

**San Diego State University
Second Stage Theater
Notice of Exemption
Additional Documentation**

Introduction

San Diego State University (SDSU) proposes to construct a performing arts theater and related amenities building in the central portion of the main campus, adjacent to Viejas Arena (Building #70),¹ in a location previously approved in the Campus Master Plan. The theater, which would be known as the Second Stage Theater, and the related Amenities Building (together the “proposed project”) would be constructed on a site currently occupied by modular classrooms and office trailers situated amidst other urban campus structures, including classrooms, athletic facilities, and other performing arts spaces.

The proposed project would not generate new or additional students, staff, or visitors to the SDSU campus and, instead, ultimately would contribute to an overall reduction in performance space capacity on the campus, with related reductions in visitor travel trips.

As further explained below, the proposed project: is consistent with the SDSU Campus Master Plan; would be constructed on a site less than five acres in size, with no biological resource value; would not result in significant traffic, noise, air quality, or water quality impacts; and would be adequately served by all required utilities and services. For these reasons, the proposed project meets the criteria of the Class 32 California Environmental Quality Act (“CEQA”) Categorical Exemption and no further analysis is required. (CEQA Guidelines, § 15332.)

Project Description

SDSU is located within the City of San Diego, 10 miles from downtown San Diego. As shown in Figure 1, the originally proposed performing arts theater (Building #111) would be located in the central portion of campus, surrounded by other campus structures. The proposed project and additional details regarding existing site conditions and the proposed development are described below.

Existing Conditions

The site of the proposed project is surrounded by developed land uses, consisting of primarily academic and institutional buildings. (See Figure 2.) The existing site is located directly west of the Music Building (Building #53) and southwest of the Dramatic Arts Building (Building #36). To the north, the existing site is bordered by an east-west walkway that runs from the central portion of campus, past Viejas Arena, to the athletic facilities. North of the existing site, across the

¹ Each building on the Campus Master Plan 2000 (Figure 1) and the current Campus Master Plan (Figure 2) is identified by number. For example, Viejas (formerly Cox) Arena is identified as Building #70 on the Campus Master Plan maps. Where included, building numbers in the parenthetical format “(Building #XX)” are provided here to facilitate map reference.

walkway, is the Exercise and Nutritional Sciences Building (Building #21).² On the west, the site is bordered by an access road and Viejas Arena. (See Figure 2.) The site is accessible to pedestrians by walkways from all surrounding areas, except from the northwest where the Aztec Bowl canyon is located. There is no direct public vehicle access to the site, although there are two parking structures, Parking Structure 6 (Building #79), south of the site that is accessible from Hardy Avenue, Lindo Paseo and 55th Street, and Parking Structure 12 (Building #82), accessible from 55th Street. There is direct service vehicle access to the site via the walkway located north of the site.

The site of the proposed project is presently occupied by temporary modular classrooms and office trailers.³ The modular classrooms and office trailers are leased by a third-party and will be removed from the site prior to the beginning of construction of the proposed project.⁴

Proposed Second Stage Theater (#111)

The proposed Second Stage Theater would be a 150-seat theater that would consist of flexible use performance space, a sound lab, dressing rooms, a control room, storage, accessible seating at the mezzanine level, and an exterior-facing stage for outdoor performances. The proposed project effectively would replace the 150 seats that will be removed from the existing Don Powell Theater as part of a separate Dramatic Arts Renovation project. Therefore, the proposed Second Stage Theater would not increase potential audience size. The proposed project also would result in a decrease in previously approved performance space because when completed the proposed Second Stage Theater would be 15,600 square feet in size, whereas the previously approved Performing Arts Complex would have been 40,000 square feet.

Proposed Amenities Building (#111A)⁵

The Amenities Building that would be built as part of the proposed project would be a 2,100-square-foot structure that would contain a box office, concessions, meeting space, and restroom facilities. The Amenities Building would be located northeast of the proposed Second Stage Theater and east of the Exercise and Nutritional Sciences Building. (See Figures 3 and 4.) The central location of the proposed Amenities Building would better serve the proposed Second Stage Theater and all existing, renovated and new performance venues in the surrounding buildings.

Separate from the proposed project, SDSU will be undertaking another activity in the general vicinity, though it has its own separate, independent utility. This separate activity is the renovation of the existing Don Powell Theater for the primary purpose of increasing accessibility for people with disabilities, which will result in a reduction in seating capacity from the current approximately 500 seats to 350 seats. The Don Powell Theater renovation and the proposed project are

² The Exercise and Nutritional Sciences Building is identified as Building #21 in the Campus Master Plan 2000 (Figure 1) and incorrectly labeled as Building #20 in the current Campus Master Plan (Figure 2).

³ Pers. Comm. Email Laura Shinn, Director of Planning, SDSU Planning, Design and Construction, May 15, 2020.

⁴ Pers. Comm. Email Kara Peterson, Construction Program Manager, SDSU Planning, Design, and Construction, July 8, 2020.

⁵ The proposed Amenities Building is identified as Building #111A in the proposed Campus Master Plan (Figure 3).

independent of one another in that each could proceed without the other, the Don Powell Theater renovations will not impact the proposed project, and the renovation will undergo its own separate CEQA compliance.

Proposed Construction

The anticipated start date for construction of the proposed project would be June 2021 for the Amenities Building and September 2021 for the Second Stage Theater. Construction of the theater is anticipated to take approximately 12 months, while construction of the Amenities Building is anticipated to take approximately 8 months. The renovation of the Don Powell Theater will occur between approximately June 2021 and December 2022.

Construction of the proposed Second Stage Theater would include the demolition of existing concrete pavement, grading, utility installation, and landscaping. The temporary modular classrooms and office trailers that are currently located on the proposed project site are leased by a third-party vendor, DPR Construction. The lease for the temporary trailers ends May 2021, and at the end of the lease the classrooms and trailers will be removed from the site by the vendor.

Table 1, Comparison - Proposed Project and Previously Approved Performing Arts Complex, provides a comparative summary of the Performing Arts Complex previously approved and the Second Stage Theater and Amenities Building presently proposed. As the table illustrates, the proposed project would be substantially smaller in size than the previously approved Performing Arts Complex.

Table 1
Comparison
Proposed Project and Previously Approved
Performing Arts Complex

	Previously Approved Performing Arts Complex	Proposed Second Stage Theater	Proposed Amenities Building
Building Gross Square Feet	40,000	15,600	2,100
Stories	N/A	2 stories plus mezzanine	1 story

Table 1
Comparison
Proposed Project and Previously Approved
Performing Arts Complex

	Previously Approved Performing Arts Complex	Proposed Second Stage Theater	Proposed Amenities Building
Uses	<ul style="list-style-type: none"> • Provide 40,000 square feet of theater support space • Form new visual and physical connections between Viejas Arena and Campanile Mall 	<ul style="list-style-type: none"> • Flexible use performance space • Sound lab • Dressing rooms • Control room • Storage • Accessible seating at the mezzanine level • Exterior-facing stage for outdoor performances 	<ul style="list-style-type: none"> • Box office • Concessions • Meeting space • Restroom facilities

Categorical Exemptions

As further discussed below, the proposed project is exempt from CEQA pursuant to the Class 32 Exemption.

Class 32 (CEQA Guidelines section 15332, Infill Development)

Under CEQA Guidelines section 15332, Infill Development Projects, projects that meet the following criteria are categorically exempt from CEQA under the Class 32 exemption:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value, as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services.

The proposed project meets each of the conditions set forth in CEQA Guidelines, section 15332 and, therefore, is exempt from CEQA review for the reasons set forth below:

- (a) The proposed project would be consistent with the applicable plan designation (the SDSU Campus Master Plan) and all applicable policies, zoning designations, and regulations.

The Campus Master Plan is the California State University (CSU) equivalent of a city or county general plan in that the Campus Master Plan guides future development on each of the CSU campuses, in this case the SDSU campus. The Campus Master Plan is adopted by the CSU Board of Trustees and it represents the official land use map for the respective campus and in that regard is analogous to a general plan. Figure 2 is the current approved SDSU Campus Master Plan. As shown on Figure 2, the site of the proposed project is included on the Master Plan as the previously approved Performing Arts Complex, Building #111. To accommodate the reduction in size from the previously approved 40,000 square foot building to the proposed project's reduced 18,000 square feet, a minor Master Plan revision will be processed as part of the project approvals; the minor Master Plan revision depicting the proposed project is shown on Figure 3 – building 111 is the proposed theater and 111A the proposed amenities building. Because the proposed theater would be located in the same location as the previously approved Performing Arts Complex, and further because the proposed project would be substantially smaller than and generally fit within the footprint of the previously approved Performing Arts Complex, the proposed project is consistent with the Campus Master Plan, which serves as the applicable “general plan” for the SDSU campus.

While CSU land use planning does not utilize zoning designations or regulations to govern development on the campuses, the *SDSU Physical Master Plan Phase 1 Existing Conditions* (November 1997), Chapter 5, includes Draft Design Guidelines that serve as general guidance relative to development on the SDSU campus.⁶ According to the Guidelines, the following objectives should be used to determine if future projects are consistent with the guidelines:

- All new construction or alterations to existing facilities will include the harmonizing physical features that are recommended throughout the campus.
- All new structures will relate to existing structures and clearly communicate the building's role in the overall layout of the campus.
- Wherever possible, interior spaces should be extended into the exterior environment, and visual penetration into interior spaces should be allowed from adjacent areas.
- A human scale will be designed into all buildings through appropriate detailing and massing.
- Building materials will be one of permanence and simplicity. An emphasis on durable and easily-maintained materials is required. All materials must

⁶ The SDSU Physical Master Plan Phase 1 Existing Conditions (November 1997) is available for review on the SDSU website at <https://bfa.sdsu.edu/campus/facilities/planning/docs/sdsumpphase1.pdf> and is incorporated herein by this reference. See also, Campus Master Plan 2000 EIR, p. 3.4-18, and SDSU 2007 Campus Master Plan Revision EIR, p. 3.1-4, which reference the 1997 document.

be coordinated to obtain a perceivable unity of appearance with minimum investment.

The proposed project would be consistent with the applicable Master Plan Guidelines in that:

- The proposed project would include harmonizing physical features. The site planning would direct the arrangement of the proposed buildings in a manner that clarifies the proposed project and adjacent buildings as part of the corresponding campus district, and acknowledges the existing forms and features of the campus in that the buildings will be arranged to achieve perceptual unity of appearance. For example, the proposed project will serve as an anchor at the west end of the Performing Arts District, which presently consists of the adjacent Music Building and Dramatic Arts Building, which houses the Don Powell Theatre. Elements of the different architectural styles and volumes of the existing adjacent structures will be reflected in the character of the Second Stage Theater's massing and exterior façade. Additionally, the site plan will be based on the program and desired relationship to other buildings, site circulation, parking, natural site features, views, campus form and climate. For example, the building fronts and helps to frame a main pedestrian walkway, the Performing Arts Plaza, which connects the performing arts facilities to each other and to the campus main pedestrian mall, Campanile Mall. Additionally, the Second Stage Theater will be located in the northwest corner of the site in order to allow for an exterior stage and informal amphitheater-style seating on the east side of the building. This outdoor venue will allow the university to take advantage of San Diego's temperate climate for academic performances.
- The proposed project would relate to the existing structures. The buildings will be contemporary architectural expressions that are respectful of the historic or modern form language found in existing adjacent buildings such that the size and proportion of the building exterior envelope and elevations would be designed to relate to adjacent structures. For example, the architecture of the proposed project would be harmonious with the adjacent surrounding structures and would build on the historical vernacular and regional context of the campus. The building is located in an area of mixed architectural context with one historic mission style building, Exercise and Nutritional Sciences, and two more contemporary buildings, the Don Powell Theatre and the Music Building. The proposed Theater's massing will reflect the box-like Don Powell Theatre in the adjacent Dramatic Arts Building, with the entry lobby volume lowered to a pedestrian scale flanking the Performing Arts Plaza. Additionally, the building materials will reflect the stucco finish of campus buildings and incorporate the unique

proportion of brick style utilized in the Don Powell Theatre façade, as well as the university's standard exterior paint color.

- The proposed project would facilitate the transition of exterior and interior spaces. The building architecture will proportion openings to carefully relate to the larger mass of the proposed project itself. Additionally, the building entrance would be the focal point of the architectural elements in that it would be highly visible for pedestrians. For example, entry to the proposed Theatre will be located in a lower height mass with large areas of glass, which will provide *visibility* into the building at the lobby space. This lower, primarily glass section of the building will contrast with the larger, more planar surface of the performance space. Additionally, the proposed project would use elements of spatial enclosure to reinforce existing campus site forms, such as the Performing Arts Plaza to the north, which connects the performing arts facilities to each other and to the main campus mall. The outdoor spaces between buildings would be designed to create variety in volume of space and sense of enclosure, as reflected in the outdoor performance and seating area between the proposed theater and the Music Building, which is a smaller scale space than the main performing arts plaza.
 - The proposed project would be designed at a human scale. The site planning would integrate the separation of vehicular, pedestrian, and service traffic along with the functional and visual organization of space between the proposed theater and amenities buildings, and the establishment of compatible scale with buildings and space defined by buildings. For example, the entry lobby of the Second Stage Theater will be a single-story structure, bringing the scale of the building to the pedestrian level along the main Performing Arts Walkway. Accessible vehicular pathways, parking, and service entrances will be located at the west end of the building, separated from the major pedestrian pathway to the north.
 - The proposed project would be built of materials both permanent and simplistic. The building walls would be made of concrete with a stucco finish, which is similar to the adjacent buildings and prevalent across campus. The storefront windows would be simple, well-proportioned, and grouped together as a single design element at the entry lobby.
- (b) The proposed project would be located within the City of San Diego on a project site of no more than five acres in size that is substantially surrounded by urban uses. (See Figures 2 and 4.)

- (c) The project site previously consisted of a tennis court complex, and currently consists of temporary classroom modules and trailers and has no value as habitat for endangered, rare, or threatened species.⁷
- (d) Approval of the proposed project would not result in any significant effects relating to traffic, noise, air quality, or water quality:

The environmental impacts of the proposed project were previously analyzed at the program level of review as a 40,000-square-foot Performing Arts Complex. Since that time, the building originally proposed has been substantially downsized and the proposed project would be just under 18,000 square feet, less than half the size of the building analyzed in the previous EIR.⁸ Project effects on traffic, noise, air quality, and water quality are addressed below.

- i) Traffic: The proposed project would not generate additional vehicle trips beyond those trips already generated by the existing uses because the proposed project would not increase existing campus theater capacity and, instead, would replace those 150 theater seats to be removed as a result of the Don Powell Theater renovation. Even assuming the vehicle trips that would be generated by the proposed project are “new” trips (which they are not), the number of trips that would be generated are assumed to result in less than significant impacts under CEQA. Based on SDSU estimates of theater attendees that would travel to the theater from off-campus, the proposed project would generate approximately 45 average daily trips (ADT) during performance events (150 seats x .30 = 45), which is substantially less than the 110 ADT screening threshold applicable to vehicle miles traveled (VMT) analyses under CEQA effective July 1, 2020. (CEQA Guidelines Section 15064.3; *Technical Advisory on Evaluating Transportation Impacts in CEQA*, State of California Governor’s Office of Planning and Research (December 2018) (*Technical Advisory*), p. 12.)⁹ Relatedly, as to construction-related impacts, under those same revised CEQA Guidelines effective July 1, 2020 CEQA no longer considers vehicle travel by heavy-duty trucks in assessing a project’s potentially significant transportation impacts. (See, CEQA Guidelines, section 15064.3, subsection

⁷ Pers. Comm. E-mail Laura Shinn, Director of Planning, SDSU Planning, Design and Construction, May 15, 2020, and Amanda Alpiner, Campus Planner, August 19, 2020. For at least the past six years, the proposed project site has been graded and paved to accommodate the Americans with Disabilities Act path of travel for access to the ramps and platforms of the modular classrooms and office trailers.

⁸ SDSU Campus Master Plan 2000 Environmental Impact Report (EIR) (SCH #2000051026) certified by the Board of Trustees of California State University in November 2000. References to the EIR, including summaries of analysis where applicable, are presented for information purposes. The Master Plan 2000 EIR is available for review on the SDSU website at <https://bfa.sdsu.edu/campus/facilities/planning/eir> and is incorporated herein by reference.

⁹ Pers. Comm. E-mail Amanda Alpiner, Campus Planner, SDSU Planning, Design and Construction, July 8, 2020. Based on available information, SDSU estimates that approximately 30 percent of Second Stage Theater attendees would travel to the theater from off-campus and the remainder of the attendees would be students, faculty, and/or staff, whom are already on campus.

(a); *Technical Advisory*, p. 4 [stating the CEQA Guidelines vehicle miles traveled analysis applies only to cars and light trucks].) As such, the proposed project's impacts on traffic would be **less than significant**.

- ii) *Noise*: As explained in the analysis that follows, the proposed project would have less than significant construction- and operation-related noise impacts.

Construction-Related Noise

The highest noise levels expected to occur from construction grading activities is when noise levels would be as high as 77 dB at the nearest existing residences. There would be a significant, short-term noise impact from construction on the west side of campus where residences previously were located approximately 60 feet from the construction site. However, there would be a less than significant noise impact from construction on the east side of campus because the closest residences were approximately 160 feet from the construction site. At this distance, noise levels would be 68 dB, which would comply with the City of San Diego's construction noise criteria.

The closest residences to the proposed project that exist today are approximately 400 feet away.¹⁰ As this distance exceeds the 160 feet distance previously found less than significant, it is reasonable to conclude that noise levels 400 feet away from the site of the proposed project would comply with the City of San Diego's construction noise criteria, and therefore, construction noise impacts for the proposed project would be **less than significant**.

Operation-Related Noise

The previously approved Performing Arts Complex was not expected to generate substantial noise levels at adjacent noise sensitive receivers and, therefore, noise impacts would be less than significant. Because the proposed project has been substantially downsized from the previously approved Performing Arts Complex, it is reasonable to conclude that the proposed project would not generate operational noise levels exceeding the previously approved project and, therefore, operational-related noise impacts would be **less than significant**.

Traffic-Related Noise

Noise levels on roadway segments surrounding SDSU would increase by less than one dB as a result of the previously approved Performing Arts Complex. A change in noise levels of plus-or-minus one dB is within the tolerance limit of traffic noise prediction models and imperceptible. As such, traffic noise impacts associated with the previously approved Performing Arts Complex

¹⁰ Pers. Comm. E-mail Amanda Alpinier, Campus Planner, SDSU Planning, Design and Construction, July 13, 2020.

would be less than significant. Because the proposed project has been substantially downsized from the previously approved Performing Arts Complex and, as a result, would contribute to an overall reduction in performance space capacity on the campus, the proposed project would reduce, not increase, the anticipated number of vehicle trips to the SDSU campus. Therefore, the proposed project would result in even lower dB increases on the area roadway segments and, as such, traffic noise impacts would be **less than significant**.

Vibration-Related Impacts

Construction of the proposed project would not require pile-driving and, therefore, potential impacts would be **less than significant**.¹¹

- iii) Air Quality: As explained in the analysis that follows, the proposed project would have less than significant construction- and operation-related air quality impacts.

Construction Impacts

Air quality impacts from construction activities are generally temporary and include dust emissions and combustion pollutants from on-site construction equipment and from off-site trucks hauling dirt, cement or building materials. Air quality impacts from construction activities for a building over 100,000 square feet in size would not exceed the City of San Diego's significance determinations. Impacts related to other pollutant emissions from construction equipment and heavy trucks for the same size building also would not exceed local air quality standards. Diesel emissions would be minimal because construction equipment would operate for a limited period of time and would have de minimis health effects on the public and/or students and staff.

The proposed project is significantly smaller than the representative project presented above. As such, the proposed project would generate less emissions and the proposed project's impact on air quality from construction activities would be **less than significant**.

Operation Impacts

Air quality impacts from the previously approved project resulting from increased automobile trips would be less than significant. The proposed project has been substantially downsized from the previously approved Performing Arts Complex and would ultimately contribute to an overall reduction in performance space capacity on the SDSU campus. For this reason, the proposed

¹¹ Pers. Comm. E-mail Amanda Alpiner, Campus Planner, SDSU Planning, Design and Construction, August 10, 2020.

project would not generate increased automobile trips and, therefore, the proposed project's impacts to air quality would be **less than significant**.

- iv) *Water Quality*: As explained in the analysis that follows, the proposed project would have less than significant water quality impacts.

Surface Water Impacts

The proposed project would result in an increase in the amount of impervious area on the site. However, the proposed project is designed to result in net zero runoff both during construction and operational activities.¹² This means the proposed project would not generate any runoff either during project construction or project operations. As part of the proposed project, a storage vault would be installed under the adjacent access road as a means for storm water retention and the vault would capture all runoff and/or possible erosion from both construction and operation activities.¹³

Because the proposed project would not result in any runoff, the proposed project's impacts to surface water would be **less than significant**.

Groundwater Impacts

The proposed project site is not located near an existing creek, river, or groundwater system. Construction activities are expected to have a less than significant impact on groundwater because construction activities would not impact any groundwater system. Thus, the proposed project's construction- and operation-related impacts to groundwater would be **less than significant**.

Flooding

The proposed project is not located within a floodplain or flood zone and would not encroach into, or impact, any floodplain or flood zone. As such, the proposed project's impact on flooding would be **less than significant**.

- (e) The site of the proposed project can be adequately served by all required utilities and public services. Specifically, utilities for the proposed project will originate from campus-generated power and water and will be supplemented by resources from various utilities companies. Additionally, because the proposed project would not generate new or additional students, faculty, or staff, and would not result in an increase in performance capacity on the campus, the proposed project would not increase the demand for campus or public services and, thus, existing public services are adequate to serve the proposed project. (See Attachment A, Memorandum, Bob Schulz,

¹² Pers. Comm. E-mail Amanda Alpiner, Campus Planner, SDSU Planning, Design and Construction, July 28, 2020 and July 29, 2020. Proposed project construction and proposed project operation would have net zero runoff and any runoff or erosion resulting from project construction activities would be captured.

¹³ Pers. Comm. E-mail Amanda Alpiner, Campus Planner, SDSU Planning, Design and Construction, July 28, 2020 and July 29, 2020

University Architect, to Michael Haberkorn, Gatzke Dillon & Balance LLP (August 28, 2020), incorporated herein by this reference.)

No Exceptions Under CEQA Guidelines section 15300.2 Apply to the Proposed Project

Under CEQA Guidelines, section 15300.2, there are certain criteria that limit the use of categorical exemptions. These criteria are:

- (a) **Location.** Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located--a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
- (b) **Cumulative Impact.** All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
- (c) **Significant Effect.** A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
- (d) **Scenic Highways.** A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.
- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.
- (f) **Historical Resources.** A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

The proposed project does not fall within any of the criteria outlined above in CEQA Guidelines, section 15300.2, and, therefore, a categorical exemption may be utilized in this case:

- (a) **Location:** The proposed project is not utilizing the Class 3, 4, 5, 6, or 11 exemptions, so this exception is not applicable to the proposed project.
- (b) **Cumulative Impact:** The proposed project would not contribute to a cumulative impact of successive projects of the same type in the same place. While the renovation of the existing Don Powell Theater would occur in the general proximity of the proposed project, this activity would result in the elimination of a total of 150 seats and, therefore, impacts attributable to the proposed project or the Don Powell Theater renovation would not increase, cumulatively or otherwise. As to construction-related impacts, the collective

square footage affected by all proposed activities would be less than the representative cases previously analyzed. The Don Powell Theater renovation would affect 14,900 gross square feet, while the proposed project would entail 17,700 gross square feet, thus, collectively resulting in construction related to 32,600 gross square feet. The previously approved EIR analyzed a Performing Arts Complex 40,000 square feet in size. As such, development of the proposed project, in combination with these other separate activities, would not result in significant cumulative impacts beyond those impacts previously analyzed.

(c) Significant Effect: There is no reasonable possibility that the proposed project would have a significant effect on the environment due to unusual circumstances. Based on the information contained herein and given the nature and location of the proposed project, such as the proposed project being significantly downsized from that analyzed in the previously approved Performing Arts Complex, there is substantial evidence to support the conclusion that there are no unusual circumstances surrounding the proposed project that would suggest a reasonable possibility of a significant effect. (See *Berkeley Hillside Preservation v. City of Berkeley* (2015) 60 Cal.4th 1086, 1097.)

(d) Scenic Highways: The proposed project is not located on a state scenic highway and would not result in damage to any scenic resources.

(e) Hazardous Waste Sites: Dudek consultants prepared a memorandum for the proposed project, included in its entirety as Attachment B and incorporated herein by this reference, analyzing whether the proposed project would be located on a site that is included on any list compiled pursuant to section 65962.5 of the Government Code. Based on its analysis, Dudek determined that the proposed project site was not included on any list compiled pursuant to section 65962.5 of the Government Code. Separate from the proposed project site, the analysis identified nine sites located within 0.5 miles of the proposed project site that were included on a list compiled pursuant to section 65962.5. However, all nine sites have been deemed closed by the applicable regulatory agency, which indicates the sites do not pose a threat to human health and the environment. To confirm, Dudek reviewed the information available on GeoTracker for the nine referenced sites. GeoTracker is the State Water Board's data management system for sites that impact, or have the potential to impact, water quality in California, with an emphasis on groundwater. Based on that review, Dudek determined that due to the distance from the proposed project site and the fact that each site has received the appropriate regulatory closure, the nine sites have not impacted, and do not pose the potential to impact, the environmental condition of the proposed project site. Thus, the proposed project does not fall under the hazardous waste sites exception and can utilize the Class 32 categorical exemption under CEQA.

(f) Historical Resources: The proposed project would not cause a substantial adverse change in the significance of a historical resource as there are no historical resources located on the site of the proposed project.

Conclusion

Overall, the proposed project: is consistent with the current SDSU Campus Master Plan; would be constructed in the city of San Diego on a site less than five acres in size surrounded by urban uses and with no value as habitat for endangered, rare, or threatened species; would not result in significant traffic, noise, air quality, or water quality impacts; and, would be adequately served by all required utilities and services. For these reasons, the proposed project meets the criteria of the Class 32 CEQA Categorical Exemption and no further analysis is required. (CEQA Guidelines, § 15332.)

FIGURE 1

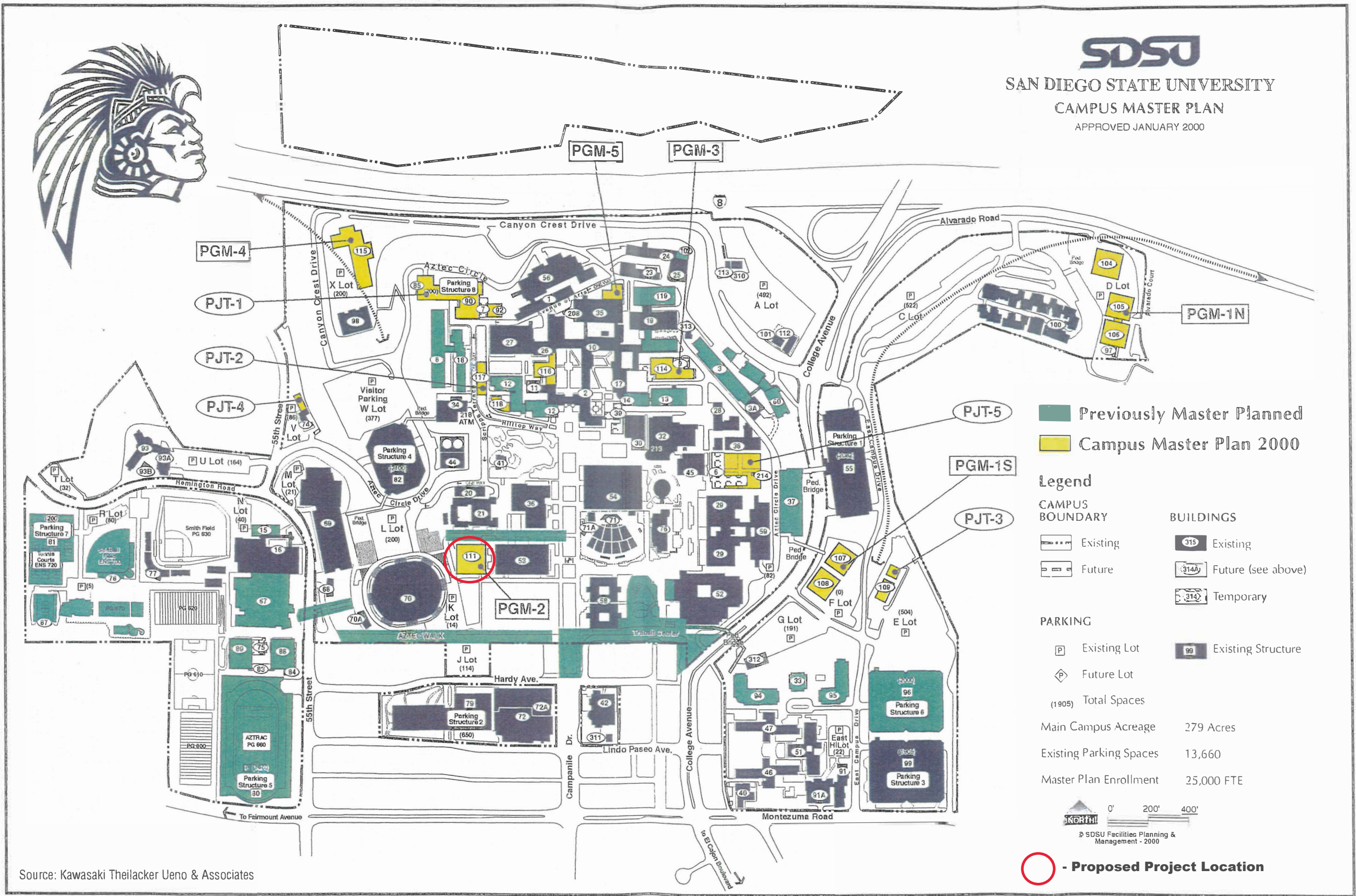


Figure 2

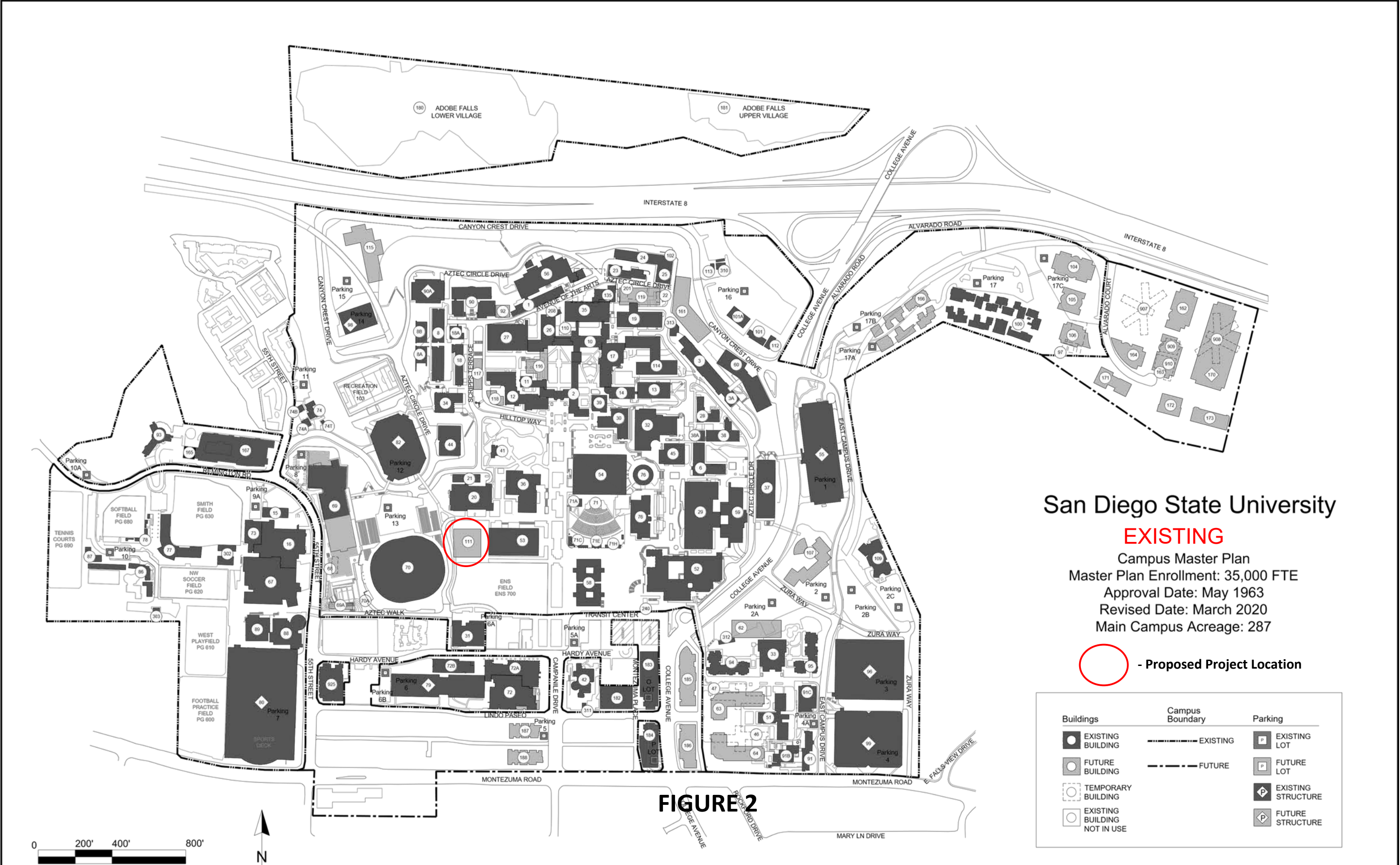


FIGURE 3

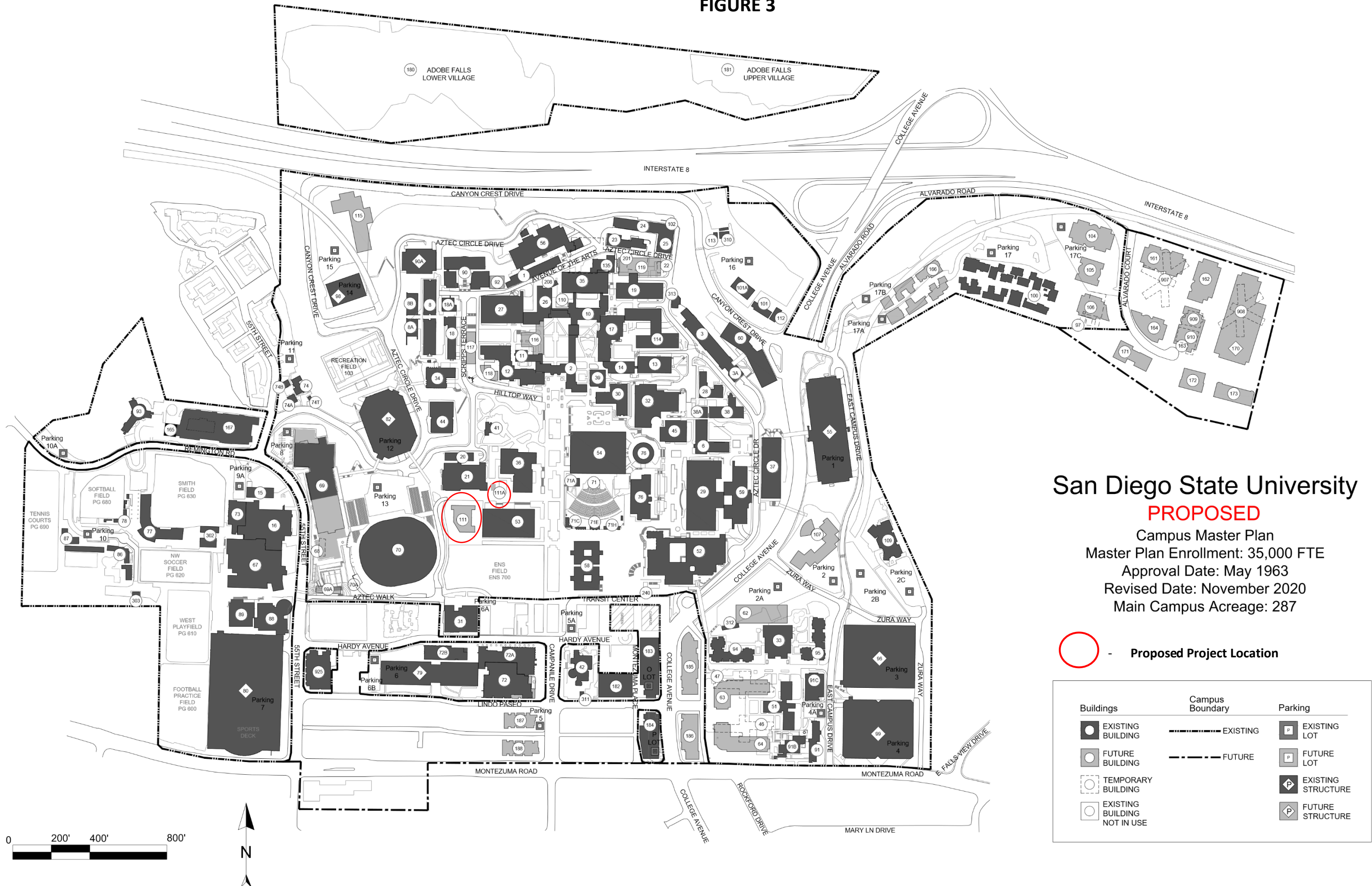
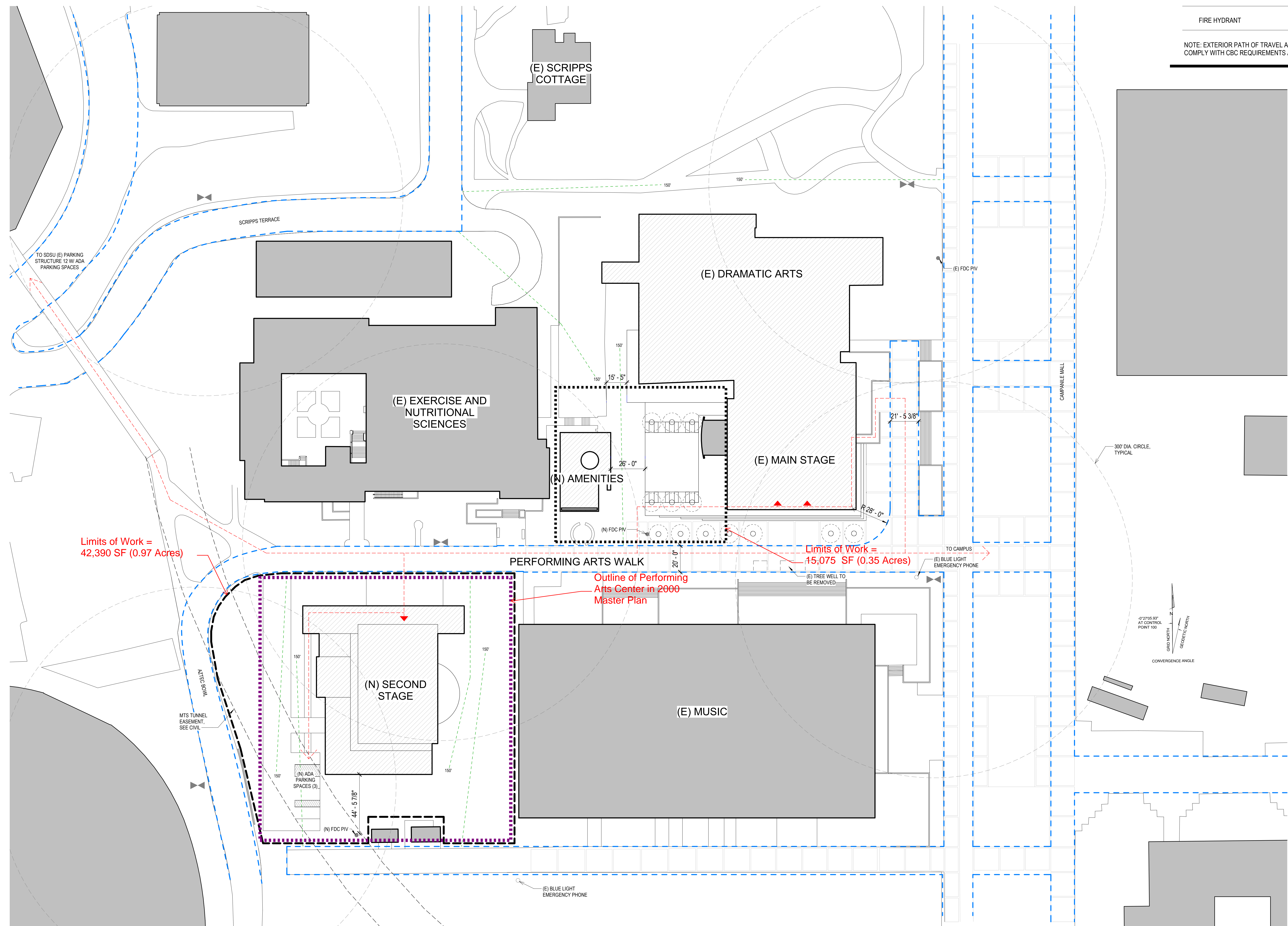










Figure 4



SITE PLAN LEGEND

SEE A010 FOR ALL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS

ADA ACCESSIBLE PATH OF TRAVEL	
ADA ACCESSIBLE ENTRY	
AREA OF WORK	
(E) BUILDING	
(N) BUILDING	
FIRE LANE	
FIRE HOSE PULL	
FIRE HYDRANT	

NOTE: EXTERIOR PATH OF TRAVEL AND ACCESSIBLE PARKING SPACES COMPLY WITH CBC REQUIREMENTS AS NOTED HEREIN.

HGA

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UNIVERSITY**

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HGA NO: 4589-001-00

ARCHITECTURAL SITE PLANS

DATE: May 28, 2020

100% SCHEMATIC DESIGN

A020

ATTACHMENT A



**SAN DIEGO STATE
UNIVERSITY**

Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1620
Tel: 619 594 5901
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Robert Schulz
Associate Vice President
Real Estate, Planning and Development

MEMORANDUM

DATE: August 28, 2020

TO: Michael Haberkorn, Gatzke Dillon & Ballance LLP

FROM: Bob Schulz, University Architect

SUBJECT: Second Stage Theater & Amenities Building Proposed Projects,
Class 32 California Environmental Quality Act (CEQA) Categorical Exemption

Dear Michael,

The San Diego State University campus has adequate existing utilities to serve the proposed Second Stage Theater and Amenities Building. The power and water utilities that will serve these buildings originate through a combination of campus-generated power and recycled water, as well as supplemental resources provided by various utility companies.

As to public services, because the proposed projects would not result in an increase in total capacity and attendees as compared to the existing facilities and, as such, would not increase demand, the existing public services, including the Campus Police Department and local fire services, are adequate to serve the proposed new facilities.

Please feel free to contact me with any questions.

Sincerely,


[Robert Schulz \(Aug 28, 2020 16:52 PDT\)](#)

Bob Schulz
University Architect

ATTACHMENT B

MEMORANDUM

To: Michael Haberkorn, Gatzke Dillon & Ballance LLP
From: Audrey Herschberger and Glenna McMahon, Dudek
Subject: CEQA Hazardous Waste and Substances Sites List, SDSU Second Stage Theater Project
Date: August 26, 2020
cc: Sean Kilkenny, Dudek

The San Diego State University (SDSU) Second Stage Theater Project proposes the construction of a theater on approximately 0.61 acres of presently undeveloped land (the "Project Site") located on the SDSU main Campus at 5500 Campanile Drive, San Diego, California. The music hall is located to the east of the Project Site, Viejas Arena is located to the west, the Exercise and Nutritional Sciences (ENS) building is located to the north, and ENS Playfield 700 is located to the south.

The project site is the current location of the PSFA Annex, a group of modular buildings (trailers) temporarily housing offices and two classrooms; these offices and classrooms were displaced by construction in another campus building expected to be completed in the Fall of 2020. The trailers currently on site are leased by a third party and will be removed prior to the beginning of construction of the Second Stage Theater.

We understand that SDSU is considering use of a categorical exemption prepared under the California Environmental Quality Act (CEQA) to address some/all of the environmental review required for the Theater Project. Under CEQA, a categorical exemption is not to be used "for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code;" the referenced compilation list is also known as the "Cortese List."

To address this provision of CEQA, Dudek conducted a search of the Cortese List Data Resources on July 16, 2020. This resource list is available on the California Environmental Protection Agency (CalEPA) website: <https://calepa.ca.gov/sitecleanup/corteselist>, and includes the following databases:

- List of Hazardous Waste and Substances sites from Department of Toxic Substances Control (DTSC) EnviroStor database;
- List of Leaking Underground Storage Tank (LUST) Sites by County and Fiscal Year from the California State Water Board GeoTracker database;
- List of solid waste disposal sites identified by the California State Water Board with waste constituents above hazardous waste levels outside the waste management unit;
- List of "active" Cease and Desist Orders and Cleanup and Abatement Orders from the California State Water Board; and
- List of hazardous waste facilities subject to corrective action pursuant to Section 25187.5 of the Health and Safety Code, identified by DTSC.

The Project Site was not identified on any of the Cortese List databases listed above. Separate from the Project Site, the Cortese List contains nine sites, each identified as LUST cases, located within 0.50 miles of the Project

Memorandum

Subject: CEQA Hazardous Waste and Substances Sites List, SDSU Second Stage Theater Project

Site. However, all nine of these cases have been deemed closed by the applicable regulatory agency, which indicates the sites do not pose a threat to human health and the environment.

In addition to our review of the above listed databases, Dudek also reviewed the information available on GeoTracker for the nine referenced LUST cases. GeoTracker is the State Water Board's data management system for sites that impact, or have the potential to impact, water quality in California, with an emphasis on groundwater. Based on that review, Dudek has determined that due to their distance from the Project Site and the fact that each site has received the appropriate regulatory closure, the LUST sites have not impacted, and do not pose the potential to impact, the environmental condition of the Project Site.