

**[REVISED] NOTICE OF PREPARATION
OF DRAFT ENVIRONMENTAL IMPACT REPORT
AND INITIAL STUDY
PLAZA LINDA VERDE, SAN DIEGO STATE UNIVERSITY**

Prepared for:
**The Board of Trustees of the
California State University
401 Golden Shore
Long Beach, California 90802**

Prepared by:
**San Diego State University
Facilities Planning, Design, and Construction
5500 Campanile Drive
San Diego, California 92182-1624**

April 22, 2009

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[REVISED] NOTICE OF PREPARATION OF A
DRAFT ENVIRONMENTAL IMPACT REPORT

To: State of California
Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, California 95812

From: Lauren Cooper, Director
Facilities Planning, Design, and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624

On January 13, 2009, a Notice of Preparation of Draft Environmental Impact Report; Initial Study ("NOP/IS") was circulated in connection with the Plaza Linda Verde project at San Diego State University. Since that date, SDSU has determined to revise the proposed project to eliminate one of the student housing apartment buildings (Building No. 8), and to clarify that certain existing streets/alleys will be closed to vehicular traffic and converted to pedestrian only use. In all other respects, the proposed project remains the same as the one described in the January 13, 2009 NOP/IS. This revised NOP/IS illustrates the revisions to the January 13, 2009 NOP/IS in a document compare format, with new text shown in **boldface** type, and deleted text shown in ~~strikeout~~.

Notice: California State University ("CSU")/San Diego State University ("SDSU") will prepare an environmental impact report ("EIR") pursuant to the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code §§21000 et seq., to analyze the potential environmental effects associated with development of the proposed Plaza Linda Verde project ("Proposed Project"), a mixed-use development that would provide additional student housing and retail uses south of the SDSU Transit Center and Aztec Walk in the San Diego College Area community. The Proposed Project would be developed in multiple phases, and at project buildout would include approximately ~~400~~**465** apartments to house approximately ~~1,600~~**1,850** students, and approximately 90,000 square feet of retail space. The Proposed Project also will include parking for approximately 560 vehicles, ~~and a Campus Green that will feature both active and passive recreation areas for public use,~~ **and pedestrian malls in place of existing streets/alleys. Development of certain project components as proposed herein, including primarily the pedestrian malls, would be contingent upon the vacation of certain existing vehicular rights-of-way; if the vacation is not approved, the Proposed Project would proceed on a modified basis.** To accommodate development of the Plaza Linda Verde project, the Proposed Project also would extend the SDSU south campus boundary to Montezuma Road. A more-detailed description of the Proposed Project, the project location, and the potential environmental effects associated with development of the Proposed Project, are provided in the Initial Study, which follows this notice.

The CSU Board of Trustees will be the lead agency with respect to preparation of the EIR for the project. CSU/SDSU needs to know the views of your agency regarding the scope and content of the EIR relative to the environmental information that is germane to your agency's statutory responsibilities in connection with the Proposed Project. Your agency may need to use the EIR when considering permits or other project approvals. The failure of an agency to respond to this notice, or otherwise object to the conclusions made in the accompanying Initial Study, may prevent that agency from later asserting that issues excluded by the Initial Study should have been included in the draft EIR. **However, please note that all written comments submitted in**

response to the January 13, 2009 NOP/IS have been reviewed by SDSU staff and will be made a part of the Draft EIR prepared for the Proposed Project. For that reason, it is not necessary for commentors to re-submit those comments previously submitted to SDSU in response to the January 13, 2009 NOP/IS.

Due to the time limits mandated by state law, your response must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. Please send your written response to: Lauren Cooper, Director, Facilities Planning, Design, and Construction, San Diego State University, 5500 Campanile Drive, San Diego, California 92182-1624. We also will need the name of the contact person in your agency. Written responses also may be sent by e-mail to PlazaLindaVerde@sdsu.edu.

Project Title: SDSU Plaza Linda Verde.

Location: South of the existing SDSU main campus boundary, generally north of Montezuma Road, on the east and west sides of College Avenue, in the College Area community of San Diego, California.

Distribution List: A list of the federal, state, and local agencies, organizations, and individuals to whom this notice has been distributed is provided in Section 6.0 of the attached initial study.

INITIAL STUDY

PREFACE

On January 13, 2009, a Notice of Preparation of Draft Environmental Impact Report; Initial Study ("NOP/IS") was circulated in connection with the Plaza Linda Verde project at San Diego State University. Since that date, SDSU has determined to revise the proposed project to eliminate one of the student housing apartment buildings (Building No. 8), and to clarify that certain existing streets/alleys will be closed to vehicular traffic and converted to pedestrian only use. In all other respects, the proposed project remains the same as the one described in the January 13, 2009 NOP/IS. This revised NOP/IS illustrates the revisions to the January 13, 2009 NOP/IS in a document compare format, with new text shown in **boldface** type, and deleted text shown in ~~strikeout~~. **Please note that all written comments submitted in response to the January 13, 2009 NOP/IS have been reviewed by SDSU staff and will be made a part of the Draft EIR prepared for the Proposed Project. For that reason, it is not necessary for commentors to re-submit those comments previously submitted to SDSU in response to the January 13, 2009 NOP/IS.**

1.0 INTRODUCTION

California State University ("CSU")/San Diego State University ("SDSU") is proposing the development of the Plaza Linda Verde project ("Proposed Project"), a mixed-use development that would provide additional student housing and retail uses south of the SDSU Transit Center and Aztec Walk in the San Diego College Area community. The Proposed Project would be developed in multiple phases, and at project buildout would include approximately ~~400~~**465** apartments to house approximately ~~1,600~~**1,850** students, and approximately 90,000 square feet of retail space. The Proposed Project also will include parking for approximately 560 vehicles, ~~and~~ a Campus Green that will feature both active and passive recreation areas for public use, ~~and~~ **pedestrian malls in place of existing streets/alleys. Development of certain project components as proposed herein, including primarily the pedestrian malls, would be contingent upon the vacation of certain existing vehicular rights-of-way; if the vacation is not approved, the Proposed Project would proceed on a modified basis.** To accommodate development of the Plaza Linda Verde project, the Proposed Project also would extend the SDSU south campus boundary to Montezuma Road. A more-detailed description of the Proposed Project, the project location, and the potential environmental effects associated with development of the Proposed Project, are provided below.

This initial study has been prepared by SDSU Facilities Planning, Design, and Construction to address the potential environmental effects associated with development of the Proposed Project; the Board of Trustees of CSU is the lead agency for the Proposed Project. The purpose of this Initial Study is to provide information to use as the basis for determining whether to prepare an EIR, a mitigated negative declaration (MND), or a negative declaration, in compliance with CEQA and the CEQA Guidelines. If an EIR is determined to be required, this Initial Study will assist in preparing the EIR by (among other things): (a) focusing the EIR on the environmental effects determined to be potentially significant; (b) identifying the effects determined not to be significant; and (c) explaining the reasons for determining that potentially significant effects would not be significant. This Initial Study has been prepared in accordance with the provisions of CEQA and the CEQA Guidelines, and is intended to satisfy the "content" requirements of CEQA Guidelines, Section 15063(d)(1)–(6).

1.1 PROJECT TITLE

Plaza Linda Verde

1.2 LEAD AGENCY NAME AND ADDRESS

Board of Trustees of the California State University
401 Golden Shore
Long Beach, California 90802
562.951.4700

1.3 CONTACT PERSON AND PHONE NUMBER

Lauren Cooper
Director, Facilities Planning, Design, and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624
619.594.5224

1.4 PROJECT LOCATION

South of the current SDSU main campus boundary, in the College Area community,
San Diego, California

1.5 PROJECT SPONSOR'S NAME AND ADDRESS

San Diego State University
Facilities Planning, Design, and Construction
Business and Financial Affairs
5500 Campanile Drive
San Diego, California 92182-1624

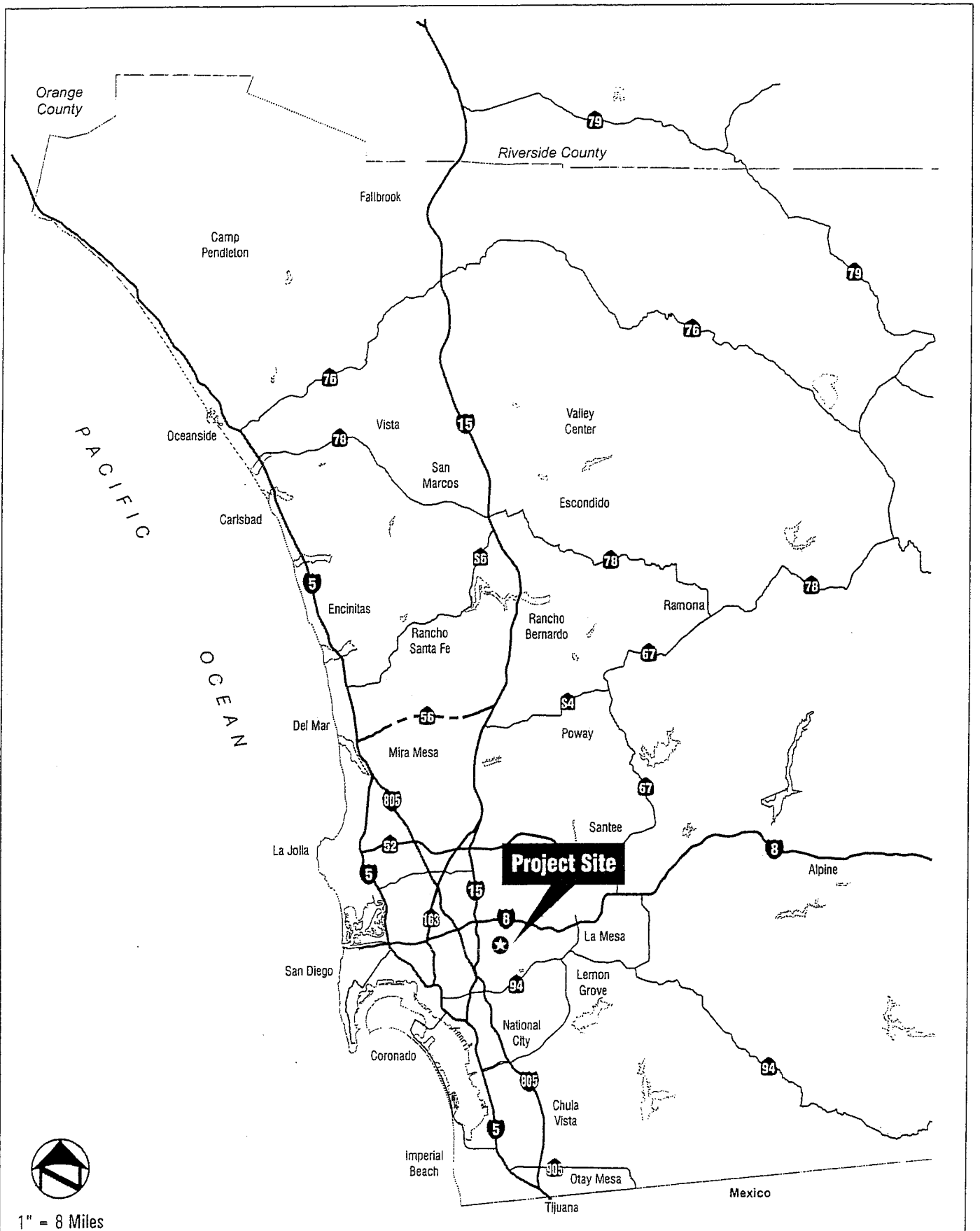
1.6 GENERAL PLAN/COMMUNITY PLAN DESIGNATION/ZONING

General Plan:	Multiple Uses
Community Plan:	Undeveloped, Commercial, Single-Family Residential, Communication Utilities (Transportation Related), Institutional
Zoning:	CN-1-2 and RM-3-9

1.7 PROJECT DESCRIPTION

1.7.1 Local and Regional Setting

The Proposed Project would be located adjacent to the main SDSU campus, which is located approximately 8 miles east of downtown San Diego (see **Figure 1, Regional Map**). As shown



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on **Figure 2, Vicinity Map**, the Proposed Project would be developed on CSU-owned property south of the existing Campus Master Plan boundary, generally between Aztec Walk and Montezuma Road. The existing boundaries of the SDSU campus generally are Aztec Walk and Montezuma Road on the south, East Campus Drive on the east, 55th Street/Remington Road on the west, and Adobe Falls Road/Del Cerro Boulevard (north of Interstate 8 (I-8)) on the north. See **Figure 2, Vicinity Map**.

The Proposed Project would be located within the College Area community of the City of San Diego and the College Community Redevelopment Project Area of the City of San Diego Redevelopment Agency. **Figure 3, College Area Community**, and **Figure 4, College Area Redevelopment Area Subarea Boundaries**, shows the general boundaries of the College Area and College Community Redevelopment Project Area in relation to the Proposed Project. The College Area Community Plan, which is a component of the City of San Diego General Plan, designates parcels included in the area of the Proposed Project as a mixture of land uses, including "Undeveloped," "Commercial, Single-Family Residential," "Communication Utilities (Transportation Related)," and "Institutional." The College Community Redevelopment Project Area includes the Proposed Project site within its Core Subarea.

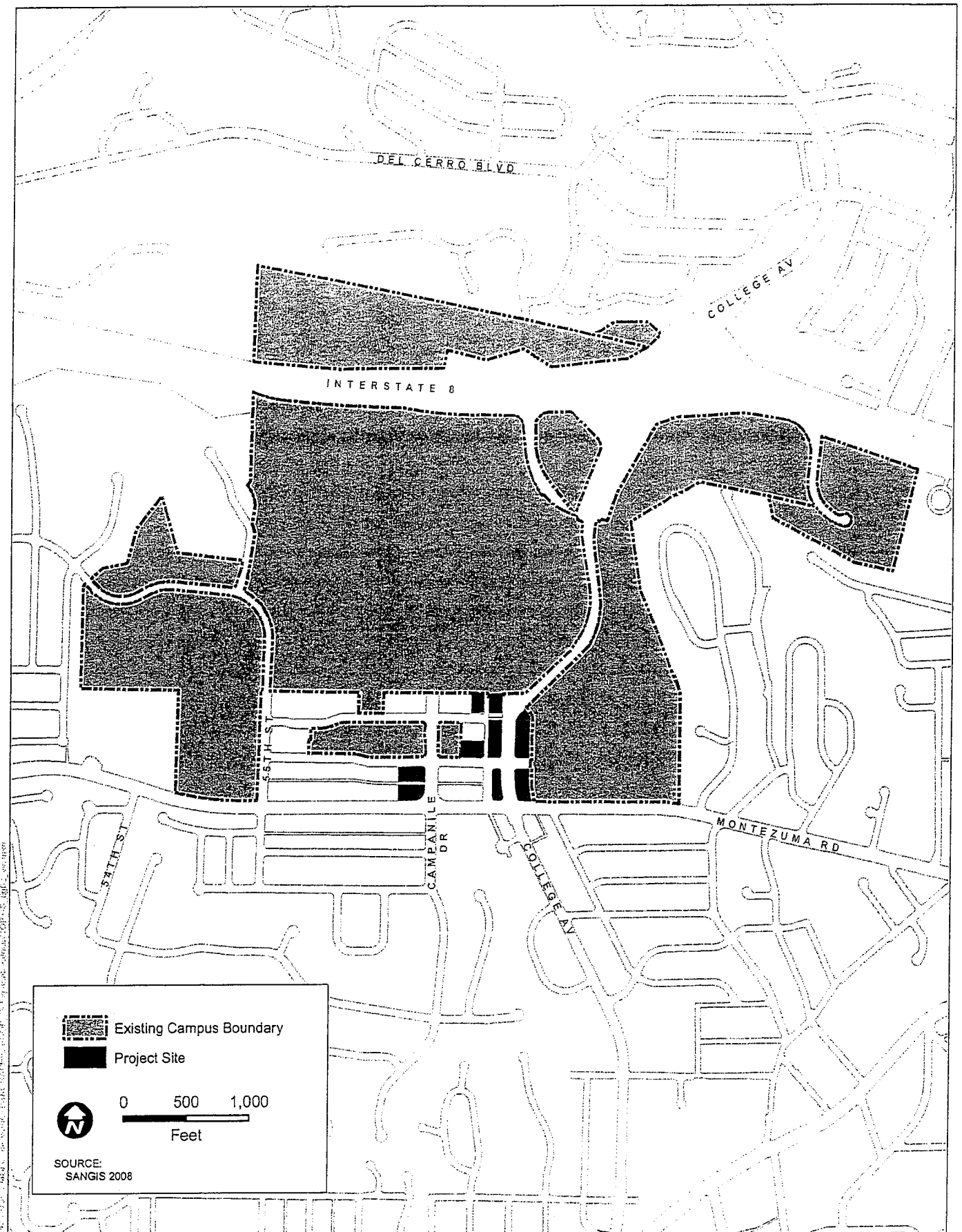
The Proposed Project would be developed in multiple construction phases. Phase I of the project would entail the development of parcels currently owned by SDSU, while Phase II would involve the development of land presently owned by the SDSU Research Foundation and private parties. CSU/SDSU will acquire the Phase II development parcels it presently does not own or control from willing sellers only; eminent domain will not be utilized to acquire property for the Proposed Project.

1.7.2 Description of Proposed Project

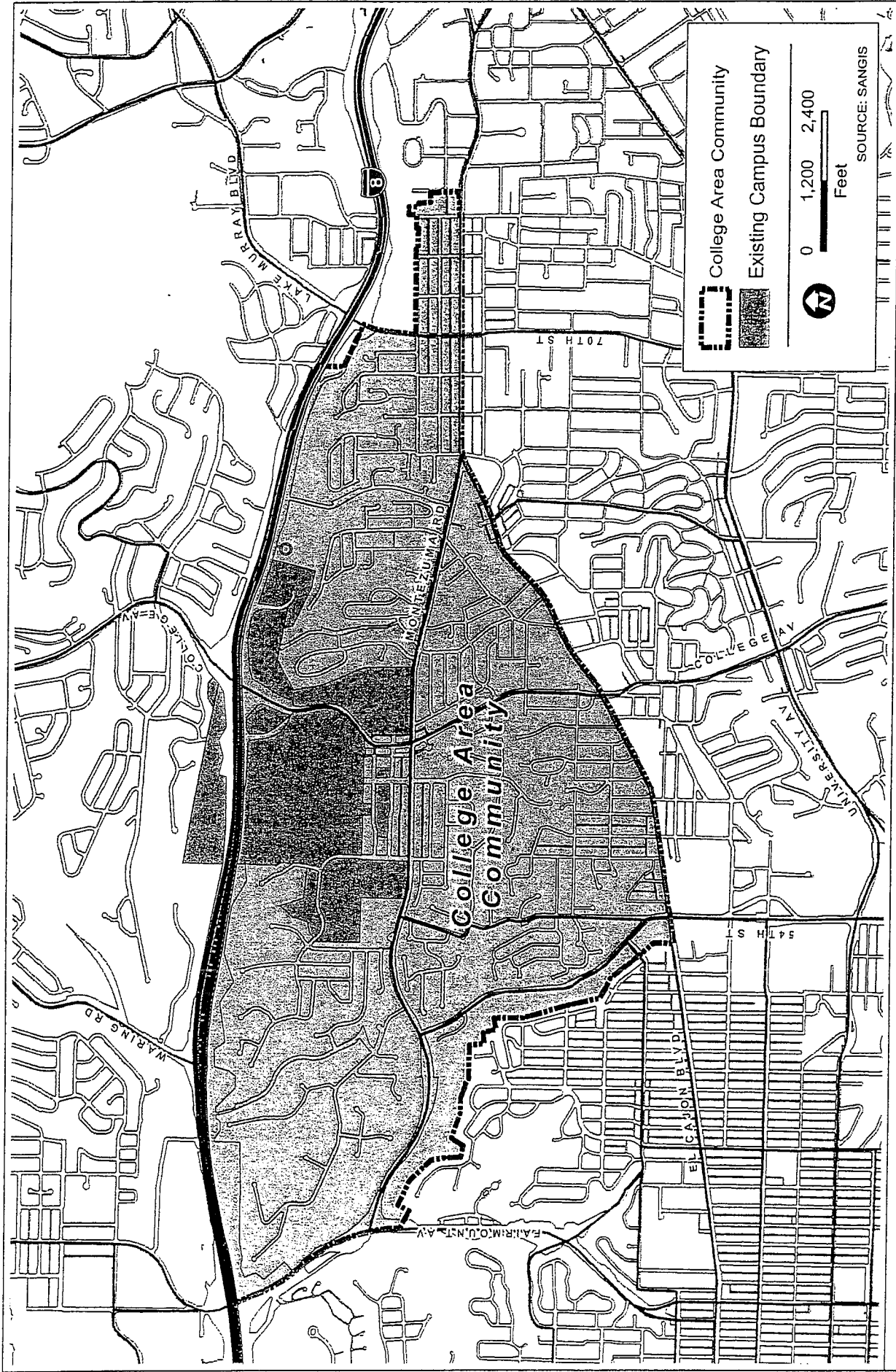
The Proposed Project includes development of the SDSU Plaza Linda Verde project, the demolition of existing structures to allow for project construction, and a revision to the SDSU Campus Master Plan boundary. **The Proposed Project also may include the vacation of existing vehicular rights-of-way.**

The proposed Plaza Linda Verde project, which was developed in coordination with community input, would be a transit-based, mixed-use development that would provide several ground-floor commercial and upper floor student housing buildings, a campus green featuring a public promenade, an apartment complex for student housing, ~~and~~ a five-story above grade (plus one level below grade) parking structure to accommodate primarily retail customers, **and pedestrian malls in place of existing streets/alleys. Development of certain portions of the project as proposed, including primarily the pedestrian malls, would be contingent upon the vacation of certain existing vehicular rights-of-way; if the vacation is not approved, the Proposed Project would proceed on a modified basis.** The Proposed Project would be designed as a pedestrian/bicycle-friendly, open-air, sustainable urban village that will utilize "green" building practices, drought-tolerant landscaping, and other environmentally sustainable measures; CSU/SDSU will seek Leadership in Energy and Environmental Design ("LEED") certification for the Proposed Project. The Plaza Linda Verde project would enable SDSU to provide additional on-campus student housing and retail services to support the campus and surrounding

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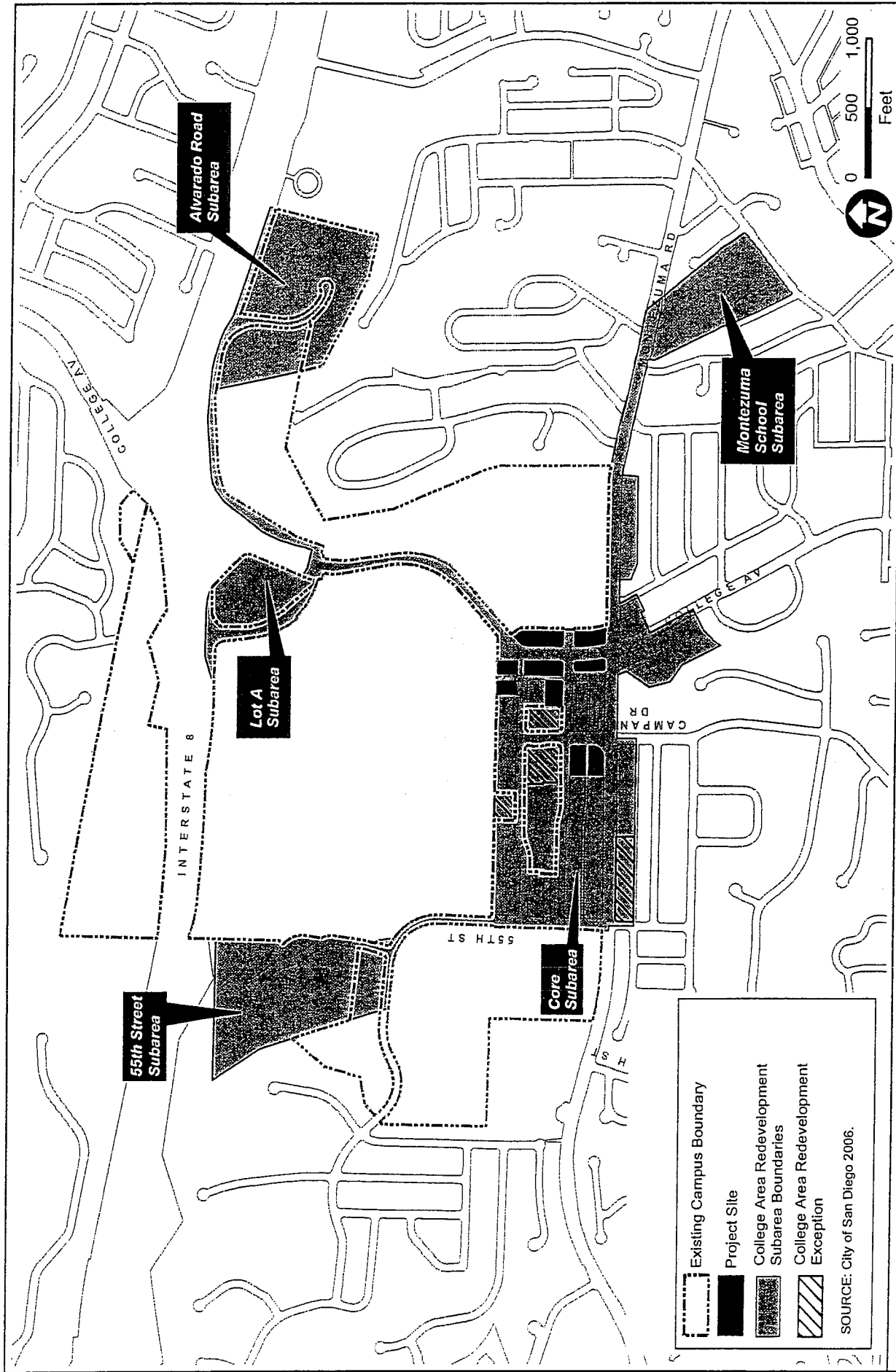


SDSU Plaza Linda Verde
NOP and Initial Study



Figure 3
College Area Community

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**SDSU Plaza Linda Verde
NOP and Initial Study**



**Figure 4
College Community Redevelopment
Subarea Boundaries**

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community, and represents an opportunity to decrease the prevalence of nuisance rental property housing in the College Area community surrounding SDSU.

To facilitate development of the Proposed Project, the existing southern boundary of the SDSU Campus Master Plan between 55th Street and one block east of College Avenue would be extended south to Montezuma Road to incorporate the Proposed Project parcels within the Campus Master Plan boundaries. The boundary will be extended further south of Montezuma Road at the southeast corner of the Montezuma Road/55th Street intersection to incorporate the University Towers complex and adjacent parking lot, which are owned and operated by CSU/SDSU. The existing and proposed Campus Master Plan boundaries are depicted in **Figure 5, Campus Master Plan Boundary Revision**.

The Proposed Project generally would consist of the development of ~~five~~^{four} land use types: (i) Mixed-Use Retail/Student Housing; (ii) Student Apartments; (iii) Parking Structure; ~~and~~ (iv) Campus Green; **and (v) Pedestrian Malls**. Each of these development components is described below:

- I. ***Mixed-Use Retail/Student Housing.*** This project component, which would be developed in two phases, consists of the construction of ground-floor retail and upper-floor residential buildings on sites located south of Hardy Avenue, north of Montezuma Road, and west and east of College Avenue immediately south of the main SDSU campus. See **Figure 6, Proposed Site Plan**.

Phase I would consist of the construction of two buildings located west of College Avenue. See **Figure 6, Proposed Site Plan**, Buildings 1 and 2. Building 1 will include approximately 25,000 gross square feet ("GSF") of ground-floor rentable retail space and four floors of apartments consisting of approximately 90 student apartments. Building 2 would include **up to** approximately 20,000 GSF of ground-floor rentable retail space and four floors of apartments consisting of approximately 60 student apartments. SDSU envisions that the retail portion of the building would include three to four destination retail shops, including a grocery store, a national sit-down chain restaurant with outdoor dining areas, and a clothing store. Smaller service stores and food service options also will be available. **Construction of the westerly portion of Building 2 would require approval of the vacation of an existing street easement along the easterly side of Montezuma Place between Lindo Paseo and Montezuma Road. If the vacation is not approved, the Proposed Project could proceed with development of a smaller footprint building and modified commercial uses.**

Phase II would consist of the construction of two buildings east of College Avenue, directly across from Buildings 1 and 2. See **Figure 6, Proposed Site Plan**, Buildings 4 and 5. A similar development plan (ground-floor retail and upper-floor student housing) is proposed for Buildings 4 and 5 in Phase II of development. Building 4 would include approximately 60 student apartments and approximately 20,000 GSF of rentable retail space. Building 5 would include approximately 90 student apartments and approximately 23,000 GSF of rentable

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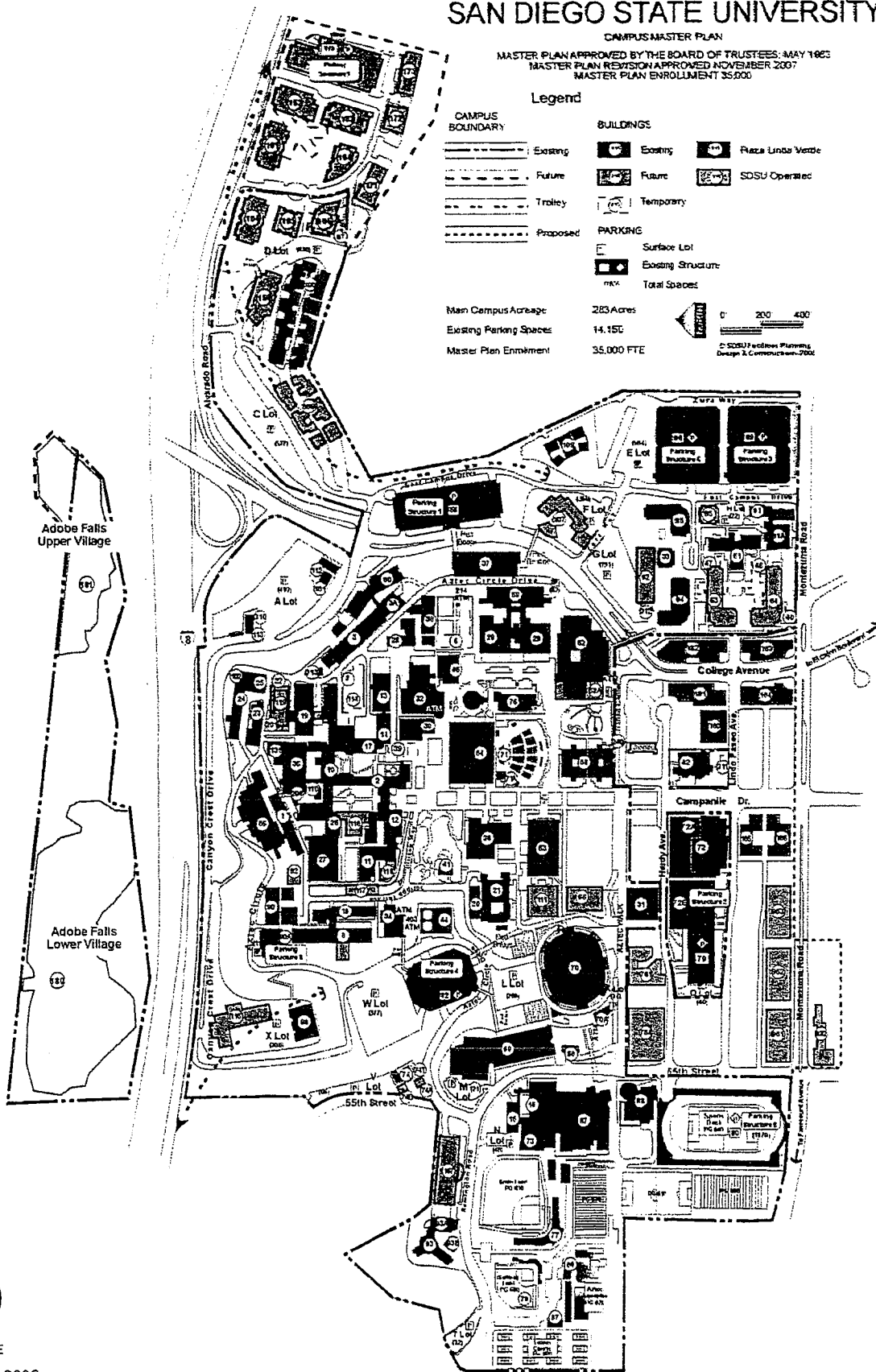
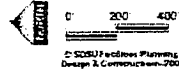
CAMPUS MASTER PLAN

MASTER PLAN APPROVED BY THE BOARD OF TRUSTEES: MAY 1983
 MASTER PLAN REVISION APPROVED NOVEMBER 2007
 MASTER PLAN ENROLLMENT 35,000

Legend

CAMPUS BOUNDARY		BUILDINGS	
	Existing		Existing
	Future		Future
	Trolley		Temporary
	Proposed		Plaza Linda Verde
			SDSU Operated
PARKING			Surface Lot
			Existing Structure
			Total Spaces

Main Campus Acreage: 283 Acres
 Existing Parking Spaces: 14,150
 Master Plan Enrollment: 35,000 FTE



NOT TO SCALE

Source: SDSU 2009

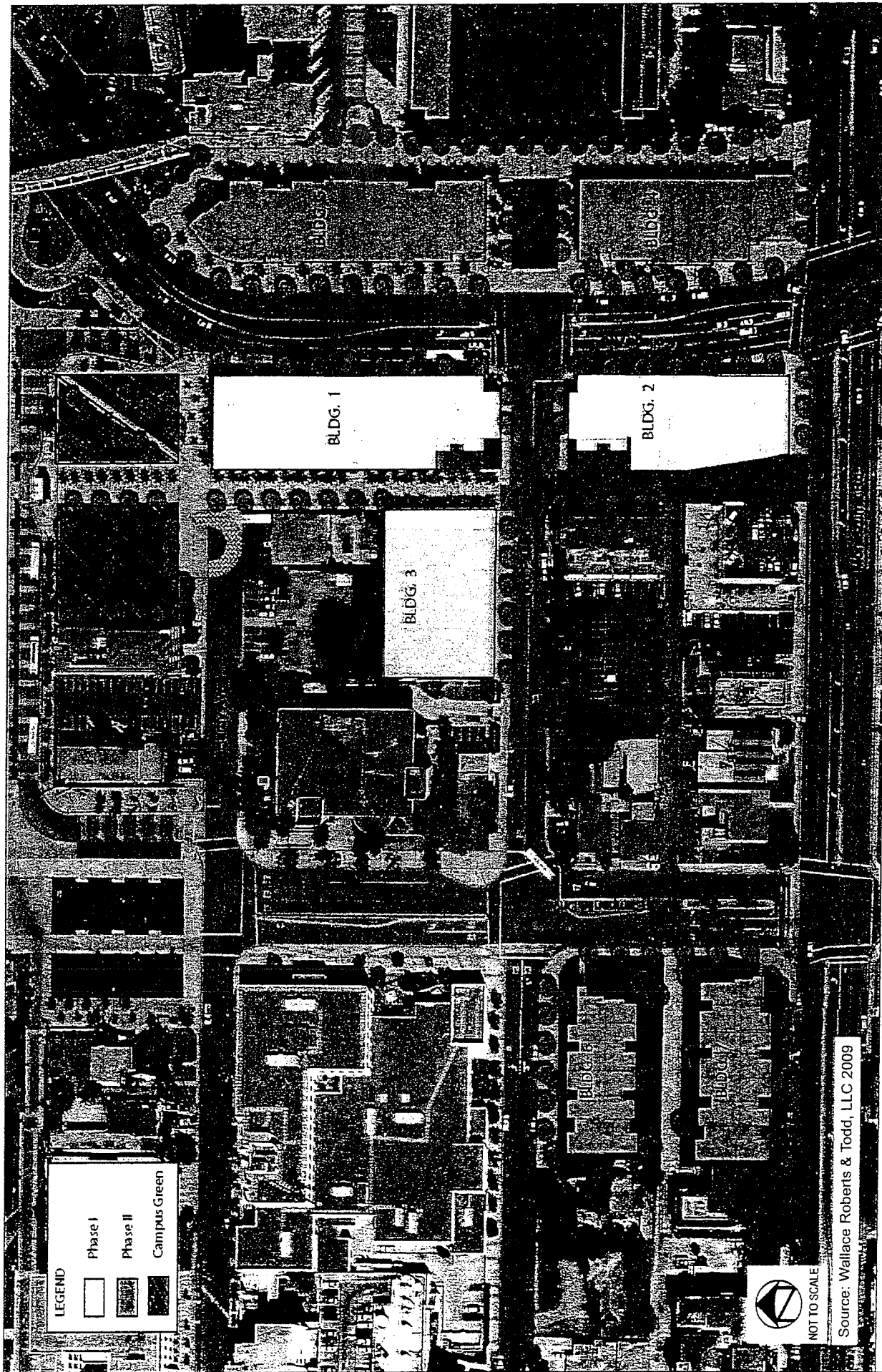
SDSU Plaza Linda Verde
 NOP and Initial Study



SAN DIEGO STATE
 UNIVERSITY

Figure 5
 Campus Master Plan
 Boundary Revision

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SDSU Plaza Linda Verde

NOP and Initial Study



Figure 6
Proposed Site Plan

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retail space. The mixed-use retail/residential buildings will be designed and constructed with environmental sustainability in mind and will seek a LEED rating.

Development of the Mixed-Use Retail/Student Housing would include the following Phase I and Phase II construction activities:

Phase I:

- (i) Demolition of the existing structures at 5178 and 5168 College Avenue, and demolition of the parking lots at 5164 and 5140 College Avenue and the parking lot bound by Lindo Paseo to the north, College Avenue to the east, Montezuma Place to the west, and Montezuma Road to the south.
- (ii) Development of two new five-story buildings (120,000 GSF and 85,000 GSF, respectively) for retail and student housing uses. Phase I also will provide landscaping along the west side of College Avenue.

Phase II:

- (i) Acquisition and demolition of existing structures at 5185, 5157, 5155, 5141, 5131, 5119, and 5111 College Avenue.
- (ii) Development of two new five-story buildings (120,000 GSF and 150,000 GSF) for retail and student housing uses. Phase II also will provide landscaping along the east side of College Avenue.

II. Student Apartments. This project component, which would be developed in Phase II, would consist of two buildings to be located north of Montezuma Road, west of Campanile Road, and south of Lindo Paseo; ~~and one building to be located north of Montezuma Road west of Montezuma Place.~~ See **Figure 6, Proposed Site Plan, Buildings 6; and 7; and 8.** The Student Apartments component would provide student housing in close proximity to the campus and SDSU transit station. The two buildings to be constructed west of Campanile Road would each be 4-story structures, approximately 60,000 GSF in size, and each would provide approximately 50 student apartments. ~~The building to be constructed on the northwest corner of Montezuma Road and Montezuma Place would be a 4-story structure, approximately 85,000 GSF in size, and would include approximately 65 student apartments.~~

Development of the Student Apartments would include the following Phase I and Phase II construction activities:

- (i) The demolition of existing structures at: 5721 and 5723 Lindo Paseo; 5734, 5742, and 5750 Montezuma Road; ~~5824 and 5844 Montezuma Road;~~ and, the demolition of an existing parking lot at 5118 Campanile Drive.
- (ii) The development of two new 4-story buildings (approximately 60,000 GSF each) ~~and one new 4-story structure (approximately 85,000 GSF).~~

III. Parking Facilities. A parking structure, which would be developed in Phase I, would be located north of Lindo Paseo and west of the Mixed-Use Retail/Student Housing Building 1, at the northwest corner of Lindo Paseo and Montezuma Place. See **Figure 6, Proposed Site Plan, Building 3.** The parking structure would be five-stories above grade, and it would provide five levels of above ground parking and one level of below ground parking. The structure would provide approximately 340 parking spaces in support of the retail component of the Proposed Project. The eastern portion of the parking structure would feature a ground-floor rentable retail space approximately 2,000 GSF in size. This space would be accessible to pedestrians via an entrance opening to the adjacent public promenade.

In Phase II, an underground parking facility would be constructed below, and in conjunction with, the Mixed-Use Retail/Student Housing Buildings 4 and 5 that will be constructed east of College Avenue. The underground parking facility would provide approximately 220 additional parking spaces.

Development of the Parking Facilities would include the following Phase I and Phase II construction activities:

- (i) Demolition of the existing structures at 5830 and 5822 Lindo Paseo.
- (ii) Development of a new five-story parking structure to provide approximately 340 parking spaces.
- (iii) Development of underground parking in conjunction with the Mixed-Use Retail/Student Housing construction to provide approximately 220 parking spaces.

IV. Campus Green. This project component, which would be developed in Phase I, would be located north of the proposed Mixed-Use Retail/Student Housing Building 1 and would be bisected by a public promenade. This “campus green” area would feature both active and passive recreation areas for public use. The western portion of the campus green would be minimally landscaped to allow for open play, while the eastern portion would feature trees, swales, and a pathway leading north towards the campus. The public promenade would bisect the campus green and extend south to **Hardy Avenue**~~Lindo Paseo~~. The public promenade would include pedestrian plazas, benches, and public art. In conjunction with development of the Campus Green, SDSU will conduct pre-construction surveys for nesting birds within the Proposed Project area. If any nesting birds are found, a buffer would be established, as determined by a qualified biologist, and the nesting area would be avoided during project construction until the young have fledged. **Construction of the Campus Green as proposed would require vacation of the existing street easement on Montezuma Place north of Hardy Avenue. If the vacation is not approved, this component of the Proposed Project would proceed on a modified basis.**

Development of the Campus Green would include the following Phase I and Phase II construction activities:

- (i) Demolition of existing parking lots at 5850 Hardy Avenue, 5186 and 5194 College Avenue.
- (ii) Development of approximately 1 acre of active and passive open space areas for recreational use.

V. Pedestrian Malls. This project component would be ancillary to the Mixed-Use Retail/Student Housing and would not be essential to development of the overall project site. As shown on Figure 6, Proposed Site Plan, the pedestrian malls would be developed primarily along portions of existing Montezuma Place and the alley east of proposed Buildings 4 and 5, between Montezuma Road and College Avenue. The areas would be designed as pedestrian/bicycle-friendly, open-air spaces that would provide access to both existing uses, such as the transit center, and to the future buildings. To facilitate development of the pedestrian malls, it would be necessary to close or "vacate" the following rights-of-way to vehicular traffic:

Montezuma Place between Lindo Paseo and Hardy Avenue;

Unnamed alley between Montezuma Place and College Avenue, and convert the eastern end of Hardy Avenue at the intersection with Montezuma Place to a cul-de-sac;

Lindo Paseo east of College Avenue; and,

Alley Way east of College Avenue between Montezuma Road and College Avenue.

The Pedestrian Malls component is contingent upon approval of the vacation of the above streets/alleys. If not approved, the Proposed Project would proceed without this component.

As outlined above, construction of the Proposed Project will occur in multiple phases. The Phase I demolition of existing structures is anticipated to begin in early 2011, with construction commencing in the summer of 2011. Occupancy of the new buildings will occur some time in 2013. Phase II demolition and construction is anticipated to begin in 2013, with occupancy projected for 2015.

SDSU is committed to working with the community throughout planning and development of the Proposed Project. In an effort to gain input from the surrounding communities, SDSU distributed a survey to approximately 17,000 residents; approximately 1,500 surveys were returned. Thereafter, SDSU hosted a community forum attended by approximately 40 residents to review the survey results and solicit additional feedback. Similar forums will be held throughout the planning process.

2.0 OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED

The CSU Board of Trustees is the lead agency for the proposed SDSU Plaza Linda Verde Project. Other known public agencies whose approval may be required as a prerequisite to future construction and/or implementation of the project **components** include:

- State Historic Preservation Office (for approval of federally funded projects affecting significant archaeological and historical resources, if necessary)
- Division of the State Architect (handicapped facilities compliance)
- State Fire Marshal (approval of facility fire safety review)
- San Diego Regional Water Quality Control Board (National Pollution Discharge Elimination System (NPDES) permits, if necessary)
- San Diego Air Pollution Control Board (authority to construct and/or permits to operate, if necessary)
- City of San Diego (permits for construction within City right-of-way, if necessary; **and vacation of certain specified public rights-of-way**)
- Water, wastewater, and sanitation special district approval, if necessary.

3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental topics checked below potentially would be affected by the Proposed Project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☒ Aesthetics/Visual Quality
- ☐ Biological Resources
- ☒ Geology/Soils
- ☒ Noise
- ☒ Public Services
- ☒ Transportation/Circulation
- ☐ Agricultural Resources
- ☒ Cultural Resources
- ☒ Hazards
- ☒ Parking
- ☒ Recreation
- ☒ Utilities and Service Systems

- ☒ Air Quality
- ☐ Energy and Mineral Resources
- ☒ Land Use and Planning
- ☒ Population and Housing
- ☒ Mandatory Findings of Significance
- ☒ Water Quality/Hydrology

4.0 DETERMINATION

On the basis of this evaluation:

- ☐ I find that the Proposed Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- ☐ I find that although the Proposed Project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on the attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- ☒ I find that the Proposed Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- ☐ I find that the Proposed Project MAY have a significant effect(s) on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the Proposed Project could have a significant effect on the environment, there WILL NOT be a significant effect in this case because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards; and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the Proposed Project.

By:



Lauren Cooper,
Director of Facilities Planning, Design, and Construction
San Diego State University

5.0 INITIAL STUDY CHECKLIST

The following is a brief explanation of each environmental topic addressed in the Initial Study Checklist. It should be noted that these discussions are intended to provide conclusions to questions outlined in the Initial Study Checklist, Appendix G to the CEQA Guidelines. As described in the project description section above, the Proposed Project would entail modifications to several campus facilities or areas. In accordance with Section 15063(d) of the CEQA Guidelines, the following checklist was prepared to identify the potential environmental effects of the Proposed Project. After each environmental topic is assessed, a brief discussion of the basis for the assessment also is provided below.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
AESTHETICS/VISUAL QUALITY: Would the Proposed Project:				
(a) Have a substantial adverse effect on a scenic vista?			✓	
(b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				✓
(c) Substantially degrade the existing visual character or quality of the site and its surroundings?			✓	
(d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		✓		

DISCUSSION: Construction of the Proposed Project would alter, though not substantially degrade, the existing visual character of the College Area community, particularly the area immediately north of the College Avenue/Montezuma Road intersection. Construction of the retail/residential buildings north of the intersection will alter the appearance of the existing underdeveloped/commercial sites to a primarily mixed-use retail/residential land use. Changes in land use, such as construction and development of a campus green and a five-story above ground parking structure in locations currently occupied by a parking lot and multi-family residential housing, also will have the potential to alter visual quality and community character. The effects of exterior lighting and glass surfaces on any buildings proposed for construction also will have the potential to alter visual quality or community character. It is not anticipated that the Proposed Project would significantly affect a public scenic vista or substantially damage scenic resources. A separate visual resources technical report will be prepared in conjunction with the draft EIR.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
AGRICULTURE RESOURCES: Would the Proposed Project:				
(a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				✓
(b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				✓
(c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				✓

DISCUSSION: According to the San Diego County Important Farmlands Map (California Department of Conservation 2006), parcels included in the Proposed Project area are designated as "Urban and Built-Up Lands." The project area does not include any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, development of the Proposed Project would not convert agricultural land to non-agricultural uses. The project area does not include any land under a Williamson Act contract. Impacts to agricultural resources are not anticipated to occur as a result of the Proposed Project and agricultural resources will not be discussed further in the draft EIR.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
AIR QUALITY: Would the Proposed Project:				
(a) Conflict with or obstruct implementation of the applicable air quality plan?		✓		
(b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		✓		
(c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	✓			
(d) Expose sensitive receptors to substantial pollutant concentrations?		✓		
(e) Create objectionable odors affecting a substantial number of people?			✓	

DISCUSSION: *SDSU and the surrounding College Area community are located within the San Diego Air Basin ("Basin"), which currently is designated by the California Air Resources Board as state non-attainment for ozone (O₃) and particulate matter (PM₁₀). Under federal standards, the Basin is a basic non-attainment area for ozone (8-hour) and is in attainment for carbon monoxide (CO) (San Diego APCD 2007). Ozone is the principal air-quality problem in San Diego County, although carbon monoxide also is a growing problem as a result of increased vehicle emissions. Implementation of the SDSU Plaza Linda Verde Project may result in increased vehicle traffic on project area roadways, which will result in increased emissions of criteria pollutants from mobile sources. These emissions may result in potentially significant impacts to air quality. Additionally, due to the Proposed Project's location adjacent to SDSU and several preschools and elementary schools, sensitive receptors could be exposed to increased pollution concentrations during construction and operations. The Proposed Project, combined with known and reasonably foreseeable growth in the region, could result in cumulatively considerable emissions of non-attainment pollutants. Earthwork and demolition activities of the Proposed Project will result in the emission of diesel fumes and other odors normally associated with construction; however, these odors are not expected to significantly impact a substantial number of people. Analysis of the Proposed Project's potential air quality impacts and related mitigation measures will be provided in the draft EIR.*

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
BIOLOGICAL RESOURCES: Would the Proposed Project:				
(a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			✓	
(b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				✓
(c) Have a substantial adverse effect on federally protected wetlands, as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				✓
(d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			✓	
(e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				✓
(f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?				✓

DISCUSSION:

- (a) *No candidate, sensitive, or special-status species identified by local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service (referred to as "special-status species") were observed during a biological field investigation conducted November 13, 2008. No habitat for special-status species is*

present on the project site. There are ornamental trees and shrubs that may provide suitable nesting habitat for urban-adapted birds. Breeding birds can be affected by short-term construction-related noise, which can result in the disruption of foraging, nesting, and reproductive activities. As described in the Project Description (above), pre-construction nesting bird surveys will be conducted prior to ground-disturbing activities. If any nesting birds are found during these surveys, a 300-foot buffer (or a buffer deemed appropriate by a qualified biologist) will be established around the nest where no construction will occur until the young have fledged. Therefore, the Proposed Project will not impact nesting birds. No impacts to special-status plants or wildlife will result from the Proposed Project.

- (b) Based upon a November 13, 2008, biological field investigation, there are no riparian habitats or other sensitive natural communities identified in local or regional plans, policies, and regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service present on the project site. No impacts to riparian or other sensitive natural communities will result from the Proposed Project.*
- (c) The Proposed Project will not have a substantially adverse effect on federally protected wetlands. The site is located in an urban setting and is currently developed, and there are no jurisdictional waters of the U.S., including wetlands, on or near the project site. No impacts to federally protected wetlands as defined by Section 404 of the Clean Water Act will result from the Proposed Project.*
- (d) The site is located in an urban setting and is fully developed. Please see (a) regarding potential impacts to breeding birds. The Proposed Project will not interfere with migratory wildlife corridors or wildlife dispersal.*
- (e) The City of San Diego has a Tree Protection Policy that regulates the removal of designated tree resources that meet certain criteria (landmark tree, heritage tree, parkway resource tree, or preservation grove). None of the trees in the project area meet these criteria. Therefore, the Proposed Project will not conflict with any local policies or ordinances protecting biological resources. No impacts will result.*
- (f) The City of San Diego has adopted a Multi-Species Conservation Program Subarea Plan (Subarea Plan) and a Multi-Habitat Plan Area (MHPA). Although SDSU is not a "permittee" under this umbrella plan/City Subarea Plan, the Proposed Project is within the Subarea Plan boundary, but is not located within the MHPA (City of San Diego 1997). Therefore, the Proposed Project will not conflict with conservation outlined in any formal habitat conservation plans or natural community conservation plans. No impacts will result.*

As stated in responses a–f, above, implementation of the Proposed Project will not result in impacts to biological resources. Therefore, biological resources will not be discussed further in the draft EIR.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
CULTURAL RESOURCES: Would the Proposed Project:				
(a) Cause a substantial adverse change in the significance of a historical resource as defined in CEQA Guidelines, Section 15064.5?		✓		
(b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines, Section 15064.5?			✓	
(c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			✓	
(d) Disturb any human remains, including those interred outside of formal cemeteries?			✓	

DISCUSSION: *Due to the age of residential structures located on parcels within the College Area community, implementation of the Proposed Project could potentially impact significant historical resources. Parcels included in the project area have been previously developed and disturbed and, therefore, it is unlikely that construction activities will unearth any archaeological or paleontological resources. Therefore, archaeological and paleontological resources will not be discussed further in the draft EIR. Historical resources and their importance in California history, however, will be analyzed fully as part of the EIR analysis. A historical resources technical report will be prepared that will inventory existing historical resources for each project component and determine if any existing historical resources have the potential to be altered or damaged by implementation of the Proposed Project.*

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
GEOLOGY AND SOILS: Would the Proposed Project:				
(a) Expose people or structures to potential substantial adverse effects, including the risk or loss, injury or death involving:		✓		
(i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				
(ii) Strong seismic ground shaking?				
(iii) Seismic-related ground failure, including liquefaction?				
(iv) Landslides?				
(b) Result in substantial soil erosion or the loss of topsoil?		✓		
(c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		✓		
(d) Be located on expansive soil, as defined in Table 18- 1-B of the Uniform Building Code (1994), creating substantial risks to life or property?		✓		
(e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater?			✓	

DISCUSSION: *Ultimate construction of each of the project components will require that earthwork be completed. Therefore, a geotechnical investigation will be performed. Although the project site is not specifically located in an Alquist-Priolo Earthquake Fault Zone, as mapped by the State Geologist, seismicity of the existing project area is influenced by both local and regional fault systems. The nearest fault, with the potential for a 7.0-magnitude earthquake, is located in Rose Canyon, approximately 6 miles from campus. Because SDSU and the project area immediately south of the campus boundary are located within seismically active Southern California, the area could be subject to severe ground shaking during a major earthquake. The*

project area is relatively flat and no landslides have been mapped in the Proposed Project vicinity, which suggests the potential for future landslides is low. Generally, excavation activities proposed for the project will pass through fill materials above the groundwater level and poorly-graded sand-dominated materials within the Stadium Conglomerate formation that underlies the project area. However, this will be fully analyzed in the EIR. The project area's underlying geological and soil characteristics will be analyzed further in the draft EIR.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
HAZARDS AND HAZARDOUS MATERIALS: Would the Proposed Project:				
(a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			✓	
(b) Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	✓			
(c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances or waste within one-quarter mile of an existing or proposed school?	✓			
(d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code, Section 65962.5, and, as a result, would it create a significant hazard to the public or the environment?	✓			
(e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within 2 miles of the public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				✓
(f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				✓
(g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				✓
(h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				✓

DISCUSSION: *Operation of the Proposed Project will not require the routine transport, use, or disposal of hazardous materials through the surrounding community. In the event that hazardous materials are transported or used, compliance with all applicable health and safety requirements will decrease potential hazards associated with implementation of the Proposed Project. The Proposed Project area includes parcels that have been used previously as fueling stations. Construction activities at these sites potentially could encounter contaminated soils and could result in the accidental release of hazardous materials to the environment and release of materials within 0.25 mile of an existing school (SDSU and College Park Preschool are located within 0.25 mile of the various components of the project). The demolition of residential and commercial buildings on parcels included in the Proposed Project area potentially could result in the release of contaminated materials, such as asbestos and hazardous dry-cleaning chemicals (which may be present on parcels included in Phase II of the project). The Proposed Project site is not located within an airport land use plan nor is it located within 2 miles of a public airstrip (the closest airport is Montgomery Field, located approximately 5 miles northwest of the project area). Therefore, hazards associated with airports and air travel will not be discussed further in the draft EIR. A Phase I and Phase II environmental site assessment will be conducted to analyze potential impacts associated with the Proposed Project.*

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
HYDROLOGY AND WATER QUALITY: Would the Proposed Project:				
(a) Violate any water quality standards or waste discharge requirements?			✓	
(b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			✓	
(c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off site?		✓		
(d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off site?			✓	
(e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?		✓		
(f) Otherwise substantially degrade water quality?			✓	
(g) Place housing within a 100-year flood hazard areas as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?		✓		
(h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?		✓		

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
(i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			✓	
(j) Inundation by seiche, tsunami, or mudflow?			✓	

DISCUSSION: All project components will be located in developed areas immediately adjacent to campus. Development in these areas will be designed so that stormwater runoff will be collected and discharged to the existing storm drain system. The existing capacity of local stormwater drainage systems is expected to be adequate to serve the Proposed Project. As a result of the Proposed Project, changes in stormwater flows are not expected to be substantial. The project area exhibits a low potential for inundation by seiche, tsunami, or mudflow. Located on "Montezuma Mesa," the Proposed Project area is situated at a higher elevation than surrounding land and is located approximately 9 miles east of the Pacific Ocean and 2 miles southwest of the nearest lake (Lake Murray). Similarly, the Proposed Project will not expose people or structures to a significant risk due to flooding as the result of the failure of a levee or dam due to the elevation of the project site compared to the nearest dam (Lake Murray), which is lower in elevation. Further, the delineated dam inundation zone for Lake Murray does not include the project area (SanGIS 2006). A hydrology/water quality technical report will be prepared for the draft EIR that will evaluate the impacts of the project and improvements on surface water quality and groundwater hydrology and provide mitigation as appropriate. Impacts to local storm drain systems and adjacent land uses as a result of flooding and runoff will be evaluated.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
LAND USE PLANNING: Would the Proposed Project:				
(a) Physically divide an established community?				✓
(b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigation an environmental effect?			✓	
(c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				✓

DISCUSSION: *Each component of the Proposed Project generally will be consistent with adopted General Plan/Community Plan Planned Land Use Maps and the College Area Redevelopment Plan for the Core Subarea. Located in the Core Subarea of the College Area Community Redevelopment Plan, the Proposed Project is consistent with that Plan's designation of the area for high-density residential and neighborhood serving commercial land uses. An existing land use, planned land use, and applicable policy and guideline analysis will be prepared for the EIR, taking into consideration SDSU's state agency status and the appropriate application of local land use planning under the circumstances. The Proposed Project is not located within the boundaries of the City of San Diego's Multiple Habitat Planning Area and as such will not conflict with any applicable conservation plan.*

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
MINERAL RESOURCES: Would the Proposed Project:				
(a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			✓	
(b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?			✓	

DISCUSSION: *All Proposed Project elements are located within MRZ-3 Zones, as indicated on the State of California Department of Conservation Division of Mines and Geology (Generalized Mineral Land Classification Map of Western San Diego County, California 1996). MRZ-3 Zones are defined as areas containing mineral deposits the significance of which cannot be evaluated from available data. The project area is fully developed and has been previously disturbed; therefore, the Proposed Project will not result in the loss of availability of existing, usable mineral resources. Additionally, the project area does not include any locally important mineral resource recovery sites.*

The City of San Diego General Plan contains existing conditions language relating to minerals rather than specific mapped zones or avoidance/conservation guidelines. The College Area Community Plan does not include mineral resource zone overlays or avoidance directives (City of San Diego 2005). While SDSU's status as a state agency does not necessitate compliance with local plans or policies, including mineral resource protection guidelines, the Proposed Project will not conflict with local policies in the General Plan or community plans that pertain to mineral protection. Therefore, no impacts will occur and mineral resources will not be discussed further in the draft EIR.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
NOISE: Would the Proposed Project result in:				
(a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	✓			
(b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			✓	
(c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
(d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	✓			
(e) For a project located within an airport land use plan, or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				✓
(f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				✓

DISCUSSION: Possible increases in existing noise levels would be associated with certain aspects of the Proposed Project, including the introduction of residential uses into several areas currently used as parking lots, and alterations in traffic patterns that will occur with implementation of the project. Construction of the Proposed Project also will introduce nuisance noise and groundborne vibration and noise to the area. A noise analysis will be conducted that will evaluate the effects of building operations and altered traffic patterns on nearby sensitive receptors, and will document any substantial increases to existing ambient or community noise equivalent levels that would occur. The analysis also will document impacts related to construction activities. SDSU and the College Area community are not located within the vicinity of any airport or private airstrip; therefore, this consideration will not be discussed in the noise analysis or in the draft EIR.

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
POPULATION AND HOUSING: Would the Proposed Project:				
(a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			✓	
(b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			✓	
(c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			✓	

DISCUSSION: *The residential portion of the Proposed Project is intended to address the current need and demand for additional on-campus housing for upper-division students. The project also is intended to decrease the prevalence of nuisance rental property housing in the surrounding College Area community. Therefore, the Proposed Project would centralize the student population and relocate them from the surrounding community to on-campus housing. While the Proposed Project would result in the demolition of one existing multi-family residential building, it would do so in order to provide a significant amount of new student housing units to the area. The resulting impacts of the Proposed Project on population and housing will be discussed further in the draft EIR.*

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
PUBLIC SERVICES: Would the Proposed Project:				
(a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
(i) Fire protection?		✓		
(ii) Police protection?		✓		
(iii) Schools?			✓	
(iv) Parks?			✓	
(v) Other public facilities?		✓		

DISCUSSION: *While most University-related public services are provided by SDSU itself, a discussion of each Proposed Project component's impact on existing police, fire, school, parks, and library facilities will be included in the draft EIR. The EIR will evaluate whether implementation of the Proposed Project will increase demand for these public services, and will compare the increased demand with existing and planned equipment and staffing levels. The environmental impacts of any potential capacity shortage will be evaluated in the draft EIR.*

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
RECREATION:				
(a) Would the Proposed Project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			✓	
(b) Does the Proposed Project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			✓	

DISCUSSION: *Future student residents of the SDSU Plaza Linda Verde Project would not be expected to regularly use existing neighborhood and regional parks. Students living in the Plaza Linda Verde residential buildings will be in close proximity to SDSU and as students they will have access to campus recreation facilities (such as the Aztec Center) and open space areas. Students are not expected to use City parks and recreation facilities while living at the Plaza Linda Verde such that their use would result in accelerated physical deterioration of City facilities. The environmental impacts of potential use and/or strain on local recreational facilities will be evaluated in the draft EIR.*

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
TRANSPORTATION/TRAFFIC: Would the Proposed Project:				
(a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	✓			
(b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion/management agency for designated roads or highways?	✓			
(c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				✓
(d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				✓
(e) Result in inadequate emergency access?		✓		
(f) Result in inadequate parking capacity?		✓		
(g) Conflict with adopted policies, plans or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			✓	

DISCUSSION: *A traffic and parking assessment will be prepared for the Proposed Project in conjunction with the draft EIR. The traffic analysis will determine how much new/additional traffic not previously analyzed will be generated due to the project components. The traffic analysis also will determine the potential shift in traffic volumes and patterns that will occur with implementation of the Proposed Project; the EIR also will address potential related effects on emergency access. In addition, the traffic analysis will determine the project's potential impacts on key intersections and street segments and any recommended mitigation. The analysis also will determine the project's necessary fair-share contribution to off-site roadway mitigation improvements, consistent with the 2006 California Supreme Court decision in City of Marina v. Board of Trustees of California State University. The parking analysis will assess the Proposed Project's impact on existing parking facilities in the surrounding community.*

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
UTILITIES AND SERVICE SYSTEMS: Would the Proposed Project:				
(a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			✓	
(b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environment effects?		✓		
(c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		✓		
(d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		✓		
(e) Result in a determination by the wastewater treatment provider which serves or may serve the project?		✓		
(f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?		✓		
(g) Comply with federal, state, and local statutes and regulations related to solid waste?			✓	

DISCUSSION: *New facilities proposed in connection with the Proposed Project will necessitate public services, such as electricity, natural gas, communication systems, water, sewer, and storm drainage. Electric, heating, and air conditioning required for all project components are expected to be generated on site at the SDSU Cogeneration Plant and Chill Plant. This facility was designed to serve additional uses, such as those proposed. Therefore, capacity shortfalls are not anticipated. The public services needs of each Proposed Project component will be analyzed in the draft EIR.*

Issues (and Supporting Information Sources)	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
MANDATORY FINDINGS OF SIGNIFICANCE:				
(a) Does the Proposed Project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			✓	
(b) Does the Proposed Project have impacts that are individually limited, but cumulatively considerable?	✓			
(c) Does the Proposed Project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?		✓		

DISCUSSION: *The areas planned for development do not support substantial populations of rare, threatened, or endangered plant or animal species or sensitive plant communities. For this reason, the Proposed Project would not have the potential to: (1) substantially reduce the habitat of a fish or wildlife species; (2) cause a fish or wildlife population to drop below self-sustaining levels; (3) threaten to eliminate a plant or animal community; or (4) reduce the number or restrict the range of a rare or endangered plant or animal. The Proposed Project is located on land characterized as urban and developed and construction of the project would have a less than significant impact on biological resources. Therefore, biological resources will not be discussed further in the draft EIR.*

A cumulative impacts analysis will be conducted for each environmental topic area discussed in depth in the EIR. The cumulative analysis will address issues such as air quality and traffic, which will focus on the Proposed Project's transportation and circulation impacts when combined with existing and planned future traffic increases within the College Area community. Potentially significant cumulative impacts may result.

6.0 DISTRIBUTION LIST

This initial study and notice of preparation of the draft EIR for the proposed SDSU Plaza Linda Verde project was distributed to the following public agencies, organizations, and other interested parties:

FEDERAL AGENCIES

U.S. Fish and Wildlife Service
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And Recreation
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State of California
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Southern California Cleanup
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La Mesa, CA 91944-0937

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The City of San Diego Development Services
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8.0 REFERENCES

California Department of Conservation, Division of Mines and Geology. 1996. Generalized Mineral Land Classification Map of Western San Diego County, California.

California Department of Conservation, Division of Land Resources Protection, Farmland Mapping and Monitoring Program. 2008. San Diego County Important Farmland 2006 (sheet 1 of 2). Map published August 2008.

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Redevelopment Agency. 2005. The Paseo at San Diego State University Final Environmental Impact Report. July 2005.

San Diego Air Pollution Control District. Air Quality in San Diego County: 2007 Annual Report. Page 2.

SANDAG. 2006. GIS Layer "Dam Inundation Areas."

DECLARATION OF SERVICE BY MAIL

I am a resident of the County of San Diego; I am over the age of 18 years and not a party to this matter. My business address is: 1525 Faraday Avenue, Suite 150, Carlsbad, California 92008.

On April 22, 2009, I served the attached document: [REVISED] NOTICE OF PREPARATION OF DRAFT ENVIRONMENTAL IMPACT REPORT AND INITIAL STUDY PLAZA LINDA VERDE, SAN DIEGO STATE UNIVERSITY, by placing true copies thereof, enclosed in a sealed envelope, addressed as follows:

SEE ATTACHMENT A

I placed said envelopes with Golden State Overnight, each marked "Guaranteed Priority Overnight Delivery."

Pursuant to these practices, with which I am readily familiar, the sealed and addressed envelopes are deposited in the ordinary course of business with Golden State Overnight at 1525 Faraday Avenue, Suite 150, Carlsbad, California 92008. On the same date, they are collected and processed by Golden State Overnight.

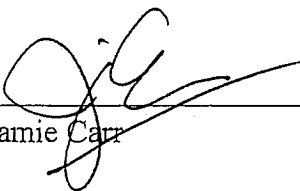
I further served the attached document by placing a true copy thereof, enclosed in a sealed envelope, with First Class/Certified Mail/Return Receipt Requested postage thereon fully prepaid, in the United States mail at Carlsbad, California, addressed as follows:

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I am "readily familiar" with the firm's practice for the collection and processing of correspondence for mailing. It is deposited with U.S. Postal Service on the same day in the ordinary course of business. I am aware that service is presumed invalid if postal cancellation date or postage meter date is more than 1 day after the date of deposit for mailing in the affidavit.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed on April 22, 2009, in Carlsbad, California.



Jamie Carr

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