

ACTION ITEM
ATTACHMENT XX
CPB&G – Item XX
September 2005

**San Diego State University
2005 Campus Master Plan Revision**

**CEQA Findings of Fact
and Statement of Overriding Considerations**

(Pursuant to Sections 15091 and 15093 of the CEQA Guidelines and
Sections 21081 and 21081.6 of the Public Resources Code)

Final Environmental Impact Report
(State Clearinghouse Number 2004101059)

Project Files May be Reviewed at:

**San Diego State University
Office of Facilities Planning and Management
5500 Campanile Drive
San Diego, CA 92182-1624**

CEQA FINDINGS, FINDINGS OF FACT AND STATEMENT OF OVERRIDING CONSIDERATIONS REGARDING FINAL EIR FOR THE SDSU 2005 CAMPUS MASTER PLAN REVISION

1.0 INTRODUCTION

1.1 PURPOSE

This statement of findings and overriding considerations addresses the environmental effects associated with the 2005 Campus Master Plan Revision project ("the project"), located on the San Diego State University ("SDSU") campus in the City of San Diego. This statement is made pursuant to the California Environmental Quality Act ("CEQA") under Sections 21081 and 21081.6 of the Public Resources Code and Sections 15091 and 15093 of the CEQA Guidelines, Title 14, Cal. Code Regs. §§15000, et seq. The potentially significant effects of the project were identified in both the Draft Environmental Impact Report ("EIR") and the Final EIR.

Public Resource Code §21081 and Section 15091 of the CEQA Guidelines require that the lead agency prepare written findings for identified significant impacts, accompanied by a brief explanation of the rationale for each finding. The California State University ("CSU") Board of Trustees is the lead agency responsible for preparation of the EIR in compliance with CEQA and the CEQA Guidelines. Section 15091 of the CEQA Guidelines states, in part, that:

"(a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects accompanied by a brief explanation of the rationale for each finding. The possible findings are:

(1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the final EIR.

(2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such changes have been adopted by such other agency or can and should be adopted by such other agency.

(3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR."

In accordance with Public Resource Code §21081 and Section 15093 of the CEQA Guidelines, whenever significant impacts cannot be mitigated to below a level of significance, the decision-making agency is required to balance, as applicable, the benefits of the proposed project against its unavoidable environmental risks when determining whether to approve the project. If the benefits of a proposed project outweigh the unavoidable adverse environmental effects, the adverse effects may be considered "acceptable."

The Final EIR for the project identified potentially significant effects that could result from project implementation. However, the Board of Trustees finds that the inclusion of certain mitigation measures as part of the project approval will reduce most, but not all, of those effects to less than significant levels. Those impacts which are not reduced to less than significant levels are identified and overridden due to specific project benefits (see **Section 6.0, Statement of Overriding Considerations**, below). As required by CEQA, the Board of Trustees, in adopting these findings, also adopts a Mitigation Monitoring and Reporting Program for the project. The Board of Trustees finds that the Mitigation Monitoring and Reporting Program, which is incorporated by reference and made a part of these findings, meets the requirements of Section 21081.6 of the Public Resources Code by providing for the implementation and monitoring of measures intended to mitigate potentially significant effects of the project.

In accordance with CEQA and the CEQA Guidelines, the Board of Trustees adopts these findings as part of its certification of the Final EIR for the project. Pursuant to Section 21082.1(c)(3) of the Public Resources Code, the Board of Trustees also finds that the Final EIR reflects the Board's independent judgment as the lead agency for the project.

1.2 ORGANIZATION/FORMAT OF FINDINGS

This Section 1.0 contains a summary description of the project and background facts relative to the environmental review process. Section 2.0 of these findings identifies the significant impacts of the project that cannot be mitigated to a less than significant level, even though all feasible mitigation measures have been identified and incorporated into the project. Section 3.0 identifies the potentially significant effects of the project that would be mitigated to a less than significant level with implementation of the identified mitigation measures. Section 4.0 identifies the project's potential environmental effects that were determined not to be significant. Section 5.0 discusses the

feasibility of the project alternatives, and Section 6.0 presents the statement of overriding considerations.

1.3 SUMMARY OF PROJECT DESCRIPTION

The project is the adoption and subsequent implementation of the SDSU 2005 Campus Master Plan Revision. The Campus Master Plan Revision will enable SDSU to meet projected increases in student demand for higher education, as well as further enhance SDSU's status as a premier undergraduate, graduate and research university. The project will provide a framework for implementing SDSU's goals and programs for the campus by identifying needed buildings, facilities, improvements and services to support campus growth and development from the current SDSU enrollment of 25,000 full-time equivalent students ("FTES") to a new Campus Master Plan enrollment of 35,000 FTES by the 2024-25 academic year.

To accommodate the projected student increase, the project involves the development of classroom, housing and student support facilities on approximately 40 acres of land located throughout the SDSU campus and immediately adjacent to it, in the College Area and Navajo Area communities of the City of San Diego. The project consists of the following development components:

Adobe Falls/North Campus – This project component is proposed for future development on a 33-acre SDSU-owned site north of Interstate 8 ("I-8") in the Navajo Area Community, and would provide 540 housing units (apartments, townhomes, senior housing) for faculty/staff, retired faculty/staff and graduate students. This project component also would include park and open space uses;

Alvarado Campus Park – This project component would provide educational and support facilities, such as the College of Education, and College of Engineering, in the northeastern area of the campus, in up to approximately 1,065,000 square feet of instructional and research space. A portion of this project component, on D Parking Lot, would be constructed in the near-term (350,000 square feet), with the balance of the Alvarado Campus Park to be developed in future years on adjacent property presently owned by the SDSU Foundation. The amount of square footage to be developed on the adjacent property will be determined during future project-specific design and environmental review. However, based on a preliminary design assessment, the total square footage to be developed on Lot D and the adjacent property is not likely to exceed a total density in Alvarado Campus Park of 710,000 square feet. A 2,000-car, multi-story parking structure also is proposed for this project component. This project component, and the remaining three project components described below, would be located in the College Area Community;

East Campus Residence Hall Expansion – This project component is proposed for future development on G Lot, and would expand the number of existing student hall residences by providing approximately 300 additional beds and associated parking for on-campus student housing;

Student Union – This project component is proposed for future development on L Lot and would provide a new Student Union building for new meeting/conference space, social space, food services, retail services, recreational facilities and student organization offices; and,

Alvarado Hotel – This project component would consist of an approximately 60,000 gross square foot four-story building with up to 120 hotel rooms and studio suites, located on approximately 2 acres of existing Lot C immediately north of Villa Alvarado Residence Hall. The hotel, which would be constructed in the near-term, would contain a meeting room, exercise room, board room, business center, and hospitality suite.

For a detailed discussion of the project description and setting, please see **Section 1.0, Project Description**, of the Final EIR.

1.4 PROJECT OBJECTIVES

The project objectives are rooted in the overall SDSU education mission. In early 2004, the university undertook a process intended to provide the guiding framework for campus growth. This process resulted in the development of a "shared vision," with agreement that SDSU is a community of learners committed to academic excellence; dedicated to educating students for positions of responsibility and leadership in the twenty-first century; focused on addressing the challenges and opportunities of San Diego and California; and, confident that, if the university could provide service to this fast-changing region and its people, the campus would emerge as a national and international leader in higher education.

Prior to development of the "shared vision," in Fall 2003, an SDSU Master Plan advisory committee developed several academic, housing and transportation goals and objectives that seek to promote research, scholarship and creative activities, community engagement and internationalization of programs. These goals and objectives are listed below:

Academic Goals/Objectives

1. Accommodate projected increases in student enrollment to 35,000 FTES by academic year 2025;
2. Graduate highly capable undergraduates;

3. Expand graduate student population to 20% FTES over time;
4. Emphasize the teacher/scholar model;
5. Expand research capabilities;
6. Develop interdisciplinary opportunities; and
7. Increase research funding and meet Carnegie criteria.

Housing Goals/Objectives

1. Accommodate between 25% and 30% of the future campus student population, located within one mile of the main campus, in either on-campus housing, redevelopment area housing, or private housing (*i.e.*, non-university) within the surrounding community;
2. Provide a campus life component within all housing for up to 10% of the student population or 65% of the first time freshmen class (100% of anticipated freshmen who are not commuters);
3. Set housing targets for first year, returning students, new transfers, and graduate and professional students;
4. Provide affordable housing types suitable for graduate students and faculty/staff at Adobe Falls and other campus sites;
5. Promote housing development opportunities along trolley routes to create additional student and other housing types. Collaborate with the private sector to build housing by providing placement and affiliate opportunities;
6. Add elements to the student life component of the existing Campus Master Plan by:
 - (i) Expanding the Student Union – on the west campus;
 - (ii) Expanding Student Services – within an expanded Student Union or within the campus buildings; and
 - (iii) Expanding Recreation Elements, including open space by capturing land made available by demolishing and/or relocating existing facilities (*i.e.*, College of Education, softball fields).
7. Relocate the Housing and Residential Life Office to one of the proposed student apartment complexes or within the redevelopment area, and designate the existing housing office site as temporary; and
8. Examine the long-term useful life and/or phased replacement of the existing housing stock on campus.

Transportation Goals/Objectives

1. Support transit as the primary method of accommodating future students and commuter travel related to the increase in student population;
2. Support development of a "Universal Transit Pass" program with MTDB to increase the ridership and reduce vehicle trip generation;
3. Identify traffic improvements at key intersection locations to maintain current levels of service;
4. Work with Caltrans, the City and SANDAG to identify funding sources for necessary public improvements;
5. Expand campus shuttle/people mover services to support development of the Alvarado Campus Park, the internal campus core area, Adobe Falls and other housing areas;
6. Limit construction of new parking facilities to the replacement of lost spaces, and to support the Alvarado Campus Park project component; and
7. Establish an internal campus loop route for shuttles, service vehicles, and campus core users, and a pedestrian-friendly connection between the core campus and the Alvarado Campus Park area.

Attainment of these goals and objectives will necessitate facilities and services beyond those currently available to the campus. In order to adequately plan for the physical elements needed to fulfill such goals and objectives, a revised Campus Master Plan is needed. Therefore, the overall objectives of the proposed SDSU 2005 Campus Master Plan Revision are as follows:

1. Develop facilities to support the academic, research and student service needs of SDSU;
2. Provide a framework from which to make future facility planning decisions;
3. Guide development of facilities that will be cohesive with the surrounding community, environment and associated governmental agencies/interest groups; and
4. Maintain and enhance SDSU's rank as one of the premier undergraduate, graduate and research institutions in the state.

These overall project objectives, in combination with the academic, housing and transportation goals and objectives set forth above, have been considered in developing the proposed physical master plan improvements necessary to accommodate the projected increase in student enrollment and enable SDSU to continue to fulfill its educational mission. These proposed physical improvements, as described above, are the subject of the SDSU 2005 Campus Master Plan Revision.

The Board of Trustees has considered the statement of the objectives sought by the project as found in **Section 1.0** of the Final EIR. The Board of Trustees adopts those objectives as part of the project.

1.5 INITIAL STUDY AND NOTICE OF PREPARATION

To determine the environmental topics to be addressed in the EIR, SDSU prepared a Notice of Preparation ("NOP") and an Initial Study, and circulated the NOP/Initial Study to interested public agencies, organizations, community groups and individuals in order to receive input on the proposed project. SDSU also held a public information meeting on November 4, 2004, to obtain public input on both the proposed project and the scope and content of the EIR. Interested parties attended the public information meeting and provided input. Based on the NOP/IS scoping process, the EIR addressed the following topics:

- (a) Aesthetics and Visual Quality;
- (b) Air Quality;
- (c) Biological Resources;
- (d) Cultural Resources;
- (e) Geotechnical/Soils;
- (f) Hazards and Hazardous Materials;
- (g) Hydrology and Water Quality;
- (h) Land Use and Planning;
- (i) Noise;
- (j) Paleontological Resources;
- (k) Population and Housing;
- (l) Public Utilities and Service Systems; and,
- (m) Transportation/Circulation and Parking.

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

1.6 ENVIRONMENTAL IMPACT REPORT

SDSU prepared the EIR in accordance with CEQA and the CEQA Guidelines. The EIR is a full-disclosure informational document which informs public agency decision-makers and the public of

the significant environmental effects of the project. Possible ways to minimize significant effects are identified in the EIR and reasonable alternatives to the project are evaluated.

The EIR is intended as both a "program EIR" and a "project EIR" under CEQA and the CEQA Guidelines. CEQA makes a distinction between an EIR for a program or a plan, and an EIR for a specific construction project. A project EIR is typically prepared for a specific construction-level project. *See*, CEQA Guidelines §15161. Under CEQA, a project EIR "should focus primarily on the changes in the environment that would result from the development project . . . [and] examine all phases of the project including planning, construction, and operation." In contrast, a "program" or "first-tier" EIR is intended to focus environmental review of the environmental issues that are relevant to the approval being considered. (*See*, Public Resources Code §§21068.5, 21093; and CEQA Guidelines §§15152, 15161, 15168, 15385.)

Each of the five project components was analyzed in the EIR at the program level, with the exception of the D Lot portion of the Alvarado Campus Park component and the Alvarado Hotel. The Lot D portion of the Alvarado Campus Park component was analyzed previously at the program-level as part of the EIR for the SDSU Campus Master Plan 2000 project (SCH No. 2000051026). At this time, SDSU has sufficient site detail for development to proceed on the D Lot portion of the Alvarado Campus Park component and the Alvarado Hotel component. Therefore, these two portions of the proposed project were analyzed in the EIR at the project level.

The remaining components of the project were analyzed at the program-level. SDSU does not anticipate proceeding with development of these components in the immediate future, nor does it have sufficient construction-level detail available to enable an analysis of project-specific impacts at this time. Due to the long-term nature of the SDSU Campus Master Plan, it is preferable not to project specific uses or exact building characteristics at this time because the precise future role of these project components likely will evolve over the coming years. Additional CEQA compliance for these project components will be undertaken, as appropriate, during subsequent Campus Master Plan implementation.

The Draft EIR was made available to the public for review and comment for a 60-day period. The review and comment period began on January 18, 2005, and ended on March 19, 2005. Copies of the Draft EIR were available for public review at the following locations: (a) Benjamin Branch Library, 5188 Zion Avenue, San Diego, California; (b) College Heights Public Library, 4710 College Avenue, San Diego, California; (c) Kensington/Normal Heights Branch Library, 4121 Adams Avenue, San Diego, California; (d) SDSU Love Library, Government Publications, 3rd Floor; and (e)

SDSU, Department of Facilities Planning and Management, Administration Building, Room 130. The Draft EIR also was available for review on the internet at www.sdsu.edu/masterplan. Copies of the Draft EIR also were available for purchase by contacting OCB Reprographics, San Diego, California.

All comment letters received in response to the Draft EIR were reviewed and are included in the Final EIR, along with written responses to each of the comments. In accordance with Section 15132 of the CEQA Guidelines, the Final EIR for the project consists of the Draft EIR; comments received on the Draft EIR; a list of the persons, organizations, and public agencies commenting on the Draft EIR; written responses to significant environmental issues raised during the public review and comment period and related supporting materials; and, other information contained in the administrative record.

2.0 FINDINGS ON SIGNIFICANT UNAVOIDABLE ADVERSE IMPACTS OF THE PROJECT

This section identifies the significant unavoidable impacts that require a statement of overriding considerations to be issued by the Board of Trustees, pursuant to Section 15093 of the CEQA Guidelines, if the SDSU 2005 Campus Master Plan Revision is approved. Based on the analysis contained in the EIR, the following impacts have been determined to fall within this "significant unavoidable impact" category.

2.1 AIR QUALITY

2.1.1 Unavoidable Significant Impacts

Based on the information in the Final EIR, the impacts to air quality attributable to the projected additional vehicle trips that will be generated by the project are expected to be significant and unavoidable.

Project vehicle emissions would exceed permissible City of San Diego reactive organic compound ("ROG") thresholds in the near-term (2010) and horizon year (2030). Additionally, project-related particulate matter ("PM₁₀") emissions from dust created by vehicular turbulence, tire brake wear, and tailpipe exhaust will exceed the City's permissible thresholds under horizon year (2030) conditions. Therefore, the mobile source emissions from the project would result in a significant impact to regional air quality.

The San Diego air basin is designated as a non-attainment basin for the 8-hour federal ozone standard and non-attainment for the state and federal PM₁₀ standards. The project-specific impacts

relating to ROG and PM₁₀ emissions associated with construction activities and vehicle emissions will mix with emissions from numerous similar developments throughout the San Diego air basin, thereby contributing to the region's inability to meet applicable ozone and PM₁₀ standards, resulting in significant cumulative impacts.

2.1.2 Mitigation Measures

The Board of Trustees finds that there are no feasible measures available to mitigate the air quality impacts attributable to increased vehicular emissions to a level below significant. However, the following feasible mitigation measure would partially reduce the identified impacts:

- AQ-2** To the extent SDSU has not previously implemented the following transportation control measures, as soon as reasonably feasible, SDSU, or its designee, shall:
- (a) Provide preferential parking spaces on campus for employee carpools and vanpools;
 - (b) Provide on-street bus shelters and well-lighted, safe paths between site uses;
 - (c) Schedule truck deliveries and pickups for off-peak hours where feasible;
 - (d) Work with the City of San Diego to implement or contribute to public outreach programs which promote alternative methods of transportation; and,
 - (e) Require that delivery trucks turn off their engines if the anticipated duration of idling exceeds three (3) minutes.

2.1.3 Findings

The Board of Trustees finds that the above mitigation measure is feasible, is adopted, and will reduce the project air quality impacts attributable to vehicular emissions. Pursuant to Section 21081(a)(1) of the Public Resources Code, changes or alterations have been required in, or incorporated into, the project which would mitigate, in part, the significant air quality impacts attributable to increased vehicle trips identified in the Final EIR. However, there are no feasible mitigation measures that would reduce the identified significant impacts to a level below significant. Therefore, these impacts must be considered unavoidably significant even after implementation of all feasible air quality mitigation measures. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the EIR and the identified air quality

impacts are thereby acceptable because of specific overriding considerations (*see*, **Section 6.0**, below).

2.2 TRAFFIC

2.2.1 Unavoidable Significant Impacts

The addition of project-related traffic would result in significant direct impacts in the near-term (2010), and significant cumulative impacts in the horizon year (2030). Near-term significant impacts would result in the College Area Community at five intersections, four street segments, and one I-8 freeway ramp. Horizon year cumulative significant impacts would result in the College Area Community at seven intersections, five street segments, three I-8 freeway ramps and two I-8 freeway mainline segments.

In the Navajo Area Community, vehicle speeds on residential streets in the vicinity of the Adobe Falls/North Campus component of the project could constitute a potentially significant impact.

Feasible mitigation measures in the form of off-site physical road improvements and the preparation/implementation of a traffic calming study have been identified that, if implemented, would reduce the near-term project and horizon year cumulative significant impacts to a level below significant, with the exception of the cumulative impacts to the I-8 freeway mainline segments; feasible mitigation measures have not been identified by the applicable public agencies that would reduce the significant cumulative impacts to the I-8 freeway mainline segments to a level below significant.

As a state educational entity, CSU is not legally responsible for funding or constructing physical road improvements to the local, regional and state roadway/highway system. CSU dedicates its capital funding to educational projects, and looks to other governmental entities to provide off-campus street and highway improvements from the funding provided to those entities for such purposes. This apportionment of responsibility is based upon settled principles of state sovereignty and assigned governmental roles, and is supported by statutory and case law, as well as established practice and history. Therefore, implementation of the mitigation measures identified in the EIR, and the funding of such measures, lies within the responsibility and jurisdiction of public agencies other than CSU, such as the City of San Diego, the Redevelopment Agency of the City of San Diego, and the California Department of Transportation ("Caltrans"). While SDSU has and will continue to work with the City of San Diego and other agencies to help address traffic issues in ways that are feasible, in the event these agencies do not implement the identified mitigation measures prior to project development, the project's traffic impacts would be significant and unavoidable.

2.2.2 Mitigation Measures

The following changes or alterations, in the form of off-site roadway improvements, are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency:

Intersections

- TCP-1** *College Avenue/I-8 Eastbound Ramps Intersection.* Provide an additional northbound through lane on College Avenue. (Redevelopment Agency or City of San Diego responsibility; Redevelopment EIR, p. 5.10-33, Mitigation Measure No. 2.)
- TCP-2** *College Avenue/Canyon Crest Drive Intersection.* Provide an additional northbound through lane on College Avenue. (Redevelopment Agency or City of San Diego responsibility; Redevelopment EIR, p. 5.10-35, Mitigation Measure No. 23.)
- TCP-3** *College Avenue/Zura Way Intersection.* Installation of a signal currently is underway and will mitigate significant impacts at this intersection. (Redevelopment Agency or City of San Diego responsibility; Redevelopment EIR, p. 5.10-33, Mitigation Measure No. 3.)
- TCP-4** *College Avenue/Montezuma Road Intersection.* Provide additional left-turn lanes at the southbound, eastbound and westbound approaches. Provide dual right-turn lanes at the southbound approach. (Redevelopment Agency or City of San Diego responsibility; Redevelopment EIR, p. 5.10-34, Mitigation Measure No. 9.)
- TCP-5** *Lake Murray Boulevard/Wisconsin Drive/Parkway Drive Intersection.* Provide an additional southbound through lane on Lake Murray Boulevard in the near-term. In the horizon year, widen 70th Street to six lanes through the Alvarado Road intersection and over the I-8 bridge. (Redevelopment Agency or City of San Diego responsibility; Redevelopment EIR, p. 5.10-34, Mitigation Measure No. 5.)
- TCP-6** *Campanile Drive/Montezuma Road.* In the horizon year, provide southbound dual left-turn lanes and a dedicated northbound right-turn lane. (Redevelopment Agency or City of San Diego responsibility; Redevelopment EIR, p. 5.10-34, Mitigation Measure Nos. 12 and 13.)

- TCP-7** *70th Street/Alvarado Road.* In the horizon year, add a second right-turn lane to the southbound approach. (City of San Diego responsibility or its designee.)

Street Segments

- TCP-8** *Alvarado Road: E. Campus Drive to Reservoir Drive.* Widen Alvarado Road (on the south side) to two through lanes plus add a two-way-left-turn lane between College Avenue and 70th Street. Realign Alvarado Road to remove existing substandard curves. (Redevelopment Agency or City of San Diego responsibility; Redevelopment EIR, p. 5.10-34, Mitigation Measure No. 6.)
- TCP-9** *Alvarado Road: Reservoir Drive to 70th Street.* Widen Alvarado Road (on the south side) to two through lanes plus add a two-way-left-turn lane between College Avenue and 70th Street. Realign Alvarado Road to remove existing substandard curves. (Redevelopment Agency or City of San Diego responsibility; Redevelopment EIR, p. 5.10-34, Mitigation Measure No. 6.)
- TCP-10** *College Avenue: I-8 Eastbound Ramps to Zura Way.* Provide an additional (third) northbound through lane between Canyon Crest Drive and Zura Way. (Redevelopment Agency or City of San Diego responsibility; Redevelopment EIR, p. 5.10-33, Mitigation Measure No. 2.)
- TCP-11** *College Avenue: Zura Way to Montezuma Road.* Provide an additional (third) northbound through lane between Zura Way and Montezuma Road. (Redevelopment Agency or City of San Diego responsibility; Redevelopment EIR, p. 5.10-33, Mitigation Measure No. 2.)
- TCP-12** *College Avenue: South of Montezuma Road.* Additional turn lanes at the College Avenue/Montezuma Road intersection mitigates this segment impact. (See, TCP-4 above.)

Freeway Ramp Meter

- TCP-13** *Northbound College Avenue to Westbound I-8.* In the horizon year, provide an additional storage lane on the I-8 westbound on-ramp from College Avenue (northbound). (Caltrans or other public agency responsibility.)

- TCP-14** *Southbound College Avenue to Westbound I-8 Ramp.* Provide an additional storage lane on the I-8 Westbound On-Ramp from College Avenue (southbound). (Caltrans or other public agency responsibility.)
- TCP-15** *Northbound College Avenue to Eastbound I-8.* In the horizon year, provide an additional storage lane on the I-8 eastbound on-ramp from College Avenue (northbound). (Caltrans or other public agency responsibility.)

Freeway Mainline

- TCP-16** *Interstate 8: Waring Road to College Avenue.* There are no proposed mitigation measures for freeway segments because no feasible improvements to the I-8 mainline segments have been identified by Caltrans and/or SANDAG at this time.
- TCP-17** *Interstate 8: East of Lake Murray Boulevard.* There are no proposed mitigation measures for freeway segments because no feasible improvements to the I-8 mainline segments have been identified by Caltrans and/or SANDAG at this time.

Residential Street Vehicle Speeds

- TCP-18** Prepare a Traffic Calming Study during the project design phase for the Adobe Falls/North Campus development to determine the methods available to control and/or reduce vehicle speeds on residential roadways.

The Traffic Calming Study shall focus on the vicinity of the two elementary schools located near the intersection of Del Cerro Boulevard and College Avenue – Phoebe Hearst Elementary School and the Temple Emanuel school. The San Diego Unified School District, Navajo Community Planners, Inc. and Del Cerro Action Council shall be consulted during preparation of the study. The study shall consider all appropriate traffic calming strategies including, but not limited to, those identified in the City of San Diego Street Design Manual (November 2002), as well as other strategies, including an In-Pavement Flashing Lights Crosswalk Warning System, installation of speed cameras, and the relocation of the Hearst Elementary School passenger drop-off and loading zone area.

All feasible traffic calming measures that would contribute to increased pedestrian safety in the community immediately adjacent to the project shall be implemented prior to occupancy of the Adobe Falls/North Campus component of the proposed project. (City of San Diego responsibility or its designee.)

2.2.3 Findings

The Board of Trustees finds that the specific measure to mitigate the identified impacts to the transportation and circulation network to a level of insignificance is to implement the roadway improvements identified in **Section 2.2.2**, above. Implementation of these roadway improvements is within the responsibility of the City of San Diego, the Redevelopment Agency of the City of San Diego, and Caltrans, not CSU. These agencies can and should implement the identified mitigation measures. Therefore, pursuant to Section 21081(a)(2) of the Public Resources Code, and Section 15091(a)(2) of the CEQA Guidelines, the Board of Trustees finds that changes or alterations, in the form of off-site roadway improvements, are within the responsibility and jurisdiction of another public agency and have been, or can and should be, adopted by that other agency. Because implementation of the mitigation measures set forth above is the responsibility of an agency other than CSU/SDSU, and because implementation of these measures is currently disputed by the responsible agencies, mitigation of the identified impacts to a less than significant level cannot be assured by CSU, and such impacts must be considered significant and unavoidable. Pursuant to Section 21081(a)(3) of the Public Resources Code, as described in the Statement of Overriding Considerations, the Board of Trustees has determined that specific economic, legal, social, technological, or other considerations make infeasible the mitigation measures or alternatives identified in the EIR and that the identified traffic impacts are thereby acceptable because of specific overriding considerations (*see, Section 6.0*, below).

3.0 FINDINGS ON SIGNIFICANT BUT MITIGATED IMPACTS

This section identifies significant adverse impacts of the project that require findings to be made under Section 21081 of the Public Resources Code and Section 15091 of the CEQA Guidelines. Based on information in the Final EIR, the Board of Trustees finds that, based upon substantial evidence in the record, adoption of the mitigation measures set forth below will reduce the identified significant impacts to less than significant levels.

3.1 AESTHETICS AND VISUAL QUALITY

3.1.1 Potential Significant Impacts

The project would result in the alteration of existing light themes and, thereby, could result in potentially significant impacts to neighboring uses. While the introduction of faculty/staff, retired

faculty/staff and graduate student housing into the existing undeveloped Adobe Falls site would represent a visual change in the south Del Cerro area, the Adobe Falls/North Campus component of the project would not substantially degrade the existing visual character or quality of the site and its surroundings and, therefore, would not result in a potentially significant impact.

3.1.2 Mitigation Measures

The Board of Trustees finds that, based upon substantial evidence in the record, the potential aesthetic and visual quality-related impacts of the project will be reduced to less than significant levels by implementation of the following mitigation measures:

- AVQ-1** In order to minimize impacts to the surrounding community from lighting and urban skyglow, all light fixtures utilized in connection with construction of the Alvarado Hotel and Alvarado Campus Park, including development of Lot D, shall be designed and installed in a manner that is shielded away from potential receptors residing in the adjacent residential neighborhoods. Motion sensor lights also shall be used in order to further reduce the amount of constant light. Similar mitigation shall be required as a condition of the future development of the proposed Adobe Falls/North Campus, Student Union and East Campus Residence Hall Expansion.

- AVQ-2** In order to shield sensitive viewers from each of the proposed campus buildings, landscape treatment, consistent with landscape themes present throughout campus and consistent with SDSU's Physical Master Plan Phase I (Existing Conditions), shall be incorporated into the design phase of each project component.

- AVQ-3** SDSU, or its designee, shall design and construct each of the proposed project components consistent with the applicable design guidelines established under the Physical Master Plan Phase I (Existing Conditions), or any subsequent document in effect at the commencement of project design.

- AVQ-4** In order to shield Navajo Community viewers from the Alvarado Hotel sign as much as possible, the sign shall be placed at a 90 degree angle with the freeway. This will allow the smallest portion of the sign, the side edge (rather than the face), to be visible to cross-freeway viewers while still allowing freeway motorists to remain aware of the hotel. Further, this sign would not be

equipped with a flashing or marquee elements, but rather one constant low intensity light. These measures will help minimize the sign feature's visibility and light/glare to cross-freeway viewers.

3.1.3 Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential aesthetic and visual quality-related impacts of the project to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant aesthetic and visual quality-related impacts of the project as identified in the Final EIR.

3.2 AIR QUALITY

3.2.1 Potential Significant Impacts

Criteria pollutant emissions associated with project construction, including grading and demolition activities, heavy equipment operation and finish work, could result in potentially significant short-term impacts to air quality. Depending upon the amount of acreage disturbed and the amount of heavy equipment operating onsite, PM₁₀ emissions from site grading could exceed the City of San Diego permissible thresholds and cause a potentially significant impact relative to PM₁₀. Additionally, emissions of ROG may exceed the daily threshold during the application of paints and coatings if the entire project were painted in a brief time.

3.2.2 Mitigation Measures

The Board of Trustees finds that, based upon substantial evidence in the record, the potential short-term impacts to air quality associated with project construction activities will be reduced to less than significant levels with implementation of the following mitigation measures:

AQ-1 Prior to the commencement of construction activities on each of the project component sites, SDSU, or its designee, shall require, to the extent feasible, that the principal construction contractor develop a construction activity impact mitigation plan. The elements of such a plan, to be approved by SDSU, or its designee, and implemented and supervised by the managing contractor, include:

1. During grading activities, any exposed soil areas should be watered twice per day. On windy days or when fugitive dust can be observed

- leaving the project site, additional applications of water should be applied to maintain a minimum 12 percent moisture content. Under windy conditions where velocities are forecast to exceed 25 miles per hour, all ground disturbing activities should be halted until the winds are forecast to abate below this threshold.
2. The contractor should implement dust suppression techniques to prevent fugitive dust from creating a nuisance offsite. Recommended dust suppression techniques include the following:
 - (a) Portions of the construction site to remain inactive longer than a period of three months should be seeded and watered until grass cover is grown or otherwise stabilized.
 - (b) All on-site access points should be paved as soon as feasible, watered periodically or chemically stabilized.
 - (c) All material transported offsite should be either sufficiently watered or securely covered to prevent excessive amounts of dust.
 - (d) The area disturbed by clearing, grading, earthmoving, or excavation operations should be minimized at all times. A maximum daily grading disturbance area should be maintained at 8.7 acres or less, if possible and practical.
 3. All vehicles on the construction site should travel at speeds less than 15 miles per hour.
 4. All material stockpiles subject to wind erosion during construction activities, that will not be utilized within three days, should be covered with plastic, an alternative cover deemed equivalent to plastic, or sprayed with a nontoxic chemical stabilizer.
 5. The streets construction vehicles utilize to exit the construction site and enter the adjacent public streets should be swept daily or washed down at the end of the work day to remove soil tracked onto the paved surface. Any visible track-out extending for more than fifty (50) feet from the access point should be swept or washed within thirty (30) minutes of deposition.
 6. All diesel-powered vehicles and equipment utilized during construction activities should be properly operated and maintained.

7. All diesel-powered vehicles and gasoline-powered equipment utilized during construction activities should be turned off when not in use for more than five (5) minutes.
8. The construction contractor should utilize electric or natural gas-powered equipment in lieu of gasoline or diesel-powered engines, where feasible.
9. The construction contractor, as much as possible, should time construction activities so as not to interfere with peak hour traffic. In order to minimize obstruction of through traffic lanes adjacent to the site, a flagperson should be retained to maintain safety adjacent to existing roadways, if necessary.
10. The construction contractor should support and encourage ridesharing and transit incentives for the construction crew.
11. The construction contractor should utilize as much as possible pre-coated/natural colored building materials. Water-based or low volatile organic compounds ("VOC") coatings should be used. Spray equipment with high transfer efficiency, such as the high volume-low pressure ("HVLP") spray method, or manual coatings application such as paint brush hand roller, trowel, spatula, dauber, rag, or sponge, should be used to reduce VOC emissions, where practical.
12. If construction equipment powered by alternative fuel sources (LPG/CNG) is available at comparable cost, SDSU should specify that such equipment should be used during all construction activities on the project site.
13. The contractor should require the use of particulate filters on diesel construction equipment, if the use of such filters is demonstrated to be cost-competitive for use on this project.
14. During demolition activities, safety measures, as required by the SDSU Environmental Health and Safety Department, in accordance with all applicable state and federal law, should be utilized by the contractor.
15. Rubble should be maintained in a damp state during demolition in order to minimize dust generation.
16. Signage should be installed at the construction perimeter with the name and telephone number of the contractor's dust/emission control representative, and with the telephone number of the San Diego Air Pollution Control District's complaint line. The contractor's

representative should maintain a log of any public complaints and/or corrective actions.

3.2.3 Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential short-term construction related air quality impacts of the project to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant short-term construction related air quality impacts of the project as identified in the Final EIR.

3.3 BIOLOGICAL RESOURCES

3.3.1 Potential Significant Impacts

Development of the Adobe Falls/North Campus component of the project would result in direct impacts to 0.06 acre of unvegetated ephemeral stream channel, 0.08 acre of southern willow scrub, 0.05 acre of mule fat scrub, 9.57 acres of coastal sage scrub, 3.38 acres of baccharis scrub, 3.16 acres of southern mixed chaparral, 0.01 acre of valley needlegrass grassland, and 1.68 acres of non-native annual grassland. These impacts to vegetation communities are considered significant impacts.

Development of the Adobe Falls/North Campus component of the project would result in direct impacts to approximately 13.0 acres of potential habitat for the San Diego thornmint, variegated dudleya and San Diego goldenstar. If these species are present on the site, and direct impacts cannot be avoided, potential impacts would be significant.

Development of the Adobe Falls/North Campus component of the project potentially would result in direct impacts to the California gnatcatcher and 16.10 acres of potentially occupied habitat for this species, a significant impact.

3.3.2 Mitigation Measures

The Board of Trustees finds that, based upon substantial evidence in the record, the potential impacts of the project relating to biological resources will be reduced to less than significant levels with implementation of the following mitigation measures:

- BR-1** During the preparation of project-specific environmental review documents for the Adobe Falls/North Campus component of the project, SDSU, or its designee,

shall consult with the California Department of Fish and Game to allow comment on the final site design proposed for the Adobe Falls/North Campus development.

Direct Impacts

Vegetation Communities

BR-2 Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall preserve, or cause to be preserved, a total of 8.74 acres of onsite preservation of native habitats. The preservation areas shall occur outside of the MHPA, within the proposed open space on the Adobe Falls/North Campus site, and shall include 1.76 acres of baccharis scrub, 3.75 acres of coastal sage scrub, 2.90 acres of southern mixed chaparral, and 0.02 acre of valley needlegrass grassland.

SDSU also shall create 0.18 acre of wetlands (along the western boundary of the site in eucalyptus woodland habitat), and shall enhance 0.18 acre of wetlands (within the existing disturbed sycamore/cottonwood riparian woodland).

SDSU also shall enhance 0.26 acre of disturbed habitat and non-native annual grassland within the preserved open space to chaparral habitat.

BR-3 Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall preserve in perpetuity 9.07 acres of coastal sage scrub and 0.84 acre of non-native annual grassland within the MHPA.

Sensitive Plants

BR-4 Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall survey the site for the presence of San Diego thornmint. If a population of San Diego thornmint is observed onsite within the proposed development footprint, SDSU shall avoid, to the extent feasible, or partially preserve the population in situ (up to 80 percent of the population). The seed of the remaining population to be impacted (up to 40 percent of the population) shall be salvaged, stored, and then sown at appropriate locations within onsite open space that does not currently contain San Diego thornmint. Efforts shall be made during seed collecting to capture

genetic material from plants that occur on atypical or unusual microhabitats (e.g., substrate or surrounding plant community) and plants of varying size.

The preserved and translocated San Diego thornmint shall be managed in perpetuity in accordance with a Long-Term Management Plan. The Long-Term Management Plan shall outline specific long-term preserve management guidelines to be implemented within the Preserve Site. Overall preserve site management responsibilities shall begin during the first year following completion of the initial translocation, revegetation seeding, and initial maintenance work. The Long-Term Management Plan shall ensure the long-term protection, regeneration and sustainability of the preserved and translocated San Diego thornmint population within the preserve site, to preserve San Diego thornmint population in perpetuity and to provide continued bio-diversity and viable native habitat onsite. The Long-Term Management Plan shall include a five-year mitigation, monitoring and maintenance program, and shall be developed in coordination with and approved by the USFWS.

- BR-5** Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall survey the site for the presence of variegated dudleya. If a population of variegated dudleya is observed onsite within the proposed development footprint, SDSU shall avoid, to the extent feasible, or partially preserve the population in situ (up to 60 percent of the population). The seed of the remaining population to be impacted (up to 60 percent of the population) shall be salvaged, stored, and then sown at appropriate locations within onsite open space that does not currently contain variegated dudleya. Efforts shall be made during seed collecting to capture genetic material from plants that occur on atypical or unusual microhabitats (e.g., substrate or surrounding plant community) and plants of varying size.

The preserved and translocated variegated dudleya shall be managed in perpetuity in accordance with a Long-Term Management Plan. The Long-Term Management Plan shall outline specific long-term preserve management guidelines to be implemented within the Preserve Site. Overall preserve site management responsibilities shall begin during the first year following completion of the initial translocation, revegetation seeding, and initial

maintenance work. The Long-Term Management Plan shall ensure the long-term protection, regeneration and sustainability of the preserved and translocated variegated dudleya population within the preserve site, to preserve variegated dudleya population in perpetuity and to provide continued bio-diversity and viable native habitat onsite. The Long-Term Management Plan shall include a five-year mitigation, monitoring and maintenance program, and shall be developed in coordination with and approved by the USFWS.

BR-6 Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall survey the site for the presence of San Diego goldenstar. If a population of San Diego goldenstar is observed onsite within the proposed development footprint, SDSU shall avoid, to the extent feasible, or partially preserve the population in situ (up to 60 percent of the population). The seed of the remaining population to be impacted (up to 60 percent of the population) shall be salvaged, stored, and then sown at appropriate locations within onsite open space that does not currently contain San Diego goldenstar. Efforts shall be made during seed collecting to capture genetic material from plants that occur on atypical or unusual microhabitats (*e.g.*, substrate or surrounding plant community) and plants of varying size.

The preserved and translocated San Diego goldenstar shall be managed in perpetuity in accordance with a Long-Term Management Plan. The Long-Term Management Plan shall outline specific long-term preserve management guidelines to be implemented within the Preserve Site. Overall preserve site management responsibilities shall begin during the first year following completion of the initial translocation, revegetation seeding, and initial maintenance work. The Long-Term Management Plan shall ensure the long-term protection, regeneration and sustainability of the preserved and translocated San Diego goldenstar population within the preserve site, to preserve San Diego goldenstar population in perpetuity and to provide continued bio-diversity and viable native habitat onsite. The Long-Term Management Plan shall include a five-year mitigation, monitoring and maintenance program, and shall be developed in coordination with and approved by the USFWS.

Sensitive Wildlife

BR-7 Prior to the commencement of grading activities on the Adobe Falls/North Campus site, SDSU, or its designee, shall conduct a focused survey of the site for the presence of the coastal California gnatcatcher. If the focused surveys are positive, SDSU shall consult with the applicable resource agencies (CDFG and USFWS) and, if determined necessary following consultation, shall purchase the appropriate number of credits in a coastal sage scrub mitigation bank known to be occupied by the California gnatcatcher.

BR-8 If construction of the Adobe Falls/North Campus component of the proposed project is to occur during the raptor breeding season (January through October), prior to the commencement of grading activities and at a time during the breeding season, SDSU, or its designee, shall conduct a focused survey for nesting raptors to assess the presence/absence of sensitive nesting raptors within and adjacent to the Adobe Falls/North Campus site. If any active raptor nests are detected, the area, including a buffer of 25 to 300 feet (specific width to be determined by the project biologist) shall be flagged and avoided until the birds have fledged, or it has been determined that the nest has failed.

Indirect Impacts

Vegetation Communities

BR-9 During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall not utilize non-native or invasive species in any landscaping adjacent to native habitat areas, such as slopes next to Alvarado Creek or upland habitat next to I-8.

BR-10 During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall develop a system of trails within the Adobe Falls/North Campus open space preserved areas that encourage foot traffic within the least sensitive habitat types, while providing views of more sensitive areas adjacent to the proposed development.

BR-11 During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall prepare a Storm Water Pollution Prevention Plan that addresses potential impacts to water quality during

construction, ensuring that impacts to water quality on a long-term basis will be avoided and minimized.

- BR-12** During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall establish buffers between the proposed Adobe Falls/North Campus development and the preserved onsite wetlands. The perennial drainage along the west boundary of the site shall include a minimum 25-foot wide buffer along the edge of the development to maintain wildlife habitat functions, and a general 100-foot buffer shall be maintained along the Alvarado Creek floodplain consistent with the existing Federal Emergency Management Agency floodplain.

Sensitive Plants

- BR-13** During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall provide for native landscaping in areas within the Adobe Falls/North Campus site that are adjacent to preserved native habitat.
- BR-14** During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall design fencing at the interface between the Adobe Falls/North Campus development boundary and any native habitat to preclude human intrusion into preserved areas.

Sensitive Wildlife

- BR-15** During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall design outdoor lighting so that it faces away from preserved areas on the periphery of the Adobe Falls/North Campus site, and use sodium lights, if possible, to decrease negative effects associated with artificial night lighting.
- BR-16** During the design phase of the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall incorporate policies and design features that will reduce intrusion of domestic pets into native habitat areas. Measures could include sensitive habitat signage, to include notice regarding domestic cat impacts to fauna, installing well-defined trails along habitat areas

so recreationalists/dogwalkers will understand access limits, application of leash laws, etc.

- BR-17** Prior to the commencement of construction activities relating to development of the Alvarado Hotel and/or Alvarado Campus Park, SDSU, or its designee, shall prepare a construction implementation plan that establishes a limit of disturbance around the Alvarado Creek generally consistent with the existing edge of parking lots/development, and requires that all construction-related activities take place outside of the established buffer.

3.3.3 Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential impacts of the project on biological resources to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant impacts of the project on biological resources as identified in the Final EIR.

3.4 CULTURAL RESOURCES

3.4.1 Potential Significant Impacts

The archaeological and/or historic features located on the project site have been determined not to be "historical resources" within the meaning of CEQA and, therefore, any potential impacts to these features would not be significant and mitigation is not required. Additionally, specific to the Adobe Falls site, the actual Falls and the Alvarado Creek streambed lie within the project's open space area, and, therefore, will not be impacted by the proposed project. However, the potential exists that historical resources in the form of archaeological sites and/or Native American human remains could be buried in areas disturbed by project development. For these reasons, mitigation is proposed.

3.4.2 Mitigation Measures

The Board of Trustees finds that, based upon substantial evidence in the record, the following mitigation measures will ensure that the potential impacts of the project relating to cultural resources remain at less than significant levels:

- CR-1** Prior to the commencement of grading activities at the Adobe Falls/North Campus site, SDSU, or its designee, shall prepare an archaeological monitoring

plan, which plan shall provide for the presence of an archaeological monitor on the site to monitor the potential discovery of historical resources. In the event that the monitoring of grading activities results in the discovery of cultural features, the archaeological monitor shall have the authority to halt excavation at that location and direct that the discovery be evaluated immediately by a qualified archaeologist. Following evaluation, if the feature is determined to be an historical and/or archaeological resource within the meaning of CEQA Guidelines §15064.5, appropriate mitigation measures shall be developed at that time before grading activities at that location resume. In the event the feature is determined to be an historical and/or archaeological resource, grading activities may continue on other parts of the building site while appropriate mitigation is implemented. The requirement to prepare and implement an archaeological monitoring plan shall be made a fully enforceable condition to obtaining the necessary grading permits.

CR-2 In the event that cultural features are discovered during grading activities conducted in connection with the construction of the Alvarado Campus Park, East Campus Residence Hall Expansion or Alvarado Hotel sites, SDSU, or its designee, shall halt excavation immediately at that location and contact a qualified archaeologist to evaluate the discovery. Following evaluation, if the feature is determined to be an historical and/or archaeological resource within the meaning of CEQA Guidelines §15064.5, appropriate mitigation measures shall be developed at that time before grading activities at that location resume. In the event the feature is determined to be an historical and/or archaeological resource, grading activities may continue on other parts of the building site while appropriate mitigation is implemented. The requirement to contact a qualified archaeologist immediately upon discovery of a cultural resource shall be made a fully enforceable condition to obtaining the necessary grading permits.

CR-3 If, during any phase of project construction, there is the accidental discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps shall be taken:

- (1) There shall be no further excavation or disturbance of the site or any nearby area reasonably suspect to overlie adjacent human remains until:

- (A) The San Diego County Coroner is contacted to determine that no investigation of the cause of death is required; and
- (B) If the Coroner determines the remains to be Native American:
 - 1. The Coroner shall contact the Native American Heritage Commission within 24 hours;
 - 2. The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and,
 - 3. The most likely descendant may make recommendations to SDSU for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods, as provided in California Pub. Resources Code §5097.98, or
- (2) Where the following conditions occur, SDSU, or its designee, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:
 - (A) The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission;
 - (B) The descendant identified fails to make a recommendation; or
 - (C) SDSU, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to SDSU.

3.4.3 Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will ensure that the potential cultural resources-related impacts, as identified in the Final EIR, remain at less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant impacts to cultural resources as identified in the Final EIR.

3.5 GEOTECHNICAL AND SOIL RESOURCES

3.5.1 Potential Significant Impacts

Development associated with the project must take into account slope instability, erosion, unconsolidated soils, expansive soils, excavatability, groundwater hazards, and seismic hazards. These conditions could result in potentially significant impacts relating to geotechnical and soil resources.

3.5.2 Mitigation Measures

The Board of Trustees finds that, based upon substantial evidence in the record, the potential geotechnical and soils-related impacts of the project will be reduced to less than significant levels with implementation of the following mitigation measures:

- GEO-1** Prior to the commencement of design and construction activities relating to the proposed project components, including specifically the Alvarado Hotel and the D Lot portion of the Alvarado Campus Park components, SDSU, or its designee, shall conduct, or cause to be conducted, a geotechnical investigation in conformance with the requirements of the California Building Code ("CBC") and Uniform Building Code ("UBC"). The site-specific geotechnical investigations shall include, to the extent required by the CBC and UBC, subsurface exploration, laboratory testing, and geotechnical analysis. The scope of the investigations shall include potential landslides/slope instability, erosion, unconsolidated soils, expansive soils, groundwater seepage, flood inundation and seismic shaking. Based on the results of the site-specific investigations, geotechnical design recommendations shall be developed and included within each respective project component's design and construction in conformance with any/all applicable CBC and UBC requirements.

- GEO-2** During grading activities associated with development of the proposed Alvarado Campus Park, SDSU, or its designee, shall require that compressible soils present on the site be removed where structural fill areas are underlain by unconsolidated soils and replaced with properly compacted or deep foundation systems which extend through the compressible soils and are supported by the underlying firm natural soils.

- GEO-3** During grading activities associated with development of the proposed Alvarado Campus Park, SDSU, or its designee, shall require that expansive soils present on the site are not placed within the upper few feet of finished grade, or,

"special" deepened and/or stiffened foundation systems for proposed structures are utilized.

3.5.3 Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential geotechnical and soils-related impacts of the project to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant geotechnical and soils-related impacts of the project as identified in the Final EIR.

3.6 HAZARDS AND HAZARDOUS MATERIALS

3.6.1 Potential Significant Impacts

While the project may result in an increase in the routine transport, use, and disposal of hazardous materials and/or wastes that could pose a potential hazard to the public or environment either through their routine use or reasonably foreseeable accident or upset conditions, these activities are managed comprehensively by SDSU pursuant to state and federal law. Additionally, while hazardous materials and waste would be handled within one-quarter mile of an existing school, the materials are not expected to be present in quantities significant enough to pose a risk to occupants of the school or the campus community. Because none of the project component sites are known to support significant hazards to the public, the project is not expected to result in significant impacts relative to site location. Therefore, the project will not result in potentially significant impacts relative to hazardous materials and/or wastes. However, the potential exists that during project construction/development, contaminants may be detected in the soil and/or groundwater. For this reason, mitigation is proposed.

3.6.2 Mitigation Measures

The Board of Trustees finds that, based upon substantial evidence in the record, any potential impacts of the project relating to hazards and hazardous materials will be reduced to less than significant levels with implementation of the following mitigation measures:

- HHM-1** During site preparation for the East Campus Residence Hall Expansion project component, SDSU, or its designee, shall conduct preliminary soil and groundwater testing to determine whether any contaminants attributable to the former dry cleaning operation and/or Unocal gas station at the intersection of College Avenue and Montezuma Road are present on the project site. If

contaminants are detected on the site, a remediation and disposal program shall be developed in conjunction with the responsible party prior to the commencement of site construction in order to ensure that contaminants are properly removed and disposed of from the site.

- HHM-2** If groundwater is encountered during site preparation of the Alvarado Campus Park and/or Alvarado Hotel project components, SDSU, or its designee, shall conduct the necessary testing to determine the presence of any hazardous materials on the site. If contaminants are detected on either site, a remediation and disposal program shall be developed in conjunction with the responsible party prior to the commencement of site construction in order to ensure that contaminants are properly removed and disposed of from the site.

3.6.3 Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will ensure that the potential impacts relating to hazards and hazardous materials, as identified in the Final EIR, remain at less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant hazards and hazardous-related impacts of the project as identified in the Final EIR.

3.7 HYDROLOGY AND WATER QUALITY

3.7.1 Potential Significant Impacts

Project development may result in potentially significant impacts to water quality and hydrology due to increased surface runoff attributable to intensification of land uses in combination with an increase in impervious surfaces.

3.7.2 Mitigation Measures

The Board of Trustees finds that, based upon substantial evidence in the record, the potential hydrology and water quality impacts of the project will be reduced to less than significant levels with implementation of the following mitigation measures:

Adobe Falls/North Campus

HWQ-1 During the design phase of the Adobe Falls/North Campus component of the proposed project, SDSU, or its designee, shall incorporate the following best management practices into the project site design:

- (1) Reserve the Alvarado Creek and nearby steep slope areas as open space;
- (2) Utilize Alvarado Creek as a stormwater conveyance system;
- (3) Construct community streets, sidewalks and parking lot aisles to the minimum widths necessary;
- (4) Incorporate landscape treatment for parking lot runoff;
- (5) Use unit pavers or other equivalent porous material to construct walkways, alleys and other low-traffic areas;
- (6) Preserve existing native trees to maximize canopy interception and water conservation;
- (7) Plant native trees and maximize canopy interception and water conservation;
- (8) Drain rooftops into adjacent landscaping prior to discharging to the storm drain;
- (9) Vegetate slopes with native or drought tolerant vegetation; and
- (10) Install energy dissipaters at the outlets of new storm drains that enter the Alvarado Creek.

HWQ-2 Prior to the commencement of design and construction activities relating to the Adobe Falls/North Campus component of the proposed project, SDSU, or its designee, shall conduct a detailed site-specific hydrologic analysis to further assess the effects of the proposed project on the floodplain. Based on the results of such analysis, on-site detention facilities may be required.

Alvarado Campus Park And Alvarado Hotel

HWQ-3 During the design phase of the Alvarado Campus Park and Alvarado Hotel components of the proposed project, SDSU, or its designee, shall incorporate the following best management practices into the project site design:

- (1) Utilize Alvarado Creek as a stormwater conveyance system;
- (2) Construct sidewalks and parking lot aisles to the minimum widths necessary;
- (3) Use unit pavers or other equivalent porous material to construct walkways, alleys and other low-traffic areas;

- (4) Preserve existing native trees to maximize canopy interception and water conservation;
- (5) Plant native trees and maximize canopy interception and water conservation;
- (6) Drain rooftops into adjacent landscaping prior to discharging to the storm drain; and
- (7) Install energy dissipaters at the outlets of new storm drains that enter Alvarado Creek.

HWQ-4 During site design and project planning, SDSU, or its designee, shall consider as a treatment BMP directing runoff through landscaped areas for treatment. If directing runoff towards landscaped areas is not feasible or practical, then runoff treatment control BMPs shall be considered, including storm drain inlet filter inserts and buried treatment units that separate the pollutants from the stormwater.

HWQ-5 During the design phase of the proposed Alvarado Campus Park and Alvarado Hotel buildings, SDSU, or its designee, shall, to the maximum extent feasible, locate all building footprints outside of the 100-year floodplain. If location within the floodplain is necessary, then SDSU, or its designee, shall require that the first habitable floor of the buildings that are located within the 100-year floodplain of Alvarado Creek be situated at least one foot above 100-year flood levels to ensure safety from floodwaters. SDSU, or its designee, also shall obtain flood insurance, to the extent required by law, to protect against any damage that might occur during a flood event.

Student Union And East Campus Residence Hall Expansion

HWQ-6 During the design phase of the Student Union and East Campus Residence Hall Expansion components of the proposed project, SDSU, or its designee, shall incorporate the following best management practices into the project site design:

- (1) Use unit pavers or other equivalent porous material to construct walkways, alleys and other low-traffic areas;
- (2) Plant native trees and maximize canopy interception and water conservation; and
- (3) Drain rooftops into adjacent landscaping prior to discharging to the storm drain.

HWQ-7 During site design and project planning, SDSU, or its designee, shall require that inlet filter inserts be incorporated into the design of the East Campus Residence Hall Expansion, though only in the event that site design and source control BMPs are not effective and additional treatment is necessary.

General Mitigation Measures

HWQ-8 SDSU, or its designee, to the maximum extent feasible, shall require that:

- (1) Any/all hazardous materials stored on the project site be stored in enclosures, such as cabinets, sheds, or similar structures, that prevent contact with rain, runoff or spillage into the storm drain.
- (2) All trash containers utilized on the project site include attached covers to reduce pollution introduction into the drainage system.
- (3) The following best management practices are incorporated into the project site design, to the maximum extent feasible, to ensure efficient irrigation and reduce runoff from the site:
 - (a) Rainfall shutoff devices shall be used to prevent irrigation during and after precipitation;
 - (b) Irrigation systems shall utilize a dripping system to eliminate nuisance runoff; and
 - (c) Backflow preventer/pressure regulators shall be used.
- (4) Stenciling be done on all site inlets to educate students and faculty on appropriate stormwater pollution prevention practices. Bilingual signage shall be used.
- (5) Compliance with the following practices to limit runoff contamination from pesticides:
 - (a) Pesticides are used properly on the project site and shall be used as a last line of defense in the elimination of pests; and
 - (b) Physical pest elimination techniques, such as weeding and trapping, shall be utilized prior to the application of any pesticides.
- (6) Should dewatering be necessary during construction, all discharges be in accordance with San Diego Regional Water Quality Control Board ("RWQCB") requirements, which mandate that dewatered groundwater be used onsite as dust control or tanked and hauled to a legal disposal site for treatment. Dewatering shall not occur in Alvarado Creek nor be directed toward the storm drain system or sewer system. In addition,

should dewatering be necessary during construction, a National Pollution Discharge Elimination System ("NPDES") dewatering permit shall be obtained from the RWQCB.

- (7) Appropriate shoring devices and a periodic dewatering system, if necessary, shall be installed below or near the groundwater table to reduce the potential for caving of excavations due to groundwater seeps.
- (8) In order to ensure the long-term effectiveness of all best management practices, the following maintenance activities shall be conducted, as specified:
 - (a) All BMPs incorporated into the proposed project shall be inspected:
 - (i) Once a month at a minimum;
 - (ii) After every large storm event; and
 - (iii) Semi-annually at the beginning and end of the wet season for standing water, slope stability, sediment accumulation, trash and debris, and presence of burrows for the wetland.
 - (b) Parking lots and sidewalks shall be swept as needed.

3.7.3 Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential hydrology and water quality impacts of the project to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant hydrology and water quality impacts of the project as identified in the Final EIR.

3.8 LAND USE AND PLANNING

3.8.1 Potential Significant Impacts

CSU/SDSU, as a state entity, is not subject to municipal regulations, such as the City of San Diego General Plan, its related community plans (College Area Community Plan, Navajo Area Community Plan), the City's Zoning Code or its Municipal Code. The exemption is based on the doctrine of sovereign immunity, which applies where, as here, the state (CSU/SDSU) is operating in a governmental capacity by utilizing its power and responsibility in connection with the construction and development of SDSU – a state university campus. Nevertheless, CSU considers local general plans, community plans and zoning to be of interest to each CSU campus because each campus is situated within a local community. CSU traditionally attempts to work cooperatively

with local communities, and to strive for consistency with local plans and policies, whenever feasible.

The project would be consistent, generally, with the goals and objectives of the City of San Diego General Plan, the College Area Community Plan and the Navajo Area Community Plan. However, the Adobe Falls/North Campus, Student Union, East Campus Residence Hall and Alvarado Hotel components of the project would not be consistent with existing City zoning designations, which designate the areas as single-family residential; in the case of Adobe Falls/North Campus, the designation is for minimum 40,000 square-foot lots.

To the extent the EIR identified inconsistencies between the project and the City of San Diego General Plan, the College Area and Navajo Area community plans, and/or the City of San Diego Municipal Code, because CSU/SDSU, as a state entity, is not subject to local planning and zoning laws, these impacts do not constitute potentially significant impacts within the meaning of CEQA.

Approximately 20% to 30% of the housing units depicted in the Upper Village on the proposed Adobe Falls/North Campus Concept Plan are located on land with a gradient greater than 25%. The City's Municipal Code imposes certain limitations on development within slopes containing a gradient of 25% or greater. If final design plans for the Adobe Falls/North Campus component include development on slopes with a gradient of 25% or greater, potentially significant impacts could result.

Comments submitted on the Draft EIR contend that the Alvarado Campus Park component of the project is inconsistent with the 1993 College Community Redevelopment Project Program EIR. The Board of Trustees has considered these comments, and based upon information contained in the Final EIR and administrative record, including revisions to the Draft EIR, finds that the project would be consistent with the College Community Redevelopment Plan's overall goals and objectives to eliminate the spread of blight and deterioration, and to conserve, rehabilitate and redevelop the Plan area. The project also would be generally consistent with the College Community Redevelopment Project Program EIR.

The Redevelopment Project Program EIR provided for the development of 710,000 square feet of "University-serving office and research and development uses" on the Alvarado Campus Park site. In comparison, the Alvarado Campus Park component of the project would provide educational and support facilities, such as the College of Education, and College of Engineering, in the northeastern area of the campus, in up to approximately 1,065,000 square feet of instructional and

research space. A portion of the Alvarado Campus Park project component would be constructed in the near-term on Parking Lot "D" (350,000 square feet), with the balance of the Alvarado Campus Park to be developed in future years on adjacent property presently owned by the SDSU Foundation. The amount of square footage to be developed on the adjacent property will be determined during future project-specific design and environmental review. However, based on a preliminary design assessment, the total square footage to be developed on Lot D and the adjacent property is not likely to exceed a total density in Alvarado Campus Park of 710,000 square feet.

The Board further finds that the project is consistent with the Third Implementation Plan for the College Area Redevelopment Project (2004-2009), which states that the Redevelopment Agency does not anticipate tax increment from the Alvarado Road Sub-Area given its university-serving nature.

3.8.2 Mitigation Measures

The Board of Trustees finds that, based upon substantial evidence in the record, any potential impacts to land use and planning will be reduced to less than significant levels with implementation of the following mitigation measure:

- LUP-1** Prior to the preparation of site-specific design plans for the Adobe Falls/North Campus project component, SDSU, or its designee, shall conduct a site-specific investigation of development constraints imposed by the presence of steep slopes (25%+) on the project site. Site-specific design plans will be prepared in conformance with the results of such investigation, and subject to approval by SDSU. SDSU will also work with the City of San Diego in an effort to satisfy the City's requirements applicable to development on steep slopes.

3.8.3 Findings

The Board of Trustees finds that the above mitigation measure is feasible, is adopted, and will reduce the potential land use and planning impacts of the project to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant land use and planning impacts of the project as identified in the Final EIR.

3.9 NOISE

3.9.1 Potential Significant Impacts

Due to the proximity of certain noise sensitive uses to the Adobe Falls/North Campus and Alvarado Campus Park project component sites, activities associated with project construction could result in potentially significant impacts to these adjacent land uses. Additionally, heating, ventilation and air conditioning ("HVAC") equipment for the Adobe Falls/North Campus and Alvarado Campus Park components of the project could result in increased noise levels at adjacent residences, which could exceed the City's noise ordinance criteria, resulting in a potentially significant direct and cumulative impact. Additionally, the project's Adobe Falls/North Campus, East Campus Residence Hall Expansion and Alvarado Hotel components each include residential uses that would be exposed to traffic noise from the surrounding roadway network. Potentially significant noise impacts attributable to vehicle traffic would occur to the proposed residences.

3.9.2 Mitigation Measures

The Board of Trustees finds that, based upon substantial evidence in the record, the potential noise impacts of the project will be reduced to less than significant levels with implementation of the following mitigation measures:

Construction Noise

NOI-1 During construction of the proposed Alvarado Campus Park, Alvarado Hotel, Adobe Falls/North Campus and East Campus Residence Hall Expansion, SDSU, or its designee, shall comply with the City's noise ordinance criteria relative to construction activities so that the 12-hour average sound level does not exceed 75 dB at any noise-sensitive land use. Construction activity shall be permitted only between the hours of 7:00 a.m. and 7:00 p.m. (local time), Monday through Saturday; construction is prohibited on Sunday or legal holidays. In addition, SDSU, or its designee, shall:

- (a) Locate noisy equipment as far as possible from the site boundaries and occupants of adjacent residences;
- (b) Install stationary equipment in enclosures;
- (c) Equip all construction equipment, fixed or mobile, with properly operating and maintained muffler exhaust systems;
- (d) Locate stockpile and vehicle staging areas as far as practical from residences and occupants of buildings; and
- (e) Use quieter (*i.e.*, typically smaller pieces of equipment) while working immediately adjacent to existing residences.

Mechanical Equipment Noise

- NOI-2** During the project design phase of the Alvarado Campus Park and Adobe Falls/North Campus components, SDSU, or its designee, shall require that all outdoor mechanical equipment installed in connection with the project complies with the City of San Diego noise ordinance criteria at the nearest adjacent residences. Mitigation measures to ensure compliance may include, as necessary, acoustical louvers, sound attenuation, mufflers, walls, selecting quieter equipment, relocating equipment, or other appropriate noise abatement measures.

Traffic Noise

Adobe Falls/North Campus

- NOI-3** During the project design phase of the Adobe Falls/North Campus component, SDSU, or its designee, shall prepare a site-specific acoustical study to propose project design measures intended to ensure that exterior noise levels do not exceed 65 dB CNEL at outdoor use areas. SDSU, or its designee, shall incorporate into the project design all appropriate implementing mitigation measures recommended as part of the study, such as orienting buildings to shield the outdoor use areas from I-8 traffic noise, and constructing sound walls or berms around the outdoor use areas.
- NOI-4** During the project design phase of the Adobe Falls/North Campus component, SDSU or its designee, shall prepare an interior noise study to propose project design measures intended to ensure that interior noise levels are mitigated to 45 dB CNEL or less. SDSU, or its designee, shall incorporate into the project design all appropriate recommended noise abatement measures, such as the installation of sound-rated windows along the building facades facing I-8, and air-conditioning or mechanical ventilation so that the windows could be closed at the occupant's discretion.

East Campus Residence Hall Expansion

- NOI-5** During the project design phase of the East Campus Residence Hall Expansion component, SDSU or its designee, shall prepare an interior noise study to propose project design measures intended to ensure that interior noise levels are mitigated to 45 dB CNEL or less. SDSU, or its designee, shall incorporate into the project design all appropriate recommended noise abatement measures, such as the installation of sound-rated windows along the building facades

facing College Avenue, and air-conditioning or mechanical ventilation so that the windows could be closed at the occupant's discretion.

Alvarado Hotel

NOI-6 During the project design phase of the Alvarado Hotel component, SDSU, or its designee, component, SDSU, or its designee, shall prepare a site-specific acoustical study to propose project design measures intended to ensure that exterior noise levels do not exceed 65 dB CNEL at outdoor use areas. SDSU, or its designee, shall incorporate into the project design all appropriate implementing mitigation measures recommended as part of the study, such as orienting buildings to shield the outdoor use areas from I-8 traffic noise, and constructing sound walls or berms around the outdoor use areas.

NOI-7 During the project design phase of the Alvarado Hotel component, SDSU or its designee, shall prepare an interior noise study to propose project design measures intended to ensure that interior noise levels are mitigated to 45 dB CNEL or less. SDSU, or its designee, shall incorporate into the project design all appropriate recommended noise abatement measures, such as the installation of sound-rated windows along the building facades facing I-8, and air-conditioning or mechanical ventilation so that the windows could be closed at the occupant's discretion.

3.9.3 Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential noise impacts of the project to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant noise impacts of the project as identified in the Final EIR.

3.10 PALEONTOLOGICAL RESOURCES

3.10.1 Potential Significant Impacts

No unique paleontological resources or sites, or unique geologic features, have been positively identified on the project site. However, based on the presence of one or more geologic formations with proven paleontological resources (*i.e.*, proven fossil records), construction of the project could potentially impact fossiliferous formations. Therefore, it is recommended that paleontological

monitoring be implemented during project grading activities in order to mitigate against the potential loss of paleontological resources during the course of trenching, excavation and/or roadway and mass grading activities.

3.10.2 Mitigation Measures

The Board of Trustees finds that, based upon substantial evidence in the record, the following mitigation measure will ensure that the potential impacts of the project relating to paleontological resources will remain at less than significant levels:

- PAL-1** Prior to the commencement of grading activities associated with construction of each of the proposed project components, SDSU, or its designee, shall undertake a geotechnical investigation to determine the presence of any one of the following geologic formations: Friars Formation, Santiago Peak Volcanics, Stadium Conglomerate, Lindavista Formation, and/or Mission Valley Formation. If the investigation confirms the presence of one of these geologic formations, then SDSU, or its designee, shall provide for the presence of a paleontological monitor on the site to monitor the potential discovery of paleontological resources during grading activities. In the event that the monitoring results in the discovery of paleontological resources, the monitor shall have the authority to halt excavation at that location and direct that the discovery be evaluated immediately by a qualified paleontologist. Following evaluation, if the resource is determined to be "unique" within the meaning of CEQA Guidelines Appendix G, appropriate mitigation shall be developed at that time prior to the resumption of grading activities at that location. In the event the resource is determined to be a unique paleontological resource, grading activities may continue on other parts of the building site while appropriate mitigation is implemented.

3.10.3 Findings

The Board of Trustees finds that the above mitigation measure is feasible, is adopted, and will ensure that potential impacts to paleontological resources, as identified in the Final EIR, remain at less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant paleontological resource-related impacts of the project as identified in the Final EIR.

3.11 PUBLIC UTILITIES AND SERVICE SYSTEMS

3.11.1 Potential Significant Impacts

The project will result in potentially significant impacts relative to the following public utilities/services as described:

- (i) *Water*: The project would generate additional demand for water, which may require modifications to the existing water conveyance facilities;
- (ii) *Sewer*: The project would generate additional demand for sewer services, which may require facility upgrades;
- (iii) *Police*: The project will increase the campus population, necessitating additional policing staff, and which may result in an increase in SDSU Department of Public Safety ("DPS") and City of San Diego police officer emergency response times;
- (iv) *Fire*: During construction of the Adobe Falls/North Campus component of the project, the project site would be susceptible to brush fire hazards due, in part, to the lack of a City fire hydrant in the area;
- (v) *Emergency Medical Services*: The increase in campus population likely would result in a corresponding increase in calls for emergency medical services, and the project traffic likely would contribute to an increase in response times;
- (vi) *Campus Emergency Plans*: The SDSU Hazardous Materials Response Plan would be inconsistent with the project, absent revision; and
- (vii) *Schools*: The Adobe Falls/North Campus component of the project would result in approximately an additional 220 school age children requiring local school service once the project is developed and fully occupied.

3.11.2 Mitigation Measures

The Board of Trustees finds that, based upon substantial evidence in the record, the potential public utilities and service systems-related impacts of the project will be reduced to less than significant levels with implementation of the following mitigation measures:

- PSS-1** SDSU, or its designee, will consult with the City's Development Services Department, Water Review Section, on exact sizing and extensions required for water lines that will serve each project component as it moves forward with site-specific design plans.
- PSS-2** During site design of each project component, SDSU will direct the contractor to assess sewer capacity against existing facility capacities, calculate the anticipated sewage increase as a result of the proposed project, or its component, and recommend appropriate measures to ensure continued operation of the wastewater conveyance and treatment facilities. Such study shall be subject to approval by SDSU.
- PSS-3** Prior to occupancy of the Alvarado Campus Park, the SDSU Office of Environmental Health and Safety ("EHS"), will determine the necessity of an Industrial Waste Permit and/or require the pretreatment of discharges associated with research and science oriented activities conducted at the Alvarado facility. Following such determination, EHS will take all steps necessary to comply with applicable state and federal law.
- PSS-4** As each project component moves forward with site-specific design plans, SDSU's Department of Public Safety will take those steps necessary to increase police staff, equipment and facilities, at levels necessary to serve the increased campus population and maintain the existing response rate of three to five minutes for 90% of its calls.
- PSS-5** In connection with the proposed Adobe Falls/North Campus residential development, to the extent the payment of school impact fees is necessary to offset identified impacts, they shall be paid in accordance with applicable state law.
- PSS-6** During construction of the Adobe Falls/North Campus residential development, SDSU will require the contractor or its designee to maintain a water truck and other fire retardant mechanisms onsite at all times.
- PSS-7** Prior to occupancy of the first building comprising the Alvarado Campus Park, SDSU's Department of Environmental Health and Safety will revise the SDSU

Hazardous Materials Response Plan to incorporate the new campus facilities into the plan.

- PSS-8** SDSU will contribute fees as required for the provision of capital facilities for utilities, flood control, drainage, sanitation and wastewater collection, treatment and disposal, if required pursuant to Government Code §54999.

3.11.3 Findings

The Board of Trustees finds that the above mitigation measures are feasible, are adopted, and will reduce the potential public utilities and services system-related impacts of the project to less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potentially significant public utilities and services system-related impacts of the project as identified in the Final EIR.

4.0 FINDINGS ON LESS THAN SIGNIFICANT IMPACTS

4.1 LAND USE AND PLANNING

4.1.1 Potential Significant Impacts

The East Campus Residence Hall Expansion component of the project would be constructed atop a San Diego Metropolitan Transit Development Board ("MTDB") trolley tunnel. Construction of the Residence Hall could result in impacts relative to stability and drainage, and will require coordination with the MTDB prior to construction.

4.1.2 Mitigation Measures

The mitigation measure below, while not required to mitigate any potential significant impact, is nevertheless recommended as part of the project approval to ensure that the project will not result in any land use and planning-related impacts upon implementation:

- LUP-2** During planning and site design activities relating to the East Campus Residence Hall Expansion, SDSU, or its designee, will consult with Metropolitan Transportation and Development Board ("MTDB") staff to ensure that all structural, architectural and landscape plans, and the ensuing construction activities, do not interfere unreasonably with MTDB's active operation of the San Diego Trolley, which runs below the proposed East Campus Residence Hall Expansion site.

4.1.3 Findings

The Board of Trustees finds that the above mitigation measure is feasible, is adopted, and will ensure that the identified impact to land use and planning, as identified in the Final EIR, remains at less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the land use and planning-related impact of the project as identified in the Final EIR.

4.2 POPULATION AND HOUSING

4.2.1 Potential Impacts

The EIR determined that the project would not result in potentially significant impacts relating to population and housing. This determination is based, in part, on the project's consistency with SANDAG regional forecasts for population, housing and employment, and in part on analysis presented in the EIR that is independent of SANDAG forecasts.

The Adobe Falls/North Campus component of the project includes 540 multi-family housing units designed to house SDSU faculty, staff, retired faculty/staff and graduate students. (EIR Section 1.5.2.) The project, therefore, would provide housing for each one of the new residents it brings to the Navajo community and would not significantly impact the local area housing supply. With respect to the College Area housing, based on future housing stock projections detailed in the EIR, by the year 2024-25, there will be 11,829 beds available as student housing either on campus or within one mile of campus. (EIR Section 3.11.5.) This number represents a substantial increase over the 6,374 beds available during the 2002-03 academic year, and will be sufficient to accommodate 26% of the projected SDSU 2024-25 student enrollment, in comparison to the 19% accommodated in 2002-03. Therefore, the proposed project would not result in significant impacts to the College Area housing supply relative to existing conditions.

With respect to traffic, the horizon year traffic impacts analysis presented in EIR Section 3.11 is based on the SANDAG Series 10 Model volumes for the year 2030, and adds to those volumes the additional vehicle trips to be generated by the proposed project, including the Adobe Falls/North Campus project component trips. (See, EIR Appendix M, Traffic Technical Report, Sections 9.4 and 9.5, and Table 8-3.) Therefore, although the SANDAG traffic model (Series 10) did not include the traffic generated by the proposed project, the EIR traffic impacts analysis remedied this omission by assessing the project's impacts, but only after adding the project traffic, including the Adobe Falls/North Campus project component, to the SANDAG traffic model. Additionally, EIR Section 3.12, Public Utilities and Service Systems, determined that any potentially significant impacts to

public services attributable to the increased Navajo or College Area population would be mitigated to a level below significant with implementation of the recommended mitigation measures. (EIR Section 3.12.7.)

Therefore, all locally induced impacts have been addressed in the EIR and the appropriate mitigation measures recommended that will reduce the identified impacts to a level below significant. Notwithstanding, in response to a request made by SANDAG, and to ensure that the potential impacts of the project on population and housing remain at levels below significant, the Final EIR includes a mitigation measure under which SDSU will submit to SANDAG and the City of San Diego information detailing the specific population, housing and employment data relative to the project for use in SANDAG's update of the 2030 Regional Growth Forecast that is presently underway. The draft update is due to be approved by the SANDAG Board of Directors in April/May 2006, and the update will be made final during the summer of 2007, well before the SDSU project's 2024-25 horizon year.

4.2.2 Mitigation Measures

The following mitigation measure, while not required to mitigate any potentially significant impact, nevertheless is recommended as part of the project approval to ensure that impacts relating to population and housing remain at levels below significant:

PH-1 Following project approval, SDSU will promptly submit the following information to SANDAG and the City of San Diego and request that the information be incorporated into SANDAG's update to the 2030 Regional Growth Forecast, a draft version of which is due to be approved by the SANDAG Board of Directors in April/May 2006, with the final update to be completed by summer 2007:

1. SDSU projects that the total number of students enrolled at the San Diego campus will increase from 32,803 in academic year 2003-04, to 44,826 by the academic year 2024-25. This represents an increase of 12,023 students over academic year 2003-04 enrollment;
2. SDSU projects that the total number of faculty and staff employed at the San Diego campus will increase from 2,125 faculty and 1,718 staff persons in academic year 2003-04, to 2,904 faculty and 2,348 staff persons by the academic year 2024-25. This represents an increase of 779 faculty and 630 staff persons over academic year 2003-04 employment levels;

3. The Adobe Falls/North Campus component of the 2005 Campus Master Plan Revision includes 540 multi-family housing units for faculty/staff, retired faculty/staff and graduate students. Of this number, 250 housing units will be for retired faculty/staff, 220 units will be for active faculty/staff, and 70 units will be for graduate students. SDSU anticipates occupancy of this project component by the year 2008-09;
4. The East Campus Residence Hall Expansion component of the 2005 Campus Master Plan Revision includes approximately 35-40 suite-style residential units containing a total of 300 beds. SDSU anticipates occupancy of this project component by the year 2013; and,
5. The Alvarado Hotel component of the 2005 Campus Master Plan Revision includes up to 120 hotel rooms. SDSU anticipates occupancy of this project component by the year 2007.

SANDAG and the City of San Diego can and should consider this information in preparing the next update to SANDAG'S regional population and housing growth forecasts, local housing elements, policies, land use designations, incentive programs and regulatory processes intended to accommodate future housing demand.

4.2.3 Findings

The Board of Trustees finds that the above mitigation measure is feasible, is adopted, and will ensure that any potential impacts relating to population and housing remain at a level below significant. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the potential impacts relating to population and housing, as identified in the Final EIR. In addition, the Board of Trustees finds that, pursuant to Section 21081(a)(2) of the Public Resources Code and Section 15091(a)(2) of the CEQA Guidelines, the changes or alterations to the project, in the form of an update to the SANDAG 2030 Regional Growth Forecast, are within the responsibility and jurisdiction of another public agency and can or should be adopted by that other agency. While SDSU acknowledges the significance of consulting with SANDAG and the City of San Diego to provide information relative to SANDAG's update to the 2030 Regional Growth Forecast, it is the responsibility of SANDAG and the City of San Diego to incorporate the information, as appropriate, into the relevant planning documents.

4.3 TRANSPORTATION/CIRCULATION AND PARKING

4.3.1 Potential Impacts

Although the EIR traffic impact analysis determined that the existing Del Cerro roadways have sufficient vehicle capacity to accommodate the projected increase in vehicle traffic attributable to the Adobe Falls/North Campus component of the project and, therefore, no potentially significant impacts were identified, development of the Adobe Falls/North Campus project component would result in increased vehicle trips on the roadway system adjacent to the project site.

4.3.2 Mitigation Measures

The following mitigation measure, while not required to mitigate any potential significant impact, is nevertheless recommended as part of the project approval to ensure that the Adobe Falls/North Campus component of the project incorporates the most environmentally sensitive means of vehicular access to/from the project development site:

- TCP-19** Prior to the preparation of final site plans for the proposed Adobe Falls/North Campus development, SDSU, or its designee, shall conduct project-specific study and analysis of the alternate access routes considered in the Draft EIR, as well as other potential routes, if any. The analysis will include the preparation of a financial feasibility study utilizing commonly-accepted real estate development practices and standards. In the event the project-specific analysis identifies a financially feasible alternate access route, as determined by the study, and in the event the alternate access route would result in fewer impacts relating to transportation/circulation, noise and biological resources than the access route through the adjoining Del Cerro neighborhood proposed as part of the 2005 Campus Master Plan Revision, then SDSU, or its designee, shall adopt the alternate access route as a means of access to/from the Adobe Falls/North Campus development.

4.3.3 Findings

The Board of Trustees finds that the above mitigation measure is feasible, is adopted, and will ensure that the traffic impacts associated with the Adobe Falls/North Campus on the surrounding roadway system, as identified in the Final EIR, remain at less than significant levels. Accordingly, the Board of Trustees finds that, pursuant to Section 21081(a)(1) of the Public Resources Code and Section 15091(a)(1) of the CEQA Guidelines, changes or alterations have been required in, or incorporated into, the project which mitigate or avoid the traffic impacts associated with the Adobe Falls/North Campus on the surrounding roadway system, as identified in the Final EIR.

4.4 EFFECTS DETERMINED TO BE NOT SIGNIFICANT OR LESS THAN SIGNIFICANT

The Board of Trustees finds that, based upon substantial evidence in the record, the following impacts associated with the project are less than significant and no mitigation is required:

- Aesthetics:*
- no substantial adverse effect on a scenic vista;
 - no substantial damage to scenic resources; and
 - no substantial degradation of the existing visual character or quality of the site and its surroundings.
- Agricultural Resources:*
- no conversion of prime, unique or farmland of statewide importance; and
 - no conflicts with existing agricultural zoning or Williamson Act contract.
- Air Quality:*
- no conflict with or obstruction to implementation of applicable regional air quality plan;
 - no exposure of sensitive receptors to substantial pollutant concentrations; and
 - no objectionable odors affecting a substantial number of people.
- Biological Resources:*
- no substantial interference with the movement of fish or wildlife;
 - no conflict with local policies or ordinances protecting biological resources; and
 - no conflict with the provisions of an adopted local, regional, or state habitat conservation plan.
- Geology and Soils:*
- no exposure to potential adverse effects involving seismically-induced liquefaction, surface rupture, tsunami or seiche.
- Hazards and Hazardous Materials:*
- no significant hazard to the public/environment through the routine transport, use, or disposal of hazardous materials;
 - no significant hazard to the public/environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials;
 - no hazardous emissions or handling of hazardous or acutely hazardous materials within one-quarter mile of an existing/proposed school;
 - no safety hazard relative to airport/airstrip location; and
 - no exposure of people/structures to a significant risk of loss/injury or death involving wildland fires.
- Hydrology and Water Quality:*
- no substantial depletion of groundwater supplies or substantial interference with groundwater recharge; and
 - no exposure to inundation by seiche, tsunami, or mudflow.

- Land Use and Planning:*
- no physical division of an established community;
 - no conflict with applicable land use plans, policies or regulations of an agency with jurisdiction over the project; and
 - no conflict with any applicable habitat or natural community conservation plan.
- Mineral Resources:*
- no loss of availability of a valuable mineral resource, or the availability of a locally-important mineral resource recovery site.
- Noise:*
- no substantial permanent increase in ambient noise levels in the project vicinity; and
 - no exposure to excessive noise levels relative to an airport.
- Population and Housing:*
- no inducement of substantial population growth in an area, either directly or indirectly;
 - no displacement of substantial numbers of existing housing; and
 - no displacement of substantial numbers of people.
- Public Utilities and Service Systems:*
- no insufficient water supplies;
 - no insufficient landfill capacity; and
 - no non-compliance with federal, state and local statutes related to solid waste.
- Recreation:*
- no substantial physical deterioration of neighborhood and regional parks; and
 - no adverse physical effects due to construction/expansion of recreational facilities.
- Transportation/Traffic:*
- no inadequate parking capacity; and
 - no conflict with adopted policies supporting alternative transportation.

5.0 FEASIBILITY OF PROJECT ALTERNATIVES

5.1 PROJECT ALTERNATIVES

The alternatives section of the Final EIR contains an analysis of alternatives to the project, including the "No Project" alternative. Based on the analysis, the Board of Trustees finds as follows:

(a) The No Project Alternative

Description: The No Project alternative is required by CEQA, and it compares the present existing condition of the project site against the significant effects that would result from implementation of the proposed project.

Environmental Effects: Under this alternative, all environmental impacts associated with the project, as identified in the EIR, would be eliminated since there would be no FTES enrollment increase, nor would there be planning for or development of physical campus facilities to accommodate the increased enrollment.

Relation to Project Objectives: This alternative would not meet any of the project objectives, as defined in Section 1.4, above.

Feasibility: This alternative is infeasible because it would not meet any of the project objectives; it would prevent SDSU from meeting projected student enrollment demands in accordance with its legislative mandate to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend (Ed. Code §66202.5); and, it would not provide any of the project benefits outlined in **Section 6.0**, below.

(b) **The 5,000 FTES Alternative**

Description: Under this project alternative, the existing SDSU enrollment ceiling would increase to 30,000 FTES by the 2024-25 academic year, rather than 35,000, as proposed; the Alvarado Campus Park would be reduced in size from the proposed 1,065,000 square feet to 350,000 square feet; and, the Adobe Falls/North Campus component of the project would be reduced by 50% in size, thereby providing 270 residential units, rather than 540 units.

Environmental Effects: This alternative generally would result in significant impacts similar to those under the proposed project, although the impacts would be reduced proportionately from the project impacts. Under this alternative, however, the significant and unavoidable air quality impacts would be eliminated.

Relation to Project Objectives: While this alternative would generally meet the project objectives, in light of the projected 20-year student enrollment demands, this alternative would not fully meet the project objective to develop facilities to support the academic, research and student service needs of SDSU.

Feasibility: This alternative is infeasible because it would not fully meet the project objectives; it would prevent SDSU from fully meeting projected student enrollment demands in accordance with its legislative mandate to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend (Ed. Code §66202.5); and, it would not provide many of the project benefits outlined in **Section 6.0**, below.

(c) **The No Adobe Falls/North Campus Alternative**

Description: Under this project alternative, the SDSU Campus Master Plan would be revised to reflect the planned development of the full Alvarado Campus Park, Alvarado Hotel, Student Union and East Campus Residence Hall Expansion, and student enrollment would be increased to 35,000 FTES by the 2024-25 academic year. However, under this alternative, the proposed Adobe Falls/North Campus housing development would not be included as part of the revised Campus Master Plan.

Environmental Effects: This alternative would eliminate the long-term significant air quality impacts attributable to vehicle emissions and the potentially significant impacts to biological resources. However, with the exception of potentially significant impacts associated with vehicle speeds, this alternative would not eliminate or reduce the project's significant impacts to the transportation/circulation system. This is because the Adobe Falls/North Campus project component does not result in significant traffic impacts in the first instance, *i.e.*, the EIR determined that the existing roadway system has sufficient capacity to accommodate the additional vehicle trips generated by the Adobe Falls/North Campus component of the project and, therefore, no significant impacts would result.

Relation to Project Objectives: By eliminating the faculty/staff, retired faculty/staff and graduate student housing component of the project, this alternative would not meet the project objective to develop facilities to support the academic, research and student service needs of SDSU.

Feasibility: This alternative is infeasible because it would not fully meet the project objectives; it would conflict with the CSU state-wide objective of maximizing the use of existing campus facilities and academic resources to meet the needs of the university and maintain and enhance the quality of the academic environment (Ed. Code §89080); and, it would not provide many of the project benefits outlined in **Section 6.0**, below.

(d) **The 50% Adobe Falls/North Campus Alternative**

Description: Under this project alternative, the SDSU 2005 Campus Master Plan Revision would be revised to reflect the planned development of the full Alvarado Campus Park, Alvarado Hotel, Student Union and East Campus Residence Hall Expansion, and student enrollment would be increased to 35,000 FTES by the 2024-25 academic year. However, under this alternative, the proposed Adobe Falls/North Campus housing development would be reduced in size by 50%, from 540 housing units to 270 housing units.

Environmental Effects: This alternative would eliminate long-term air quality impacts associated with ROG emissions, but significant and unavoidable impacts associated with PM₁₀ emissions would remain. As is the case with the No Adobe Falls Alternative, under this alternative significant transportation/circulation impacts would remain significant and unavoidable.

Relation to Project Objectives: By eliminating 50% of the proposed faculty/staff, retired faculty/staff and graduate student housing, this alternative would not fully meet the project objective to develop facilities to support the academic, research and student service needs of SDSU.

Feasibility: This alternative is infeasible because it would not fully meet the project objectives; it would conflict with the CSU state-wide objective of maximizing the use of existing campus facilities and academic resources to meet the needs of the university and maintain and enhance the quality of the academic environment (Ed. Code §89080); and, it would not provide some of the project benefits outlined in **Section 6.0**, below.

(e) **Adobe Falls/North Campus Alternate Access Routes**

Description: Under this alternative scenario, access to/from the Adobe Falls/North Campus component of the project would be provided by an access route that would be either in addition to or in place of the proposed access *via* Del Cerro Boulevard. Alternate routes considered include direct access to the upper village from College Avenue, a tunnel under the I-8 freeway connecting SDSU and the Adobe Falls/North Campus housing units, a connection through the adjacent Smoke Tree condominium development, a parallel collector street running adjacent to the I-8 freeway, and direct freeway access.

Environmental Effects: Based on the program-level review conducted, the alternate access routes may result in impacts to biological resources and/or transportation/circulation equal to or greater than the project.

Relation to Project Objectives: This alternative would not affect the ability of the project to meet the project objectives.

Feasibility: Based on program-level review, the alternate access routes have been determined to be infeasible for the following reasons:

- (i) *Direct Access To The Upper Village From College Avenue:* Under this route, access would be provided from the intersection of the I-8 freeway westbound off ramp at

the existing signal to the proposed cul-de-sac in the upper village development. To implement this route, the rear yards of approximately four to five residential properties would need to be acquired; the route would present conflicts with the I-8 westbound on-ramp and the free flow of traffic at the intersection; and, the achieved reduction in traffic through the Adobe Falls neighborhood would be limited since less than 15% of the project housing units would be located in the upper village and, thereby, served by this route. Related to this alternate would be construction of a collector street designed to connect the upper and lower Adobe Falls/North Campus villages so that the entire development could be served by the access route. However, a road connecting the two villages is not possible given the existing grades and on-site terrains. Additionally, environmental mitigation would be required as the street would cross wetlands and riparian habitat.

- (ii) *Tunnel Under The I-8 Freeway Connecting SDSU And The Adobe Falls/North Campus Housing Units:* This alternate route would entail the construction of a tunnel from the SDSU campus to the Adobe Falls/North Campus lower village development. This alternate route would cost in excess of \$20-million; the size of the proposed housing development would need to be increased in order to make this alternate access economically feasible; and, it is doubtful a successful roadway engineering solution could be designed and approved. Related to this alternate would be the construction of a tunnel through the existing drainage channel under I-8. This alternate would not be feasible given the conflicts of proposing a shared use of the drainage channel with a public street. Additionally, the drainage channel spills directly into the Adobe Falls and unmitigated habitat damage is anticipated.

- (iii) *Connection Through The Adjacent Smoke Tree Condominium Development:* Under this route, a bridge over an existing drainage channel and across a perennial stream channel adjacent to the lower village development would be constructed with direct connection to and through the adjacent Smoke Tree condominium development. Access across the drainage and stream channels would require complete avoidance of impacts to jurisdictional waters of the U.S. and wetlands, or mitigation would be required. This connection is physically possible, although the existing roadways are private driveways and not public collector streets. Therefore, right of access would need to be obtained from the condominium association. In response to a request from SDSU in this regard, the homeowner's association has stated it would not provide a right of access.

- (iv) *Parallel Collector Street Running Adjacent To The I-8 Freeway:* Under this alternate, a bridge over the existing drainage channel adjacent to the lower village development would be constructed, as with the Smoke Tree alternate route. However, rather than connecting through the Smoke Tree development, a parallel collector street running adjacent to the I-8 freeway would be constructed to a point at which connection to the public street system is possible. Construction of the road would require the acquisition of private property; costs are estimated at \$5.6-million, not including land acquisition costs. There appears to be insufficient development potential on the lower village property to warrant the economic expense. Additionally, as with the Smoke Tree alternate access route, there are biological constraints associated with construction of the bridge, and additional constraints associated with road construction, including direct impacts to coastal sage scrub, chaparral, and non-native annual grassland, which potentially would be significant and require off-site mitigation. Also, connection of the Adobe Falls housing development to existing public streets may result in increased, rather than decreased, traffic through the Adobe Falls community due to "cut through" traffic if the connector road did not provide the exclusive means of access to the proposed development.

- (v) *Direct Freeway Access:* Under this alternate access, a direct connection from the I-8 freeway to the Adobe Falls/North Campus development would be constructed. This alternate is infeasible since Caltrans has denied an additional exit between Waring Road and College Avenue; through traffic to local collector streets is not part of the regional transportation plan. Additionally, grade differences between the freeway and the Adobe Falls site would render this access infeasible from a planning engineering standpoint.

Although each of the alternate access routes considered at the program level of review was determined to be infeasible, the Board has adopted Mitigation Measure TCP-19, which requires that prior to the preparation of final site plans for the Adobe Falls/North Campus project component, SDSU is to conduct further, project-specific, study and analysis of the alternate access routes considered in the Draft EIR and, in the event the study and analysis identifies a financially feasible alternate access route that would result in fewer impacts relating to transportation/circulation, noise and biological resources than the current proposed access *via* Del Cerro Boulevard, then SDSU shall adopt the alternate access route as a means of access to/from the Adobe Falls/North Campus development. (*See, Section 4.0, Findings On Less Than Significant Impacts.*)

(f) **Institutional Alternatives**

Description: Under this scenario, additional student enrollment would be accommodated through a combination of means, including the development of new and the expansion of existing off-campus centers, the expanded use of academic technologies such as distance learning, and the expansion of summer term enrollment.

Environmental Effects: The development of new and the expansion of existing off-campus centers has had the unintended effect of adding vehicle traffic, rather than reducing it, because students from outside the off-campus center service area enrolled in classes at the off-campus center location, and students attended classes at both the off-campus center and the SDSU main campus.

Relation to Project Objectives: The institutional alternatives alone will not enable SDSU to meet the projected 20-year student enrollment demands. Therefore, this alternative would not meet the project objective to develop facilities to support the academic, research and student service needs of SDSU.

Feasibility: Each of the institutional alternatives has exhibited varying degrees of success in accommodating discrete segments of the SDSU student enrollment demands. However, because the institutional alternatives serve as a complement to, rather than a substitute for, the project, the institutional alternatives are infeasible as a project alternative:

- (i) *Off-Campus Centers:* Since 1959, SDSU has continuously operated the Imperial Valley off-campus center in the City of Calexico. In 2004, based upon high enrollment demand in the Imperial Valley, SDSU opened a second Imperial Valley off-campus center, in the City of Brawley. The continued operation of the Calexico and Brawley off-campus centers is based upon demonstrated enrollment demand in the Imperial Valley.

Similarly, in 1980, SDSU established the SDSU North County Center in San Marcos, north San Diego County. This off-campus center was operated by SDSU through 1991, at which time the center became the current California State University San Marcos. Based on Department of Finance and SDSU enrollment projections, over the next several years, *i.e.*, through the year 2011, a substantial percentage of the growth in CSU enrollment in the San Diego region is expected to occur at the CSU San Marcos campus, which has a service area that is separate and distinct from the SDSU service area.

In contrast, off-campus centers in National City (south San Diego County) and Mira Mesa (central San Diego County) have not been successful in drawing students from the SDSU main campus. In 1999, SDSU began offering classes in National City. The objective was to respond to the community's request to serve South San Diego County students with a local higher education option. However, enrollment reached a high of 270 FTES in 2001-02, and then dropped to 248 FTES in 2002-03.

In studies conducted by SDSU, 57% of the students taking SDSU courses at the National City center had residential addresses with zip codes outside the South County. Therefore, rather than reducing traffic as had been the original objective, the off-site program actually was contributing to more traffic on the freeways. Additionally, 89.4% of the students that registered for SDSU courses at National City took most of their courses on the SDSU main campus because the main campus offered services and opportunities such as the library, health facilities and social environments, which could not be duplicated on smaller campus sites. In 2004, SDSU found it necessary to close both the National City center and the Mira Mesa facility when faced with significant budget reductions, as well as minimal student enrollment.

Pilot experiments to corroborate enrollment demand in other areas of both San Diego and Imperial County will continue based upon individual circumstances when feasible.

As in the past, when enrollment demand demonstrates the need to provide off-site instruction and remote facilities, SDSU will make every effort to respond to the call.

- (ii) *Expanded Use Of Academic Technology:* As part of the current master planning effort, SDSU has reviewed the current and proposed uses of campus academic technologies and proposes to continue to expand web-enhanced instruction and develop more distance learning courses, but solely online courses have not proven cost effective. However, the number of online courses will continue to grow as SDSU attempts to keep its students connected to the University.

SDSU also will encourage and support more hybrid courses that blend face-to-face instruction with online instruction. Over 50% of the teaching classrooms at SDSU have an installed data display and other technological resources in place. These "smart" classrooms will continue to grow in number to facilitate SDSU's commitment to distance education. To facilitate a hybrid approach, SDSU will continue to expand not only the number, but also the quality, of technology-rich classroom spaces. Classrooms will be

designed in such a way as to allow for broadcasting a lecture via the web; classroom standards also will be reconsidered in light of supporting hybrid courses.

- (iii) *Expanded Summer Term Enrollment:* In response to the CSU March 2000 suggestion that campuses work toward enrolling 40% of their annualized FTES in summer semester course offerings, following intensive analysis and discussions, SDSU has determined, with the current and proposed inducements available, that summer enrollment growth to 25% of the annualized FTES is compatible with historical and projected enrollment trajectories, student culture (*e.g.*, out-of-area students returning to their home for the summer; area students, like almost all students during the summer, spending many more hours working to earn money for school and, thus, taking much lower average student units during the summer), faculty and staff employment structures and national trends at other comparable universities. Thus, SDSU currently is proposing that the campus increase the annualized state supported summer enrollment to 25% of the annualized student FTES over the next 20 years. This equates to approximately 9,300 annualized FTES by 2024-25.

(g) **Alvarado Campus Park Alternative Locations**

In addition to the Alvarado Campus Park location, five off-campus sites in the vicinity of SDSU were considered for potential acquisition and development as classroom/research facilities and/or student housing. Each of the alternative locations generally would meet the project objectives. However, the alternative locations are infeasible primarily due to property acquisition costs, which range from \$32-million to \$138-million.

For a detailed discussion of each of the alternatives to the proposed 2005 Campus Master Plan Revision, please see **Section 5.0** of the Final EIR.

As previously noted, the No Project Alternative would result in no potentially significant impacts and, therefore, the No Project Alternative is the environmentally superior alternative. Of the other project alternatives, the No Adobe Falls Alternative is the environmentally superior alternative because it would eliminate the significant and unavoidable impacts to air quality, as well as the significant, but mitigable, impacts to biological resources.

The Board of Trustees finds that the No Project Alternative would not meet any of the project objectives; it would prevent SDSU from meeting projected student enrollment demands in accordance with its legislative mandate; and, it would not provide any of the project benefits

outlined in **Section 6.0**, below. Therefore, this alternative is rejected. The Board of Trustees further finds that the No Adobe Falls Alternative, which would eliminate housing for SDSU faculty/staff, retired faculty/staff and graduate students from the project, would not fully meet the project objectives; would conflict with the CSU state-wide objective of maximizing the use of existing campus facilities; and, would not provide many of the project benefits outlined in **Section 6.0**, below. Therefore, this alternative also is rejected. As discussed below, the provision of housing for SDSU faculty is essential to the successful recruitment of well-qualified professors, which, in turn, is essential to fulfilling the project objective to "maintain and enhance SDSU's rank as one of the premier undergraduate, graduate and research institutions in the state."

A report prepared for the CSU, Office of the Chancellor, entitled "Assessment of Faculty and Staff Housing Issues at California State University," dated October 2001, found that "the cost of housing is one of many factors that impacts recruitment success." The report found that, "many new employees would benefit from assistance with the establishment of their new residences and transition into the campus community." The report concludes that, "while not as high as the San Francisco bay area, the housing markets in the L.A. and San Diego areas are still relatively expensive. Campuses in these areas appear to be experiencing smaller candidate pools and also face a recruitment challenge because of the high housing costs, salaries, workload and other considerations. Like the campuses in the ultra-high cost San Francisco bay area, these campuses should provide housing information packets to prospective employees, establish faculty housing assistance programs and consider providing affordable temporary faculty housing to assist new faculty with their adjustment to the local housing market." The conditions noted in this report have recently been exacerbated by the enormous price increases in the San Diego housing market in the last four years.

SDSU owns the Adobe Falls/North Campus property site and cannot sell it, but must maintain the underlying ownership. Since land costs are normally between 25%-40% of traditional housing development costs, the Adobe Falls/North Campus component of the project could provide an economical solution to providing needed, affordable housing for prospective faculty.

The Adobe Falls/North Campus housing for retired faculty/staff would include a Continuing Care Retirement Community ("CCRC"). A growing number of healthy active retirees are coming to realize the rich cultural benefits of being located in a campus environment, especially if they studied or worked there. Universities across the country are responding to and nurturing this interest by creating new and interesting programs with special appeal to senior citizens. Residents

of a university CCRC have access to the traditional benefits of a retirement facility and to the unique amenities of the campus culture and life.

The appeal of such communities to the retired faculty/staff resident is the opportunity to renew old friendships, take advantage of university life-long learning experiences by taking and auditing classes, opportunity to volunteer as adjunct faculty or mentor within the university's community programs, work part-time or consult, and have access to nurses, home-health care, and long-term care. The university benefits by having a readily available pool of volunteers for projects and research in nursing, gerontology, and other social sciences, active participants in the life of the campus and a source of potential income from planned giving from residents who are at the point in their lives at which they decide the ultimate distribution of their assets.

The Board of Trustees also incorporates the discussion in the Final EIR, **Section 5.0, Alternatives**, with respect to the consideration and rejection of each alternative to the project.

5.2 MITIGATION MEASURES

The Board of Trustees has considered all of the mitigation measures recommended in the Final EIR for the project and adopted each; none of the recommended measures within the responsibility of the CSU to implement have been rejected by the Board of Trustees. The Board of Trustees finds that each mitigation measure is a binding condition of project approval, fully enforceable by the Board.

6.0 STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological or other benefits of the project against its unavoidable environmental risks when determining whether to approve a project. If the specific economic, legal, social, technological or other benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable." (CEQA Guidelines §15093(a).) CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record. (CEQA Guidelines §15093(b).)

In accordance with the requirements of CEQA and the CEQA Guidelines, the Board of Trustees finds that the mitigation measures identified in the Final EIR and the Mitigation Monitoring and Reporting Program, when implemented, will avoid or substantially lessen virtually all of the significant effects identified in the Final EIR for the SDSU 2005 Campus Master Plan Revision.

However, certain significant impacts of the project are unavoidable even after incorporation of all feasible mitigation measures. These significant unavoidable impacts are: (a) direct and cumulative impacts to air quality attributable to increased vehicle emissions, and (b) direct and cumulative impacts to the transportation and circulation system. (*See, Section 2.0, Findings On Significant Unavoidable Adverse Impacts Of The Project.*)

The Board of Trustees finds that all feasible mitigation measures identified in the Final EIR that are within the purview of the university will be implemented with the project, and that the remaining significant unavoidable effects are outweighed and are found to be acceptable due to the following specific overriding economic, legal, social, technological, or other benefits, including the provision of employment opportunities for highly trained workers, based upon the facts set forth above, the Final EIR, and the record, as follows:

- (a) The CSU has identified the need to serve the higher education needs of the historically under-represented populations and cultures of the State of California, and, the project will enable SDSU to meet projected increases in student demand for higher education. With the projected “Tidal Wave II” student growth forecasts, campuses must expand their capacities to meet current and projected educational needs. CSU campuses are key to accomplishing access to regional and statewide higher education by providing scholastic opportunities to an increasing number of students and by providing a well-educated work force for the economic well-being of the State of California;
- (b) The SDSU 2005 Campus Master Plan Revision guides the development of San Diego State University under a projected additional 10,000 academic year full-time equivalent students and approximately 1,409 additional faculty and staff over the next 20 years. The SDSU 2005 Campus Master Plan Revision provides the necessary framework for the allocation and management of university resources, proposed capital outlay programs, and construction planning for all support facilities;
- (c) The project develops a state-owned site and utilizes campus land resources efficiently and maximizes the use of existing campus resources and infrastructure, thereby providing cost-effective opportunities for meeting existing and future higher education needs. The project would create economic growth and development, create jobs, attract new private industry to the community, establish new research and training public-private partnerships between the university and private industry, address CSU’s affordable housing needs, and provide a substantial increase in the tax base of the local

community. Specific to the Adobe Falls/North Campus component of the project, the proposal provides a well-balanced, highest and best use of the property, that would maximize benefits to the State, as well as to the City and County of San Diego in the form of possessory interest (property) taxes, and it further provides affordable housing for faculty and retired faculty/staff on highly desirable state-owned property that is in close proximity to the SDSU main campus area;

- (d) The provision of faculty and retired faculty/staff housing will assist SDSU in meeting its workforce housing needs, and will facilitate SDSU's ability to attract well-qualified professors to the university by providing affordable residential faculty housing, thereby enhancing SDSU's rank as one of the premier undergraduate, graduate and research institutions in the state. Escalating housing prices in the San Diego region have made it extremely difficult to attract and retain quality faculty. Most starting salaries at the university fall within the low to moderate-income levels of the region. Less than 17 percent of the CSU faculty and staff in southern California have income levels sufficient to afford the average priced home in the communities where the campuses are located. New faculty recruitment, needed to replace retiring members of the SDSU community, and new personnel to provide for expanded enrollment, is critical to the provision of academic services. The affordable housing shortage is negatively impacting students, faculty and staff. Developing and providing affordable housing is key to attracting and retaining necessary and qualified faculty to ensure quality public higher education for the San Diego region;
- (e) The project will create job opportunities for faculty and staff, as well as additional employment in university support activities;
- (f) The project supports the educational mission of the California State University to provide faculty housing and is consistent with state policy to encourage affordable housing for moderate-income residents.
- (g) The project enhances academic, research and on-campus housing facilities;
- (h) The project replaces existing facilities, which are currently in various states of disrepair, to address capacity needs, safety issues and design goals for the campus, as well as replaces existing structures to enhance visual appeal and longevity;

- (i) The project will preserve 13 acres of open space on the Adobe Falls/North Campus site that might otherwise be developed, including the remainder of the Adobe Falls natural feature and a nearby archaeological site, and also provide for the long-term preservation and enhancement of plant and wildlife habitat, including sensitive plant communities. The Adobe Falls/North Campus concept plan will provide land for park uses, as well as a bicycle/pedestrian path along the length of the riparian corridor to provide walking, biking and nature viewing opportunities for the community;
- (j) The project identifies appropriate areas within the campus for programmatic projects that will not contribute to the loss of existing functional site conditions;
- (k) The project improves overall campus design, architectural character, accessibility, image and identity;
- (l) The project will have positive humanistic, education and cultural influences on the areas surrounding the campus;
- (m) The project provides enhanced educational opportunities to eligible high school graduates and community college transfer students of the region;
- (n) The project supports the educational, cultural, and recreational facilities on the SDSU campus which will serve citizens of the region, including those currently underrepresented in the CSU;
- (o) The Adobe Falls component of the project may encourage carpooling and the use of public transportation due to the proximity to the academic campus;
- (p) The project provides for enhanced access to recreational opportunities and open space facilities;
- (q) The project is the result of extensive input from both the campus and surrounding communities, and responds to their concerns and desires to maintain a high-quality public university in the region;

- (r) The project provides for the continued economic vitality of the region through productive development or reuse of those portions of the site, which are consistent and compatible with the educational mission of the university;

- (s) The project provides for use of a major public asset.

On balance, the Board of Trustees finds that there are specific economic, legal, social, technological and other considerations associated with the project that serve to override and outweigh the project's significant unavoidable effects and, thus, the adverse effects are considered acceptable.