego Trolley, which runs adjacent to the proposed Student Housing site.	
3.9 Mineral Resources		
The proposed project would not result in potentially significant impacts relating to mineral resources.	None.	None.
3.10 Noise		
Under the proposed project, there would be potentially significant noise impacts to the surrounding community attributable to project construction, and potentially significant impacts to the project's residential components due to surrounding traffic noise.	**NOI-1** During construction of the proposed Adobe Falls Faculty/Staff Housing, Alvarado Campus, Alvarado Hotel, Campus Conference Center, and Student Housing, SDSU, or its designee, shall comply with the City's noise ordinance criteria relative to construction activities so that the 12-hour average noise level does not exceed 75 dB at any noise-sensitive land use. Construction activity shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday; construction is prohibited on Sunday or legal holidays. In addition, SDSU, or its designee, shall require that the construction contractor: 1. Locate noisy equipment as far as possible from the site boundaries and occupants of buildings; 2. Install stationary equipment in enclosures; 3. Equip all construction equipment, fixed or mobile, with properly operating and maintained muffler exhaust systems;	None.

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.10 NOISE (CONTINUED)		
	4. Locate stockpile and vehicle staging areas as far as practical from residences and occupants of buildings; 5. Use quieter equipment (*i.e.*, typically smaller pieces of equipment) while working immediately adjacent to the existing residences.	
	NOI-2 During construction of the proposed Adobe Falls Upper Village, SDSU, or its designee, shall construct a ten-foot high noise barrier relative to the adjacent pad elevations to mitigate traffic noise levels to 65 dB CNEL or less at outdoor usable areas. The materials used in the construction of the barrier should have a minimum surface density of four pounds per square foot, and may consist of masonry material, 1/2-inch thick Plexiglas, 1/4-inch thick tempered glass, earthen berm, or a combination of these materials. The barrier must be designed so there are no openings or cracks. Following construction of the noise barrier, SDSU, or its designee, shall undertake an interior noise study to ensure that interior noise levels would be mitigated to 45 dB CNEL or less. If the interior noise levels are in excess of 45 dB CNEL, noise abatement measures shall be incorporated into project construction, such as the installation of sound-rated windows along the building adjacent to I-8 and College Avenue, and the installation of air-conditioning or mechanical ventilation. Architectural design modifications also may be required to: (i) minimize the window area facing I-8, (ii) accommodate sound-rated windows and sliding glass doors with larger depths than standard windows, and (iii) allow upgrades to the exterior walls of the buildings.	

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.10 NOISE (CONTINUED)		
	NOI-3 Prior to construction of the proposed Adobe Falls Lower Village, SDSU, or its designee, shall undertake a site-specific noise study for proposed sensitive uses to ensure that the exterior noise level does not exceed 65 dB CNEL at outdoor use areas. The noise study may suggest implementing mitigation measures such as orienting buildings to shield the outdoor use areas from I-8 traffic noise, as well as constructing sound walls or berms around the outdoor use areas. An interior noise study also shall be prepared prior to occupancy to ensure that the interior noise level is mitigated to 45 dB CNEL or less with appropriate sound abatement measures incorporated.	
	NOI-4 During construction of the proposed Alvarado Hotel, SDSU, or its designee, shall construct a minimum seven-foot high noise barrier around the common outdoor usable area (*i.e.*, pool area) to mitigate the traffic noise impact. Additionally, following construction of the noise barrier, SDSU, or its designee, shall undertake the preparation of an interior noise study to ensure that the interior noise level would be mitigated to 45 dB CNEL or less. Noise abatement may be required, including installation of sound-rated windows along the building facades facing I-8, and the installation of 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
3.10 NOISE (CONTINUED)		
	NOI-5 During preparation of final site design plans for the Lot G Residence Hall, SDSU, or its designee, shall undertake an interior noise study to ensure that the interior noise level is mitigated to 45 dB CNEL or less. Noise abatement may be required, including 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.	
	NOI-6 During preparation of final site design plans for the Olmeca and Maya Residence Halls, SDSU, or its designee, shall undertake an interior noise study to ensure that the interior noise level is mitigated to 45 dB CNEL or less. Noise abatement may be required, including installation of sound-rated windows along the building facades facing College Avenue and Montezuma Road, and air-conditioning or mechanical ventilation so that the windows could be closed at the occupant's discretion.	
	NOI-7 Prior to construction of the proposed Lot C Villa Alvarado Residence Hall Expansion, SDSU, or its designee, shall undertake the preparation of a site-specific acoustical study to ensure that the exterior noise level does not exceed 65 dB CNEL at outdoor use areas. If suggested by the noise study, SDSU, or its designee, shall design the residence hall to shield the outdoor use area from I-8, College Avenue, and Alvarado Road traffic noise, and shall construct sound walls or berms around the outdoor use area if necessary.	

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.10 NOISE *(CONTINUED)*		
	Additionally, SDSU, or its designee, shall undertake the preparation of an interior noise study to ensure that the interior noise level is mitigated to 45 dB CNEL or less, with all necessary noise abatement measures incorporated into the project design.	
3.11 PALEONTOLOGICAL RESOURCES		
Under the proposed project, there would be no 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 site construction.	**PAL-1** Prior to the commencement of any construction-related activities associated with 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: San Diego Formation; Mission Valley Formation; Stadium Conglomerate; Friars Formation; and/or Santiago Peak Volcanics. If the investigation confirms the presence of one of these geologic formations, then SDSU, or its designee, shall 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 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 before depositing any potential fossils into an appropriate scientific or educational institution. 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 resuming grading activities at that location.	None.

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.11 PALEONTOLOGICAL RESOURCES (CONTINUED)		
	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. The results of the paleontological monitoring shall be documented in a final report, which should include, at a minimum, appropriate background information regarding the geographic and geologic setting, lists of any fossils collected and their significance, and illustrative graphics that document the geography, stratigraphy, and distribution of any discovery.	
3.12 POPULATION AND HOUSING		
Under the proposed project, there would be no potentially significant impacts relative to population and housing. However, to ensure that any potential impacts relating to assumptions contained in SANDAG's forecasts remain at a level below significant, mitigation is proposed.	**PH-1** Following project approval, SDSU will promptly submit the following information to SANDAG and the City of San Diego and request that the information be incorporated into SANDAG's next update to the 2030 Regional Growth Forecast: 1. SDSU projects that the total number of students enrolled at the San Diego campus will increase from 33,441 in academic year 2006-07, to 44,826 by the academic year 2024-25. This represents an increase of 11,385 students over academic year 2006-07 enrollment; 2. SDSU projects that the total number of faculty and staff employed at the San Diego campus will increase by 691 faculty and 591 staff persons over academic year 2006-07 employment levels by the academic year 2024-25; 3. The Adobe Falls Faculty/Staff Housing component of the 2007 Campus Master Plan Revision would provide up to 348 multi-family housing units for SDSU faculty and	None.

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.12 POPULATION AND HOUSING *(CONTINUED)*		
	staff. Of this number, 48 housing units will be developed in the near-term, with occupancy projected by the 2010-2012 timeframe. The remaining units will be developed long-term, with occupancy anticipated sometime after the year 2012; 4. The Student Housing component of the 2007 Campus Master Plan Revision includes the near- and long-term development of five on-campus residence hall facilities, ultimately resulting in a net increase of 2,976 student residence hall beds on campus, to be developed as follows: (i) G Lot Residence Hall - Near-term construction of a 10-story structure to house 800 student beds. SDSU anticipates occupancy of this project component by the year 2010-2011; (ii) Olmeca Residence Hall Reconstruction - Near-term construction of a 10-story structure to house 800 student beds, replacing an existing structure that houses 212 beds. SDSU anticipates occupancy of this project component by the year 2011-2012; (iii) Maya Residence Hall Reconstruction - Near-term construction of a 10-story structure to house 800 student beds, replacing an existing structure that houses 212 beds. SDSU anticipates occupancy of this project component by the year 2011-2012; (iv) U Lot Residence Hall - Long-term construction of a 10-story structure to house 800 student beds. SDSU anticipates occupancy of this project component after the year 2012; and (v) Villa Alvarado Residence Hall Expansion - Long-term construction of 50 two-bedroom apartments housing 200 student beds. SDSU anticipates occupancy of this project component after the year 2012;	

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

Project Impacts	Mitigation Measures	Residual Impact
3.12 Population And Housing (*Continued*)		
	5. The Alvarado Hotel component of the 2007 Campus Master Plan Revision includes up to 120 hotel rooms. SDSU anticipates occupancy of this project component by the year 2009-2010. SANDAG and the City of San Diego can and should consider this information in preparing the next update to SANDAG's regional population and housing growth forecasts, local housing elements, policies, land use designations, incentive programs and regulatory processes intended to accommodate future housing demand.	
3.13 Public Utilities And Services Systems		
Under the proposed project, there would be potentially significant impacts to existing water and sewer conveyance facilities, campus police services, and solid waste disposal facilities.	**PSS-1** SDSU, or its designee, shall consult with the City's Development Services Department, Water Review Section, on exact sizing and extensions required for water and sewer lines that will serve each project component as it moves forward with site-specific design plans for each project component.	None.
	PSS-2 Following project approval, SDSU shall work with Alvarado Hospital Medical Center and the City of San Diego to improve emergency access to the hospital, including investigation of the removal of on-street parking from Alvarado Road, which would increase vehicle carrying capacity and thereby reduce traffic congestion.	
	PSS-3 As each project component moves forward with site-specific design plans, SDSU's Department of Public Safety shall 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.	

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

Project Impacts	Mitigation Measures	Residual Impact
3.13 Public Utilities And Services Systems (*Continued*)		
	PSS-4 During construction of the Adobe Falls Faculty/Staff Housing residential development, SDSU shall require the contractor or its designee to maintain a water truck and/or other fire retardant mechanisms onsite at all times.	
	PSS-5 Prior to occupancy of the first building comprising the Alvarado Campus, SDSU's Department of Environmental Health and Safety shall revise the SDSU Hazardous Materials Response Plan to incorporate the new campus facilities into the plan.	
	PSS-6 Prior to construction of the Adobe Falls Faculty/Staff Housing Lower Village, SDSU, or its designee, shall work with the City of San Diego Fire Department to identify measures into and out of the Lower Village development to ensure that adequate fire safety is maintained.	
	PSS-7 SDSU shall ensure that all recyclable demolition waste products resulting from project construction are disposed of at a construction waste recycling facility.	
	PSS-8 SDSU shall continue to maintain an active recycling program in order to continue to meet the 50% diversion goal for all solid waste produced on campus.	
3.14 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.	**TCP-1** A–1. College Avenue / Del Cerro Boulevard. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide two left-turn lanes and one shared through/right-turn lane on the westbound approach.	Significant and unavoidable impacts to: (1) College Avenue/I-8 Interchange; (2) Alvarado Road (E. Campus Drive to 70th Street); (3) Montezuma Road (Fairmount Avenue to Collwood Blvd.); and (4) I-8 (Fairmount Avenue to Fletcher Parkway)

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.14 TRANSPORTATION/CIRCULATION AND PARKING *(CONTINUED)*		
	TCP-2 A–2. College Avenue / I-8 Eastbound Ramps. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide an additional (third) northbound through lane on College Avenue.	The above identified significant and unavoidable impacts would occur whether or not the university obtains fair-share funding from the California Legislature pursuant to *City of Marina v. Board of Trustees of The California State University* (2006) 39 Cal.4th 341. As discussed in EIR Section 3.14, significant impacts were identified at various intersections, freeway interchanges and mainline segments within the project study area. Fair-share mitigation is recommended that would reduce the identified impacts to a level below significant. However, the university's fair-share funding commitment is necessarily conditioned up requesting and obtaining funds from the California Legislature. If the Legislature does not provide funding, or if funding is significantly delayed, the identified significant impacts would remain significant and unavoidable.
	TCP-3 A–3. College Avenue / Canyon Crest Drive. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide an additional (third) northbound through lane on College Avenue.	
	TCP-4 A–4. College Avenue / Zura Way. SDSU shall contribute to the City of San Diego its fair-share of the costs to install a traffic signal at the intersection. Alternatively, the City could prohibit southbound left-turns at the intersection, which would require an additional southbound left-turn lane at the College Avenue / Montezuma Road intersection.	
	TCP-5 A–5. College Avenue / Montezuma Road. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide an additional (third) northbound through lane and an exclusive northbound right-turn lane on College Avenue.	
	TCP-6 A–6. I-8 WB Ramps/ Parkway Drive. SDSU shall contribute to the City of San Diego its fair-share of the costs to install a traffic signal at the intersection	
	TCP-7 B–1. Alvarado Road: E. Campus Drive to Reservoir Drive. SDSU shall contribute to the City of San Diego its fair-share of the costs to widen Alvarado Road (on the south side) to two through lanes plus a two-way-left-turn lane between College Avenue and 70th Street, and realign Alvarado Road to remove existing substandard curves.	

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

Project Impacts	Mitigation Measures		Residual Impact
3.14 Transportation/Circulation And Parking *(Continued)*			
	TCP-8	B–2. Alvarado Road: Reservoir Drive to 70th Street. SDSU shall contribute to the City of San Diego its fair-share of the costs to widen Alvarado Road (on the south side) to two through lanes plus a two-way-left-turn lane between College Avenue and 70th Street, and realign Alvarado Road to remove existing substandard curves.	
	TCP-9	B–3. College Avenue: I-8 Eastbound Ramps to Zura Way. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide an additional (third) northbound through lane on College Avenue between I-8 and Zura Way.	
	TCP-10	C–1. Northbound College Avenue to I-8 Eastbound. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide an additional single occupancy vehicle ("SOV") storage lane on the I-8 Eastbound On-Ramp from College Avenue (northbound	
	TCP-11	E–1. Fairmount Ave / I-8 WB Off Ramp / Camino del Rio North. SDSU shall contribute to the City of San Diego its fair-share of the costs to widen Fairmount Avenue between Mission Gorge Road and I-8 to a six-lane facility.	
	TCP-12	E–2. 55th Street / Montezuma Road. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide a dedicated westbound right-turn lane at the 55th Street / Montezuma Road intersection.	

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.14 TRANSPORTATION/CIRCULATION AND PARKING *(CONTINUED)*		
	TCP-13 E–3. Campanile Drive / Montezuma Road. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide a second southbound left-turn lane, and a dedicated right-turn lane on the northbound approach. E–4. College Avenue / Del Cerro Boulevard. The provision of additional lanes at the College Avenue / Del Cerro Boulevard intersection (Mitigation Measure TCP-1, A–1) would mitigate this impact.	
	TCP-14 E–5. College Avenue / I-8 WB Ramps. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide three northbound lanes and two southbound lanes on the College Avenue bridge over I-8. It should be noted that the contribution of a fair share would not fully mitigate this cumulative impact. E–6. College Avenue / I-8 EB Ramps. The provision of an additional northbound through lane on College Avenue (Mitigation Measure TCP-2, A-2) would mitigate this impact to the extent feasible. It should be noted that the contribution of a fair share would not fully mitigate this cumulative impact.	
	TCP-15 E–7. College Avenue / Canyon Crest Drive. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide an additional dedicated left-turn lane on both the eastbound and westbound approaches. This fair share contribution along with the provision of the additional northbound through lane on College Avenue (Mitigation Measure TCP-9, B-3) would mitigate this impact.	

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.14 TRANSPORTATION/CIRCULATION AND PARKING *(CONTINUED)*		
	E–8. College Avenue / Zura Way. The fair-share contribution towards installing a traffic signal at the College Avenue / Zura Way intersection (Mitigation Measure TCP-4, A-4) would mitigate this impact.	
	TCP-16 E–9. College Avenue / Montezuma Road. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide a dedicated right-turn lane on the northbound approach. This fair share contribution along with the provision of the additional lanes at the College Avenue / Montezuma Road intersection (Mitigation Measure TCP-5, A-5) would mitigate this impact.	
	TCP-17 E–10. Alvarado Court / Alvarado Road. SDSU shall contribute to the City of San Diego its fair-share of the costs to install a traffic signal at the Alvarado Court / Alvarado Road intersection, and shall contribute its fair share of the costs to provide a dedicated right-turn lane on the eastbound approach, and a dedicated left-turn lane on the westbound approach.	
	TCP-18 E–11. Reservoir Drive / Alvarado Road. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide a dedicated right-turn lane on the eastbound approach.	
	TCP-19 E–12. Lake Murray Boulevard / Wisconsin Drive / Parkway Drive. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide an additional left-turn lane on the westbound approach.	

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

Project Impacts	Mitigation Measures	Residual Impact
3.14 Transportation/Circulation and Parking (*Continued*)		
	TCP-20 E–13. 70th Street / Alvarado Road. SDSU shall contribute to the City of San Diego its fair-share of the costs to widen 70th Street to six lanes through the Alvarado Road intersection and over the I-8 bridge (70th Street will transition to four through lanes north of I-8 and south of Alvarado Road), and its fair share of the costs to provide an additional right-turn lane on the southbound approach. E–14. I-8 WB Ramps / Parkway Drive. The installation of a traffic signal at the I-8 WB Ramps/Parkway Drive intersection (Mitigation Measure TCP-6, A-6) would mitigate this impact.	
	TCP-21 E–15. I-8 EB Ramps / Alvarado Road. SDSU shall contribute to the City of San Diego its fair-share of the costs to provide an additional through lane on the westbound approach. F–1. Alvarado Road: E. Campus Drive to Reservoir Drive. The Community Plan classification for Alvarado Road is a three-lane Collector. In order to fully mitigate the horizon year impact to Alvarado Road, the road would need to be widened to four-lane Collector standards. Since this is beyond the Community Plan designation of the roadway, improvements to four-lanes is not considered feasible, and the impact is considered partially mitigated. F–2. Alvarado Road: Reservoir Drive to 70th Street. The Community Plan classification for Alvarado Road is a three-lane Collector. In order to fully mitigate the horizon year impact to Alvarado Road, the road would need to be widened to four-lane Collector standards. Since this is beyond the Community Plan designation	

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

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.14 TRANSPORTATION/CIRCULATION AND PARKING (*CONTINUED*)		
	of the roadway, improvements to four-lanes is not considered feasible, and the impact is considered partially mitigated. F–3. College Avenue: Del Cerro Boulevard to I-8 Eastbound Ramps. The provision of additional lanes at the College Avenue / Del Cerro Boulevard intersection, an additional northbound through lane on College Avenue, and the fair share contribution required by Mitigation Measure TCP-14 would mitigate this impact. F–4. College Avenue: I-8 Eastbound Ramps to Zura Way. The provision of an additional (third) northbound through lane on College Avenue between I-8 EB Ramps and Zura Way (Mitigation Measure TCP-9, B-3) would mitigate this impact. F–5. College Avenue: Zura Way to Montezuma Road. The provision of an additional (third) northbound through lane on College Avenue between Zura Way and Montezuma Road would mitigate this impact. F–6. College Avenue: South of Montezuma Road. The provision of additional lanes at the College Avenue / Montezuma Road intersection (Mitigation Measure TCP-5, A–5) would mitigate this impact.	
	F–7. Montezuma Road: Fairmount Avenue to Collwood Boulevard. Since this portion of Montezuma Road is classified as a 4-lane major, and it is not feasible to widen this portion of Montezuma Road to six lanes, this impact is considered significant and not mitigated.	

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

Project Impacts	Mitigation Measures	Residual Impact
3.14 Transportation/Circulation and Parking *(Continued)*		
	TCP-22 F–8. Montezuma Road: 55th Street to College Avenue. SDSU shall contribute to the City of San Diego its fair-share of the costs to improve Montezuma Road between 55th Street and College Avenue to four-lane Major Arterial standards. G–1. Northbound College Avenue to I-8 Eastbound. The provision of an additional SOV storage lane on the I-8 Eastbound On-Ramp from College Avenue (northbound) would mitigate this impact (TCP 10, C-1). H–1. Interstate 8: Fairmount Avenue to Waring Road (eastbound). SDSU shall contribute its fair-share of the costs to prepare a Project Study Report ("PSR") for the future widening of I-8. H–2. Interstate 8: Waring Road to College Avenue (eastbound). SDSU shall contribute its fair-share of the costs to prepare a Project Study Report ("PSR") for the future widening of I-8. H–3. Interstate 8: College Avenue to Lake Murray Boulevard (eastbound and westbound). SDSU shall contribute its fair-share of the costs to prepare a Project Study Report ("PSR") for the future widening of I-8 H–4. Interstate 8: Lake Murray Boulevard to Fletcher Parkway (eastbound and westbound). SDSU shall contribute its fair-share of the costs to prepare a Project Study Report ("PSR") for the future widening of I-8.	

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

Project Impacts	Mitigation Measures	Residual Impact
3.14 Transportation/Circulation and Parking *(Continued)*		
	TCP-23 I–1. Del Cerro Residential Streets. Following occupancy of the Adobe Falls Faculty/Staff Housing Lower Village, SDSU, or its designee, in coordination with the City of San Diego and the San Diego Unified School District, shall prepare a Traffic Calming Study. The study shall analyze methods available to control and/or reduce vehicle speeds on residential roadways in the vicinity of the Phoebe Hearst Elementary School and the Temple Emanuel school at the intersection of Del Cerro Boulevard and College Avenue in the Del Cerro community. The study shall consider all appropriate traffic calming strategies, including those identified in the *City of San Diego Street Design Manual* (November 2002). Following completion of the study, SDSU shall contribute its fair-share of the costs to implement feasible traffic calming measures identified in the study based on the percentage of Adobe Falls Faculty/Staff Housing generated average daily trips ("ADT") relative to the community total ADT.	
	TCP-24 Adobe Falls Faculty/Staff Housing Shuttle. Following occupancy of the Adobe Falls Faculty / Staff Housing Lower Village, and every six months thereafter, SDSU, or its designee, shall conduct traffic counts on Adobe Falls Road, Mill Peak Road, Capri Drive, Arno Drive, and Genoa Drive, to determine existing roadway average daily trips ("ADT"). At such time as the ADT generated by the Adobe Falls Faculty/Staff Housing Upper and Lower Villages reaches 80% of the total ADT forecast in this EIR, SDSU shall institute regular shuttle service to the community to ensure project-generated ADT do not exceed the levels forecast in this EIR.	

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

Project Impacts	Mitigation Measures	Residual Impact
3.14 Transportation/Circulation And Parking (*Continued*)		
	TCP-25 J-1. Construction-Related Impacts. Prior to the commencement of construction activities associated with the proposed project, SDSU shall work with the City of San Diego to prepare a Traffic Control Plan ("TCP") to minimize the impacts to the surrounding roadways that may result during project construction activities. Special attention shall be paid to Alvarado Road and the potential effect of construction related traffic on Alvarado Hospital emergency access. The TCP shall require that a minimum of one lane of travel on Alvarado Road remain open at all times during project construction; that flagmen be utilized to assist in the direction of traffic when necessary; that area emergency response providers be given notice of road closures; and that construction activities, including road closures and the movement of heavy equipment, occur during off-peak periods to the maximum extent feasible.	
	TCP-26 During project-specific review of the Adobe Falls Faculty/Staff Housing Lower Village, SDSU, or its designee, shall conduct a peak-hour intersection analysis of the project's impacts on the Adobe Falls Road/Waring Road intersection.	