Addendum To The
Final Environmental Impact Report
For The
San Diego State University
Plaza Linda Verde Project

State Clearinghouse No. 2009011040

SAN DIEGO STATE UNIVERSITY

Prepared For:
California State University, San Diego State University
CSU Board of Trustees

March 2014

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Appendices

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1.0 INTRODUCTION

This document is an Addendum to the Final Environmental Impact Report (EIR) for San Diego State University's (SDSU) Plaza Linda Verde Project, State Clearinghouse No. 2009011040 (May 2011), and has been prepared pursuant to the California Environmental Quality Act (CEQA; Pub. Resources Code, §21000 et seq.). The Project's Final EIR was certified as adequate by the Board of Trustees of the California State University (CSU) on May 9-10, 2011.

Concurrent with certification of the Final EIR, CSU approved the Plaza Linda Verde Project. The Project is a mixed-use development – located on an approximately 18-acre site – featuring ground-floor retail and upper-floor student housing, parking facilities, and a campus green and pedestrian malls that link the Project site to the main SDSU campus. The Project entails construction of seven buildings, as illustrated in **Figure 1.0-1, Approved Site Plan**.

Subsequent to approval of the Plaza Linda Verde Project, proposed revisions to the design and dimension of a limited portion of the approved Project, specifically Buildings 1, 2, and 3 as illustrated in **Figure 1.0-1**, were identified. In accordance with CEQA, this Addendum describes the previously approved Project, as well as the proposed revisions to the Project. This Addendum then provides an analysis of the potential environmental effects associated with the proposed revisions to the Project, as compared to the previously approved Project.

For the reasons explained below, the proposed revisions to the Plaza Linda Verde Project would not result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects and, therefore, the revisions do not trigger the need for further environmental analysis in a subsequent or supplemental EIR under the requirements of CEQA and the State CEQA Guidelines (Cal. Code Regs., tit. 14, §15000 et seq.).

1.1 Supplemental or Subsequent EIR Not Required

Under CEQA, a lead agency shall prepare an addendum to a previously certified EIR if some changes or additions are necessary to the EIR but none of the conditions described in State CEQA Guidelines section 15162 calling for preparation of a subsequent EIR have occurred. (State CEQA Guidelines, §15164(a).)

State CEQA Guidelines section 15162 provides that when an EIR has been certified for a project, a subsequent EIR shall be prepared for that project if the lead agency determines one or more of the following have occurred:

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SDSU Plaza Linda Verde EIR Addendum
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Figure 1.0-1
Approved Site Plan

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(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR … due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR … due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete … shows any of the following:

   (A) The project will have one or more significant effects not discussed in the previous EIR …;

   (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

   (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

   (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

As explained below in **Section 2.0**, there is no substantial evidence in light of the whole record that the proposed revisions to the Plaza Linda Verde Project would result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect. Additionally, there is no new information not previously known that shows new significant environmental effects or an increase in the severity of previously identified significant effects. For these reasons, preparation of an addendum is appropriate under these circumstances. An addendum need not be circulated for public review and can be attached to the Final EIR. (State CEQA Guidelines, §15164(c).)

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2.0 ANALYSIS

This section describes the previously approved Plaza Linda Verde Project that was analyzed in the Final EIR, and the revisions now proposed to that Project. Following the project description, the section presents a summary of the environmental analysis presented in the Final EIR, followed by a comparative analysis of the Project as revised – with a focus on Buildings 1, 2 and 3, as the proposed revisions relate to only those buildings.

2.1 Project Description

Approved Plaza Linda Verde Project

The approved Plaza Linda Verde Project, as described on pages 1.0-2 and 1.0-3 of the certified Final EIR (May 2011) and illustrated in **Figure 1.0-1** of this Addendum, is comprised of the following five components located on an approximately 18-acre site within the Campus Master Plan boundary:

Mixed-Use Retail/Student Housing. This component consists of four ground-floor retail and upper-floor residential buildings (Buildings 1, 2, 4 and 5, each five stories above ground level) 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 approximately 90,000 gross square feet (or approximately 77,000 square feet of rentable retail space) of university/community-serving retail uses.

Student Apartments. This component consists of two buildings (Buildings 6 and 7), 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.

Parking Facilities. This component consists of a free-standing parking structure (Building 3) located 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 provide approximately 340 parking spaces. The approved parking structure also would support approximately 2,000 square feet of ground-floor retail space. In addition to Building 3, Buildings 4 and 5 also contain underground parking for an additional 160 to 220 vehicles, depending on the ultimate configuration.

Campus Green. The approved Project also includes a campus green, which is planned for development south of the existing SDSU Transit Center, and would consist of active and passive recreational areas for public use.

Pedestrian Malls. The approved Project also includes 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 Project site and main campus, and would support meeting/resting space and outdoor eating facilities associated with the adjacent retail shops. The approved 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.

Specific to Buildings 1, 2, and 3, the certified Final EIR (May 2011), on pages 1.0-33 through 1.0-38 and 1.0-44, also contains the following descriptive information:

Building 1. As approved, Building 1 would consist of a five-story, mixed-use building. The lower floor would be dedicated to university/community-serving retail uses and would provide a street-level entryway to the four residential floors above.

The retail component of Building 1 would consist of approximately 25,000 square feet of tenant space, which would be supported by a loading dock facility. The ground floor also would include a residential lobby, mail room, bike storage, and a mechanical support room.

As approved, the residential component of Building 1 would consist of approximately 84 student housing units. Based on preliminary site design, approximately four (4) 1-bedroom/1-bathroom apartments, sixty-eight (68) 2-bedroom/2-bathroom apartments, and twelve (12) 3-bedroom/2-bathroom apartments would be constructed. Student apartments were proposed to range in size from 850 to 1,200 square feet, depending on the number of bedrooms and bathrooms. The building would house approximately 352 students.

Building 2. As approved, Building 2 would consist of a five-story, mixed-use building. The lower floor would be dedicated to university/community-serving retail uses and would provide a street-level entryway to the four residential floors above.

The retail component of Building 2 would consist of up to approximately 20,000 square feet of tenant space. These spaces would be supported by a loading dock facility along the north side of the building, which would utilize Lindo Paseo for car/truck access. The ground floor also would include a residential lobby, mail room, bike storage, and a mechanical support room.

As approved, the residential component of Building 2 would consist of up to approximately 60 student housing units. Based on preliminary site design, approximately forty-eight (48) 2-bedroom/2-bathroom apartments and twelve (12) 3-bedroom/2-bathroom apartments were proposed to be constructed. Student

apartments would range in size from 850 to 1,200 square feet, depending on the number of bedrooms and bathrooms. The building would house approximately 264 students.

Building 3. As approved, Building 3 would contain approximately 2,000 square feet of retail space. However, the building would principally serve as an open (non-mechanically ventilated), pre-cast concrete parking structure with five aboveground stories and one belowground level. The structure would include two open exit stairs and one passenger elevator, and would provide approximately 340 parking spaces.

Proposed Plaza Linda Verde Project Revisions

The proposed revisions to the Plaza Linda Verde Project would not alter the physical footprint or location of the Project. Rather, the proposed revisions would modify the interior design/layout and vertical dimensions of the approved Project relative to Buildings 1, 2 and 3 only; Buildings 4, 5, 6, and 7, as well as the campus green and pedestrian malls, would remain unchanged.

Specifically, the proposed revisions would increase the height of Buildings 1 and 2 by approximately 11 feet, resulting in buildings that are six (as opposed to five) stories in height, and increase the height of Building 3 by approximately 40 feet from the approved height, from four stories above ground to seven stories. The increased height results in: (i) an increase in the total gross square footage (GSF) of Buildings 1, 2 and 3 from 333,115 GSF to 400,409 GSF (or an increase in the total Project GSF, including Buildings 4-7, from 717,460 to 784,754 GSF), and (ii) related limited revisions to the number of square feet attributable to retail, parking, and student housing uses. Lastly, the type of student housing provided by the Project would shift from apartment-style units to dormitory-style units (as explained further in the table below), thereby increasing the total number of student beds provided by the Project.

A summary of the proposed revisions to Buildings 1, 2 and 3 is provided in **Table 2.0-1**, below. And, **Appendix A** to this Addendum contains a comparative tabular summary of the proposed revisions relative to all components of the approved Project (i.e., Buildings 1 through 7, campus green and pedestrian malls).

Table 2.0-1
Project Summary: Approved and Revised Buildings 1, 2, and 3

Project Component	Total Size	Rentable Retail Space	Housing Units		Student Beds	Parking Spaces	Building Stories
			Apt. Style	Dorm. Style			
Approved Building 1	118,550 GSF	24,340 SF	84	0	352	0	5
Revised Building 1	139,329 GSF	19,902 SF	(85)*	187	359	0	6
Approved Building 2	85,640 GSF	17,975 SF	60	0	264	0	5
Revised Building 2	117,387 GSF	14,056 SF	(68)*	158	300	0	6
Approved Building 3	128,925 GSF	1,815 SF	0	0	0	342	4 (+1)
Revised Building 3	143,693 GSF	0 SF	0	0	0	392	7
Approved Totals	333,115 GSF	44,130 SF	144	0	616	342	5
Revised Totals	400,409 GSF	33,958 SF	153	345	659	392	6

Table Note:

* Buildings 1 and 2 were approved for the construction of apartment-style units, which consist of a kitchen and living room, in addition to a bathroom and two or three bedrooms. (E.g., Final EIR, p. 1.0-35 and Figure 1.0-16.) As part of the proposed revisions, Buildings 1 and 2 would be re-designed to provide dormitory-style units, which consist of a double occupancy sleeping room and bathroom, but no private kitchen or living room. This re-design would allow for significant shared program spaces, such as lounges, study rooms, and dedicated tutoring/computer centers, etc. Therefore, the Revised Building 1 and Revised Building 2 residential unit component quantities are presented in two forms: (a) the total number of dormitory sleeping rooms; and (b) the apartment-style equivalent, which is a numeric conversion of the proposed one-bedroom, dormitory-style units relative to the number of approved multi-bedroom, apartment-style units.

2.2 Environmental Analysis

The following is an analysis of the potential environmental effects associated with the proposed revisions to the Plaza Linda Verde Project relative to the previously approved Project.

Aesthetics and Visual Quality

Approved Plaza Linda Verde Project

The EIR found that the Plaza Linda Verde Project would not have a substantial adverse effect on a scenic vista or result in substantial damage to scenic resources located within a state scenic highway. (Draft EIR (September 2010), pp. 3.1-17 to 3.1-18.) The EIR also found that the Project would not substantially degrade the existing visual character or

quality of the site and its surroundings; rather, the Project's impacts would be positive relative to building height, architectural style, and public, private and campus views. (*Id*. at pp. 3.1-18 to 3.1-29.) Relative to building height, the EIR described the five-story height of Buildings 1, 2 and 3 as "consistent with nearby buildings, including SDSU dormitories (six- to eight-story structures)," "generally consistent with the College Area Community Plan," and "complement[ary] [of] other redevelopment in the Project area." (*Id*. at p. 3.1-22.) Finally, the EIR found that potentially significant lighting impacts attributable to construction- and operational-related activities would be effectively mitigated through adoption of Mitigation Measures AVQ-1 through AVQ-3. (*Id*. at pp. 3.1-29 to 3.1-32.)

Proposed Plaza Linda Verde Project Revisions

As evaluated further in Appendix B to this Addendum, the proposed revisions to the Plaza Linda Verde Project would increase the height of Buildings 1 and 2 by one story, resulting in the construction of six-story buildings, and increase the height of Building 3 from four aboveground levels to seven. However, neither the location nor architectural style of the buildings would change. Further, the proposed six- and seven-story height would remain consistent with the scale of nearby SDSU dormitories (which are six- to eight-stories in height), and continue to complement other redevelopment in the Project area.

Figure 1.0-2, Mobile Viewer Travelling South along College Avenue – Visual Simulation 1, and **Figure 1.0-3, Mobile Viewer Travelling South along College Avenue –Visual Simulation 2**, provide before and after simulations of Project components for mobile viewers utilizing north- and south-bound College Avenue. Visual simulations from the 2011 Plaza Linda Verde Final EIR and visual simulations prepared for this Addendum depicting the Project modifications to Buildings 1 and 2 are included and provide a comparison of the originally approved Plaza Linda Verde Project to the proposed Project modifications; modified Building 3 would not be visible at all from this vantage point.

As shown in Figures 1.0-2 and 1.0-3, six-story Buildings 1 and 2 would be constructed at a slightly greater vertical scale than the originally approved Project. However, the increased building height would not be overly apparent to passing motorists and pedestrians; Similar to the originally approved five-story buildings, six-story buildings would entail the introduction of tall, rectangular forms, straight horizontal and vertical lines, and warm tan colors to the Project site; therefore, the characteristics of five- and six-story buildings would appear similar to passing viewers. Further, Buildings 4 and 5 would not be modified to incorporate an additional level, and maintaining the original approved height of these buildings would help the entire Project visually integrate with existing development in the area that includes four- to eight-story on- and off-campus buildings and smaller commercial and institutional structures.

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KEY MAP

Existing View

Visual Simulation (2011 Plaza Linda Verde Project)

Visual Simulation (2014 Plaza Linda Verde Project)

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KEY MAP

Existing View

Visual Simulation (2011 Plaza Linda Verde Project)

Visual Simulation (2014 Plaza Linda Verde Project)

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Because Project modifications to Buildings 1, 2, and 3 would result in the construction of buildings displaying a similar architectural style and scale as the originally approved Plaza Linda Verde project, and because the increased building height would generally be consistent with other buildings in the area, the proposed Project modifications would not adversely alter the visual character of the Project site and surroundings. As such and similar to the originally approved Plaza Linda Verde project, impacts to visual character or quality resulting from the Project modifications would be less than significant.

Additionally, the mitigation measures previously adopted by CSU to address lighting impacts also would continue to apply. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to aesthetics and visual quality.

Air Quality and Global Climate Change

Approved Plaza Linda Verde Project

As to air quality, the EIR found that the Plaza Linda Verde Project would not conflict with or obstruct implementation of the applicable air quality plan. (Final EIR (May 2011), pp. 3.2-29 to 3.2-30.) The EIR also found that the Project's construction- and operational-related emissions would not violate any air quality standard, contribute substantially to an existing or projected air quality violation, or expose sensitive receptors to substantial pollutant concentrations. (*Id.* at pp. 3.2-30 to 3.2-41.) Finally, the EIR found that the Project would not create objectionable odors affecting a substantial number of people or expose sensitive receptors to substantial pollutant concentrations. (*Id.* at p. 3.2-41.) In summary, the Project would not result in potentially significant impacts to air quality.

As to global climate change, the EIR found that the Plaza Linda Verde Project's construction- and operational-related greenhouse gas (GHG) emissions would not be significant as the emissions quantities would be below the draft thresholds of agencies with expertise on the subject matter (i.e., the California Air Resources Board and South Coast Air Quality Management District) and consistent with the State of California's mandate to reduce GHG emissions to 1990 levels by 2020 (see Health & Saf. Code, §38550). (Final EIR (May 2011), pp. 3.2-45 to 3.2-52.)

Proposed Plaza Linda Verde Project Revisions

As evaluated further in Appendices C and D to this Addendum, in light of the limited proposed revisions, the revised project would be consistent with the approved Project

and, therefore, would not conflict with an applicable air quality plan. Additionally, while the proposed revisions to the Plaza Linda Verde Project would increase the Project's total GSF and number of student beds, thereby potentially increasing the Project's construction- and operational-related emissions,, the magnitude of any emissions increase is not anticipated to exceed applicable quantitative thresholds identified by the San Diego Air Pollution Control District or City of San Diego. Additionally, at an operational level, the revised Project would result in fewer vehicle trips than the approved Project, thereby reducing vehicular emissions. (See Table 2.0-2.)

As to construction-related GHG emissions, the proposed revisions to Buildings 1, 2 and 3 would increase the total square footage of the entire approved Project by about 9 percent. This increase would not result in an exceedance of the California Air Resources Board's draft significance threshold identified in the Final EIR for construction-related emissions.

As to operational-related GHG emissions, the proposed revisions would still incorporate LEED silver ratings and Energy Star appliances, thus surpassing existing efficiency requirements and reducing the Project's demand for electricity, natural gas, and water—all of which would reduce the GHG emissions associated with the Project. Additionally, similar to the approved Project, redevelopment of the Project site would result in the development of more energy efficient buildings and structures than currently exist on the project site. Furthermore, the increase in the number of student beds would allow more students to live on campus and would result in fewer vehicle trips coming in and out of the College Area, as students are able to have better walking and biking access to campus facilities. The decrease in the amount of retail space also would result in a corresponding decrease in the number of retail-related vehicle trips and associated emissions.

With the proposed revisions, the Project would still be consistent with the State of California's mandate to reduce GHG emissions to 1990 levels by 2020. Further, the 9 percent increase in total square footage would not result in an exceedance of the South Coast Air Quality Management District's draft significance threshold identified in the Final EIR for operational-related emissions.

In summary then, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to air quality and global climate change.

Historical Resources

Approved Plaza Linda Verde Project

The EIR found that the Plaza Linda Verde Project would not impact any historical resources due to the absence of qualifying historic buildings on the Project site. (Draft EIR (September 2010), pp. 3.3-11 to 3.3-12.)

Proposed Plaza Linda Verde Project Revisions

The proposed revisions to the Plaza Linda Verde Project would not change the physical footprint or location of the Project. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to historical resources.

Geotechnical/Soils

Approved Plaza Linda Verde Project

The EIR found that the Plaza Linda Verde Project would result in potentially significant impacts attributable to slope instability, erosion, unconsolidated soils, expansive soils, groundwater/seepage, seismic shaking, and mudflows. (Draft EIR (September 2010), pp. 3.4-8 to 3.4-11.) The EIR found that these impacts would be effectively mitigated through adoption of Mitigation Measures GEO-1 through GEO-7. (*Id.* at pp. 3.4-11 to 3.4-11.) The EIR also found that the Project would result in less-than-significant impacts relative to landslides, excavatability, flood inundation, liquefaction, fault rupture, tsunami, and seiche. (*Id.* at pp. 3.4-8 to 3.4-11.)

Proposed Plaza Linda Verde Project Revisions

The proposed revisions to the Plaza Linda Verde Project would not change the physical footprint or location of the Project, and the mitigation measures previously adopted by CSU would continue to apply. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to geotechnical/soils.

Hazards and Hazardous Materials

Approved Plaza Linda Verde Project

The EIR found that the Plaza Linda Verde Project would not create a significant hazard to the public or environment arising from the routine transport, use, or disposal of hazardous materials. (Draft EIR (September 2010), p. 3.5-31.) The EIR also found that,

because the Project site is not located within proximity to a public use airport or private airstrip, the Project would not result in an aviation-related safety hazard. (*Id.* at pp. 3.5-36 to 3.5-37.) Similarly, because the Project site is located within an existing urban area, the Project would not expose people or structures to a significant risk of loss, injury or death involving wildland fires. (*Id.* at p. 3.5-37.)

The EIR did, however, identify potentially significant hazards arising from the release of hazardous materials (i.e., contaminated soils, contaminated groundwater, and/or asbestos-containing material and lead paint) into the environment at the following parcels and corresponding building locations relevant to this analysis:

- Parcels 4, 5, 6 and 7 within the footprint of Building 1;
- Parcels 8 and 9 within the footprint of Building 3; and,
- Parcels 10 and 11 within the footprint of Building 2.

(*Id.* at p. 3.5-31 to 3.5-33.) Parcels 7 (Building 1 site location) and 11 (Building 2 site location) also are located on lists of hazardous materials sites due to the utilization of the sites as former gas stations. (*Id.* at pp. 3.5-34 to 3.5-35.) Inclusion of Parcels 7 and 11 in these database lists indicates that potentially hazardous conditions associated with soil contamination may result in the exposure of hazardous materials, a potentially significant impact. (*Ibid.*) The EIR also identified a potentially significant impact attributable to the Project's impairment of implementation of the Campus Emergency Plan, due to increased traffic loads on College Avenue. (*Id.* at p. 3.5-37.) The EIR found that each of these impacts would be effectively mitigated through adoption of Mitigation Measures HAZ-1 through HAZ-6. (*Id.* at pp. 3.5-38 to 3.5-45; Final EIR (May 2011), pp. 3.5-38 to 3.5-39.)

Proposed Plaza Linda Verde Project Revisions

The proposed revisions to the Plaza Linda Verde Project would not change the physical footprint or location of the Project, or the type of land uses, and the mitigation measures previously adopted by CSU would continue to apply. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to hazards and hazardous materials.

Hydrology and Water Quality

Approved Plaza Linda Verde Project

The EIR found that the Plaza Linda Verde Project would result in a potentially significant impact to water quality during construction as (i) site disturbance would involve more than one acre, and (ii) certain areas within the Project's physical footprint

contain potentially contaminated soil and groundwater that could be exposed. (Draft EIR (September 2010), pp. 3.6-16 to 3.6-17.) As for the Project's operational-related activities, the EIR found that impacts would be potentially significant because the Project could contribute pollutants to receiving water bodies currently impaired for those pollutants. (*Id*. at pp. 3.6-17 to 3.6-20.) The EIR also found that the Project could create or contribute runoff that would exceed the capacity of existing or planned stormwater drainage systems, and substantially alter the existing drainage pattern of the site or substantially increase the amount of surface runoff. (*Id*. at pp. 3.6-21 to 3.6-24.) The EIR found that these impacts would be effectively mitigated through adoption of Mitigation Measures HWQ-1 through HWQ-6. (*Id.* at pp. 3.6-26 to 3.6-29.)

With respect to groundwater, the EIR found that the Project would not substantially deplete groundwater supplies or interfere substantially with groundwater recharge. (Draft EIR (September 2010), pp. 3.6-20 to 3.6-21.) The EIR also found that the Project would not (i) substantially alter the existing drainage pattern in a manner resulting in substantial erosion, (ii) place housing within a 100-year flood hazard area, (iii) place structures within a 100-year flood hazard area so as to impede or redirect flood flows, (iv) expose people or structures to hazards associated with the failure of a levee or dam, and (v) be at risk of inundation by seiche, tsunami, or mudflow. (*Id*. at pp. 3.6-24 to 3.6-26.)

Proposed Plaza Linda Verde Project Revisions

The proposed revisions to the Plaza Linda Verde Project would not change the physical footprint or location of the Project, or the type of land uses, and the mitigation measures previously adopted by CSU would continue to apply. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to hydrology and water quality.

Land Use and Planning

Approved Plaza Linda Verde Project

The EIR found that the Plaza Linda Verde Project would not conflict with any applicable plan, policy or regulation of an agency with jurisdiction over the Project adopted for the purpose of avoiding or mitigating an environmental effect because no such applicable plans, policies or regulations exist. (Draft EIR (September 2010), p. 3.7-18.) That being said, for informational disclosure purposes, the EIR evaluated the Project's consistency with the land use plans of the City of San Diego and its Redevelopment Agency and concluded as follows:

- The Project is consistent with the basic principles of the City of San Diego General Plan (*id*. at pp. 3.7-18 to 3.7-22);
- The Project generally is consistent with the goals and objectives of the College Area Community Plan, and Buildings 1, 2 and 3 are consistent with the Community Plan's Land Use Map densities (*id.* at pp. 3.7-22 to 3.7-28);
- The Project, particularly Buildings 1, 2 and 3, exceed the allowable densities and/or maximum structure heights identified in the City of San Diego Land Development Code; however, the impact is not significant because SDSU is not subject to the City's Land Development Code (*id*. at pp. 3.7-28 to 3.7-29);
- The Project is consistent with the City of San Diego's Transit-Oriented Development Design Guidelines (*id*. at pp. 3.7-29 to 3.7-32);
- The Project is consistent with the College Community Redevelopment Plan, College Community Redevelopment Project – Master Project Plan and Core Subarea Design Manual, and the Third Five-Year Implementation Plan for the College Community Redevelopment Project Area (*id*. at pp. 3.7-32 to 3.7-40);
- The Project is consistent with the Public Facilities Financing Plan for the College Area (*id*. at p. 3.7-41); and,
- The Project is consistent with the City of San Diego Bicycle Master Plan (*id*. at pp. 3.7-41 to 3.7-42).

The EIR also found that the Project would not physically divide an established community and not conflict with any applicable habitat conservation plan or natural community conservation plan due to its location within an urbanized, developed area. (*Id*. at p. 3.7-42.)

Proposed Plaza Linda Verde Project Revisions

As evaluated further in Appendix E to this Addendum, the proposed revisions to the Plaza Linda Verde Project would not change the physical footprint or location of the Project, or the type of land uses. While the proposed revisions would increase the density of Buildings 1 and 2, and the maximum height of Buildings 1, 2 and 3, as a state agency, SDSU is not subject to the City of San Diego's College Area Community Plan and Land Development Code. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to land use. Additionally, as noted, the Final EIR previously identified, for information and disclosure purposes, the approved Project's exceedances of the City's density and height limits.

Also of note, the Redevelopment Agency of the City of San Diego dissolved as of February 1, 2012, per Assembly Bill 1X 26. The City of San Diego, serving as the successor agency, is winding down the former Redevelopment Agency's affairs and taking other actions in accordance with the dissolution provisions in Part 1.85 of AB 1X 26.

Noise

Approved Plaza Linda Verde Project

The EIR found that the Plaza Linda Verde Project, and particularly the construction of Building 1, could expose persons to noise levels in excess of established standards and result in a substantial temporary or periodic increase in ambient noise levels. (Draft EIR (September 2010), pp. 3.8-8 to 3.8-10.) Additionally, the EIR found that outdoor mechanical equipment associated with the Project's buildings could expose existing land uses to noise levels in excess of established standards. (*Id*. at p. 3.8-13.) The EIR also found that, while the Project would not result in exterior noise impacts at Buildings 1 and 2, interior noise impacts would be potentially significant. (*Id*. at p. 3.8-12.) The EIR found that these impacts would be effectively mitigated through adoption of Mitigation Measures NOI-1 through NOI-3. (*Id.* at pp. 3.8-13 to 3.8-15.)

The EIR found that the Project would not expose persons to or generate excessive groundborne vibration or noise levels. (*Id*. at p. 3.8-10.) The Project also would not result in a substantial permanent increase in ambient noise levels at off-site locations. (*Id*. at pp. 3.8-10 to 3.8-11.) The EIR also found that, because the Project site is not located within proximity to a public use airport or private airstrip, the Project would not result in an aviation-related noise impact. (*Id*. at p. 3.8-13.)

Proposed Plaza Linda Verde Project Revisions

As evaluated further in Appendix F to this Addendum, the proposed revisions to the Plaza Linda Verde Project would not change the physical footprint or location of the Project, or the type of land uses, and the mitigation measures previously adopted by CSU would continue to apply. For example, construction activities would continue to comply with the City of San Diego's noise ordinance; acoustical studies shall be utilized to ensure acceptable interior noise levels; outdoor mechanical equipment would be selected, screened, and/or located in a manner to avoid unacceptable noise levels; and, the project modifications would result in a decrease in mobile source-related noise levels due to the decrease in vehicle trips that would be generated by the Project. (See Table 2.0-2, Trip Generation Summary: Approved and Revised Buildings 1, 2, and 3.) Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to noise.

Archaeological/Paleontological Resources

Approved Plaza Linda Verde Project

The EIR found that the Plaza Linda Verde Project would result in potentially significant impacts to archaeological and paleontological resources, and human remains. (Draft EIR (September 2010), pp. 3.9-9 to 3.9-11.) The EIR found that these impacts would be effectively mitigated through adoption of Mitigation Measures ARCH-1, PAL-1 and NA-1. (*Id.* at pp. 3.9-11 to 3.9-13; see also Final EIR (May 2011), pp. 3.9-11 to 3.9-13.)

Proposed Plaza Linda Verde Project Revisions

The proposed revisions to the Plaza Linda Verde Project would not change the physical footprint or location of the Project, and the mitigation measures previously adopted by CSU would continue to apply. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to archaeological and paleontological resources.

Population and Housing

Approved Plaza Linda Verde Project

The EIR found that the Plaza Linda Verde Project would not displace substantial numbers of existing housing or people, and would beneficially decrease the demand for nuisance rentals. (Draft EIR (September 2010), pp. 3.10-10 to 3.10-13.) The EIR also found that the Project would not induce substantial population growth, but would accommodate anticipated growth attributable to the housing and commercial needs of the student population. (*Id.* at pp. 3.10-14 to 3.10-15.) Although no potentially significant impacts were identified, the EIR included a mitigation measure to facilitate coordination between SDSU staff and SANDAG regarding regional forecasting efforts. (*Id.* at pp. 3.10-15 to 3.10-16; see also Final EIR (May 2011), pp. 3.10-15 to 3.10-16.)

Proposed Plaza Linda Verde Project Revisions

The proposed revisions to the Plaza Linda Verde Project would not change the physical footprint or location of the Project; as such, the proposed revisions would not displace substantial numbers of existing housing or people. And, the proposed increase in number of student beds would beneficially enhance SDSU's ability to accommodate the housing and commercial needs of the student population. The mitigation measure previously adopted by CSU also would continue to apply. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a

substantial increase in the severity of a previously identified significant effect relative to population and housing.

Public Services and Utilities

Approved Plaza Linda Verde Project

As to fire services, the EIR found that the Plaza Linda Verde Project would generate a limited number of additional calls for fire and medical/rescue service and, therefore, would not result in potentially significant impacts relating to fire protection. (Final EIR (May 2011), pp. 3.11-38 to 3.11-43.)

As to police services, the Project's additional service call volume would not significantly impact police services as the Project would be served primarily by the SDSU Police Department, which operates well within identified response time goals. (*Id*. at pp. 3.11-44 to 3.11-45.)

As to schools, the Project's student housing component would not generate additional demand for elementary and secondary school education in light of the occupancy age limits, and the retail component would not foreseeably increase school enrollment levels. (*Id*. at pp. 3.11-45 to 3.11-46.) Further, all schools in the Project area generally have adequate capacity, so no potentially significant impacts would result. (*Ibid*.)

As to parks and recreation, SDSU's available park and recreation facilities exceed the requirements of the City of San Diego General Plan. (*Id*. at p. 3.11-47.) The Project's residents are expected to utilize SDSU amenities, whereas the patrons of the retail component are not expected to utilize local parks and recreation facilities due to the temporary nature of their visits. (*Id*. at p. 3.11-48.) Therefore, the Project would not result in potentially significant impacts to parks and recreation. (*Ibid*.)

As to libraries, the Project's residents are expected to utilize the SDSU campus library, and the patrons of the retail component are not expected to utilize library facilities due to the temporary nature of their visits. (*Ibid*.) Therefore, the Project would not result in potentially significant impacts to libraries. (*Ibid*.)

As to emergency medical services, the Project would not increase the student enrollment at SDSU; rather, it would provide additional housing options for existing students who already utilize on-campus emergency medical facilities. (*Id*. at p. 3.11-49.) Therefore, the Project would not result in potentially significant impacts to emergency medical services. (*Ibid*.)

As to wastewater treatment, the Project would comply with applicable requirements of the Regional Water Quality Control Board; therefore, the Project would not exceed

wastewater treatment requirements and impacts would be less than significant. (*Id.* at pp. 3.11-49 to 3.11-50.) And, as to wastewater treatment capacity, because the Project is consistent with the intensification of land uses outlined in local plans, the Project would not result in a determination by the wastewater treatment provider that adequate capacity is not available. (*Id.* at pp. 3.11-64 to 3.11-65.)

As to water serving infrastructure, the Project would not require or result in the construction of new treatment facilities or the expansion of existing facilities because the Project is consistent with the intensification of land uses outlined in local plans and local treatment facilities are sized in accordance with those plans. (*Id.* at p. 3.11-50.) The Project would, however, result in a potentially significant impact to water distribution infrastructure because the existing water infrastructure is inadequately sized to serve the Project and because the Project would require additional capacity. (*Id.* at pp. 3.11-51 to 3.11-57.) The EIR found that this impact would be effectively mitigated through adoption of Mitigation Measure PSF-1. (*Id.* at p. 3.11-72.)

As to sewer, the Project's wastewater generation rate would likely exceed the capacity of the existing sewer mains, assuming they are currently operating at capacity, thereby resulting in a potentially significant impact. (*Id.* at pp. 3.11-57 to 3.11-60.) The EIR found that this impact would be effectively mitigated through adoption of Mitigation Measures PSF-2 and PSF-4. (*Id.* at pp. 3.11-72 to 3.11-73.)

As to stormwater drainage facilities, the Project would not require or result in the construction of new stormwater drainage facilities or the expansion of existing facilities because Project site runoff would not exceed existing stormwater flows. (*Id.* at pp. 3.11-60 to 3.11-61.)

As to water supply, there would be sufficient water supplies available to serve the projected demand of the Project with existing water entitlements and resources, in part, because the Project is consistent with the densities envisioned for this portion of the College Area and considered in the local urban water management plans. (*Id.* at pp. 3.11-62 to 3.11-64.) Also of note, the Project's LEED Silver commitment will maximize water efficiency relative to water reuse, irrigation systems, and indoor water use. (*Ibid.*) The Project also would not result in a potentially significant impact related to the use or distribution of recycled water as it is not available in the College Area and the City of San Diego has no plans to extend such infrastructure to the area. (*Id.* at p. 3.11-60.)

As to solid waste disposal, although the Project would comply with all applicable federal, state and local requirements pertaining to solid waste, the Project would be served by a landfill with insufficient permitted capacity to accommodate its solid waste disposal needs; this is a potentially significant impact. (*Id.* at pp. 3.11-65 to 3.11-67.) The EIR found that this impact would be effectively mitigated through adoption of Mitigation Measure PSF-3. (*Id.* at p. 3.11-73.)

As to electricity and natural gas, the Project would not result in the use of excessive amounts of energy. (*Id*. at pp. 3.11-67 to 3.11-72.) Further, the Project's LEED Silver commitment will maximize energy efficiencies associated with project design and operation. (*Ibid*.)

Proposed Plaza Linda Verde Project Revisions

As to fire and police services, the proposed revisions would increase the number of student beds provided in Buildings 1 and 2. However, the limited increase in student beds would result in a proportionately limited number of additional service calls. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to fire and police services.

As to schools, the proposed revisions would not eliminate the occupancy age limits of the approved Project. Accordingly, there still would be no additional demand for elementary and secondary education associated with the Project's student housing component. Further, as the retail component is decreasing in size under the proposed revisions, there remains no foreseeable increase in student enrollment levels associated with that aspect of the Project. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to schools.

As to parks and recreation, libraries, and emergency medical services, while the proposed revisions would increase the number of student beds provided in Buildings 1 and 2, those students would still be expected to utilize on-campus resources, which are sized to accommodate the student enrollment that would be housed by the Project. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to parks and recreation, libraries, or emergency medical services.

As to wastewater, the proposed revisions would not alter the requirement that the Project comply with the applicable requirements of the Regional Water Quality Control Board. Further, even with the proposed revisions, the Project remains consistent with the intensification of land uses outlined in local plans and anticipated by wastewater treatment providers. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to wastewater treatment and capacity.

As to water serving infrastructure, and as evaluated further in Appendix G to this Addendum, although the water treatment facilities have been sized in accordance with the intensification of land uses contemplated by the proposed revisions, existing water

distribution is inadequately sized to serve the Project. That being said, this impact and corresponding mitigation were previously identified in the Final EIR and any increase in demand associated with the additional number of student beds contemplated by the proposed revisions would be offset by the reduction in retail space. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to water serving infrastructure.

As to sewer, and as evaluated further in Appendix G to this Addendum, while the proposed revisions likely would exceed the existing sewer capacity, the revisions would result in approximately a 2% increase in wastewater flow per day. This limited increase in wastewater flow would not result in a substantial increase in the severity of the potentially significant impacts identified in the Final EIR. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to sewer.

As to stormwater drainage facilities, because the proposed revisions would not alter the physical footprint or location of the Project, the proposed revisions would not alter Project site runoff. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to stormwater drainage facilities.

As to water supply, and as evaluated further in Appendix G to this Addendum, the proposed revisions would result in approximately a 1-2% overall increase in water demand than analyzed in the Final EIR. This limited increase in demand would not result in a substantial increase in the severity of the impact previously identified in the Final EIR. And, while the proposed revisions would increase the number of student beds, the Project would remain consistent with the densities envisioned for this portion of the College Area and considered in the local urban water management plans. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to water supply.

As to solid waste disposal, the proposed revisions to the Project would not eliminate the requirement that the Project comply with all applicable federal, state and local requirements pertaining to solid waste. Also, the solid waste generation of the additional number of student beds contemplated by the proposed revisions would be offset by the reduction in retail space. Further, an increase in generation – if any – would be limited, and not substantially increase the impacts as the impact arising from insufficient permitted landfill capacity and the corresponding mitigation were previously identified in the Final EIR. Therefore, the proposed revisions to the Project

would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to solid waste disposal.

As to electricity, and as further evaluated in Appendix G to this Addendum, although there will be an increase in electrical demand as a result of the proposed revisions, the demand can still be met by the electrical distribution system currently in place at the campus. Similarly, as to natural gas, any increase in gas demand would continue to be met by the existing SDG&E gas distribution system. Further, the Project would maintain its commitment to LEED Silver certification, ensuring that energy efficiency is achieved during project design and operation. Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to energy.

Transportation/Circulation and Parking

Approved Plaza Linda Verde Project

The EIR found that the Plaza Linda Verde Project would result in potentially significant impacts as follows:

- Existing + Near Term Cumulative Projects + Project: The Project would significantly impact four intersections and two street segments (Final EIR (May 2011), pp. 3.12-45 to 3.12-48); and,
- Long-Term (2030) + Proposed Project: The Project would significantly impact six intersections and three street segments (*id*. at pp. 3.12-53 to 3.12-56).

The EIR found that these impacts would be effectively mitigated through adoption of Mitigation Measures TCP-1 through TCP-8. (*Id.* at pp. 3.12-83 to 3.12-89.) However, due to the uncertainty associated with implementation of the mitigation, the impacts were determined to be significant and unavoidable. (*Id*. at pp. 3.12-105 to 3.12-106.)

The EIR also found that the Project would result in significant impacts relating to construction traffic (*id*. at p. 3.12-61), as well as significant impacts relating to driveway access at College Avenue/Lindo Paseo. (*Id*. at pp. 3.12-62 to 3.12-65.) The EIR found that these impacts would be effectively mitigated through adoption of Mitigation Measures TCP-9 and TCP-10. (*Id.* at p. 3.12-90.)

The EIR also found that the Project would not result in significant impacts under the Congestion Management Program (*id*. at p. 3.12-60), and that adequate parking is available to accommodate the Project's student housing and retail components. (*Id*. at pp. 3.12-65 to 3.12-70.) The EIR further found that the Project would not result in significant impacts to transit services (*id*. at pp. 3.12-71 to 3.12-75), alternative transportation plans (*id*. at p. 3.12-76), pedestrians and bicyclists (*id*. at pp. 3.12-76 to

3.12-78), roadway closures/street vacations (*id*. at pp. 3.12-78 to 3.12-80), and emergency vehicle access (*id*. at p. 3.12-80).

Proposed Plaza Linda Verde Project Revisions

The proposed revisions to the Plaza Linda Verde Project would result in the generation of fewer vehicle trips than would be generated by the approved Project primarily due to the reduction in retail uses. **Table 2.0-2, Trip Generation Summary: Approved and Revised Buildings 1, 2, and 3**, illustrates the number of average daily vehicle trips ("ADT") that would be generated by Buildings 1, 2, and 3 as calculated for the approved Project in the EIR, and the number of vehicle trips that would be generated by the revised Project utilizing the same trip rates as used in the EIR. (See Final EIR (May 2011), pp. 3.12-25 to 3.12-27; 3.12-31.) As shown in the table, the revised Project would generate several hundred fewer vehicle trips than the approved Project. This reduction in vehicle trips is primarily attributable to the reduction in retail space that would occur under the revised project.

Table 2.0-2
Trip Generation Summary: Approved and Revised Buildings 1, 2, and 3

	Approved Project			Revised Project		
	Number	Trip Rate	ADT	Number	Trip Rate	ADT
Building 1	90 DU	4.44 DU	400	85 DU	4.44/DU	378
	12.5 KSF	31.4/KSF	393	10,300 KSF	31.4/KSF	324
	12.5 KSF	52/KSF	650	10,300 KSF	52/KSF	536
	ADT Subtotal		*1,443*			*1,238*
Building 2	60 DU	4.44/DU	266	68 DU	4.44/DU	302
	10 KSF	31.4/KSF	314	7,500 KSF	31.4/KSF	236
	10 KSF	52/KSF	520	7,500 KSF	52/KSF	390
	ADT Subtotal		*1,100*			*928*
Building 3	2KSF	31.4/KSF	63	0	31.4/KSF	0
	ADT Subtotal		*63*			*0*
ADT Totals			**2,606**			**2,166**

Notes:

"DU" dwelling units
"KSF" thousand square feet; refers to commercial/retail uses
"ADT" average daily trips

Because the land use types under the revised Project would remain the same as those under the approved Project, the trip distribution characteristics of the Project also would remain the same. As a result, because the revised Project would generate fewer vehicle trips than the approved Project, impacts would be less than those identified in the Final EIR.

It also is noted that the inclusion of additional campus student housing effectively eliminates the need for those students who will now live in the housing to otherwise drive to campus. Accordingly, the proposed revisions would result in a further net decrease in commuter trips on Interstate 8 and other regional roadways in the area. This is because the additional housing will allow these additional students who otherwise would have commuted to campus to be located immediately adjacent to SDSU, essentially translating a regional peak hour vehicle trip into a walk or bike trip.

With respect to parking, as previously noted, the proposed revisions include an increase of 50 parking spaces as compared to the approved Project. Therefore, with an increase in parking supply, the revised Project would result in fewer parking-related impacts than the approved Project.

Therefore, the proposed revisions to the Project would not result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to transportation/circulation and parking.

2.3 Conclusion

Based on the analysis presented above, there is no substantial evidence in light of the whole record that the proposed revisions to the Plaza Linda Verde Project would result in new significant environmental effects or a substantial increase in the severity of a previously identified significant effect relative to the previously approved Project. Additionally, there is no new information not previously know that shows new significant environmental effects or an increase in the severity of previously identified significant effects. For these reasons, preparation of a supplemental or subsequent EIR is not required and an addendum is appropriate.

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Appendix A Comparative Tabular Summary of Approved Plaza Linda Verde Project and Proposed Revisions

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Appendix B Aesthetics Technical Memorandum, SDSU Plaza Linda Verde EIR Addendum, DUDEK, March 2014

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Appendix C Air Quality Technical Memorandum, SDSU Plaza Linda Verde EIR Addendum, DUDEK, March 2014

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Appendix D Greenhouse Gas Technical Memorandum, SDSU Plaza Linda Verde EIR Addendum, DUDEK, March 2014

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Appendix E Land Use Technical Memorandum, SDSU Plaza Linda Verde EIR Addendum, DUDEK, March 2014

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Appendix F Noise Technical Memorandum, SDSU Plaza Linda Verde EIR Addendum, DUDEK, March 2014

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Appendix G Public Services and Utilities Memoranda, SDSU Plaza Linda Verde EIR Addendum, *Energy Analysis*, P2S Engineering, Inc., Aravind Bartra, P.E., March 2014; and *Wet Utilities Analysis*, Snipes-Dye Associates, Matt Kurtz, P.E., March 2014

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