
**DRAFT
ENVIRONMENTAL IMPACT REPORT**

PLAZA LINDA VERDE

State Clearinghouse No. 2009011040

Volume I of II



**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**

September 2010

TABLE OF CONTENTS

Volume I of II

ES Introduction and Executive Summary

| | | |
|-------|---|-------|
| I. | Purpose | ES-1 |
| II. | Brief Project Summary..... | ES-1 |
| III. | Project Setting | ES-4 |
| IV. | Topics of Known Concern..... | ES-4 |
| V. | Type of EIR, Level of Analysis, and Standards for EIR Adequacy | ES-5 |
| VI. | Impacts, Mitigation Measures, and Unavoidable Significant Impacts | ES-6 |
| VII. | Alternatives..... | ES-6 |
| VIII. | Areas of Controversy/Issues to be Resolved | ES-7 |
| IX. | Project Relationship to 2007 Campus Master Plan..... | ES-8 |
| X. | EIR Processing and Review | ES-9 |
| XI. | Incorporation of Studies, Comments, Responses and Other Documents | ES-10 |

1.0 Project Description

| | | |
|-----|---|--------|
| 1.1 | Introduction | 1.0-1 |
| 1.2 | Project Area History and Existing Conditions | 1.0-9 |
| 1.3 | Project Background..... | 1.0-15 |
| 1.4 | Project Goals and Objectives..... | 1.0-17 |
| 1.5 | Project Description..... | 1.0-17 |
| 1.6 | EIR Intended Uses/Project Actions and Approvals | 1.0-55 |

2.0 Cumulative Impacts Methodology

| | | |
|-----|--|-------|
| 2.1 | Introduction | 2.0-1 |
| 2.2 | Purpose..... | 2.0-1 |
| 2.3 | Cumulative Forecasting Methodology | 2.0-1 |

| | | |
|------------|--|--------|
| 2.4 | List of Cumulative Projects | 2.0-2 |
| 3.1 | Aesthetics and Visual Quality | |
| 3.1.1 | Introduction | 3.1-1 |
| 3.1.2 | Methodology | 3.1-1 |
| 3.1.3 | Existing Conditions | 3.1-2 |
| 3.1.4 | Thresholds of Significance | 3.1-17 |
| 3.1.5 | Impacts Analysis | 3.1-17 |
| 3.1.6 | Cumulative Impacts | 3.1-30 |
| 3.1.7 | Mitigation Measures..... | 3.1-31 |
| 3.1.8 | Level of Significance After Mitigation | 3.1-32 |
| 3.2 | Air Quality and Global Climate Change | |
| 3.2.1 | Introduction | 3.2-1 |
| 3.2.2 | Methodology | 3.2-1 |
| 3.2.3 | Existing Conditions | 3.2-1 |
| 3.2.4 | Thresholds of Significance | 3.2-25 |
| 3.2.5 | Air Quality Impact Analysis..... | 3.2-29 |
| 3.2.6 | Global Climate Change Impact Analysis | 3.2-41 |
| 3.2.7 | Mitigation Measures..... | 3.2-50 |
| 3.2.8 | Level of Significance After Mitigation | 3.2-53 |
| 3.3 | Historical Resources | |
| 3.3.1 | Introduction | 3.3-1 |
| 3.3.2 | Methodology | 3.3-1 |
| 3.3.3 | Project Setting/Existing Conditions..... | 3.3-2 |
| 3.3.4 | Thresholds of Significance | 3.3-8 |
| 3.3.5 | Project Impacts..... | 3.3-11 |

| | | |
|------------|--|--------|
| 3.3.6 | Cumulative Impacts | 3.3-12 |
| 3.3.7 | Mitigation Measures..... | 3.3-12 |
| 3.3.8 | Levels of Significance After Mitigation..... | 3.3-12 |
| 3.4 | Geotechnical/Soils | |
| 3.4.1 | Introduction | 3.4-1 |
| 3.4.2 | Methodology..... | 3.4-1 |
| 3.4.3 | Existing Conditions | 3.4-2 |
| 3.4.4 | Thresholds of Significance | 3.4-7 |
| 3.4.5 | Project Impacts..... | 3.4-8 |
| 3.4.6 | Mitigation Measures..... | 3.4-11 |
| 3.4.7 | Cumulative Impacts | 3.4-14 |
| 3.4.8 | Level of Significance After Mitigation | 3.4-14 |
| 3.5 | Hazards and Hazardous Materials | |
| 3.5.1 | Introduction | 3.5-1 |
| 3.5.2 | Methodology..... | 3.5-1 |
| 3.5.3 | Existing Conditions | 3.5-4 |
| 3.5.4 | Thresholds of Significance | 3.5-30 |
| 3.5.5 | Project Impacts..... | 3.5-31 |
| 3.5.6 | Cumulative Impacts | 3.5-37 |
| 3.5.7 | Mitigation Measures..... | 3.5-38 |
| 3.5.8 | Level of Significance After Mitigation | 3.5-46 |
| 3.6 | Hydrology and Water Quality | |
| 3.6.1 | Introduction | 3.6-1 |
| 3.6.2 | Methodology..... | 3.6-1 |
| 3.6.3 | Existing Conditions | 3.6-2 |

| | | |
|------------|--|--------|
| 3.6.4 | Significance Thresholds..... | 3.6-15 |
| 3.6.5 | Potential Impacts | 3.6-16 |
| 3.6.6 | Cumulative Impacts | 3.6-26 |
| 3.6.7 | Mitigation Measures..... | 3.6-26 |
| 3.6.8 | Level of Significance After Mitigation | 3.6-29 |
| 3.7 | Land Use and Planning | |
| 3.7.1 | Introduction | 3.7-1 |
| 3.7.2 | Methodology..... | 3.7-1 |
| 3.7.3 | Setting..... | 3.7-2 |
| 3.7.4 | Existing Conditions | 3.7-2 |
| 3.7.5 | Thresholds of Significance | 3.7-18 |
| 3.7.6 | Impacts | 3.7-18 |
| 3.7.7 | Cumulative Impacts | 3.7-42 |
| 3.7.8 | Mitigation Measures..... | 3.7-43 |
| 3.7.9 | Level of Significance After Mitigation | 3.7-43 |
| 3.8 | Noise | |
| 3.8.1 | Introduction | 3.8-1 |
| 3.8.2 | Methodology..... | 3.8-1 |
| 3.8.3 | Existing Conditions | 3.8-3 |
| 3.8.4 | Thresholds of Significance | 3.8-5 |
| 3.8.5 | Project Impacts..... | 3.8-8 |
| 3.8.6 | Cumulative Impacts | 3.8-14 |
| 3.8.7 | Mitigation Measures..... | 3.8-14 |
| 3.8.8 | Level of Significance After Mitigation | 3.8-15 |

3.9 Archaeological/Paleontological Resources

3.9.1 Introduction3.9-1

3.9.2 Methodology3.9-1

3.9.3 Existing Conditions3.9-2

3.9.4 Thresholds of Significance3.9-9

3.9.5 Project Impacts.....3.9-9

3.9.6 Mitigation Measures.....3.9-11

3.9.7 Cumulative Impacts3.9-11

3.9.8 Level of Significance After Mitigation3.9-13

3.10 Population and Housing

3.10.1 Introduction3.10-1

3.10.2 Methodology3.10-1

3.10.3 Existing Conditions3.10-1

3.10.4 Thresholds of Significance3.10-10

3.10.5 Project Impacts.....3.10-10

3.10.6 Cumulative Impacts3.10-15

3.10.7 Mitigation Measures.....3.10-15

3.10.8 Level of Significance After Mitigation3.10-16

3.11 Public Utilities and Service Systems

3.11.1 Introduction3.11-1

3.11.2 Methodology3.11-1

3.11.3 Existing Conditions3.11-2

3.11.4 Significance Thresholds.....3.11-35

3.11.5 Project Impacts.....3.11-37

3.11.6 Cumulative Impacts3.11-66

| | | |
|-------------|--|--------------|
| 3.11.7 | Mitigation Measures..... | 3.11-66 |
| 3.11.8 | Level of Significance After Mitigation | 3.11-67 |
| 3.12 | Transportation/Circulation and Parking | |
| 3.12.1 | Introduction | 3.12-1 |
| 3.12.2 | Methodology | 3.12-1 |
| 3.12.3 | Existing Conditions | 3.12-7 |
| 3.12.4 | Thresholds of Significance | 3.12-9 |
| 3.12.5 | Impact Analysis | 3.12-11 |
| 3.12.6 | Cumulative Impacts | 3.12-73 |
| 3.12.7 | Mitigation Measures..... | 3.12-73 |
| 3.12.8 | Level of Significance After Mitigation | 3.12-95 |
| 4.0 | Significant Irreversible Environmental Changes | |
| 4.1 | Purpose..... | 4.0-1 |
| 4.2 | Irreversible Commitment of Resources | 4.0-1 |
| 5.0 | Alternatives | |
| 5.1 | Introduction | 5.0-1 |
| 5.2 | Background..... | 5.0-2 |
| 5.3 | Project Alternatives | 5.0-5 |
| 5.4 | City of San Diego Redevelopment Agency Alternatives..... | 5.0-43 |
| 5.5 | Environmentally Superior Alternative | 5.0-46 |
| 6.0 | Growth Inducement | |
| 6.1 | Purpose..... | 6.1-1 |
| 6.2 | The Project's Growth-Inducing Potential | 6.1-1 |
| 7.0 | List of Preparers..... | 7.0-1 |
| 8.0 | References | 8.0-1 |

Appendices

Appendix 1.0

Notice of Preparation and Comments; Public Scoping Meeting Materials; and Agency Meeting Materials

1. Notice of Preparation of Draft Environmental Impact Report and Initial Study (NOP/IS), Plaza Linda Verde, San Diego State University, January 13, 2009
2. Comment Letters on the NOP/IS (a - o)
3. Public Scoping Meeting Sign-In Sheet, January 21, 2009
4. Reporter's Transcript of Proceedings, January 21, 2009
5. Public Scoping Meeting Handouts
6. Public Scoping Meeting Comment Cards, January 21, 2009
7. E-mail from SDSU Government & Community Relations Office re SDSU's Plaza Linda Verde Public Scoping Meeting/Open House, January 22, 2009
8. Meeting Notes, City of San Diego Traffic Meeting to Discuss Plaza Linda Verde DEIR Traffic Study, March 12, 2009
9. Redevelopment Agency-City of San Diego SDSU Plaza Linda Verde Meeting Agenda, April 21, 2009
10. [Revised] Notice of Preparation of Draft Environmental Impact Report and Initial Study, Plaza Linda Verde, San Diego State University, April 22, 2009
11. Comment Letters on the Revised NOP/IS (a - d)
12. Memorandum, Meeting Minutes, Plaza Linda Verde Project and the Transit Ridership the Project Would Generate, September 23, 2009

Appendix 2.0

Memorandum – San Diego State University Plaza Linda Verde – Cumulative Projects, Dudek (May 2010)

Appendix 3.1

Visual Quality/Community Character Technical Report for the San Diego State University Plaza Linda Verde Project, Dudek (May 2009)

Volume II of II

- Appendix 3.2** *Air Quality Technical Report for Plaza Linda Verde San Diego State University, Scientific Resources Associated (June 2010); Global Climate Change Technical Report for Plaza Linda Verde San Diego State University, Scientific Resources Associated (June 2010)*
- Appendix 3.3** *Historic Resource Inventory and Evaluation for the San Diego State University Plaza Linda Verde Project, San Diego, California, ASM Affiliates (July 2009)*
- Appendix 3.4** *Geotechnical Input for Environmental Impact Report for the San Diego State University Plaza Linda Verde Project San Diego, California, Southland Geotechnical Consultants (May 2009)*
- Appendix 3.5** *Hazardous Materials Technical Report for the San Diego State University Plaza Linda Verde Project, Dudek (June 2009)*
- Appendix 3.6** *Hydrology and Water Quality Technical Report for the San Diego State University Plaza Linda Verde Project, Dudek (May 2009)*
- Appendix 3.8** *Acoustical Assessment Report for the San Diego State University Plaza Linda Verde Project, Dudek (June 2010);*
- Appendix 3.9** *Archaeological and Paleontological Resources Technical Report for the San Diego State University Plaza Linda Verde Project, Dudek (May 2009)*
- Appendix 3.10** *Population and Housing Technical Report for the San Diego State University Plaza Linda Verde Project, Dudek (May 2009)*
- Appendix 3.11** *Excerpts - College Area - Public Facilities Financing Plan, City of San Diego (October 1993); City of San Diego Development Fees (Fiscal Year 2011); Excerpts - Regional Fire Services Deployment Study for the County of San Diego Office of Emergency Services, Volume 1 of 3 - Main Report, Citygate Associates, LLC (May 5, 2010)*
- Appendix 3.12** *Traffic Impact Analysis, Plaza Linda Verde, Linscott Law & Greenspan (August 2010); Alternative Approach to Address the Traffic Impacts of the Plaza Linda Verde Project on College Avenue and the General SDSU Campus Area, Stepner Design Group (July 2010)*