INTRODUCTION AND EXECUTIVE SUMMARY

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I. PURPOSE

An environmental impact report ("EIR") is required to contain a brief summary of the proposed project and its environmental impacts, in accordance with the California Environmental Quality Act ("CEQA;" Pub. Resources Code, §21000 et seq.), and CEQA's implementing state guidelines ("CEQA Guidelines;" Cal. Code Regs., tit. 14, §15000 et seq.). CEQA Guidelines section 15123 requires that the summary identify each significant impact, recommended mitigation measures, and 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 provides the brief summary required by CEQA Guidelines section 15123.

II. BRIEF PROJECT SUMMARY

The Board of Trustees of the California State University ("CSU"), acting as the lead agency, proposes the San Diego State University ("SDSU") Plaza Linda Verde project ("Proposed Project"). The Proposed Project is a student housing project with a mixed-use housing/retail component that would include ground-floor retail and upper-floor student housing, stand-alone student apartments, additional parking facilities, a Campus Green featuring a public promenade, and pedestrian malls in place of existing streets/alleys linking the proposed buildings to the main SDSU campus. As a student housing project, the Project would assist in reducing the number of nuisance rentals (often referred to as "mini-dorm" housing) in the College Area community, and the proposed retail uses would serve the campus community (students, faculty, staff) and the surrounding neighborhood community.

The Project proposes the demolition of existing structures and parking lots to facilitate construction on an approximately 18-acre site located immediately south of the SDSU main campus. The development of certain portions of the Proposed Project, including the pedestrian malls and one of the mixed-use buildings, would be contingent upon the vacation of certain existing vehicular rights-of-way by the City of San Diego; if the subject vacations are not approved, the Proposed Project would proceed on a modified basis. Additionally, development of certain portions of the Proposed Project, primarily those along the eastern side of College Avenue, would be contingent upon the acquisition of certain parcels of land presently not

owned by CSU. If CSU is not able to acquire these parcels from willing sellers, the Proposed Project would proceed on a modified basis, based on available development parcels.

In conjunction with the Proposed Project, CSU also is proposing to amend the SDSU Campus Master Plan boundary, such that the southern campus boundary between 55th Street and one block east of College Avenue would extend south, generally from Aztec Walk to Montezuma Road.

The development component of the Proposed Project would include construction of the following five Project components (further detail, including graphics depicting the project components, is included in EIR **Section 1.0, Project Description**):

I. Mixed-Use Retail/Student Housing. This Project component consists of the development of four ground-floor retail and upper-floor student residential buildings located south of Hardy Avenue, north of Montezuma Road, and west and east of College Avenue. Collectively, the four buildings would contain approximately 294 apartments to house approximately 1,216 students, and also would contain approximately 90,000 gross square feet (or approximately 77,000 square feet of rentable retail space) of university/community-serving retail uses. Potential retail uses include a community grocery store (for example, Trader Joe's, Fresh & Easy, or Whole Foods, etc.), sit-down restaurant (for example, Chili's, Islands, or TGI Fridays, etc.), bicycle shop, dry cleaners, etc.

II. Student Apartments. This Project component would consist of two buildings, each four stories tall, located west of Campanile Drive, north of Montezuma Road, and south of Lindo Paseo. Collectively, the two buildings would contain approximately 96 apartments to house approximately 416 students.

III. Parking Facilities. A free-standing parking structure would be constructed at the northwest corner of Lindo Paseo and Montezuma Place. The structure would consist of five levels - one underground parking deck and four above ground decks - and would provide approximately 340 parking spaces. The parking structure also would support approximately 2,000 square feet of ground-floor retail space. The Mixed-Use Student Housing/Retail buildings to be developed east of College Avenue would contain underground parking for an additional 160 to 220 vehicles, depending on the ultimate configuration.

IV. Campus Green. A Campus Green is planned for development south of the existing SDSU Transit Center, and would consist of active and passive recreational areas for public use.

V. ***Pedestrian Malls.*** The Proposed Project also would include two pedestrian malls, in place of existing streets/alleys, to be located along the western and eastern flanks of the main mixed-use building area. These corridors would facilitate non-motorized movement between the proposed buildings and main campus, and would support meeting/resting space and outdoor eating facilities associated with the adjacent retail shops. This Project component would be ancillary to the Mixed-Use Student Housing/Retail component and would not be essential to development of the overall Project site. The Proposed Project also includes sufficient right-of-way on College Avenue for the ultimate development of Class 2 bicycle lanes (i.e., dedicated bicycle lanes within the right-of-way) in the areas fronting the Project site.

Table ES-1, Summary of Proposed Project, provides an overview of the various buildings and facilities to be constructed as part of the Proposed Project.

Table ES-1

Summary of Proposed Project

Project Component	Size	Rentable Retail Space	Housing Units	Student Beds	Parking Spaces
Buildings					
Building 1	118,550 GSF	24,340 SF	84	352	-
Building 2	85,640 GSF	17,975 SF	60	264	-
Building 3	128,925 GSF	1,815 SF	-	-	342
Building 4	123,004 GSF	13,445 SF	63	256	69-110*
Building 5	157,971 GSF	19,634 SF	87	344	91-110*
Building 6	48,070 GSF	-	44	192	-
Building 7	55,300 GSF	-	52	224	-
TOTAL	717,460 GSF	77,209 SF[1]	390	1,632	502-562*
Outdoor Space					
Campus Green	1 acre	-	-	-	-
Pedestrian Malls	0.44	-	-	-	-
TOTAL	1.44 Acres	-	-	-	-

Notes:
GSF = gross square feet; SF = square feet. [1] 90,000 GSF of retail space equals 77,209 SF of rentable space.
* Parking spaces are dependent on final configuration of subterranean site plan for Buildings 4 and 5.
All square footages, housing units, and beds are approximated.

This Draft EIR (State Clearinghouse No. 2009011040) has been prepared by the SDSU Facilities Planning, Design, and Construction department to address the potential significant environmental impacts associated with the adoption and subsequent implementation of the Proposed Project.

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 (north of Interstate-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 on January 13, 2009, 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 January 21, 2009, 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.

On March 12, 2009, in response to comments on the NOP/IS, representatives of SDSU, including its traffic engineering consultant, met with the City of San Diego's traffic engineer to discuss various topics relating to the Draft EIR traffic impacts analysis. On April 21, 2009, also in response to comments submitted on the NOP/IS, representatives of SDSU met with representatives of the Redevelopment Agency of the City of San Diego to discuss various issues relating to the overall scope of the Draft EIR analysis.

Following distribution of the NOP/IS, SDSU revised the Proposed Project, primarily by eliminating one of the student apartment buildings. Consequently, a revised NOP/IS was issued on April 22, 2009. Copies of the NOP/IS dated January 13, 2009, and the NOP/IS dated April 22, 2009 are presented in **Appendix A** of this EIR. Copies of all written comments submitted in response to the NOP/IS, and all comments (oral and written) provided during the

public information meeting also are presented in **Appendix A.** A summary of the areas of controversy/issues to be resolved is provided below in subsection IX.

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

(a) Aesthetics And Visual Quality;

(b) Air Quality/Global Climate Change;

(c) Archaeological/Paleontological Resources;

(d) Geotechnical/Soils;

(e) Hazards and Hazardous Materials;

(f) Historic Resources;

(g) Hydrology And Water Quality;

(h) Land Use And Planning;

(i) Noise;

(j) Population And Housing;

(k) Public Utilities And Service Systems; and

(l) Transportation/Circulation and Parking.

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

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

This EIR is a "project EIR" under CEQA and the CEQA Guidelines. A project EIR typically is 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." (See Pub. Resources Code, §§21068.5, 21093; and CEQA Guidelines, §§15152, 15161, 15168, 15385.)

The 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 the SDSU Facilities Planning, Design, and Construction department in preparing this EIR.

VI. 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, and a determination of the level of significance of the impacts after implementation of the recommended mitigation measures.

VII. 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) **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) **Reduced Density Alternative.** Under this alternative, both the student housing and retail components of the Proposed Project would be reduced by 50 percent (*i.e.*, approximately 195 student housing units and 38,000 square feet of retail space would be developed).

(c) **Former Paseo Alternative.** Under this alternative, the Proposed Project would not be built and the site instead would be developed as the former Paseo Project. This alternative also serves as an increased density alternative because the Paseo Project proposed 470 housing units, 153,500 square feet of retail space, and 110,000 square feet of office space, which would result in significantly increased densities than those proposed as part of the Plaza Linda Verde project.

(d) **University-Serving Retail Alternative.** Under this alternative, the uses proposed under the retail component of the Proposed Project would serve the university community exclusively (SDSU students, faculty, and staff only) rather than serving the university and surrounding neighborhood community (non-SDSU-related). The distinction in uses would result in the generation of fewer vehicle trips and a corresponding reduction in related impacts.

In addition to the above alternatives, several alternatives suggested by the City of San Diego Redevelopment Agency also are addressed, including a project that would be carried out by the private sector, a project fully consistent with local land use plans, and a project that would not extend the existing campus master plan boundary. For a detailed discussion of the alternatives to the Proposed Project, please see **Section 5.0, Alternatives**, of this EIR.

VIII. AREAS OF CONTROVERSY/ISSUES 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:

(i) Potential impacts associated with increased traffic congestion and the related funding of mitigation roadway improvements pursuant to the California Supreme Court's decision in *City of Marina v. Board of Trustees of California State University* (2006) 39 Cal.4th 341 (**Section 3.12, Transportation/Circulation and Parking**);

(ii) The Proposed Project's consistency with local land use plans, including the College Area Community Redevelopment Plan and College Area Community Plan (**Section 3.7, Land Use and Planning**);

(iii) The extent of the City of San Diego's and Redevelopment Agency's approval authority over the Proposed Project (**Section 1.0, Project Description**); and,

(iv) Potential impacts associated with vehicle parking (**Section 3.12, Transportation/Circulation and Parking**).

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

With respect to traffic mitigation improvements, under the California Supreme Court's decision in *City of Marina v. Board of Trustees of The California State University* (2006) 39 Cal.4th 341, SDSU, through CSU, is to make a request to the state Legislature for SDSU's fair-share mitigation cost

towards those physical improvements to off-campus roads and intersections under the control of the City of San Diego. If the Legislature appropriates the requested funds or a portion thereof, SDSU would use those funds for the university's mitigation obligations under *City of Marina.*

Notwithstanding, and for purposes of this Project only, SDSU has voluntarily committed to pay to the City of San Diego its fair-share percentage of the mitigation costs attributable to the retail component of the Proposed Project *without* prior legislative appropriation of the funds as a pre-condition to payment. SDSU has made this commitment as a voluntary action in response to community requests for, and in support of, community-serving retail uses, and its funding commitment is over and above the mitigation payment framework set forth in *City of Marina.*

IX. PROJECT RELATIONSHIP TO 2007 CAMPUS MASTER PLAN

In November 2007, the CSU Board of Trustees approved the 2007 SDSU Campus Master Plan Revision and certified the EIR prepared for the project as adequate under CEQA. The 2007 Campus Master Plan Revision provides the framework for implementing SDSU's long-term goals and programs for the campus by identifying needed buildings, facilities, improvements and services to support campus growth and development from 25,000 full-time equivalent students ("FTES") to a new enrollment of 35,000 FTES by the 2024-25 academic year. To accommodate the projected student increase, the 2007 Campus Master Plan Revision involves the near-term and long-term development of classroom, student housing, faculty/staff housing, and research and student support facilities on land located throughout the SDSU central campus, Alvarado and Adobe Falls areas.

In December 2007, lawsuits were filed in San Diego Superior Court challenging the adequacy of the EIR. (*Del Cerro Action Council, et al. v. Board of Trustees of California State University,* San Diego Superior Court Case No. GIC 855643.) In February 2010, the court ruled in favor of CSU/SDSU, finding that the EIR prepared for the 2007 Campus Master Plan was adequate under CEQA. The City of San Diego and its Redevelopment Agency, the Metropolitan Transit System, and the San Diego Association of Governments have filed appeals of that decision with the Fourth District Court of Appeal, which appeals presently are pending. The campus master plan map reflected in the November 2007 Master Plan Revision is the existing campus master plan of record (**Figure 1.0-5, Existing Campus Master Plan**).

The uses proposed by the Plaza Linda Verde project (e.g., student housing, parking, and retail) and the corresponding analysis of environmental impacts presented in this EIR, are separate

from and independent of the uses approved under the 2007 Campus Master Plan and the corresponding analysis presented in the 2007 EIR.

X. EIR PROCESSING AND REVIEW

This EIR will be available for public and agency comment for a forty-five (45) day period, beginning September 27, 2010, and concluding on November 10, 2010. 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, 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.

The 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 will be available for review on the internet at www.sdsu.edu/plazalindaverde. Copies of the EIR may be purchased by contacting Esquire Litigation Solutions, Bryan Woelfle, 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, proposed written 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.

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

This EIR contains references to studies, reports and other documents that were used as a basis for, or a source of, information summarized in 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 cited or referred to in the body of this EIR, the reader should consult the "References" section for a full citation.

During the period of public review and consideration of this EIR, copies of the "Reference" documents will be available for public review upon reasonable request and during normal business hours (8:30 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.

Table ES-2

Summary Table of Project Impacts and Mitigation Measures

PROJECT IMPACTS	MITIGATION MEASURES	RESIDUAL IMPACT
3.1 Aesthetics And Visual Quality		
During construction of the Proposed Project, construction-related security lighting could result in significant impacts to adjacent street traffic and residential uses.	**AVQ-1** During construction activities, CSU/SDSU, or its designee, shall take those steps necessary to ensure that temporary construction-related security lighting is arranged in such a manner so that direct rays will not shine on or produce glare for adjacent street traffic and residential uses.	None.
Lighting associated with the Proposed Project could result in significant impacts to sensitive viewers.	**AVQ-2** During the preparation of final site design plans, CSU/SDSU, or its designee, shall design each of the project components such that: (i) All light fixtures are shielded away from sensitive viewers; (ii) Motion sensor/detector lights are utilized whenever feasible to reduce the amount of constant light, especially during the late evening/early morning hours; (iii) Lighting fixtures provide illumination appropriate for the level of activity; and (iv) The overall lighting design is consistent with the lighting policies contained in SDSU's Physical Master Plan (SDSU Physical Master Plan, Phase I, pp. 157–160).	None.
	AVQ-3 During the preparation of final site design plans, CSU/SDSU, or its designee shall comply with SDSU's Physical Master Plan to ensure all building structures will not contain large expanses of reflective glass or reflective metal surfaces that would cause undue glare to passing mobile viewers and/or present a visual hazard to	

	adjacent land uses.	
3.2 Air Quality and Global Climate Change		
Impacts to air quality would be less than significant at a project-specific and cumulative level and, therefore, no mitigation is required. Not withstanding, to ensure compliance with all applicable regulations of the San Diego Air Pollution Control District relating to construction activity emissions, mitigation is recommended.	**AQ-1** Prior to the commencement of Project construction activities, CSU/SDSU, or its designee, shall require that the principal construction contractor comply with all applicable regulations of the San Diego Air Pollution Control District regarding construction-related emissions including, but not limited to, the following: 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	None.

	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. 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. 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 for interior surfaces and 150 grams of VOC per liter or less for exterior surfaces. 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.	
As the Proposed Project would be designed to achieve a LEED Silver rating, impacts to global climate change would be less than significant. To ensure a LEED Silver rating, however, mitigation is recommended requiring such.	**AQ-2**	Following project approval, and during the design and construction phases of the Project, CSU/SDSU shall take those steps necessary to ensure such that the Plaza Linda Verde project achieves a LEED Silver rating. Included within those project design features incorporated to achieve a LEED Silver rating, CSU/SDSU shall: (i) design, construct and operate the student housing and mixed-use buildings to achieve a minimum five percent exceedance of the 2008 Title 24 energy efficiency standards; and (ii) install Energy Star appliances in the student housing units.	None.
3.3 Historic Resources			
The Proposed Project would not result in potentially significant impacts to historic resources. No mitigation is required.	N/A		None.

3.4 Geotechnical/Soils		
Construction and operation of the Proposed Project could result in potentially significant impacts relating to landslides/slope instability, erosion, unconsolidated soils, expansive soils, groundwater seepage, flood inundation, and seismic shaking.	**GEO-1** Prior to the commencement of design and construction activities relating to the Proposed Project, CSU/SDSU, or its designee, shall conduct, or cause to be conducted, a geotechnical investigation in conformance with the requirements of the California Building Code ("CBC") and International Building Code ("IBC"). The site-specific geotechnical investigations will include, to the extent required by the CBC and IBC, 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. An evaluation of the suitability of the on-site soils and rock for use as fill also shall be made during the site-specific geotechnical studies. (Reference shall be made to Section 300 of the "Greenbook," which provides specifications of typical fill materials and their typical maximum allowed dimensions.) Based on the results of the site-specific investigations, geotechnical design recommendations shall be developed and included in the design and construction of the Proposed Project in conformance with applicable regulatory guidelines, including CBC and IBC requirements.	None.

	GEO-2 During project design and construction activities, CSU/SDSU, or its designee, shall use proper grading techniques (with appropriate compaction efforts) and stormwater pollution prevention devices (per regulatory agency guidelines), revegetate disturbed areas, and construct appropriate drainage provisions to reduce the potential for erosion on the Project site, in conformance with applicable regulatory guidelines, including CBC and IBC requirements. Additionally, CSU/SDSU, or its designee, shall periodically remove accumulated eroded soils and debris from surface drains, as needed.	
	GEO-3 During grading activities associated with development of the Proposed Project, CSU/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, in conformance with applicable regulatory guidelines, including CBC and IBC requirements.	
	GEO-4 During grading activities associated with development of the Proposed Project, CSU/SDSU, or its designee, shall prohibit the placement of expansive soils within the upper few feet of finished grade, or mandate that "special" deepened and/or stiffened foundation	

		systems for proposed structures be utilized, in conformance with applicable regulatory guidelines, including CBC and IBC requirements. Surface and subsurface drainage provisions also may be implemented to reduce moisture fluctuations in subgrade soils.	
	GEO-5	To the extent the geotechnical investigation conducted pursuant to Mitigation Measure GEO-1 concludes that groundwater/seepage issues are present on the Project site, CSU/SDSU, or its designee, shall design and construct subsurface and surface drains in filled areas and behind retaining walls, in conformance with applicable regulatory guidelines, including CBC and IBC requirements. In addition, the shoring and dewatering of excavations, as needed, shall be undertaken to reduce the potential for caving of excavations due to groundwater seeps.	
	GEO-6	During design of the Proposed Project, CSU/SDSU, or its designee, shall adhere to current design parameters of the CBC (including, but not limited to, CBC Chapters 16 and 18) in order to reduce the effects of seismic shaking.	
	GEO-7	During site grading activities associated with Proposed Project build-out, CSU/SDSU, or its designee, shall require the appropriate control of surface waters and soil containment on disturbed ground surfaces in conformance with applicable regulatory guidelines, including CBC and IBC requirements, in order to reduce construction-related mudflows.	

3.5 Hazards		
Construction of the Proposed Project could result in significant impacts due to exposure to potentially contaminated groundwater and/or soils.	**HAZ-1** Prior to the commencement of Project construction, CSU/SDSU, or its designee, shall direct the Project construction contractor to develop and implement a construction health and safety plan for construction work crews who may encounter groundwater or soil contaminants. The plan shall include information about potential contaminants, protocols for reporting suspected contaminants, stop work authority, and protocols for conducting further study upon discovery.	None.
	HAZ-2 Prior to the commencement of grading, excavation, or trenching activities on Parcels 1, 2, 3, 6, 7, 10, 11, 12 and 18, CSU/SDSU, or its designee, shall direct the Project construction contractor to implement the following practices: (i) All construction workers who would be involved with grading, excavation or trenching work shall be trained to recognize visual and olfactory signs of soil contamination prior to the start of such soil work activities; (ii) All workers shall be instructed to observe the exposed soil for visual evidence of contamination throughout soil work	

	activities; (iii) If visual contamination indicators are observed during construction activities, the contractor shall halt work in the immediate vicinity of the discovery until the material is properly characterized and appropriate measures are taken to protect human health and the environment, including compliance with applicable federal, state and local requirements for sampling and testing, and subsequent removal, transport and disposal of hazardous materials; and (iv) In the event contaminated groundwater is encountered, the contractor shall document the exact location of the contamination and immediately notify the SDSU Department of Environmental Health and Safety. All applicable federal, state and local health and safety requirements for testing, handling and disposing of contaminated groundwater shall be followed.	
	HAZ-3 Prior to the commencement of excavation activities on Parcels 6, 7, 10, 11, 12 and 18, CSU/SDSU, or its designee, shall require that soil samples be collected and analyzed by a California State-licensed fixed or on-site mobile analytical laboratory to determine whether soil contamination exists on the subject parcels. In the event soil contaminant levels are detected above	

	Maximum Contaminant Levels, CSU/SDSU, or its designee, shall direct that the following steps are taken: (i) A soil remediation plan shall be prepared in accordance with San Diego County Department of Environmental Health guidelines for soil remediation activity; (ii) All contaminated soils shall be removed and fully remediated in accordance with all applicable federal, state and local regulations, including those of the San Diego County Department of Environmental Health; (iii) An official closure letter shall be obtained from the San Diego County Department of Environmental Health prior to the commencement of any grading or excavation activities on the affected parcels; and, (iv) The soil contamination test results shall be used to determine an appropriate construction worker health and safety plan. All contaminated soils shall be removed by personnel who have been trained through appropriate Occupational Safety and Health Administration (OSHA) programs.	
	HAZ-4 In the event excavation depths for Parcels 1, 2, 3, 6, 7, and 18 would be deep enough to encounter groundwater, prior to excavation, CSU/SDSU, or its designee, shall require that groundwater samples be collected and analyzed by a California State-licensed fixed or on-site mobile	

		analytical laboratory to determine whether groundwater contamination exists on the subject parcels. In the event contaminated groundwater is detected, CSU/SDSU, or its designee, shall direct that the following steps are taken: (i) A groundwater remediation plan shall be prepared in accordance with San Diego County Department of Environmental Health guidelines for groundwater remediation activity. (ii) All contaminated groundwater shall be removed in accordance with applicable federal, state, and local regulations, including those of the San Diego County Department of Environmental Health and San Diego Regional Water Quality Control Board. (iii) A letter of consent shall be obtained from the San Diego County Department of Environmental Health prior to the commencement of any grading or excavation activities. (iv) The groundwater contamination test results shall be used to determine an appropriate construction worker health and safety plan. All contaminated groundwater shall be removed by personnel who have been trained through appropriate OSHA programs.	
Construction activities associated with the Proposed Project could result in significant impacts due to potential exposure to asbestos and/or lead-based paint.	**HAZ-5**	Prior to the commencement of demolition activities on Parcels 4, 5, 8, 9, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24, CSU/SDSU, or its designee, shall require that an asbestos survey and lead-based paint survey be performed by	None.

		licensed lead and asbestos contractors. The asbestos and lead paint surveys shall be used to define removal quantities, estimate abatement costs, and otherwise refine the scope of work for the removal of asbestos and lead paint, in full compliance with all applicable laws during project demolition.	
The Proposed Project could result in potentially significant impacts relating to implementation of the campus emergency plan.	**HAZ-6**	Prior to occupation of Building 1, CSU/SDSU shall take those steps necessary to revise the campus emergency plan to: (i) incorporate the revised campus boundary; and (ii) incorporate the Proposed Project components as "on-campus" facilities. The plan also shall be amended to adequately plan for evacuation of these new campus facilities.	None.
3.6 Hydrology And Water Quality			
Construction of the proposed project could result in potentially significant impacts relating to stormwater runoff.	**HWQ-1**	Prior to commencement of construction, CSU/SDSU, or its designee, shall develop a project-specific Stormwater Pollution Prevention Plan (SWPPP). The SWPPP shall contain a site map(s) that shows the construction site perimeter, existing and proposed buildings, lots, roadways, stormwater collection and discharge points, general topography both before and after construction, and drainage patterns across the project site. The SWPPP shall include Best Management Practices ("BMPs") to protect stormwater runoff throughout construction, and identify the placement of each BMP in accordance with the California Department of Transportation's Stormwater Quality Handbooks. The SWPPP also	None.

		shall contain a visual monitoring program and a chemical monitoring program for "non-visible" pollutants for implementation in the event the BMPs fail. CSU/SDSU, or its designee, shall implement the SWPPP throughout Project construction.	
Construction of the Proposed Project could result in significant impacts associated with exposure to hydrocarbon-contaminated soil.	**HWQ-2**	In the event soil impacted with hydrocarbons is encountered during Project construction, CSU/SDSU, or its designee, shall dispose of such soil in accordance with SDRWQCB Order R9-2002-342: "Waste Discharge Requirements for the Disposal and/or Reuse of Petroleum Fuel Contaminated Soils (FCS) in the San Diego Region." Order R9-2002-342 sets site-specific criteria and establishes waste discharge requirements for temporary waste piles of FCS wastes, and requires the discharger to develop and implement site-specific BMPs for control of erosion and conveyance of stormwater (SDRWQCB, 2003). Examples of BMPs include public notification, and run-on and run-off protection of stockpiles (covers and berms).	None.
Construction of the Proposed Project could result in significant impacts associated with exposure to contaminated groundwater.	**HWQ-3**	In the event groundwater dewatering is necessary during Project construction, CSU/SDSU, or its designee, shall discharge in accordance with the SDRWQCB requirements outlined in Order No. R9-2008-0002, "General Waste Discharge Requirements for Discharges from Groundwater Extraction and Similar Discharges to Surface Waters within the San Diego Region Except for San Diego Bay (WDR)" (SDRWQCB, 2008). Prior to commencement of Project construction,	None.

	CSU/SDSU, or its designee, shall test the local groundwater quality to determine if it is acceptable for use on site as dust control, whether it can be discharged to the sanitary sewer, or whether it can be tanked and hauled to a legal disposal site for treatment. If discharges of groundwater to surface water are anticipated at any point during construction, CSU/SDSU, or its designee, shall obtain a general NPDES dewatering permit from the SDRWQCB.	
Operation of the Proposed Project could result in potentially significant impacts relating to stormwater runoff.	**HWQ-4** During project design, CSU/SDSU, or its designee, shall incorporate stormwater pollution control BMPs to reduce pollutants discharged from the project site to the maximum extent practicable. Post-construction pollution prevention shall be accomplished by implementing Low Impact Development ("LID") source control and treatment control BMPs, and post-construction discharge levels shall be consistent with the stormwater and water quality regulations in effect at the time of final project design. (LID BMPs slow and filter runoff in a manner that attempts to mimic natural hydrologic conditions. Source control BMPs prevent on-site contaminants from entering the drainage system. Treatment control BMPs reduce or eliminate contaminants from entering the drainage system before water leaves the site.) Permanent project design BMPs for each Proposed Project component are outlined in **Table 3.6-11, Suggested Project Design BMPs**.	None.

	HWQ-5 Following completion of Project construction, CSU/SDSU, or its designee, shall develop an Operation and Maintenance Plan requiring that permanent design stormwater pollution control BMPs be maintained throughout project operation. Maintenance activities include in the Plan shall include removal of accumulated sediment and trash, thinning of vegetative brush in biotreatment swales, and maintaining the appearance and general status of the vegetation. The Operation and Maintenance Plan shall include: • Responsibilities for managing all stormwater BMPs; • Employee training programs and duties to ensure compliance; • Operation/routine service schedule (annual inspection of facilities shall occur at a minimum); • Maintenance frequency; • Specific maintenance activities (including maintenance of stormwater conveyance stamps); and • Copies of resource agency permits.	

	HWQ-6 During Project design, CSU/SDSU, or its designee shall design the Project to ensure no net increase of surface runoff would result once the Project is operational. Project design features shall include directing drainage from rooftops, impervious parking lots, sidewalks, and walkways to adjacent landscaping, if feasible, in order to filter and infiltrate stormwater runoff.	
3.7 Land Use and Planning		
The Proposed Project would not result in potentially significant impacts to Land Use and Planning. No mitigation is required.	N/A	None.
3.8 Noise		
Construction of the Proposed Project could result in potentially significant impacts to sensitive noise receptors.	**NOI-1** During construction of the Plaza Linda Verde project, CSU/SDSU, or its designee, shall comply with the City of San Diego's noise ordinance criteria relative to construction activities. Therefore, construction-related activities shall be conducted between the hours of 7:00 a.m. and 7:00 p.m., Monday through Saturday; construction is prohibited on Sunday and legal holidays. In order to minimize construction-related noise and ensure that the 12-hour average sound level does not exceed 75 dB at any residence, CSU/SDSU, or its designee, shall: • Locate noisy equipment as far as possible from the Project site boundaries and occupants of buildings. • Install stationary equipment in enclosures. • Equip all construction equipment, fixed or mobile, with properly operating and	None.

		maintained muffler exhaust systems. • Locate stockpile and vehicle staging areas as far as practical from residences and occupants of buildings. • Use quieter (i.e., typically smaller) pieces of equipment while working immediately adjacent to the existing residences located west of proposed Buildings 1, 6 and 7 and the on- campus housing adjacent to proposed Buildings 4 and 5.	
The Proposed Project could result in potentially significant impacts to Project residents due to excessive interior noise levels.	**NOI-2**	Prior to construction of Buildings 1, 2, 4, 5 and 7, CSU/SDSU, or its designee, shall conduct an interior noise study to ensure that following construction the interior noise level is mitigated to 45 dB CNEL or less. The noise study may suggest implementation of various noise abatement strategies, such as sound-rated windows and air-conditioning or mechanical ventilation.	None.
The Proposed Project could result in potentially significant impacts due to excessive exterior noise levels.	**NOI-3**	During the planning and design phase, CSU/SDSU, or its designee, shall prepare mechanical equipment plans and evaluate those plans to ensure that outdoor mechanical equipment noise will not exceed the City of San Diego's noise ordinance standards for commercial and residential uses at adjacent properties. The mechanical equipment plans may identify measures, such as selecting quieter types of equipment, constructing rooftop equipment screen walls/parapets or locating the equipment within the interior portion of the sites, in order to ensure compliance with the noise ordinance.	None.

3.9 Archaeological/Paleontological Resources		
Construction activities associated with the Proposed Project could result in significant impacts to archaeological resources potentially located on the Project site.	**ARCH-1** Subsequent to demolition and removal of existing structures and pavement from the Project site, CSU/SDSU, or its designee, shall retain a qualified archaeologist to complete an archaeological survey of ground surfaces within the Project area. In the event the survey identifies potentially intact concentrations of prehistoric archaeological materials, limited data recovery archaeological excavations shall be undertaken prior to the commencement of construction. If a historical and/or archaeological resource within the meaning of CEQA Guidelines section 15064.5 is uncovered, appropriate mitigation measures shall be developed and implemented prior to the commencement of construction activities at that location. In the event the feature is determined to be a historical and/or archaeological resource, grading activities may continue on other parts of the building site while appropriate mitigation is implemented.	None.
Construction activities associated with the Proposed Project could result in significant impacts to paleontological resources potentially located on the Project site.	**PAL-1** Prior to commencement of Project construction, CSU/SDSU, or its designee, shall retain a qualified paleontologist to prepare a paleontological resources mitigation and monitoring plan. Components of the mitigation and monitoring plan shall include, but not be limited to: • The paleontologist shall inform the grading and excavation contractors of the paleontological resource mitigation program. • A paleontological monitor shall be on site during the original cutting of previously	None.

		undisturbed sediments of Moderate to High resource sensitivity to inspect cuts for contained fossils. • 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. Following evaluation, if the resource is determined to be "unique" within the meaning of the CEQA Guidelines Appendix G, appropriate mitigation shall be developed at that time prior to resuming grading activities at that location. In the event the resource is determined to be a unique paleontological resource, grading activities may continue on other parts of the building site while appropriate mitigation is implemented. Recovered fossils, along with copies of pertinent field notes, photographs, and maps, shall be deposited (with SDSU's permission) in a scientific institution with paleontological collections. A final summary report that outlines the results of the mitigation program shall be completed. This report shall include discussion of the methods used, stratigraphy exposed, fossils collected, and significance of recovered fossils.	
Construction activities associated with the Proposed Project could result in significant impacts to Native American resources potentially located on the Project site.	**NA-1**	If, during any phase of Project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps, which are based on Public Resources Code section 5097.98, shall	None.

be taken (Cal. Code Regs., tit. 14, §15064.5(e)(1)):

1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying 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 shall contact the Native American Heritage Commission within 24 hours.
      (ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and
      (iii) The most likely descendent may make recommendations to CSU/SDSU for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or,
2. Where the following conditions occur, CSU/SDSU, or its designee, shall 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 (Cal.

		Code Regs., tit. 14, §15064.5(e)(2)): 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. CSU/SDSU, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to CSU/SDSU.	
3.10 Population And Housing			
To ensure that any potential impacts relating to assumptions contained in the SANDAG forecasts utilized to prepare the impacts analysis remain at a level below significant, mitigation is recommended.	**PH-1**	Following approval of the Proposed Project, CSU/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: The Plaza Linda Verde Project would add 390 housing units (1,632 beds) to the existing SDSU housing inventory, thereby resulting in a net increase of 360 housing units (1,525 beds). (Thirty existing housing units currently existing on the Project site would be reconstructed under the Proposed Project.) The Plaza Linda Verde Project would add 77,209 square feet of retail space in varying sizes that would be available for commercial retail lease, thereby resulting in a net increase of 33,009	None.

		square feet of commercial space. (44,200 square feet of commercial space currently existing on the Project site would be reconstructed under the Proposed Project.) 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.	
3.11 Public Services And Utilities			
Operation of the Proposed Project could result in potentially significant impacts to water supply infrastructure.	**PSF-1**	Prior to occupancy of the Plaza Linda Verde Project, CSU/SDSU shall pay applicable City of San Diego water supply infrastructure connection fees and applicable fair-share capital facilities fees consistent with Government Code section 54999.3, to the extent the payment of such fees is made necessary by the Proposed Project.	None.
Operation of the Proposed Project could result in potentially significant impacts to sewer supply infrastructure.	**PSF-2**	Prior to occupancy of the Plaza Linda Verde Project, CSU/SDSU shall pay applicable City of San Diego sewer infrastructure connection fees and applicable fair-share capital facilities fees consistent with Government Code section 54999.3, to the extent the payment of such fees is made necessary by the Proposed Project.	None.
Construction and operational activities associated with the Proposed Project could result in potentially significant impacts to solid waste services due to finite landfill capacity.	**PSF-3**	During construction of the Plaza Linda Verde Project, CSU/SDSU, or its designee, shall dispose of all recyclable demolition waste products at a construction waste recycling facility. Following occupation of the Proposed Project, CSU/SDSU,	None.

		or its designee, shall maintain an active recycling program to reduce solid waste generated by the project.	
3.12 Transportation/Circulation And Parking			
Near-Term (2015) Impacts. The Proposed Project would result in potentially significant near-term impacts to the following intersections and street segments: College Avenue/Canyon Crest Drive; College Avenue/Zura Way; College Avenue/Montezuma Road; College Avenue, Canyon Crest Dr. to Zura Way; Montezuma Road, 55th Street to College Avenue.	**TCP-1**	College Avenue/ Canyon Crest Drive. *Retail* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (3.53%) to re-stripe College Avenue in order to provide an additional (third) northbound through lane from 500 feet south of the Canyon Crest Drive intersection to the Interstate-8 eastbound ramps, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment. *Student Housing* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project (2.18%) to re-stripe College Avenue in order in order to provide an additional (third) northbound through lane from 500 feet south of the Canyon Crest Drive intersection to the Interstate-8 eastbound ramps, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.	Implementation of the recommended roadway improvements would reduce the identified impacts to a level below significant. Consistent with the California Supreme Court's decision in *City of Marina v. Board of Trustees of California State University* (2006) 39 Cal.4th 341, the university's fair-share funding commitment is necessarily conditioned upon requesting and obtaining funds from the California legislature for those impacts within the jurisdiction of local agencies. For purposes of this Project only, SDSU has voluntarily committed to pay to the City of San Diego its fair-share percentage of the mitigation costs attributable to the retail component of the Proposed Project without prior legislative appropriation of the funds as a pre-condition to payment, a funding commitment that is over and above the mitigation payment framework set forth in *City of Marina*. However, if the legislature does not provide funding as to the student housing component, or if funding is significantly delayed, or if funding is appropriated but the local agency does not obtain the remaining funds to

	TCP-2 College Avenue/ Zura Way. *Retail* - CSU/SDSU shall pay to the City of San Diego its fair share of the costs attributable to the retail component of the project (3.77%) to provide a traffic signal at the intersection of College Avenue/Zura Way, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment. No widening of College Avenue is necessary to mitigate this impact. Alternatively, southbound left-turns would be prohibited at the intersection. Under this alternative approach, an additional southbound left-turn lane would be necessary at the College Avenue / Montezuma Road intersection. *Student Housing* - CSU/SDSU shall pay to the City of San Diego its fair share of the costs attributable to the student housing component of the project (2.33%) to provide a traffic signal at the intersection of College Avenue/Zura Way, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process. No widening of College Avenue is necessary to mitigate this impact. Alternatively, southbound	implement the subject improvement, the identified significant impacts would remain significant and unavoidable. In the event the City determines to implement the alternative mitigation program, even if fully funded, the identified significant impacts to College Avenue would remain significant and unavoidable, and additional impacts to Fairmount Avenue and Montezuma Road also would remain significant and unavoidable because the road improvements necessary to mitigate the impacts by expanding capacity are infeasible due to existing physical constraints.

	left-turns would be prohibited at the intersection. Under this alternative approach, an additional southbound left-turn lane would be necessary at the College Avenue / Montezuma Road intersection.	
	TCP-3 College Avenue/ Montezuma Road. *Retail* - CSU/SDSU shall pay to the City of San Diego its fair share of the costs attributable to the retail component of the project (3.21%) to widen the College Avenue/Montezuma Road intersection to provide an additional (second) left-turn lane on the southbound and westbound approaches to the intersection, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment. *Student Housing* - CSU/SDSU shall pay to the City of San Diego its fair share of the costs attributable to the student housing component of the project (1.80%) to widen the College Avenue/Montezuma Road intersection to provide an additional (second) left-turn lane on the southbound and westbound approaches to the intersection, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.	

	TCP-4	College Avenue: Canyon Crest Drive to Zura Way. *Retail* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (29.49%) to re-stripe College Avenue to provide an additional (third) northbound through lane between I-8 and Zura Way, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment. *Student Housing* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project (5.74%) to re-stripe College Avenue to provide an additional (third) northbound through lane between I-8 and Zura Way, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.	
	TCP-5	Montezuma Road: 55th Street to College Avenue. *Retail* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (6.77%) to install a raised median on Montezuma Road between 55th Street and College Avenue,	

	provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment. *Student Housing* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project (0.91%) to install a raised median on Montezuma Road between 55th Street and College Avenue, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.	
Long-Term (2030) Impacts. The Proposed Project would result in potentially significant long-term impacts to the following intersections and street segments: College Avenue/I-8 Eastbound Ramps; College Avenue/Canyon Crest Drive; College Avenue/Zura Way; College Avenue/Montezuma Road; Montezuma Road/55th Street; Montezuma Road/Campanile Drive; College Avenue, Canyon Crest Dr. to Zura Way; College Avenue, Zura Way to Montezuma Road;	College Avenue/ I-8 EB Ramps. The fair-share contribution towards re-striping College Avenue to provide an additional (third) northbound through lane from 500 feet south of the Canyon Crest Drive intersection to the I-8 eastbound ramps would mitigate this cumulative impact and no further mitigation is necessary. (See Mitigation Measure TCP-1.) College Avenue/ Canyon Crest Drive. The fair-share contribution towards re-striping College Avenue to provide an additional (third) northbound through lane from 500 feet south of the Canyon Crest Drive intersection to the I-8 eastbound ramps would mitigate this cumulative impact and no further mitigation is necessary. (See Mitigation Measure TCP-1.)	Implementation of the recommended roadway improvements would reduce the identified impacts to a level below significant. Consistent with the California Supreme Court's decision in *City of Marina v. Board of Trustees of California State University* (2006) 39 Cal.4th 341, the university's fair-share funding commitment is necessarily conditioned upon requesting and obtaining funds from the California legislature for those impacts within the jurisdiction of local agencies. For purposes of this Project only, SDSU has voluntarily committed to pay to the

Montezuma Road, 55th Street to College Avenue.	College Avenue/ Zura Way. The fair-share contribution towards installing a traffic signal at the College Avenue / Zura Way intersection would mitigate this cumulative impact and no further mitigation is necessary. (See Mitigation Measure TCP-2.)	City of San Diego its fair-share percentage of the mitigation costs attributable to the retail component of the Proposed Project without prior legislative appropriation of the funds as a pre-condition to payment, a funding commitment that is over and above the mitigation payment framework set forth in *City of Marina*. However, if the legislature does not provide funding as to the student housing component, or if funding is significantly delayed, or if funding is appropriated but the local agency does not obtain the remaining funds to implement the subject improvement, the identified significant impacts would remain significant and unavoidable. In the event the City determines to implement the alternative mitigation program, even if fully funded, the identified significant impacts to College Avenue would remain significant and unavoidable, and additional impacts to Fairmount Avenue and Montezuma Road also would remain significant and unavoidable because the road improvements necessary to mitigate the impacts by expanding capacity are infeasible due to existing physical
	College Avenue/ Montezuma Road. The fair-share contribution towards widening the College Avenue/Montezuma Road intersection provide an additional (second) left turn lane at the southbound and westbound approaches would mitigate this cumulative impact and no further mitigation is necessary. (See Mitigation Measure TCP-3.)	
	TCP-6 Montezuma Road/ 55th Street. *Retail* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (2.00%) to provide a right-turn overlap phase for the westbound approach at the 55th Street / Montezuma Road intersection, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment. *Student Housing* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project (0.88%) to provide a right-turn overlap phase for the westbound approach at the 55th Street / Montezuma Road intersection, provided that: (a) the City's share of the mitigation improvement cost has been allocated	

		and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.	constraints.
	TCP-7	Montezuma Road/ Campanile Drive. *Retail* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (2.05%) to widen Campanile Drive to provide a 75-foot long dedicated right-turn lane on the northbound approach to the Montezuma Road/Campanile Drive intersection, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment. *Student Housing* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project (0.80%) to widen Campanile Drive to provide a 75-foot long dedicated right-turn lane on the northbound approach to the Montezuma Road/Campanile Drive intersection, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.	

	College Avenue: Canyon Crest Drive to Zura Way. The fair-share contribution towards the re-striping of College Avenue to provide an additional (third) northbound through lane between the I-8 eastbound ramps and Zura Way would mitigate this cumulative impact and no further mitigation is necessary. (See Mitigation Measure TCP-4.)	
	TCP-8 College Avenue: Zura Way to Montezuma Road. *Retail* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the retail component of the project (2.14%) to: (i) widen the southbound approach of College Avenue to Montezuma Road to provide a second left turn lane (the extra lane would result in a 7-lane cross-section on College Avenue between Montezuma Road and Lindo Paseo); and (ii) provide a third northbound through lane on College Avenue between Lindo Paseo and Zura Way, provided that the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment. *Student Housing* - CSU/SDSU shall pay to the City of San Diego its fair-share of the costs attributable to the student housing component of the project (0.40%) to: (i) widen the southbound approach of College Avenue to Montezuma Road to provide a second left turn lane (the extra lane would result in a 7-lane cross-section on College Avenue between Montezuma Road and Lindo Paseo); and (ii) provide a third northbound through lane on	

	College Avenue between Lindo Paseo and Zura Way, provided that: (a) the City's share of the mitigation improvement cost has been allocated and is available for expenditure, thereby triggering CSU's fair-share contribution payment; and (b) the state Legislature appropriates the funds for said improvements as requested by CSU in the state budget process.	
	Montezuma Road: 55th Street to College Avenue. The fair-share contribution towards installation of a raised median on Montezuma Road between 55th Street and College Avenue would mitigate this cumulative impact and no further mitigation is necessary. (See Mitigation Measure TCP-5.)	
Construction activities associated with the Proposed Project could result in potentially significant impacts associated with traffic circulation.	**TCP-9** Prior to the commencement of construction activities, CSU/SDSU shall prepare a Traffic Control Plan ("TCP") to minimize the impacts to the surrounding roadways that may result during Project construction activities. The TCP shall include requirements that flagmen be utilized to assist in the direction of traffic when necessary, and that construction activities, including road closures and the movement of heavy equipment, occur during off-peak periods to the maximum extent feasible.	None.
Access to/from the proposed subterranean garage could result in potentially significant impacts relating to the accommodation of peak hour traffic volumes.	**TCP-10** During design of the subterranean garage to be constructed below Buildings 4 and 5, CSU/SDSU shall take those steps necessary to ensure that the ultimate site plan, including any access control to the garage, is designed in a manner that ensures adequate throating and that appropriate entry-gate controls (if any) are designed to accommodate peak traffic volumes.	None.