

**NOTICE OF PREPARATION
OF DRAFT ENVIRONMENTAL IMPACT REPORT
AND INITIAL STUDY;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETINGS;
SAN DIEGO STATE UNIVERSITY
MISSION VALLEY CAMPUS MASTER PLAN PROJECT**

Prepared for:

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

Prepared by:

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

January 18, 2019

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETINGS**

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

From: The Board of Trustees of the
California State University
Laura Shinn, Director
Facilities Planning, Design, and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624

The Board of Trustees of the California State University (CSU), which is the State of California acting in its higher education capacity, will be the lead agency for the preparation of an environmental impact report (EIR) in accordance with the California Environmental Quality Act (CEQA; Public Resources Code section 21000 et seq.), and Title 14 of the California Code of Regulations section 15000 et seq. (hereafter “CEQA Guidelines”). CSU has prepared this Notice of Preparation (NOP) in accordance with CEQA Guidelines sections 15082(a) and 15375. San Diego State University (SDSU) is one of 23 campuses in the CSU system. The EIR will address the environmental effects of the proposed SDSU Mission Valley Campus Master Plan project (proposed project) to be developed at 9449 Friars Road, San Diego, California 92108. The proposed project site is located south of Friars Road, west of Interstate 15 (I-15), north of the San Diego River, and east of the Fenton Marketplace shopping center (see NOP **Figure 1**, Vicinity Map).

The proposed project is referenced in San Diego Municipal Code section 22.0908, *Sale of Real Property to SDSU*, which was adopted after the *SDSU West Campus Research Center, Stadium, and River Park Initiative* (Measure G) was approved by City of San Diego voters on November 6, 2018, enabling the City of San Diego to sell the existing property site to CSU for this proposed project. The proposed project would include (a) development of a Mission Valley campus for SDSU, including facilities for educational, research, technology, and support programs within a mixed-use campus village and research park; (b) demolition of the existing San Diego County Credit Union Stadium (“Stadium,” previously known as “San Diego Stadium,” “Jack Murphy Stadium,” and “Qualcomm Stadium”); (c) construction of a new, multipurpose stadium; (d) creation of the River Park; (e) passive and active recreation space and parks; and (f) associated infrastructure and amenities. Specifically, the proposed project would consist of development of facilities to accommodate the new 35,000-seat multipurpose stadium; approximately 1.6 million square feet for campus uses; approximately 4,600 residential units; two hotels with approximately 400 hotel rooms; approximately 95,000 square feet of commercial/retail uses to support SDSU’s Mission Valley campus and related project facilities; approximately 84 acres of parks, recreation, and open space,

including the approximate 34-acre River Park and bike and pedestrian trails; transit opportunities due to the existing on-site transit station; and associated infrastructure and other amenities (see NOP **Figure 2**, Site Plan). The proposed project will accommodate up to 15,000 full-time equivalent students (FTES)¹ at buildout at the SDSU Mission Valley campus, as well as additional faculty and staff, and will require approval of a SDSU Mission Valley Campus Master Plan.

The proposed project implementation and development will arise from a Purchase and Sale Agreement (PSA) between the City of San Diego and CSU, in accordance with San Diego Municipal Code section 22.0908, and include preparation of a CSU Campus Master Plan. Though not required by the CSU Campus Master Plan process, CSU shall use the content requirements of a Specific Plan, prepared pursuant to California Government Code section 65461(a), in completing the SDSU Campus Master Plan for this proposed project.

CSU is seeking public and agency input regarding the scope and content of the environmental information to be contained in the Draft EIR. Further, while not required by CEQA, CSU/SDSU is requesting feedback on the site plan shown in **Figure 2**, which will help inform the Campus Master Plan process. Any responsible or trustee agency may need to use the EIR when considering permits or other project approvals. The failure to respond to this notice, or otherwise object to the conclusions made in the accompanying Initial Study, may prevent later assertions that issues excluded by the Initial Study should have been included in the Draft EIR.

Consistent with CEQA Guidelines section 15082, all responses must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. All written comments received on or before 5:00 p.m. PST February 18, 2019, will be considered. Please send your written response to mvcomments@sdsu.edu. Please provide the name of the contact person for commenting parties or agencies. Written responses may also be sent via mail to Laura Shinn, Director; Facilities Planning, Design, and Construction; SDSU, 5500 Campanile Drive, San Diego, California 92182-1624.

Project Title: SDSU Mission Valley Campus Master Plan project

Location: The project site is located south of Friars Road, west of I-15, north of the San Diego River, and east of the Fenton Marketplace shopping center (see NOP **Figure 1**, Vicinity Map).

List of Probable Environmental Effects: A more detailed description of the proposed project, the project location, and the potential environmental effects associated with development of the

¹ One full-time equivalent student (FTES) is defined as one student taking 15 course units (which is considered to be a “full course load”). Two part-time students, each taking 7.5 course units, also would be considered one FTES; therefore, the total student headcount enrolled at the university is higher than the FTES enrollment. SDSU projects that at buildout, when enrollment reaches 15,000 FTES at the SDSU Mission Valley campus, total students enrolled at the Mission Valley campus could be approximately 20,000 students.

proposed project, are provided in the Initial Study. A copy of this NOP and the Initial Study are available for review on the SDSU website at <http://sdsu.edu/missionvalley>. As described in the Initial Study, the proposed project potentially would affect the following environmental impact factors which will be addressed in the Draft EIR: aesthetics, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, mineral resources, noise, population/housing, public services, recreation, transportation, tribal cultural resources, utilities/service systems, and wildfire.

Government Code Section 65962.5 List: Based on a preliminary review, a portion of the project site is identified on a list of hazardous materials sites compiled pursuant to Government Code section 65962.5, and the specific case was closed as of February 11, 2014. Inclusion of the project site on any such list will be further evaluated in the Draft EIR.

Public Information/Scoping Meeting: CSU will hold public information/scoping meetings to discuss the proposed project, to obtain information regarding the content and scope of the Draft EIR, and to obtain public input on the proposed project's site plan, which was circulated during the Measure G initiative depicting CSU's/SDSU's vision of the SDSU Mission Valley campus. The meetings will take place as follows:

- January 29, 2019 – 3:30 p.m. to 5:30 p.m. at Parma Payne Goodall Alumni Center, 5250 55th Street, San Diego, California 92182
- January 30, 2019 – 5:30 p.m. to 7:30 p.m. at Mission Valley Marriott, 8757 Rio San Diego Drive, San Diego, California 92108
- February 7, 2019 – 5:00 p.m. to 7:00 p.m. at Mission Valley Marriott, 8757 Rio San Diego Drive, San Diego, California 92108.

All public agencies, organizations, and interested parties are encouraged to attend and participate at the meetings. The failure of any public agency, organization, or interested party to attend the scoping meetings or submit written comments may prevent that agency, organization, or party from later asserting that issues excluded by the Initial Study should have been included in the Draft EIR.

Distribution List: A list of the federal, state, and local agencies, and organizations to which this notice has been distributed is provided in Section 8 of the Initial Study.

**Table 1
Campus Land Use Summary**

Proposed Campus Land Uses	Footprint (acres)	# of Buildings	Stories	Units	
				Homes	Hotel Rooms
Parks, Recreation and Open Space ¹	83.6 ²	— ³	—		—
Mixed-use Campus (Including Stadium)	28.6	17	3-5		—
Campus Residential	24.6	16	3-24	4,600	
Campus Hospitality ⁴	5.2	2	3-22		400
Circulation	27.4	—	—		—
Total⁵	169.4	34	—	4,600	400

Source: Carrier Johnson 2017

Notes:

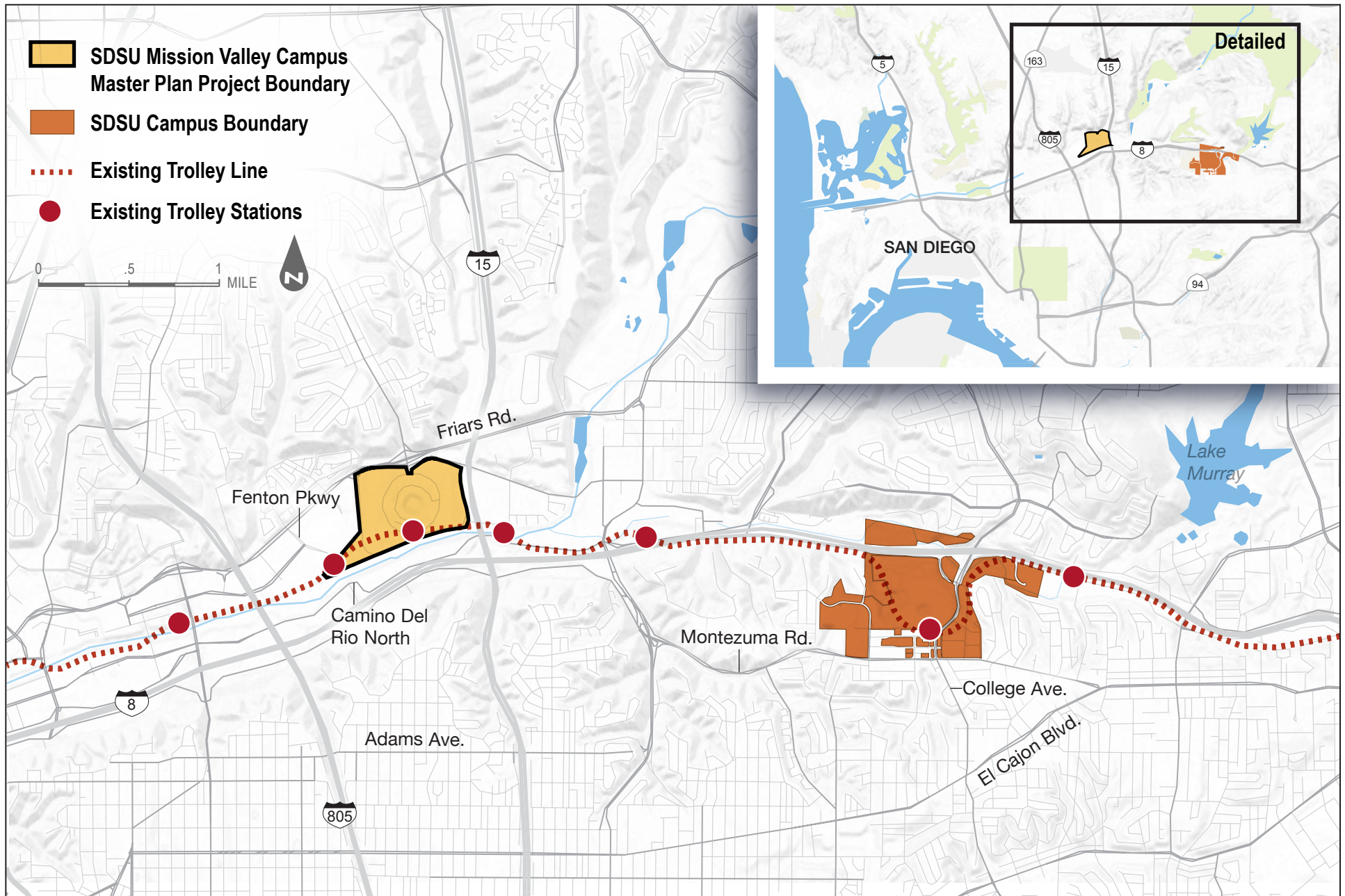
¹ Includes trails.

² Excludes 1.3-acre MTD fee-title for San Diego Trolley Line; no development proposed within that area.

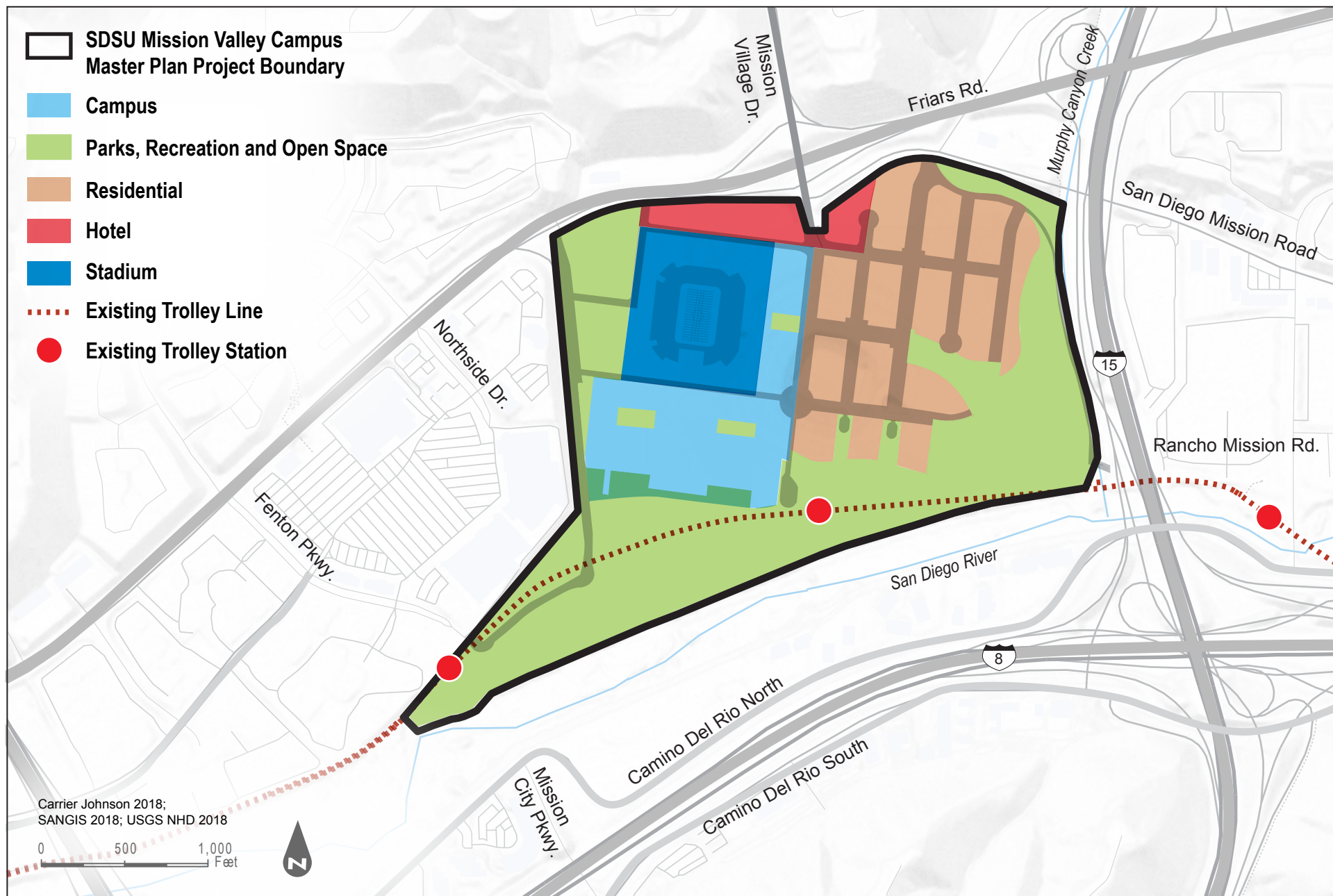
³ A dash (—) signifies that the information does not apply for a given category.

⁴ Hotel H1 includes both hotel and residential uses.

⁵ All values are approximate and subject to change in the Draft EIR.



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