ES Executive Summary

This chapter provides a summary of the Environmental Impact Report (EIR) for the proposed San Diego State University (SDSU) Mission Valley Campus Master Plan Project (project). This Summary (a) addresses the purpose of the ~~Draft~~ EIR; (b) summarizes the proposed project's location, setting, and existing uses, project description, and objectives; (c) identifies required permits and/or discretionary approvals; (d) summarizes environmental topics, impacts, mitigation measures, and the level of significance after mitigation in tabular form; (e) describes areas of controversy and issues to be resolved; and (f) summarizes reasonable and feasible alternatives to the proposed project.

ES.1 Document Purpose

~~This Draft~~The EIR was prepared by the California State University (CSU), which is the State of California acting in its higher education capacity on behalf of SDSU, one of 23 CSU campuses throughout California. The CSU Board of Trustees is the lead agency responsible to decide whether to certify the adequacy and completeness of this EIR and approve the SDSU Mission Valley Campus Master Plan proposed project. The purpose of ~~this~~ the EIR is to inform decision makers and the public of the potential significant environmental effects associated with the proposed project. ~~This Draft~~The EIR has been prepared in accordance with the California Environmental Quality Act (CEQA) of 1970 (California Public Resources Code, Section 21000 et seq.) and CEQA's implementing Guidelines (CEQA Guidelines; 14 CCR 15000 et seq.) published by the California Natural Resources Agency. CEQA Guidelines Section 15123 requires that the summary identify each significant impact, recommend mitigation measures, and identify reasonable and feasible alternatives to the proposed project that would avoid or substantially lessen the proposed project's significant physical impacts on the environment. The summary also is required to identify "areas of controversy," including issues raised by public agencies and the public, and the "issues to be resolved," including the choice among alternatives and whether or how to mitigate the identified significant impacts of the proposed project. This Executive Summary provides the brief summary required by CEQA Guidelines Section 15123.

ES.2 Project Location, Setting, and Existing Uses

The project site is located at 9449 Friars Road, San Diego, California 92008, at the current location of the San Diego County Credit Union (SDCCU) Stadium. The project site is in the northeast portion of the Mission Valley Community within the City of San Diego (see Figure ES-1, Vicinity Map, and Figure ES-2, Mission Valley Community Plan). Regionally, the City of San Diego covers approximately 206,989 acres in southwestern San Diego County, located approximately 17 miles north of the United States/Mexico border. The Mission Valley Community is located in the central portion of the San Diego metropolitan area (see Figure ES-2, Mission Valley Community Plan). Specifically, the project site is situated south of Friars Road, west of Interstate (I) 15, north of I-8, and east of the existing Fenton Marketplace shopping center. It is approximately 4 miles from downtown San Diego and approximately 2.5 miles west of the existing SDSU main campus situated along I-8 within the College Area Community of the City of San Diego.

Regional access to and from the project site is provided by four major freeways—I-15, I-8, I-805, and State Route 163—accessed via Friars Road (see Figure ES-3, Project Site and Surrounding Land Uses). Further, the existing Metropolitan Transit System (MTS) Green Line and Stadium Station are situated on the project site as shown on Figure ES-1, Vicinity Map.

The project area site is surrounded by major freeways, roadways, existing urban development, and the San Diego River. Higher density multifamily residential land uses are located to the northwest, southwest, and east, across I-15. Friars Road, Mission Village Road, and San Diego Mission Road are located to the north. Kinder Morgan owns the existing Mission Valley Terminal, which is a fuel storage facility located just north of the project site at 9950 San Diego Mission Road. The San Diego River, part of the City of San Diego's Multiple- Species Conservation Program (as more fully described in Section 2.5.1.2, and Section 4.3, Biological Resources), is located immediately south of the project site. South of the San Diego River are additional office uses and I-8. To the north of Friars Road is San Diego Fire-Rescue Department Fire Station 45, undeveloped hillsides, and single-family residences situated atop the mesa, within the Serra Mesa planning area. To the west are office and large commercial retail uses as part of the Fenton Marketplace shopping center. I-15, located east of Murphy Canyon Creek, bounds the project site on the eastern edge. The SDSU existing main campus is three trolley stops from the trolley station situated on the project site.

The project site is composed of approximately ~~172~~ 173 acres, largely consisting of the SDCCU Stadium and surrounding parking lot area. The property comprising the project site includes the following existing uses, as shown on Figure ES-3, Project Site and Surrounding Land Uses: (1) the SDCCU Stadium with an existing capacity of approximately 71,000 spectators, including 68,000 seats, for football and other events; (2) an associated surface parking lot with approximately 18,870 parking spaces; (3) the existing San Diego MTS Stadium Trolley Station, accessible via the Green Line traversing the project site and running toward downtown San Diego to the west and Santee to the east; and (4) Murphy Canyon Creek, a partially earthen and concrete-lined channel that conveys flow into the San Diego River. (The proposed project is not proposing any improvement, facility, construction, or staging within any portion of Murphy Canyon Creek; therefore, while the existing creek is within the project boundary, no project element, component, improvement, nor feature is contemplated within the creek).

ES.3 Project Description

ES.3.1 Background and Proposed Project

The proposed project entails the acquisition, construction, and operation of an SDSU Mission Valley campus, stadium, parks, recreation, and innovation area to support SDSU's education, research, entrepreneurial, technology, and athletics programs. Specifically, the proposed campus would include:

1. approximately ~~86~~ 83 acres of parks, recreation, and open space, including a River Park, which includes the 34 acres identified pursuant to the framework set forth in San Diego Municipal Code (SDMC) Section 22.0908, which shall be constructed by SDSU/California State University (CSU); with shared SDSU/community active and passive parks and recreation fields and open space; and pedestrian, hiking, and biking trails;[1]
2. approximately 1.6 million square feet of campus uses for education, research, entrepreneurial, and technology programs;
3. construction of a new, multipurpose 35,000-capacity Stadium and the corresponding demolition of the existing SDCCU Stadium (formerly, "Qualcomm Stadium");
4. approximately 4,600 residences, including student, faculty, staff, workforce, and affordable housing, within a vibrant, transit-oriented university village setting;
5. approximately 400 hotel rooms to support campus visitors and Stadium-related events, provide additional conference facilities, and serve as an incubator for graduate and undergraduate students in SDSU's hospitality and tourism management program;

[1] The City of San Diego (City) would remain the owner of the approximate 34-acre River Park identified in SDMC Section 22.0908. As part of CSU's purchase of the property comprising the project site, CSU would revitalize and restore the 34-acre River Park.

6. approximately 95,000 square feet of community-serving retail space to support the campus, Stadium, and the community;
7. enhanced use of the MTS Green Line Stadium Trolley Station; thereby, minimizing vehicular traffic use; and accommodating the planned Purple Line on the project site; and
8. associated on-site and off-site infrastructure, utilities, facilities, and other amenities.

As part of the proposed project, CSU as lead agency would consider approval of the SDSU Mission Valley Campus Master Plan, which is the physical master plan to guide the future development of CSU facilities, based on academic goals and projected student enrollment levels, for an established time horizon. The SDSU Mission Valley Campus Master Plan would be able to accommodate up to 15,000 full-time equivalent students (FTES) over time, resulting in a total student headcount of approximately 20,000 students.[2]

For further information about the proposed project, please refer to Figure ES-4, Concept Design – Site Plan and Section 2.0, Project Description.

ES.3.2 Project Objectives

The underlying purpose of the proposed project is to implement an SDSU Mission Valley campus, including a new stadium, faculty/staff/student residences and homes, academic/office/innovation uses, hotel rooms and conference space, and commercial/retail uses to support SDSU's academic, educational and cultural mission through the demolition and redevelopment of the existing SDCCU Stadium; and the restoration and revitalization of a River Park pursuant to the framework set forth in San Diego Municipal Code Section 22.0908. For a listing of the specific project objectives, please refer to Section 2.0, Project Description,

ES.3.3 Required Permits and/or Approvals

Implementation of the proposed project would require permits and discretionary approvals as shown in Table ES-1, Project Approvals. Discretionary approvals would include certification of the Final EIR under CEQA, and approval of the proposed project by the CSU Board of Trustees.

Table ES-1. Project Approvals

Authorizing Jurisdiction or Agency	Action
Federal Emergency Management Agency (FEMA)	
Conditional Letter of Map Revision/Letter of Map Revision	Approval
United States Army Corps of Engineers	
Clean Water Act Section 404 permit	Approval
United States Fish and Wildlife Service	
Incidental Take Permit	Approval
The California State University Board of Trustees	
Certification of the Final EIR under CEQA	Certification

[2] One full-time equivalent student 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; and, therefore, the total student headcount enrolled at the university is higher than the FTES enrollment. At buildout, SDSU estimates that when enrollment reaches 15,000 FTES at the SDSU Mission Valley campus, total students enrolled at that campus site would be approximately 20,000 students.

Table ES-1. Project Approvals

Authorizing Jurisdiction or Agency	Action
Approval of the Campus Master Plan	Approval
Approval of Schematic Plans	Approval
Land Acquisition	Approval
CSU Building Official	
Building Permits	Issuance
Division of State Architect	
Accessibility compliance	Approval
State Fire Marshal	
Facility Fire and Life Safety review	Approval
California Department of Fish and Wildlife Service	
California Fish and Game Code Section 1600 permit~~;~~	Approval
Section 2080.1 Permit	Approval
California Public Utilities Commission	
Construction or modification of public crossings; MTS Trolley Green Line	Approval
Regional Water Quality Control Board – San Diego Region	
National Pollutant Discharge Elimination System Permit	Approval
Clean Water Act Section 401 water quality certification	Approval
San Diego Air Pollution Control District	
Authority to construct and/or permits to operate	Approval
City of San Diego	
Encroachment permits for construction within city rights-of-way, if necessary	Approval
Authority to connect to and confirm capacity in existing City-owned infrastructure, if necessary	Approval
Fire equipment access, if necessary	Approval
Vacation of City rights-of-way, if necessary	Approval
Execution of Purchase and Sale Agreement	Approval

ES.4 Summary of Environmental Impacts and Mitigation Measures

Table ES-2, Summary of Environmental Impacts and Mitigation Measures, provides a summary of the impact analysis related to the proposed project. Table ES-2 provides a summary of the potential significant environmental impacts expected to result from the proposed project pursuant to the CEQA Guidelines Section 15123(b)(1). For more detailed discussion, please see Section 4 of this EIR. Table ES-2 also lists the applicable mitigation measures related to the identified significant impacts, as well as the level of significance after mitigation is identified. The Initial Study prepared and circulated with the Notice of Preparation (NOP) for this EIR (see Appendix 1-1 of the Draft EIR) determined that the proposed project would not result in significant impacts to agriculture and forestry resources. As a result, this topic was not addressed in the Draft EIR and is not addressed in Table ES-2.

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Aesthetics			
Would the project have a substantial adverse effect on a scenic vista?	Less than Significant Impact	Not Applicable (N/A)	N/A
Would the project substantially damage scenic resources including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	Less than Significant Impact	N/A	N/A
Would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	Less than Significant Impact	N/A	N/A
Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	Less than Significant Impact	N/A	N/A
Would the project have a cumulative effect on aesthetic resources?	Less than Significant Impact	N/A	N/A
Air Quality			
Would the project conflict with or obstruct implementation of the applicable air quality plan?	**Impact AQ-1** – The proposed project would conflict with or obstruct implementation of the applicable air quality plan.	**MM-AQ-2: Regional Air Quality Plans.** Within 6 months of the certification of the Final Environmental Impact Report, California State University/San Diego State University shall provide the San Diego Association of Governments (SANDAG) with population and employment projections for the project site, which should be used by: (1) SANDAG to update its regional growth projections and (2) the San Diego Air Pollution Control District to update the emission estimates and forecasts presented in its regional air quality plans. Use of the approved site-specific population and	Significant and Unavoidable Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		employment projections would allow regional planning data to more accurately reflect anticipated growth in the Mission Valley area.	
Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	**Impact AQ-2** – Construction of the proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	**MM-AQ-1: Construction Equipment Emissions Minimization.** The project shall comply with the following standards during the specified phases of construction activity: Engine Requirements. At a minimum, all off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 3 emission standards for non-road diesel engines promulgated by the U.S. Environmental Protection Agency. During the site preparation and grading construction phases, off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 3 with a diesel particulate filter emission standards. Where feasible, off-road diesel-powered construction equipment greater than 50 horsepower shall meet the Tier 4 emission standards. In addition, during the site preparation and grading construction phase, off-road diesel-powered construction equipment that are not Tier 4 shall be outfitted with diesel particulate filter Best Available Control Technology (BACT) devices certified by the California Air Resources Board (CARB), provided those devices are commercially available and: (1) achieve the standards of the California Division of Occupational Safety and Health (Cal/OSHA), (2) are consistent with the construction equipment warranty requirements, (3) are compatible with equipment specifications of the construction equipment manufacturer, and (4) do not otherwise interfere with the proper functioning of the	Significant and Unavoidable Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		construction equipment. Any BACT devices used shall achieve emissions reductions equal to or greater than a Level 3 diesel emissions control strategy for a similarly sized engine, as defined by CARB regulations, provided that the devices are commercially available and satisfy the four requirements enumerated above Idling Requirements. All diesel engines, whether for on-road or off-road equipment, shall not be left idling for more than 5 minutes, at any location, except as provided in exceptions to the applicable regulations adopted by CARB regarding idling for such equipment. The construction contractor(s) shall post legible and visible signs in English and Spanish, in designated queuing areas and at the construction site, to remind equipment operators of the 5-minute idling limit. Maintenance Instructions. The construction contractor(s) shall instruct construction workers and equipment operators on the maintenance and tuning of construction equipment, and shall require that such workers and operators properly maintain and tune equipment in accordance with manufacturer specifications. Dust Control Plan. Prior to the commencement of construction, a dust control plan shall be prepared to minimize dust from construction-related sources, such as windblown storage piles, off-site tracking of dust, debris loading, and truck hauling of debris. This plan shall include the following requirements: • Watering of exposed construction areas shall occur three times per day;	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• After active construction activities, any unpaved areas that will remain unpaved until future phases of the project, shall be stabilized (e.g., nontoxic soil stabilizer, soil weighting agent, or alternative soil stabilizing method); • All haul trucks transporting soil, sand, or other loose material off site shall be covered; • All vehicle speeds on unpaved roads shall be limited to 15 mph; and • A publicly visible sign shall be posted with the telephone number and person to contact regarding dust complaints. This person shall respond to such complaints and take corrective action, as needed, within 48 hours. The San Diego Air Pollution Control District's phone number shall be visible to ensure compliance with applicable regulations. Implosion Execution Plan. A blasting execution plan shall be prepared prior to any implosion event associated with the demolition of the existing Stadium. The plan shall evaluate the feasibility of staged implosion to minimize dust generation and exposure, and shall require that implosion be scheduled during periods of low/no wind speeds. Additionally, an ambient air quality monitoring program shall be implemented as part of the plan, and proximate to the Stadium, over the course of any implosion event to measure actual particulate matter concentrations. Finally, a public notification program shall be instituted, as part of the plan, prior to any implosion event. The public notification program shall include recommendations as to how to minimize exposure to implosion-related airborne dust.	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Impact AQ-3 – Operation of the proposed project would result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard.	N/A	Significant and Unavoidable.
Would the project expose sensitive receptors to substantial pollutant concentrations?	**Impact AQ-4** – Construction of the proposed project would result in a maximum cancer risk impact exceeding the SDAPCD notification requirement.	**MM-AQ-1**	Significant and Unavoidable Impact
Would the project result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	Less than Significant Impact	N/A	N/A
Would the project have a cumulative effect on air quality resources?	**Impact AQ-5** – The proposed project would result in a cumulatively considerable impact to air quality.	N/A	Significant and Unavoidable.
Biological Resources			
Would the project have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of	**Impact BIO-1** – The project would have a substantial adverse effect on least Bell's vireo.	**MM-BIO-1: TAKE AUTHORIZATION.** Based on observations of least Bell's vireo (*Vireo bellii pusillus*), riparian habitat on site is considered occupied. Southwestern willow flycatcher (*Empidonax traillii extimus*) is not currently occupying the proposed impact areas; however, there is suitable habitat within the San Diego River. Habitat impacts will be mitigated	Less than Significant Impact.

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Fish and Game or U.S. Fish and Wildlife Service?		at a 3:1 mitigation ratio (see MM-BIO-2) or as determined through the consultation process. Take authorization may be obtained through the federal Section 7 Consultation or Section 10 and state 2080.1 incidental take permit requirements. California State University/San Diego State University or its designee shall comply with any and all conditions, including pre-construction surveys, that the U.S. Fish and Wildlife Service (USFWS) and/or California Department of Fish and Wildlife (CDFW) may require for take of these species pursuant to the federal Endangered Species Act and/or California Endangered Species Act. If required as a permit condition, pre-construction surveys will be conducted in accordance with USFWS protocols unless the USFWS authorizes a deviation from those protocols. **MM-BIO-2: HABITAT MITIGATION.** Temporary and permanent impacts to southern willow scrub and southern cottonwood–willow riparian forest will be mitigated at a 3:1 mitigation ratio, as determined during the permitting process (see **MM-BIO-13**). Additionally, temporary and permanent impacts to Baccharis-dominated Diegan coastal sage scrub and restored Diegan coastal sage scrub shall be mitigated at a minimum of 1.5:1 mitigation ratio. Conservation of habitat shall be by on-site preservation, off-site creation and/or enhancement, and/or by purchase of appropriate credits at an approved mitigation bank in San Diego County. If required, any invasive removal shall be completed using hand equipment and removal will be completed outside of the nesting bird season. If invasive removal cannot be completed outside of the nesting bird season, pre-work surveys shall be	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		conducted per the nesting bird survey noted in **MM-BIO-3**. The mitigation habitat shall include appropriate habitat for special-status amphibians, reptiles, mammals, and birds with potential to occur on site.	
	Impact BIO-2 – The project would have a substantial adverse effect on southwestern willow flycatcher.	**MM-BIO-1** **MM-BIO-2**	Less than Significant Impact.
	Impact BIO-3 – The project would have a substantial adverse effect on other special-status birds.	**MM-BIO-2**	Less than Significant Impact.
	Impact BIO-4 – The project would have a substantial adverse effect on special-status amphibians and reptiles.	**MM-BIO-2**	Less than Significant Impact.
	Impact BIO-5 – The project would result in significant impacts to maternity bat roosts from the removal of suitable riparian trees on site.	**MM-BIO-14 BAT SURVEYS AND ROOST AVOIDANCE OR EXCLUSION.** Prior to demolition of structures that could support roosting bats, including the stadium, any stadium lighting fixtures, or trees that will be removed~~construction activities~~, a ~~bat~~ biologist with expertise in chiropterology (study of bats) shall survey the existing stadium and any areas that could provide suitable roosting habitat for bats ~~buildings~~ to confirm they contain no potential ~~active~~ maternity roosts. If a potential maternity roost is present, the following measures shall be implemented to reduce the potential impact to special-status bat species to a less-than-significant level: 1. Maternity Roosting Season Avoidance. All proposed demolition ~~project-related~~ activities, including bat roost exclusion, ~~shall~~ should	Less than Significant Impact.

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		occur outside the general bat maternity roosting season of March through August to reduce any potentially significant impact to maternity roosting bats. If the maternity roosting season cannot be avoided, then roost exclusion can occur outside the maternity roosting season (September through February) to exclude bats from the demolition area prior to the start of demolition during the maternity roosting season. Items 2 and 3 below will be required to ensure no impacts occur to roosting bats during the exclusion process. ~~Roost exclusion must only occur during the time when bats are most active (early spring or fall) to increase the potential to exclude all bats from trees and/or buildings and minimize the potential for a significant impact to occur by avoiding the maternity roosting season.~~ 2. Replacement Roost Installation. If there is a potential or known maternity roost within a structure to be demolished, a replacement roost shall be installed outside the maternity roosting season. At least one ~~One~~ ~~One~~ month prior to the exclusion of bats from the ~~buildings~~roost, the consultant will procure and install two bat boxes from a reputable vendor, such as Bat Conservation and Management, to allow bats sufficient time to acclimate to a new potential roost location. The bat boxes shall be installed within close proximity to the trees and/or buildings and in an area that is within close proximity to suitable foraging habitat (i.e. near the San Diego River). Additionally, the bat boxes will be oriented to the south or	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		southwest, and the area chosen for the bat boxes must receive sufficient sunlight (at least 6 hours) to allow the bat boxes to reach an optimum internal temperature (approximately 90°F) to mimic the existing bat roost. The bat boxes will be suitable to house crevice-roosting bat species, and large enough to contain a minimum of 50 bats (e.g., Four Chamber Premium Bat House or Bat Bunker Plus). The bat boxes shall be installed ~~on the side of the adjacent structure that will be preserved by the proposed project, or installed~~ on a 20-foot-tall steel pole. 3. Roost Exclusion. Roost exclusion must only occur during the time when bats are most active (early spring or fall) to increase the potential to exclude all bats from roosts and avoid the maternity roosting season, thereby minimizing the potential for a significant impact to occur. Approximately 1 month after bat boxes have been installed, exclusion of the existing roost ~~within the trees and/or buildings~~ will occur. The primary exit points for roosting bats will be identified, and all secondary ingress/egress locations ~~on the trees and/or buildings~~ will be covered with a tarp or wood planks to prevent bats from leaving from other locations. The primary exit point will remain uncovered to allow exclusion devices to be installed. Exclusion devices will consist of a screen (poly netting, window screen, or fiberglass screening) with mesh 1/6 of an inch or smaller, installed at the top of the roost location and sealed along the sides ~~of the~~	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		~~window frame, covering the entire window~~ and passing 2 feet below the bottom of the primary exit point~~window~~. The exclusion devices will be installed at night to increase the potential that bats have already left the roost and are less likely to return. Exclusion devices will be left in place for a 1-week period to ensure that any remaining bats in the ~~buildings~~ roost are excluded. A passive acoustic monitoring detector will also be deployed during the exclusion period in order to verify excluded species and monitor if bat activity has decreased during the exclusion period. Periodic monitoring during the exclusion period should also be conducted to observe if any bats are still emerging from additional areas on the project site~~the trees and/or buildings~~, and an active monitoring survey conducted on the final night of exclusion to ensure that no bats are emerging ~~from the trees and/or buildings~~ and determine that exclusion has been successful. Any continued presence of roosting bats will require an adjustment to the exclusion devices and schedule. The exclusion devices may remain in place until the start of demolition activities. If any bats are found roosting in any proposed demolition areas prior to demolition, additional exclusion will be required and follow the same methodology described in this mitigation measure.	
	Impact BIO-6 – The project would have a substantial adverse effect on migratory birds.	**MM-BIO-3 NESTING BIRD SURVEY:** Construction-related ground-disturbing activities ~~activity~~ that occur~~s~~ during the breeding season (typically February 1 through September 15) shall require a one-time	Less than Significant Impact.

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		biological survey for nesting bird species to be conducted within the proposed impact area and a 500-foot buffer within 72 hours prior to construction. This survey is necessary to assure avoidance of impacts to nesting raptors (e.g., Cooper's hawk [*Accipiter cooperii*] and red-tailed hawk [*Buteo jamaicensis*]) and/or birds protected by the federal Migratory Bird Treaty Act and California Fish and Game Code, Sections 3503 and 3513. If any active nests are detected, the area shall be flagged and mapped on the construction plans and the information provided to the construction supervisor and any personnel working near the nest buffer. If occupied nests are found, then limits of construction (e.g., 250 feet for passerines to 500 feet for raptors) to avoid occupied nests shall be established by the project biologist in the field with brightly-colored flagging tape, conspicuous fencing, or other appropriate barriers and signage, and construction personnel shall be instructed on the sensitivity of nest areas. The project biologist shall serve as a construction monitor during those periods when construction activities occur near active nest areas to avoid inadvertent impacts to these nests. The project biologist may adjust the 250-foot or 500-foot setback at his or her discretion depending on the species and the location of the nest (e.g., if the nest is well protected in an area buffered by dense vegetation). However, if needed, additional qualified monitor(s) shall be provided in order to monitor active nest(s) or other project activities in order to ensure all of the project biologist's duties are completed. Once the nest is no longer occupied for the season, construction may proceed in the setback areas.	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		If construction activities, particularly clearing/grubbing, grading, and other intensive activities, stop for more than 3 days, an additional nesting bird survey shall be conducted within the proposed impact area and a 500-foot buffer.	
	Impact BIO-7 – The project would result in significant short-term indirect impacts to special-status plants and sensitive natural communities.	**MM-BIO-4: TEMPORARY INSTALLATION OF FENCING.** To prevent inadvertent disturbance to areas outside the limits of grading for each phase, the contractor shall install temporary fencing, or utilize existing fencing, along the limits of grading. **MM-BIO-5: CONSTRUCTION MONITORING AND REPORTING.** To prevent inadvertent disturbance to areas outside the limits of grading for each phase, all grading of native habitat shall be monitored by one or more~~a~~ biologist (the "project biologist(s)"). The project biologist(s)~~cal monitor(s)~~ shall be contracted to ~~perform biological~~ monitor~~ing during~~ all clearing and grubbing activities. The project biologist(s) also shall perform the following duties: a. Attend the pre-construction meeting with the contractor and other key construction personnel prior to clearing and grubbing to reduce conflict between the timing and location of construction activities with other mitigation requirements (e.g., seasonal surveys for nesting birds). b. During clearing and grubbing, meet~~Conduct meetings~~ with the contractor and other key construction personnel each morning prior to commencement of construction activities in order to go over the proposed activities for the	Less than Significant Impact.

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		day. During such meetings, the project biologist(s) shall explain~~describing~~ the importance of restricting work to designated areas and of minimizing harm to or harassment of wildlife prior to clearing and grubbing. c. Review and/or designate the construction area in the field with the contractor in accordance with the final grading plan prior to clearing and grubbing. d. Supervise and monitor vegetation clearing and grubbing weekly to ensure against direct and indirect impacts to biological resources that are intended to be protected and preserved and to document that protective fencing is intact. e. Flush wildlife ~~special-status species~~ (i.e., reptiles, mammals, avian, or other mobile species) from occupied habitat areas immediately prior to brush-clearing activities. However, such flushing shall not include disturbance of nesting birds (see MM-BIO-3) or "flushing" of state or federally-listed species (e.g., least Bell's vireo (see MM-BIO-1). f. Periodically monitor the construction site to verify that the project is implementing the following stormwater pollution prevention plan best management practices: dust control, silt fencing, removal of construction debris and a clean work area, covered trash receptacles that are animal-proof and weather-proof, prohibition of pets on the construction site, and a speed limit of 15 miles per hour during the	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		daylight and 10 miles per hour during hours of darkness. g. Periodically monitor the construction site after grading is completed and during the construction phase to see that artificial security light fixtures are directed away from open space and are shielded, and to document that no unauthorized impacts have occurred. h. Keep monitoring notes for the duration of the proposed project for submittal in a final report to substantiate the biological supervision of the vegetation clearing and grading activities and the protection of the biological resources. i. Prepare a monitoring report after the construction activities are completed, which describes the biological monitoring activities, including a monitoring log; photos of the site before, during, and after the grading and clearing activities; and a list of special-status species observed. **MM-BIO-6: AIR QUALITY STANDARDS**. The following guidelines shall be adhered to: 1. No person shall engage in construction or demolition activity subject to this rule in a manner that discharges visible dust emissions into the atmosphere beyond the property line <u>(or work area)</u> for a period or periods aggregating more than 3 minutes in any 60-minute period. 2. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall:	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		a. Be minimized by the use of any of the following or equally effective track-out/carry-out and erosion control measures that apply to the project or operation: track-out grates or gravel beds at each egress point, wheel-washing at each egress during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and for outbound transport trucks: using secured tarps or cargo covering, watering, or treating of transported material; and b. Be removed at the conclusion of each work day when active operations cease, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only coarse particulate matter (PM_{10})-efficient street sweepers certified to meet the most current South Coast Air Quality Management District Rule 1186 requirements shall be used. The use of blowers for removal of track-out/carry-out is prohibited under any circumstances.	
	Impact BIO-8 – The project would result in significant long-term indirect impacts to special-status plants and sensitive natural communities.	**MM-BIO-7: SIGNAGE AND BARRIERS**. To prevent long-term inadvertent disturbance to sensitive vegetation and species adjacent to the project site, signage and visual barriers (e.g., berm, fence, rocks, plantings, etc.) shall be installed along the River Park and Shared Parks and Open Space interface with the San Diego River and Murphy Canyon Creek. The signage shall	Less than Significant Impact.

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		state that these areas are native habitat areas, and no trespassing is allowed. Barriers shall be installed where appropriate to deter access into the river and creek. **MM-BIO-8: INVASIVE SPECIES PROHIBITION.**[AJH1] For areas outside the multi-use playing areas, the ~~The~~ final landscape plans shall be reviewed by the project biologist and a qualified botanist to confirm there are ~~they comply with the following: (1)~~ no invasive plant species as included on the most recent version of the California Invasive Plant Council California Invasive Plant Inventory for the project region ~~shall be included and (2) the plant palette shall be composed of species that do not require high irrigation rates. The project biologist shall periodically check landscape products for compliance with this requirement~~.	
	Impact BIO-9 – The project would result in significant short-term indirect impacts to special-status wildlife species.	**MM-BIO-4** **MM-BIO-5** **MM-BIO-9:** NOISE. Pre-construction surveys shall be conducted for any work between February 1 and September 15. Between 3 and 7 days prior ~~Prior~~ to start of construction activities, a qualified biologist with experience in identifying least Bell's vireo (*Vireo bellii pusillus*) and southwestern willow flycatcher (*Empidonax traillii extimus*) shall conduct a pre-construction survey for the least Bell's vireo ~~(*Vireo bellii pusillus*)~~ and, if needed, southwestern willow flycatcher ~~(*Empidonax traillii extimus*)~~ to document presence/absence and the extent of ~~occupied~~ habitat being occupied by the species. The pre-construction survey area for these species shall encompass all suitable habitats within the impact area, as well as suitable habitat within a 300-foot buffer of the construction activities. If active nests for any of these	Less than Significant Impact.

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		species are detected, a qualified biological monitor shall monitor the nest(s) for any signs of disturbance. Any signs of disturbance to the bird shall be documented, and trigger noise reduction techniques if applicable. ~~on~~On-site noise reduction techniques shall be implemented to ensure that construction noise levels do not exceed 60 A-weighted decibels (dBA) hourly equivalent noise level or the ambient noise level, whichever is higher, ~~(or the existing ambient noise level if already above 60 dBA during the breeding season)~~ at the nest location. Noise reduction techniques shall be implemented and may include constructing a sound barrier or shifting construction work further from the nest.	
	Impact BIO-10 – The project would result in significant long-term indirect impacts to special-status wildlife species.	**MM-BIO-7** **MM-BIO-8** **MM-BIO-10:** INDIRECT EDGE EFFECTS. The proposed project shall be designed so that any sports or recreational fields and courts shall be set back a minimum of 100 feet from the ~~floodway~~ edge of the San Diego River and Murphy Canyon Creek to reduce noise and lighting impacts. **MM-BIO-11:** LIGHTING PLAN. Lighting within 100 feet of the MHPA shall be designed to minimize light pollution within native habitat areas, while enhancing safety, security, and functionality. All artificial outdoor light fixtures within 100 feet of the MHPA shall be installed so they are shielded and directed away from sensitive areas~~the San Diego River and Murphy Canyon Creek~~. The lighting in the River Park and Shared Parks and Open Space shall be designed so there is ~~no~~ very little light spillage into the River Corridor Area. Safety lighting required within 100 feet of the San Diego River and	Less than Significant Impact.

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Murphy Canyon Creek ~~Lighting~~ should be directed away from sensitive areas to ensure compliance with the Multiple Species Conservation Program's Land Use Adjacency Guidelines and to be in accordance with the Land Development Code Section 142.0740 (Outdoor Lighting Regulations). ~~Light fixtures shall be installed in conformance with the County Light Pollution Code, the Building Code, the Electrical Code, and any other related state and federal regulations such as California Title 24.~~	
Would the project have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	**Impact BIO-7**	**MM-BIO-4** **MM-BIO-5** **MM-BIO-6**	Less than Significant Impact
	Impact BIO-8	**MM-BIO-7** **MM-BIO-8**	Less than Significant Impact
	Impact BIO-11 – The project would result in temporary direct impacts to southern cottonwood–willow riparian forest, Baccharis-dominated Diegan coastal sage scrub, and restored Diegan coastal sage scrub.	**MM-BIO-12:** RESTORE TEMPORARY IMPACTS. Temporary impacts to Diegan coastal sage scrub and southern cottonwood–willow riparian forest (federally and state-regulated wetlands) shall be restored to their original condition. California State University/San Diego State University or its designee shall prepare a conceptual restoration plan outlining the restoration of these communities and implement the restoration plan, including monitoring and maintenance for a period of at least 3 years to ensure 80% coverage.	Less than Significant Impact
	Impact BIO-12 – The project would result in permanent direct impacts to sensitive vegetation communities and land covers.	**MM-BIO-2**	Less than Significant Impact
	Impact BIO-13 – The project would result in	**MM-BIO-12**	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	temporary direct impacts to federally and state-regulated wetlands/riparian areas	**MM-BIO-13:** WETLAND MITIGATION/FEDERAL AND STATE AGENCY PERMITS. The overall ratio of wetland/riparian habitat mitigation shall be 3:1. Impacts shall be mitigated at a 1:1 impact-to-creation ratio by either the creation, or purchase of credits for the creation, of jurisdictional habitat of similar functions and values. An additional 2:1 enhancement-to-impact ratio shall be required to meet the overall 3:1 impact-to-mitigation ratio for impacts to wetlands/riparian habitat. Impacts to unvegetated and ephemeral stream channels shall occur at a 1:1 or 2:1 mitigation ratio, with a 1:1 impact-to-creation ratio. Additional mitigation for unvegetated channels will occur through preservation. Mitigation may occur as on-site creation, off-site enhancement and restoration (e.g., at the San Diego State University-owned Adobe Falls property), and/or purchase of credits at an approved mitigation bank. If mitigation is proposed outside of an approved mitigation bank, a conceptual wetlands mitigation and monitoring plan shall be prepared ~~and implemented~~. The conceptual wetlands mitigation and monitoring plan shall, at a minimum, prescribe site preparation, planting, irrigation, and a 5-year maintenance and monitoring program with qualitative and quantitative evaluation of the revegetation effort and specific criteria to determine successful revegetation. Prior to impacts occurring to Resource Agency jurisdictional aquatic resources, California State University/San Diego State University or its designee shall obtain the following permits: ACOE 404 permit, RWQCB 401 Water Quality Certification, and CDFW 1600 Streambed Alteration Agreement.	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Impact BIO-14 – The project would result in permanent direct impacts to federally and state-regulated wetlands/riparian areas and non-wetland waters.	**MM-BIO-2** **MM-BIO-13**	Less than Significant Impact
	Impact BIO-15 – The project would result in significant short-term indirect impacts to sensitive vegetation communities.	**MM-BIO-4** **MM-BIO-5** **MM-BIO-6**	Less than Significant Impact
	Impact BIO-16 – The project would result in significant long-term indirect impacts to sensitive vegetation communities.	**MM-BIO-7** **MM-BIO-8**	Less than Significant Impact
Would the project have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	**Impact BIO-13**	**MM-BIO-12** **MM-BIO-13**	Less than Significant Impact.
	Impact BIO-14	**MM-BIO-2** **MM-BIO-13**	Less than Significant Impact.
	Impact BIO-15	**MM-BIO-4** **MM-BIO-5** **MM-BIO-6**	Less than Significant Impact.
	Impact BIO-16	**MM-BIO-7** **MM-BIO-8**	Less than Significant Impact.
Would the project interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	**Impact BIO-5**	**MM-BIO-14**	Less than Significant Impact
	Impact BIO-17 – The project would result in significant impacts to migratory birds from bird	**MM-BIO-15:** GLARE REDUCTION. Measures proposed to reduce the impact of bird strikes to windows at the proposed project's buildings include the following methods:	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	strikes with the proposed buildings on site.	1. Create visual markers on the building glass surfaces. These markers function to indicate to birds that the surface is solid, thus preventing strikes to the object (City of Toronto 2007; Ocampo-Peñuela et al. 2016). Application to the lower portion of the buildings are most important and should match the average height of the surrounding landscaping or vegetation. These visual markers may include but are not limited to (City of Toronto 2007): a. Patterned, fritted glass b. Film that illustrates products or provides advertising c. Patterns provided by decals d. Fenestration patterns that are provided structurally or by application of decals or etching of the glass e. Decorative grilles or louvers f. Artwork Avoid use of reflective glass or application of reflective coatings on any window surface.	
	Impact BIO-18 – The project would result in short-term indirect impacts to native habitat, including the San Diego River and Murphy Canyon Creek.	**MM-BIO-4** **MM-BIO-5**	Less than Significant Impact
	Impact BIO-19 – The project would result in long-term indirect impacts to native habitat, including the San Diego River and Murphy Canyon Creek.	**MM-BIO-7** **MM-BIO-8** **MM-BIO-10** **MM-BIO-11**	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	No Impact	N/A	N/A
Would the project conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	No Impact	N/A	N/A
Would the project have a cumulative effect on biological resources?	Less than Significant Impact	N/A	N/A
Cultural Resources			
Would the project cause a substantial adverse change in the significance of a historical resource pursuant to §15064.5?	**Impact CUL-1** – A significant impact to a historical resource would occur as a result of the proposed project due to the demolition of SDCCU Stadium, which is considered a historical resource.	**MM-CUL-1: Documentation.** Prior to commencement of construction, the historical resource would be documented according to Historic American Buildings Survey (HABS) standards as detailed by the National Park Service Heritage Documentation Programs. The documentation would include a written report done in the outline format; HABS-quality photography of the exterior, interior, and overview shots of the historical resource; measured drawings; and video documentation. The documentation materials would be prepared by a qualified Architectural Historian(s) and an experienced HABS photographer(s). Copies of the resulting documentation would be submitted to the Library of Congress, the California State Historic Preservation Officer, the San Diego History Center, City of San Diego Historical Resources Section, and the San Diego Public Library. Under this mitigation option, survey work must be conducted prior to any ground disturbance or demolition. The documentation must be completed within 1 year of the initial date of demolition of the structure.	Significant and Unavoidable Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-CUL-2: Interpretive Displays. Interpretive displays shall be installed in a publicly visible and accessible location(s) within the project site that describe the history and significance of the historical resource. Documentation prepared under MM-CUL-2 can be utilized in the interpretative displays. The content, design, and location of such signage may be done in consultation with the City's Historical Resources staff[AJH2]. Work on the interpretative displays should be conducted in tandem with design and construction of the new facility to determine the appropriate location and size for the displays. The interpretative displays must be in place upon completion of the new facility located at the project site. **MM-CUL-3: Salvage of Materials.** Prior to demolition, representative architectural features shall be evaluated ~~may be identified by a qualified Architectural Historian~~ and, if feasible, salvaged for use within the future redevelopment (i.e., new stadium, future buildings, or open space areas, etc.). Should use of some or all of the salvaged architectural features within the project site not be feasible, the remaining architectural features may be donated to various historical and/or archival institutions.	
	Impact CUL-2 – A significant impact to a historical resource would occur as a result of the proposed project due to the construction and operation of proposed facilities.	**MM-CUL-2** **MM-CUL-3**	Significant and Unavoidable

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	**Impact CUL-3** – A significant impact to an archaeological resource would occur as a result of the proposed project due to the possibility of encountering historical, archaeological or Native American cultural material within the proposed project area during construction. Therefore, mitigation is provided (see Section 4.4.6, Mitigation Measures, specifically mitigation measure MM-CUL-4).	**MM-CUL-4:** In order to mitigate impacts to cultural resources to a level that is less than significant, procedures for proper treatment of unanticipated archaeological finds must comply with the California Environmental Quality Act (CEQA) Guidelines. Adherence to the following requirements during initial earth-disturbing activities will ensure the proper treatment of unanticipated archaeological or Native American cultural material: 1. ~~An~~ A qualified archaeological monitor and a Qualified Kumeyaay ~~Native American~~ Cultural monitor shall be present full-time during all initial ground-disturbing activities. If proposed project excavation later presents evidence suggesting a decrease in cultural sensitivity, the monitoring schedule can be reduced pending archaeological, Native American, and San Diego State University (SDSU) consultation. 2. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor, Native American monitor, construction or other personnel shall have the authority to divert or temporarily halt ground disturbance operations in the area of the find. The archaeological monitor shall evaluate and minimally document isolates and clearly insignificant deposits in the field. More significant deposits shall be evaluated by the cultural Primary Investigator in consultation the Native American monitor and SDSU staff. For significant cultural resources, a Research Design and Data Recovery Program to mitigate	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		impacts shall be prepared by the qualified archaeologist and approved by SDSU, then carried out using professional archaeological methods. The Research Design and Data Recovery Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites pursuant to CEQA Section 21083.2(g) as the preferred option; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources, including procedures for the temporary storage, permanent curation, and/or repatriation of cultural resources based on consultation with Native American stakeholders. Construction activities will be allowed to resume in the affected area only after proper evaluation.	
Would the project disturb any human remains, including those interred outside of dedicated cemeteries?	**Impact CUL-4** – A significant impact to human remains would occur as a result of the proposed project should construction or other personnel encounter any previously undocumented human remains. Therefore, mitigation is provided (see Section 4.4.6, Mitigation Measures, specifically mitigation measure **MM-CUL-5**).	**MM-CUL-5:** In order to mitigate impacts to human remains to a level that is less than significant, procedures for proper treatment of unanticipated finds must comply with the California Environmental Quality Act (CEQA) Guidelines. In the event of discovery of unanticipated human remains, personnel shall comply with California Public Resources Code Section 5097.98, CEQA Section 15064.5, and Health and Safety Code Section 7050.5 during earth-disturbing activities: a. If any human remains are discovered, the construction personnel or the appropriate representative shall contact the County Coroner and SDSU. Upon identification of human remains, no further disturbance	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the most likely descendent, as identified by the Native American Heritage Commission, shall be contacted by the property owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the most likely descendent regarding their recommendations as required by California Public Resources Code Section 5097.98 has been conducted. California Public Resources Code Section 5097.98, CEQA Section 15064.5, and Health and Safety Code Section 7050.5 shall be followed.	
Would the project have a cumulative effect on cultural resources?	Less than Significant Impact	N/A	N/A
Energy			
Would the project result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	Less than Significant Impact	N/A	N/A
Would the project conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	Less than Significant Impact	N/A	N/A

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project have a cumulative effect on energy resources?	Less than Significant Impact	N/A	N/A
Geology and Soils			
Would the project directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			
a) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42?	Less than Significant Impact	N/A	N/A
b) Strong seismic ground shaking?	Less than Significant Impact	N/A	N/A
c) Seismic related ground failure including liquefaction?	**Impact GEO-1 –** Liquefiable soils and seismic-related ground failure could potentially impact the proposed project's construction.	**MM-GEO-1:** Prior to the commencement of construction of any of the proposed project's vertical components, California State University (CSU)/San Diego State University or its designee shall retain a qualified geotechnical engineer to prepare a final geotechnical report (or reports) for the portions of the project site proposed for construction, which shall include, at minimum, the following analyses of the project site's soils for the vertical footprint of each development component of the project: 1. Corrosivity of soils, 2. Liquefiable soils, 3. Potentially unstable soils, including compressible, expandable soils, and 4. Suitable of fill materials to be used. The final geotechnical report shall also include recommendations on the types of methods that should be utilized to improve soil quality in the footprint of each vertical development component.	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		The final geotechnical report shall be submitted to, and approved by, the CSU Building Official or its designee prior to the issuance of construction permits for any phase of the project. The final geotechnical report shall conform to all applicable laws, regulations, and requirements. All geotechnical recommendations provided in the final geotechnical report shall be followed during grading and construction at the project site. **MM-GEO-2:** A geotechnical consultant in the field shall perform geotechnical observation and/or laboratory testing during grading to identify areas of potential liquefaction and unstable soils, and shall develop conclusions and recommendations. All soils in areas of proposed development or future fill subject to potential liquefaction and/or instability shall be treated per the recommendations of the final geotechnical report and field observations. Prior to approval of final inspection of site grading for each phase of the affected areas of the proposed project, the recommendations shall be reviewed and approved by the California State University Building Official or its designee.	
	Impact GEO-2 – Liquefiable soils and seismic-related ground failure could potentially impact the proposed project's operation.	**MM-GEO-1** **MM-GEO-2**	Less than Significant Impact
d) Landslides?	Less than Significant Impact	N/A	N/A
Would the project result in substantial soil erosion or the loss of topsoil?	Less than Significant Impact	N/A	N/A

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Would the project be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	**Impact GEO-3** – The proposed project has the potential to be significantly impacted by potentially unstable soils located on the project site.	**MM-GEO-2**	Less than Significant Impact
Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	Less than Significant Impact	N/A	N/A
Would the project have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	No Impact	N/A	N/A
Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	**Impact GEO-4** – During construction activities, the proposed project has the potential to create a significant impact to paleontological resources that may be present on the project site.	**MM-GEO-3:** Prior to the commencement of any grading activity, California State University (CSU)/San Diego State University or its designee shall retain a qualified paleontologist to ensure the implementation of a paleontological monitoring program. The Society of Vertebrate Paleontology defines a qualified paleontologist as having the following: 1. A graduate degree in paleontology or geology, and/or a publication record in peer reviewed journals; and demonstrated competence in field techniques, preparation, identification, curation, and reporting in the state or geologic province in which the project occurs. An advanced degree is less important than demonstrated competence and regional experience. 2. At least two full years professional experience as assistant to a Project Paleontologist with administration and project management	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		experience; supported by a list of projects and referral contacts. 3. Proficiency in recognizing fossils in the field and determining significance. 4. Expertise in local geology, stratigraphy, and biostratigraphy. 5. Experience collecting vertebrate fossils in the field. The qualified paleontologist shall attend any preconstruction meetings, present a worker environmental training to construction personnel, and manage the paleontological monitor(s) if he or she is not doing the monitoring. A paleontological monitor shall be on site during all excavations below the depth of previously disturbed sediments. The Society of Vertebrate Paleontology defines a qualified paleontological monitor as having the following: 1. BS [bachelor of science] or BA [bachelor of arts] degree in geology or paleontology and one year experience monitoring in the state or geologic province of the specific project. An associate degree and/or demonstrated experience showing ability to recognize fossils in a biostratigraphic context and recover vertebrate fossils in the field may be substituted for a degree. An undergraduate degree in geology or paleontology is preferable, but is less important than documented experience performing paleontological monitoring, or 2. AS [associate of science] or AA [associate of arts] in geology, paleontology, or biology and demonstrated two years experience collecting	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		and salvaging fossil materials in the state or geologic province of the specific project, or 3. Enrollment in upper division classes pursuing a degree in the fields of geology or paleontology and two years of monitoring experience in the state or geologic province of the specific project. 4. Monitors must demonstrate proficiency in recognizing various types of fossils, in collection methods, and in other paleontological field techniques. The paleontological monitor shall be equipped with necessary tools for the collection of fossils and associated geological and paleontological data. The monitor shall complete daily logs detailing the day's excavation activities and pertinent geological and paleontological data. In the event that paleontological resources (e.g., fossils) are unearthed during grading, the paleontological monitor will temporarily halt and/or divert grading activity to allow recovery of paleontological resources. The area of discovery will be roped off with a 50-foot-radius buffer. Once documentation and collection of the find is completed, the monitor will remove the rope and allow grading to recommence in the area of the find. Following the paleontological monitoring program, a final monitoring report shall be submitted to CSU for approval. The report shall summarize the monitoring program and include geological observations and any paleontological resources recovered during paleontological monitoring for the proposed project.	
Would the project have a cumulative effect on geology and soils resources?	Less than Significant Impact	N/A	N/A

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Greenhouse Gases			
Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	Less than Significant Impact	N/A	N/A
Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	Less than Significant Impact	N/A	N/A
Would the project have a cumulative effect on greenhouse gas emissions?	Less than Significant Impact	N/A	N/A
Hazards and Hazardous Materials			
Would the project create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	**Impact HAZ-1 –** Demolition, implosion, and construction activities have the potential to disturb ACM, LBP, PCB-containing items, universal wastes, and remaining hazardous materials and hazardous wastes in existing building materials on the project site. A significant impact to the public or the environment due to routine disposal, transport, and/or release of hazardous materials would occur.	**MM-HAZ-1: Pre-Demolition Hazardous Materials Abatement.** Demolition or renovation plans and contract specifications shall incorporate abatement procedures for the removal of materials containing asbestos, lead, polychlorinated biphenyls, hazardous material, hazardous wastes, and universal waste items, including decommissioning and removal of aboveground storage tanks and drums. All abatement work shall be done in accordance with federal, state, and local regulations, including those of the U.S. Environmental Protection Agency (which regulates disposal), Occupational Safety and Health Administration, U.S. Department of Housing and Urban Development, California Occupational Safety and Health Administration (which regulates employee exposure), and the South Coast Air Quality Management District.	Less than Significant Impact
	Impact HAZ-2 – The use of explosives during demolition and implosion activities on the project	**MM-HAZ-2: Demolition and Implosion Plan.** Prior to demolition of the existing San Diego County Credit Union Stadium, a Demolition (and Implosion) Plan shall be prepared and submitted to the State Fire Marshall	Less Than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	site would create noise, dust, and potential debris. A significant impact to the public or environment would occur due to routine use of hazardous materials.	~~City of San Diego Fire-Rescue Department Fire Prevention Bureau~~ for review. The plan shall include the following, at a minimum: • Project-specific demolition methods and explosives. • Dust mitigation and monitoring. • Noise mitigation. • Enforcement of a human safety standoff distance of approximately 1,000 feet during the implosion.	
Would the project create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	**Impact HAZ-1**	**MM-HAZ-1**	Less than Significant Impact
	Impact HAZ-3 – Contaminated soil, groundwater, and soil vapor may be present on the project site. Construction and operation activities would potentially disturb these materials. A significant impact to the public or the environment due to accidental release of hazardous material would occur.	**MM-HAZ-3: Hazardous Materials Contingency Plan.** Prior to commencement of any demolition or construction activities, a Hazardous Materials Contingency Plan (HMCP) shall be developed that addresses potential impacts in soil, soil vapor, and groundwater from releases on or near the project site, as well as the potential for existing hazardous materials on site (e.g., drums~~, and~~ tanks, and pipelines). The HMCP shall include training procedures for identification of contamination and hazardous materials/substances. The HMCP shall describe procedures for assessment, characterization, management, and disposal of hazardous constituents, materials, and wastes, and notification and decommissioning procedures for tanks, in accordance with all applicable state and local regulations. Contaminated soils and/or groundwater shall be managed and disposed of in accordance with local and state regulations. The HMCP shall include health and safety measures, which may include but are not limited to periodic work breathing zone monitoring	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		and monitoring for volatile organic compounds using a handheld organic vapor analyzer in the event impacted soils are encountered during excavation activities. California State University/San Diego State University or its designee shall implement the HMCP during construction activities for the proposed project. The HMCP shall be submitted to the County of San Diego Department of Environmental Health for review.	
	Impact HAZ-4 – Environmental monitoring wells are located on the project site which were installed and monitored under RWQCB CAO 92-01. Damage, destruction, or removal without proper procedure or authorization would violate CAO 92-01 and potentially release hazardous materials to the environment. A significant impact to the public or the environment due to accidental release of hazardous materials would occur.	**MM-HAZ-4: Sentinel Well Decommissioning/Protection.** The four sentinel wells on the project site ordered to remain under Addendum No. 8 of CAO 92-01 may require removal, protection, or replacement. A well decommissioning and destruction plan shall be prepared for the management of the monitoring wells. The decommissioning and destruction plan, which may also include protection and/or replacement, would be written in accordance with applicable state and local laws and submitted to the Regional Water Quality Control Board for approval. The approved plan shall be followed and on-site wells would be removed or protection measures emplaced prior to construction in accordance with applicable laws and regulations. **MM-HAZ-5: Well Decommissioning, Other Wells.** Other wells identified on the project site related to the former Mission Valley Terminal contamination plume are assumed approved for removal or transfer by the Regional Water Quality Control Board under Addendum No. 8 of CAO 92-01. A well decommissioning and destruction plan shall be prepared for the removal or abandonment of on-site environmental wells, groundwater monitoring wells, remediation wells, and associated piping. The decommissioning and destruction plan shall be written in accordance with applicable	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		regulations and submitted to the Regional Water Quality Control Board for approval. The approved plan shall be followed and on-site wells would be removed, transferred, or abandoned prior to construction in accordance with applicable laws and regulations.	
	Impact HAZ-5 – A 10-inch-diameter active underground fuel transportation pipeline traverses the eastern portion of the project site. Excavation and construction activities in the area near this pipeline have the potential to damage the pipeline. A significant impact to the public or environment due to a release of hazardous materials would occur.	**MM-HAZ-6: Safety of Fuel Pipeline.** Kinder Morgan Energy Partners shall be consulted prior to commencement of construction, demolition, and implosion activities to ensure safety and to avoid damage of the 10-inch-diameter fuel pipeline. San Diego State University and Kinder Morgan Energy Partners shall determine appropriate setbacks, safety measures, and procedures that will be put in place to avoid conflict with the fuel pipeline in accordance with all applicable state and local regulations.	Less than Significant Impact
	Impact HAZ-6 – Soil vapor contamination, specifically benzene, ethylbenzene, and methyl tert-butyl ether, is present on the project site above EPA VISLs. As operation of the proposed project would introduce residential housing and public use spaces onto the project site, a significant impact to the public due to the	**MM-HAZ-7: Vapor Mitigation.** Prior to commencement of vertical construction of each residential, educational, and commercial building at the project site, San Diego State University or its designee shall conduct a soil vapor investigation within the proposed building footprint. If soil vapor is detected within the footprint of a proposed building or enclosed structure, vapor mitigation measures shall be implemented in accordance with the Department of Toxic Substances Control Vapor Intrusion Mitigation Advisory for all such future buildings and enclosed structures. The construction contractor shall develop vapor mitigation measures that adequately mitigate potential vapor intrusion in buildings and enclosed structures on the	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	presence of this soil vapor contamination would occur.	project site. ~~Typical vapor mitigation systems comprise of a sub slab geomembrane or vapor barrier installed throughout the entire footprint of the building. Sub slab ventilation piping is installed below the geomembrane layer for capturing VOCs in the soil gas and discharging them above the building roof through vent stacks. Optional blowers can be connected to the vent piping at the roofline for conversion of a passive venting system into an active system, if necessary. Operation of the project shall maintain functionality of these features as required to continue protection from vapor intrusion.~~	
	Impact HAZ-7 – Diesel contamination was identified in groundwater that is above the Tier 1 ESL for residential use. As operation of the proposed project would introduce residential housing onto the project site, a significant impact to the public due to the presence of this contamination would occur.	**MM-HAZ-3**	Less than Significant Impact
Would the project emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	No Impacts	N/A	N/A
Would the project be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it	**Impact HAZ-3**	**MM-HAZ-3**	Less than Significant Impact
	Impact HAZ-4	**MM-HAZ-4** **MM-HAZ-5**	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
create a significant hazard to the public or the environment?	**Impact HAZ-6**	**MM-HAZ-7**	Less than Significant Impact
	Impact HAZ-7	**MM-HAZ-3**	Less than Significant Impact
For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	**Impact HAZ-8** – In the event the FAA does not issue their Determination of No Hazard to Air Navigation, the proposed project would be in violation of applicable FAA regulations. A significant impact due to a safety hazard or excessive noise for people residing or working in the project area would occur.	**MM-HAZ-8: Obtain FAA Determination of No Hazard to Air Navigation.** Upon finalization of the proposed project design and site and grading plans, Notices of Proposed Construction or Alteration with the FAA (FAA Form 7460-1) shall be filed due to the proposed project's proximity to Montgomery Field Airport, the policies of the Montgomery Field Airport Land Use Compatibility Plan, and the anticipated maximum heights of the proposed stadium and construction equipment. Proposed Project development shall not proceed until a Determination of No Hazard to Air Navigation is made by the FAA.	Less than Significant Impact
Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	**Impact HAZ-9** – The proposed project would conflict with existing emergency response and evacuation plans. A significant impact to implementation of an emergency response plan or emergency evacuation plan would occur.	**MM-HAZ-9: Emergency Response and Evacuation Planning.** Plans and policies pertaining to emergency response and evacuation procedures shall be updated to reflect the location and design of the new stadium, new buildings, and other proposed project features. San Diego State University or its designee shall submit plans to the City of San Diego Fire-Rescue Department Fire Prevention Bureau and Unified San Diego County Emergency Services Organization for review. Plans shall include, but not be limited to, maps of evacuation routes for both pedestrians and vehicle traffic; locations of hospitals, fire stations, and police stations; locations of fire extinguishers; and designation of responsible personnel and agencies. To the extent feasible, California State University/San Diego State University or its designee shall consult the U.S. Department of Homeland Security's Evacuation Planning Guide for	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		Stadiums and implement measures recommended therein, as necessary.	
Would the project expose people or structures, either directly or indirectly, to a significant risk of loss, injury, or death involving wildland fires?	**Impact WLD-2 –** Construction activity within the southern and eastern portions of the property adjacent to the San Diego River and Murphy Canyon Creek, respectively, could be subject to increased ignition potential resulting from construction equipment due to the proximity of native vegetation communities.	**MM-HAZ-9** **MM-WLD-1:** Implement MM-HAZ-9, identified in Section 4.8, Hazards and Hazardous Materials. **MM—WLD-2:** To avoid impeding emergency vehicle and evacuation traffic around construction vehicles and equipment, prior to commencement of construction activities California State University/San Diego State University or its designee shall develop an Emergency Vehicle Access Plan that includes the following: • Evidence of advanced coordination with emergency service providers, including but not necessarily limited to the University Police Department, San Diego Police Department, San Diego Fire-Rescue Department, ambulance services, and paramedic services; • Notification to emergency service providers of the proposed project locations, nature, timing, and duration of any construction activities, and request for advice about any road access restrictions that could impact their response effectiveness; and • Project construction schedules and routes designed to avoid restricting movement of emergency vehicles to the best extent possible. Provisions to be ready at all times to accommodate emergency vehicles. Provisions could include the use of platings over excavations, short detours, and/or alternate routes.	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-WLD-3: Throughout the duration of construction, the construction contractor shall ensure that adequate access to all buildings on the project site be provided for emergency vehicles during all building construction phases. **MM-WLD-4:** Throughout the duration of construction, the construction contractor shall ensure that adequate water is available to service all construction activities during all phases. **MM-WLD-5:** The construction contractor shall ensure the implementation of all construction-phase defensible space, landscape, and irrigation plan components prior to combustible building materials being delivered to the project site. **MM-WLD-6**: Prior to commencement of construction activities, California State University/San Diego State University or its designee shall develop a Construction Fire Prevention Plan that addresses training of construction personnel and provides details of fire-suppression procedures and equipment to be used during construction. Information contained in the plan shall be included as part of project-related environmental awareness training. At minimum, the plan shall include the following: • Procedures for minimizing potential ignition, including, but not limited to, vegetation clearing, parking requirements/restrictions, idling restrictions, smoking restrictions, proper use of gas-powered equipment, use of spark arrestors, and hot work restrictions;	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Work restrictions during Red Flag Warnings and High to Extreme Fire Danger days; • Fire coordinator role and responsibility; • Worker training for fire prevention, initial attack firefighting, and fire reporting; • Emergency communication, response, and reporting procedures; • Coordination with local fire agencies to facilitate agency access through the project site; • Emergency contact information; • Demonstrate compliance with applicable plans and policies established by state agencies **MM-WLD-7:** California State University/San Diego State University or its designee shall prepare a defensible space plan to address landscape requirements for the perimeter structures along the northern, eastern, and southern edges of development. The defensible space plan shall conform to the standards outlined in California Public Resources Code Section 4291, at a minimum.	
Would the project have a cumulative effect on hazards or hazardous materials?	Less than Significant Impact	N/A	N/A
Hydrology and Water Quality			
Would the project violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or groundwater quality?	Less than Significant Impact	N/A	N/A
Would the project substantially decrease groundwater supplies or interfere with groundwater recharge such that the project	Less than Significant Impact	N/A	N/A

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
may impede sustainable groundwater management of the basin?			
Would the project substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			
a) Result in substantial erosion or siltation on-or offsite?	Less than Significant Impact	N/A	N/A
b) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite?	Less than Significant Impact	N/A	N/A
c) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	Less than Significant Impact	N/A	N/A
d) Impede or redirect flood flows?	Less than Significant Impact	N/A	N/A
Would the project, if in flood hazard, tsunami, or seiche zones, risk the release of pollutants due to project inundation?	Less than Significant Impact	N/A	N/A
Would the project conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	No Impact	N/A	N/A
Would the project result in cumulatively considerable impacts to hydrology and water quality?	Less than Significant Impact	N/A	N/A

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Land Use and Planning			
Would the project physically divide an established community?	Less than Significant Impact	N/A	N/A
Would the project cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	Less than Significant Impact	N/A	N/A
Would the project have a cumulative effect on land use resources?	Less than Significant Impact	N/A	N/A
Mineral Resources			
Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	Less than Significant Impact	N/A	N/A
Would the project result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	Less than Significant Impact	N/A	N/A
Would the project have a cumulative effect on mineral resources?	Less than Significant Impact	N/A	N/A
Noise			
Would the project result in generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	**Impact NOI-1 –** The project would result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or	**MM-NOI-1:** The project (via construction contractor) shall established a telephone hot-line for use by the public to report any significant adverse noise conditions associated with the construction and operation of the project. If the telephone is not staffed 24 hours per day, the contractor shall be required to include an automatic answering feature, with date and time stamp recording, to answer calls when the phone is unattended. This hot-line telephone number shall be posted at the project	Significant and Unavoidable Impact (During night-time construction activities) Less than significant Impact (During on-

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	applicable standards of other agencies if construction occurs between 7:00 p.m. and 7:00 a.m.	site during construction in a manner visible to passersby and on the project website missionvalley.sdsu.edu~~/missionvalley~~. This telephone number shall be maintained until the project has been considered commissioned and ready for operation. Throughout the construction of the project, the contractor shall be required to document, investigate, evaluate, and attempt to resolve all project-related noise complaints. The contractor or its authorized agent shall have the following requirements~~be required to~~: • A publicly visible sign shall be posted with the telephone number and person to contact regarding noise complaints. This person shall respond to such complaints and take corrective action, as needed, within 48 hours.~~Use a Noise Complaint Resolution Form to document and respond to each noise complaint.~~ • ~~Contact the person(s) making the noise complaint within 24 hours.~~ • Conduct an investigation to attempt to determine the source of noise related to the complaint. • Take all reasonable measures to reduce the noise at its source. **MM-NOI-2:** The project shall implement project design features **PDF-N-1** through **PDF-N-9.**	site, daytime-only construction activities)
	Impact NOI-2 – The project would result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of	**MM-NOI-1** **MM-NOI-2**	Significant and Unavoidable Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	standards established in the local general plan or noise ordinance, or applicable standards of other agencies due to construction of off-site improvements.		
	Impact NOI-3 – The project would result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies to on-site residents due to on-going construction as a result of project phasing.	**MM-NOI-1** **MM-NOI-2**	Less than Significant Impact
	Impact NOI-4 – The project would result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies as a result of on-site rock crushing and processing.	**MM-NOI-1** **MM-NOI-2**	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Impact NOI-5 – The project would result in generation of a substantial temporary increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies as a result of implosion of SDCCU Stadium.	**MM-NOI-1** **MM-NOI-2**	Less than Significant Impact
	Impact NOI-6 – The project would result in generation of a substantial increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies as a result of well attended events at the new stadium.	**MM-NOI-3: Implement Sound Amplification Controls.** Incorporate electronic controls or limits into the final design of the new Stadium's audio/visual sound system, as well as tie-ins from hosted performers to control amplified speech and music noise at the source, and thus offer some degree of expected sound-level reduction at the potentially affected noise-sensitive receiver positions.	Significant and Unavoidable Impact
Would the project result in generation of excessive groundborne vibration or groundborne noise levels?	**Impact NOI-7** – The project would result in generation of excessive groundborne vibration during construction.	**MM-NOI-4:** Prior to ~~breaking ground on any portion of the proposed project~~blasting, California State University/San Diego State University (CSU/SDSU) or its designee shall prepare, or cause to be prepared, a blasting/drilling monitoring plan. The plan shall include estimates of the drill noise levels, maximum noise levels (L_{max}), air-blast overpressure levels, and	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		groundborne vibration levels at each residence within 1,000 feet of the blasting location. Where potential exceedances of the City of San Diego's Noise Ordinance are identified, the blasting/drilling monitoring plan shall identify mitigation measures shown to effectively reduce noise and vibration levels (e.g., altering orientation of blast progression, increased delay between charge detonations, pre-splitting) to be implemented in order to comply with the noise level limits of the City's Noise Ordinance, and a vibration-velocity limit of 0.5 inches per second (ips) peak particle velocity (PPV). The identified mitigation measures shall be implemented by CSU/SDSU, or its designee, prior to breaking ground. Additionally, all project phases involving blasting shall conform to the following requirements: • All blasting shall be performed by a blast contractor and blasting personnel licensed to operate per appropriate regulatory agencies. • Each blast shall be monitored and recorded with an air-blast overpressure monitor and groundborne vibration accelerometer that is located outside the closest residence to the blast. This data shall be recorded, and a post-blast summary report shall be prepared and be available for public review or distribution as necessary. • Blasting shall not exceed 0.5 ips PPV at the nearest occupied residence, in accordance with the California Department of Transportation's *Transportation and Construction Vibration Guidance Manual* guidance.	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-NOI-5: Prior to beginning construction of any project component within 200 feet of an ~~existing or future~~ occupied residence, California State University/San Diego State University (CSU/SDSU), or its designee, shall require preparation of a vibration monitoring plan. At a minimum, the vibration monitoring plan shall require data be sent to a University noise control officer or designee on a weekly basis or more frequently as determined by the noise control officer. The data shall include vibration level measurements taken during the previous work period. In the event that there is reasonable probability that future measured vibration levels would exceed allowable limits, CSU/SDSU shall take the steps necessary to ensure that future vibration levels do not exceed such limits, including suspending further construction activities that would result in excessive vibration levels until either alternative equipment or alternative construction procedures can be used that generate vibration levels that do not exceed 0.2 inches per second (ips) peak particle velocity (PPV) at the nearest residential structure. Construction activities not associated with vibration generation could continue. The vibration monitoring plan shall be prepared and administered by a state-approved (or approval delegated to appropriate county or municipal jurisdiction or agency) noise/vibration consultant. In addition to the data described previously, the vibration monitoring plan shall also include the location of vibration monitors, the vibration instrumentation used, a data acquisition and retention plan, and exceedance notification and reporting procedures. A description of these plan components is provided in the following text.	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		The vibration monitoring plan shall include a scaled plan indicating monitoring locations, including the location of measurements to be taken at construction site boundaries and at nearby residential properties. Vibration monitors shall be capable of measuring maximum unweighted root-mean square and PPV levels triaxially (in three directions) over a frequency range of 1 to 100 Hertz. The vibration monitor shall be set to automatically record daily events during working hours and to record peak triaxial PPV values in 5-minute interval histogram plots. The method of coupling the geophones to the ground shall be described and included in the report. The vibration monitors shall be calibrated within 1 year of the measurement, and a certified laboratory conformance report shall be included in the report. The information to be provided in the data reports shall include, at a minimum, daily histogram plots of PPV versus time of day for three triaxial directions, and maximum peak vector sum PPV and maximum frequency for each direction. The reports shall also identify the construction equipment operation during the monitoring period and their locations and distances to all vibration measurement locations. A description of the notification of exceedance and reporting procedures shall be included, and the follow-up procedures taken to reduce vibration levels to below the allowable limits.	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Impact NOI-8 – The project would result in a temporary generation of excessive groundborne vibration during implosion of SDCCU Stadium.	**MM-NOI-4** **MM-NOI-5**	Less than Significant Impact
For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	Less than Significant Impact	N/A	N/A
Would the project have a cumulative effect on noise resources?	**Impact NOI-9** – The project would result in a cumulative impact to noise.	**MM-NOI-1 through MM-NOI-3**	Significant and Unavoidable Impact
Population and Housing			
Would the project induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	Less than Significant Impact	N/A	N/A
Would the project displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	No Impact	N/A	N/A
Would the project have a cumulative effect on housing and/or population resources?	Potentially Cumulatively-Considerable Impact	N/A	Significant and Unavoidable Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Public Services and Recreation			
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:			
Fire protection and Emergency Services?	Less than Significant Impact	N/A	N/A
Police protection?	Less than Significant Impact	N/A	N/A
Schools?	Less than Significant Impact	N/A	N/A
Parks and Recreation	Less than Significant Impact	N/A	N/A
Other public facilities?	Less than Significant Impact	N/A	N/A
Would the project have a cumulative effect on public services resources?	**Impact PS-1**: The proposed project would contribute to a cumulatively considerable impact to fire protection and emergency medical services because the impacts associated with construction and operation of future fire protection and emergency medical services facilities within the Mission Valley Community Plan Area by the City of San Diego are not known at this time. **Impact PS-2:** The proposed project would contribute to a	N/A	Significant and Unavoidable

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	cumulatively considerable impact to schools because the impacts associated with construction and operation of future school facilities within the Mission Valley Community Plan Area by SDUSD are not known at this time.		
Transportation and Traffic			
Would the project conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	**Impact TR-1 – Existing Plus Stadium Event.** While a single event at the new Stadium would result in traffic operations that are the same or better than existing conditions, the new Stadium may hold more total events in a given year with attendance levels of 20,000 patrons or more. While no significance threshold is available to assess impacts of this type that would occur on an infrequent and irregular basis, the anticipated increase in the number of Stadium events would result in a potentially significant impact	N/A	Significant and Unavoidable

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Intersections		
	Impact TR-2 / Impact 28A - SR-163 Southbound Ramps/Ulric Street & Friars Road	**MM-TRA-1** Intersection 1: SR-163 Southbound Ramps/Ulric Street & Friars Road (Caltrans) – The recommended improvement would be to re-optimize the coordinated signal offset. This action would result in a less than significant impact per the CSU TISM. Signal timing modifications would normally be implemented periodically at an intersection in order to optimize operations and address changing traffic volumes regardless of the addition of project traffic. The Draft EIR discusses mitigation measures relative to Caltrans facilities and demonstrates CSU's recognition of its responsibility to feasibly mitigate its fair share of significant project impacts to these facilities (fair-share is 100% as to Intersection 1). Regarding the recommended signal offset optimization, CSU will assist~~support~~ Caltrans in its effort to obtain the necessary approvals ~~the project's proportionate share of funding~~ for the recommended improvement ~~from the Legislature or other available funding sources~~. However, because CSU cannot guarantee that Caltrans will approve of and timely implement the recommended improvement~~will be able to obtain such funds~~, the improvement is considered infeasible.	Significant and Unavoidable
	Impact TR-3 / Impact TR-28C - River Run Drive & Friars Road	**MM-TRA-2** Intersection 8: River Run Drive & Friars Road (City of San Diego) – Prior to the issuance of the applicable CSU building permit for, or occupancy of, 5,160 DUEs, CSU/SDSU shall pay the City of San Diego ~~its fair share towards~~ the cost to optimize the traffic signal~~s~~ timing at intersections along the Friars Road corridor extending from River Run Drive to Stadium Way (Street A) in order to accommodate the change in traffic demand over the next 19 years plus the addition of project traffic. Signal timing optimization is expected to	Less than Significant ~~and Unavoidable~~

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		include the collection of new peak period intersection count data, calculation of recommended signal timings, and implementation of those timings in the field at each location. While SDSU's project percentage fair-share at this location is less than 100% (47.8%), SDSU has agreed to fully fund the improvements, for the limited purpose of this project only, in light of the substantial benefits that would accrue to the community. ~~Alternative mitigation would be to widen Friars Road eastbound to add a fourth through lane, although widening this segment of Friars Road is not consistent with the 1985 Mission Valley Community Plan or the proposed Mission Valley Community Plan update (June 2019); therefore, for CEQA purposes, such physical mitigation is considered infeasible. The recommended mitigation to pay a fair-share towards the cost to optimize the traffic signals along the Friars Road corridor extending from River Run Drive to Stadium Way (Street A) would improve operations in the PM peak hour to 32.9 seconds of delay. However, CSU does not have jurisdiction over this City of San Diego facility and, therefore, cannot guarantee implementation of the recommended improvement. Accordingly, the mitigation is considered infeasible.~~	
	Impact TR-4 / Impact TR-28D- Fenton Pkwy & Friars Road	**MM-TRA-3** Intersection 9: Fenton Pkwy & Friars Road (City of San Diego) – Prior to the issuance of the applicable CSU building permit for, or occupancy of, 4,150 DUEs, CSU/SDSU shall pay the City of San Diego ~~its fair-share towards~~ the cost to optimize the traffic signal~~s~~ timing at intersections along the Friars Road corridor extending from River Run Drive to Stadium Way (Street A) to accommodate the change in traffic demand over the next 19 years plus the addition of	Less than Significant ~~and Unavoidable~~

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		project traffic. Signal timing optimization is expected to include the collection of new peak period intersection count data, calculation of recommended signal timings, and implementation of those timings in the field at each location. ~~Alternative mitigation would be to widen Friars Road eastbound to add a fourth through lane, although widening this segment of Friars Road is not consistent with the 1985 Mission Valley Community Plan or the proposed Mission Valley Community Plan update (June 2019); therefore, for CEQA purposes, such physical mitigation is considered infeasible. The recommended mitigation to pay a fair-share towards the cost to optimize the traffic signals along the Friars Road corridor extending from River Run Drive to Stadium Way (Street A) would improve operations in the PM peak hour to 83.2 seconds of delay. However, CSU does not have jurisdiction over this City of San Diego facility and, therefore, cannot guarantee implementation of the recommended improvement. Accordingly, the mitigation is considered infeasible.~~	
	Impact TR-5 / Impact TR-28E - Northside Drive & Friars Road	**MM-TRA-4** Intersection 10: Northside Drive & Friars Road (City of San Diego) – Prior to the issuance of the applicable CSU building permit for, or occupancy of, 5,270 DUEs, CSU/SDSU shall pay the City of San Diego ~~its fair-share towards~~ the cost to ~~add a second northbound right turn lane and~~ optimize the traffic signal~~s~~ timing at the intersections along the Friars Road corridor extending from River Run Drive to Stadium Way (Street A) to accommodate the change in traffic demand over the next 19 years plus the addition of project traffic. Signal timing optimization is expected to include the collection of new peak period intersection count data, calculation of recommended signal timings,	Significant and Unavoidable

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		and implementation of those timings in the field at each location. ~~Alternative mitigation would be to widen Friars Road eastbound to add a fourth through lane, although widening this segment of Friars Road is not consistent with the 1985 Mission Valley Community Plan or the proposed Mission Valley Community Plan update (June 2019). The recommended mitigation to pay a fair-share towards the cost to add a second northbound right-turn lane is warranted by the projected right turn volume of approximately 800 vehicles in the PM peak hour for this movement. The existing width for the northbound approach is approximately 50 feet, so the landscape strip could be converted to widen the road by four feet to provide a 13' outside right turn lane and an 11' inside right turn-lane (assuming the left-turn and through lanes are 10' wide). To address potential pedestrian safety related impacts, it also is recommended that a protected pedestrian phase be provided with this improvement to avoid the dual threat conflict. This option would improve operations in the PM peak hour to 51.8 seconds of delay. However, as to the physical improvement, there is no plan or program in place to provide the necessary additional funding and construct the improvement; therefore, the addition of a second northbound right turn lane is infeasible. As to optimization of the traffic signals along the Friars Road corridor extending from River Run Drive to Stadium Way (Street A), while CSU would be responsible for the full cost of this improvement, because CSU does not have jurisdiction over this City of San Diego facility it cannot guarantee implementation of the improvement. Accordingly, the mitigation is considered infeasible.~~	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Impact TR-6 / Impact TR-28H - I-15 SB Ramps & Friars Road	**MM-TRA-5** Intersection 17: I-15 SB Ramps & Friars Road (Caltrans) – The recommended improvement would be to reconstruct the intersection to add a second eastbound left-turn lane, a second eastbound right-turn lane, and a second westbound right-turn lane. Implementation of these improvements would require widening both on-ramps to allow for two receiving lanes. Additionally, ~~If this improvement were implemented,~~ to be consistent with current design practice, it is expected that Caltrans would require the inclusion of pedestrian and bicycle enhancements. Accordingly, the westbound right-turn lane would be squared off to improve pedestrian safety, and the westbound right-turn would be provided with an overlap phase. ~~It should be noted that the Civita (Quarry Falls) development is also required to implement a portion of these improvements, including the addition of the second eastbound left turn lane and squaring up the westbound right turn movement; the SDSU Mission Valley Campus improvements would provide substantially more vehicle queuing approaching the ramp intersections, including on the bridge.~~ Caltrans is expected to additionally require that sidewalks and buffered bike lanes are provided as part of this improvement, and that a blank-out No Right Turn sign be installed at the dual eastbound and westbound right turn lanes. ~~It is expected that pedestrian activity will be very low given the limited surrounding uses and, therefore, pedestrian calls will be very rare and, accordingly, were not included in the operations analysis.~~ Signal re-optimization is assumed, which is standard practice with intersection reconfiguration. ~~Implementation of these improvements would result in operations in the AM and PM peak hours of 52.0 and~~	Significant and Unavoidable

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		~~67.0 seconds of delay, respectively. These calculated operations are based on standalone intersection analysis; however, under existing conditions, the adjacent ramp meter causes queuing through this intersection, and without improving ramp meter operations, the operations will remain above the threshold.~~ The Draft EIR discusses mitigation measures relative to Caltrans facilities and demonstrates CSU's recognition of its responsibility to feasibly mitigate its fair share of significant project impacts to these facilities (fair-share is approximately 66% as to Intersection 17). CSU will assist~~support~~ Caltrans in its effort to obtain the necessary approvals ~~project's proportionate share of funding~~ for the recommended improvements ~~from the Legislature or other available funding sources~~. However, because CSU cannot guarantee that Caltrans will be able to obtain ~~such~~the other funds necessary to implement the improvements pursuant to a funding plan or program, the improvements are~~is~~ considered infeasible.	
	Impact TR-7 / Impact TR-28I - I-15 NB Ramps & Friars Road	**MM-TRA-6** Intersection 18: I-15 NB Ramps & Friars Road (Caltrans) – The recommended improvement would be to reconstruct the intersection to add a second eastbound left-turn lane. ~~It should be noted that the Civita (Quarry Falls) development is also required to implement this improvement but that it does not include any widening of the Friars Road bridge; the SDSU Mission Valley Campus improvements would provide substantially more vehicle queuing approaching the ramp intersections, including on the bridge. If this improvement were implemented~~Additionally, to be consistent with current design practice, it is expected that Caltrans would	Significant and Unavoidable

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		require the inclusion of sidewalks and buffered bike lanes be provided as part of this improvement, which would require widening the Friars Road overpass to I-15. Caltrans is expected to additionally require that the southbound approach be squared off and converted to two right-turn lanes provided with an overlap phase, and that a blank-out No Right Turn sign be installed for the westbound approach to improve pedestrian safety. ~~It is expected that pedestrian activity will be very low given the limited surrounding uses and, therefore, pedestrian calls will be very rare and, accordingly, were not included in the operations analysis.~~ Signal re-optimization is assumed, which is standard practice with intersection reconfiguration. In the PM peak hour, re-optimization would include coordinating the signal with the adjacent I-15 Southbound Ramps & Friars Road intersection and the adjacent Rancho Mission Road & Friars Road intersection, where coordination is already in place in the AM peak hour. ~~These improvements would result in operations in the AM and PM peak hours of 80.7 and 53.5 seconds of delay, respectively. These calculated operations are based on standalone intersection analysis; however, under existing conditions, the adjacent ramp meter causes queuing through this intersection, and without improving ramp meter operations, the operations will remain above the threshold.~~ The Draft EIR discusses mitigation measures relative to Caltrans facilities and demonstrates CSU's recognition of its responsibility to feasibly mitigate its fair share of significant project impacts to these facilities (fair-share is 52.5% as to Intersection 18). CSU will assist~~support~~ Caltrans in its effort to obtain the necessary approvals ~~project's proportionate share of funding~~ for the	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		recommended improvements ~~from the Legislature or other available funding sources~~. However, because CSU cannot guarantee that Caltrans will be able to obtain ~~such~~the other funds necessary to implement the improvement pursuant to a funding plan or program, the improvement is considered infeasible.	
	Impact TR-8 / Impact TR-28J - Rancho Mission Road & Friars Road	**MM-TRA-7** Intersection 19: Rancho Mission Road & Friars Road (City of San Diego) – The recommended improvement to mitigate the significant impact at the Rancho Mission Road/Friars Road intersection is to optimize the traffic signal timing~~optimization~~ at the adjacent I-15 Northbound Ramps & Friars Road intersection (Intersection 18)~~, where coordination is already in place in the AM peak hour. This mitigation would improve operations at Intersection 19 in the PM peak hour to 67.2 seconds of delay. These calculated operations are based on standalone intersection analysis~~; however, ~~under existing conditions, the adjacent ramp meter causes queuing through this intersection, and~~ without improving the related ramp meter operations at the I-15 northbound on-ramp at Friars Road, which is infeasible due to design constraints, in conjunction with the recommended signal optimization at Intersection 18, the operations at the Rancho Mission Road/Friars Road intersection (Intersection 18) will remain above the significance threshold. ~~However, as stated above with respect to Intersection 18, because CSU cannot guarantee that Caltrans will be able to obtain the funds necessary to implement signal optimization at Intersection 18, the improvement is considered infeasible~~.	Significant and Unavoidable
	Impact TR-9 / Impact TR-28L - Fairmount Avenue &	**MM-TRA-8** Intersection 27: Fairmount Avenue & San Diego Mission Road/Twain Avenue (City of San	Less than Significant ~~and Unavoidable~~

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	San Diego Mission Road/Twain Avenue	Diego) – Prior to the issuance of the applicable CSU building permit for, or occupancy of, 8,940 DUEs, CSU/SDSU shall commence and, to the extent feasible, complete to the reasonable satisfaction of the City of San Diego City Engineer, ~~pay its fair-share to re-stripe~~ the widening of the eastbound approach to San Diego Mission Road to add a separate eastbound left-turn lane, and the restriping of the westbound approach to add a separate westbound left-turn lane, and the signal modification to provide protected east-west left-turn phasing. To implement the improvements, SDSU shall prepare design plans and submit such plans to the City of San Diego for review and approval. Following City approval, SDSU shall obtain any necessary construction permits and provide bond assurances to the reasonable satisfaction of the City Engineer prior to constructing the subject improvements consistent with the approved City plans. In the event the proposed improvements are not approved and constructed by the above identified trigger, the impact would remain temporarily significant and unavoidable until approval and construction of the improvements, but in no event shall said improvements be delayed beyond the identified trigger without good cause and reasonable coordination with the City of San Diego City Engineer. This widening~~re-striping~~ would result in an 11'-wide right-turn lane and 10' left-turn and through lanes for the eastbound approach. To properly align the east-west approaches, the westbound approach of Twain Avenue should also be re-striped to provide a separate left-turn lane. On this approach, the re-striping would result in a 12' curb lane that is a shared right-turn and through lane, an 11' exclusive through lane, and a 10'	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		left-turn lane. Protected left-turn phasing is assumed to be provided for both eastbound and westbound approaches, which would require a signal modification. ~~This mitigation would improve operations in the AM peak hour to 35.3 seconds of delay and in the PM peak hour to 33.1 seconds of delay. However, CSU does not have jurisdiction over this City of San Diego facility and, therefore, cannot guarantee implementation of this improvement. Accordingly, the mitigation is considered infeasible.~~	
	Impact TR-10 / Impact TR-28M - Texas Street & Camino del Rio North	**MM-TRA-9** Intersection 31: Texas Street & Camino del Rio S (City of San Diego) – Prior to the issuance of the applicable CSU building permit for, or occupancy of, 5,130 DUEs, CSU/SDSU shall commence and, to the extent feasible, complete to the reasonable satisfaction of the City of San Diego City Engineer, the restripin~~g~~e of both the eastbound and westbound through lanes at the Texas Street/Camino del Rio South intersection to be shared left-turn and through lanes, and shall pay to the City of San Diego the cost to perform~~ing~~ signal re-optimization at the intersection, which is standard practice with intersection reconfiguration. To implement the improvements, CSU/SDSU shall prepare design plans and submit such plans to the City of San Diego for review and approval. Following City approval, CSU/SDSU shall obtain any necessary construction permits and provide bond assurances to the reasonable satisfaction of the City Engineer prior to constructing the subject improvements consistent with the approved City plans. In the event the proposed improvements are not approved and constructed by the above identified trigger, the impact would remain temporarily significant and unavoidable until approval	Less than Significant ~~and Unavoidable~~

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		and construction of the improvements, but in no event shall said improvements be delayed beyond the identified trigger without good cause and reasonable coordination with the City of San Diego City Engineer. ~~This mitigation would improve operations in the AM peak hour to 108.4 seconds of delay and in the PM peak hour to 86.9 seconds of delay, and would result in a less than significant impact per the CSU TISM. However, CSU does not have jurisdiction over this City of San Diego facility, and, therefore, cannot guarantee implementation of this improvement. Accordingly, the mitigation is considered infeasible.~~	
	Impact TR-11 / Impact TR-28N - Ward Road & Rancho Mission Road	**MM-TRA-10** Intersection 32: Ward Road & Rancho Mission Road (City of San Diego) – Prior to the issuance of the applicable CSU building permit for, or occupancy of, 3,950 DUEs, CSU/SDSU shall commence and, to the extent feasible, complete to the reasonable satisfaction of the City of San Diego City Engineer, the installation of a traffic signal at the~~is~~ Ward Road/Rancho Mission Road intersection. While SDSU's percentage fair-share at this location is less than 100% (69.1%), since there is no plan or program in place to provide the necessary remainder funding in combination with the project's fair-share for the recommended improvement, SDSU has agreed to fully fund the improvements, for the limited purpose of this project only, in light of the substantial benefits that would accrue to the community. To implement the improvements, CSU/SDSU shall prepare design plans and submit such plans to the City of San Diego for review and approval. Following City approval, CSU/SDSU shall obtain any necessary construction permits and provide bond assurances to the reasonable satisfaction of the City Engineer prior to	Less than Significant ~~and Unavoidable~~

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		constructing the subject improvements consistent with the approved City plans. In the event the proposed improvements are not approved and constructed by the above identified trigger, the impact would remain temporarily significant and unavoidable until approval and construction of the improvements, but in no event shall said improvements be delayed beyond the identified trigger without good cause and reasonable coordination with the City of San Diego City Engineer. ~~This improvement would improve operations in the AM and PM peak hours to 4.2 and 6.3 seconds of delay, respectively. However, CSU does not have jurisdiction over this City of San Diego facility and, therefore, cannot guarantee implementation of this improvement. Accordingly, the mitigation is considered infeasible.~~	
	Impact TR-12 / Impact TR-280 - Fairmount Avenue & Mission Gorge Road	**MM-TRA-11** Intersection 34: Fairmount Avenue & Mission Gorge Road (City of San Diego) – Prior to the issuance of the applicable CSU building permit for, or occupancy of, 10,160 DUEs, CSU/SDSU shall pay the City of San Diego the cost to optimize the traffic signal timing at the Fairmount Avenue/Mission Gorge Road intersection to accommodate the change in traffic demand over the next 19 years plus the addition of project traffic. ~~This mitigation would improve operations in the PM peak hour to 54.1 seconds of delay. However, CSU does not have jurisdiction over this City of San Diego facility and, therefore, cannot guarantee implementation of this improvement. Accordingly, the mitigation is considered infeasible.~~	Less than Significant ~~and Unavoidable~~
	Impact TR-13 / Impact TR-28P- Fairmount Avenue & Camino del Rio North	**MM-TRA-12** Intersection 35: Fairmount Avenue & Camino del Rio North (Caltrans) – The required improvement would be to restripe the eastbound approach to provide a second eastbound right-turn lane as an approximately 150-foot pocket lane and	Significant and Unavoidable

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		increase the traffic signal cycle length from 130 to 150 seconds. Signal re-optimization is standard practice with intersection reconfiguration. Note that this signal is coordinated with the signal at Fairmount Avenue & Mission Gorge Road. ~~Northbound and southbound through volumes are high enough to warrant additional capacity at this intersection, and a road widening to add lanes is recommended in the current Navajo Community Plan (adopted 2015). However, this mitigation is currently considered infeasible due to physical limitations beneath the adjacent bridges serving the I-8 mainline, I-8 ramp, and trolley. It also should be noted that the Mission Valley Community Plan Update Final PEIR (May 2019) identified mitigation at this intersection but determined that roadway widening was infeasible due to limited right-of-way. The mitigation to add a second eastbound right turn lane would improve operations to 95.2 and 109.0 seconds of delay in the AM and PM peak hours, respectively.~~ To the extent Caltrans seeks to pursue the improvements, the Draft EIR discusses mitigation measures relative to Caltrans facilities and demonstrates CSU's recognition of its responsibility to feasibly mitigate its fair share of significant project impacts to these facilities (fair-share is 100% as to Intersection 35). CSU will assist~~support~~ Caltrans in its effort to obtain the necessary approvals~~project's proportionate share of funding~~ for the recommended improvements~~ from the Legislature or other available funding sources~~. However, because CSU cannot guarantee that Caltrans will approve of and implement the recommended improvements~~ be able to obtain such funds, and for the other reasons noted above~~	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		~~relating to physical and regulatory obstacles~~, the recommended improvements are considered infeasible.	
	Impact TR-14 / Impact TR-28Q - Ruffin Road & Aero Drive	**MM-TRA-13** Intersection 41: Ruffin Road & Aero Drive (City of San Diego) – Prior to the issuance of the applicable CSU building permit for, or occupancy of, 9,780 DUEs, CSU/SDSU shall pay the City of San Diego the cost to optimize the traffic signal timing at the Ruffin Road/Aero Drive intersection to accommodate the change in traffic demand over the next 19 years plus the addition of project traffic. ~~This mitigation would improve operations in the PM peak hour to 49.8 seconds of delay. However, CSU does not have jurisdiction over this City of San Diego facility and, therefore, cannot guarantee implementation of this improvement. Accordingly, the mitigation is considered infeasible.~~	Less than Significant ~~and Unavoidable~~
	Impact TR-28B - Frazee Road & Friars Road	N/A	Significant and Unavoidable
	Impact TR-28F - River Run Drive & Friars Road	N/A	Significant and Unavoidable
	Impact TR-28G - Mission Village Drive/Aztec Way (Street D) & Street 2	N/A	Significant and Unavoidable
	Impact TR-28K - Mission Gorge Road & Friars Road	N/A	Significant and Unavoidable
		Freeway Segments	
	Impact TR-15 / Impact TR-29G - I-15 from Adams Avenue to I-8	~~N/A~~**MM-TRA-17** I-15 and I-8 Freeway Segments (Caltrans) – The improvement necessary to mitigate the Project's identified significant cumulative impacts to Interstate 15 (Adams Avenue to Balboa Avenue/Tierrasanta Boulevard) and Interstate 8 (Morena Boulevard to College Avenue) is to provide additional capacity on the affected freeway segments.	Significant and Unavoidable

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		As there presently are no capacity improvements planned for the affected segments of Interstate 8 and Interstate 15, a potential mitigation is preparation of a Project Study Report-Project Development Support document (Study) that would further identify and assess available alternatives to increase capacity, improve mobility, and relieve congestion on the impacted segments or adjacent interchanges. The Draft EIR discusses mitigation measures relative to Caltrans facilities and demonstrates CSU's recognition of its responsibility to feasibly mitigate its fair share of significant project impacts to these facilities (average fair-share for the identified freeway segments is 2.5%). California State University/SDSU will assist Caltrans in its efforts to obtain the necessary approvals. However, because CSU cannot guarantee that Caltrans will be able to obtain the other funds necessary to prepare the recommended Study pursuant to a funding plan or program, the mitigation is considered infeasible.	
	Impact TR-16 / Impact TR-29H - I-15 from I-8 to Friars Road	MM-TRA-17~~N/A~~	Significant and Unavoidable
	Impact TR-17 / Impact TR-29I - I-15 from Friars Road to Aero Drive	MM-TRA-17~~N/A~~	Significant and Unavoidable
	Impact TR-18 / Impact TR-29J - I-15 from Aero Drive to Balboa Avenue/ Tierrasanta Boulevard	MM-TRA-17~~N/A~~	Significant and Unavoidable
	Impact TR-19 / Impact TR-29K - I-8 from Morena Boulevard to Taylor Street	MM-TRA-17~~N/A~~	Significant and Unavoidable

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Impact TR-20 / Impact TR-29L - I-8 from Taylor Street to SR-163	MM-TRA-17~~N/A~~	Significant and Unavoidable
	Impact TR-21 / Impact TR-29M & TR-29N - I-8 from SR-163 to Texas Street	MM-TRA-17~~N/A~~	Significant and Unavoidable
	Impact TR-22 / Impact TR-29P - I-8 from I-805 to I-15	MM-TRA-17~~N/A~~	Significant and Unavoidable
	Impact TR-23 / Impact TR-29R - I-8 from Fairmount Avenue to College Avenue	MM-TRA-17~~N/A~~	Significant and Unavoidable
	Impact TR-29A - SR-163 from 6th Avenue to I-8	N/A	Significant and Unavoidable
	Impact TR-29B - SR-163 I-8 to Friars Road	N/A	Significant and Unavoidable
	Impact TR-29C - SR-163 from I-8 to I-805	N/A	Significant and Unavoidable
	Impact TR-29D - I-805 from Madison Avenue to I-8	N/A	Significant and Unavoidable
	Impact TR-29E - I-805 from Mesa College/Kearny Villa Road to Balboa Avenue	N/A	Significant and Unavoidable
	Impact TR-29F - I-805 from SR-163 to Balboa Avenue	N/A	Significant and Unavoidable
	Impact TR-29O - I-8 from Texas Street to I-805	MM-TRA-17~~N/A~~	Significant and Unavoidable
	Impact TR-29Q - I-8 from I-15 to Fairmount Avenue	MM-TRA-17~~N/A~~	Significant and Unavoidable

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	Ramp Metering		
	Impact TR-24 / Impact TR-30A - I-15 NB On-ramp from Friars Road	N/A	Significant and Unavoidable
	Impact TR-25 / Impact TR-30B - I-15 SB/I-8 Loop On-ramp from Friars Road	**MM-TRA-14** I-15 SB Loop On-Ramp at Friars Road - Intersection 17 (Caltrans) - Delays could be reduced to below 15 minutes by the addition of a second mixed flow lane on this ramp. To provide a second lane on this ramp would require widening a bridge structure over both the multi-use path connecting the site to Murphy Canyon Road and a drainage channel. (See related mitigation measure MM-TRA-5.) The Draft EIR discusses mitigation measures relative to Caltrans facilities and demonstrates CSU's recognition of its responsibility to feasibly mitigate its fair share of significant project impacts to these facilities. CSU will assist~~support~~ Caltrans in its effort to obtain the necessary approvals~~funding~~ for the recommended improvements~~ from the Legislature or other available funding sources~~. However, because CSU cannot guarantee that Caltrans will be able to obtain ~~such~~the other funds necessary to implement the improvements pursuant to a funding plan or program, the recommended mitigation is considered infeasible.	Significant and Unavoidable
	Impact TR-26 / Impact TR-30C - I-15 SB Direct On-ramp from Friars Road	**MM-TRA-15** I-15 SB On-Ramp at Friars Road - Intersection 17 (Caltrans) - Delays could be reduced to below 15 minutes by the addition of a second mixed flow lane on this ramp. To provide a second lane on this ramp will require widening of a bridge structure over the multi-use path connecting the site to Murphy Canyon Road. The Draft EIR discusses mitigation measures relative to Caltrans facilities and demonstrates CSU's recognition of its responsibility to	Significant and Unavoidable

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		feasibly mitigate its fair share of significant project impacts to these facilities. CSU will assist~~support~~ Caltrans in its effort to obtain the necessary approvals~~funding~~ for the recommended improvements ~~from the Legislature or other available funding sources~~. However, because CSU cannot guarantee that Caltrans will be able to obtain ~~such~~the other funds necessary to implement the improvements pursuant to a funding plan or program, the recommended mitigation is considered infeasible.	
	Impact TR-27 / Impact TR-30D - I-8 EB On-ramp from SB Fairmount Avenue	N/A	Significant and Unavoidable
	Stadium Parking Supply and Demand		
	Impact TR-31	N/A	Significant and Unavoidable
	Construction-Related Impacts		
	Impact TR-32	N/A	Significant and Unavoidable
Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	Below the applicable threshold [for informational purposes only]	N/A	N/A
Would the project substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	Less than Significant Impact	N/A	N/A
Would the project result in inadequate emergency access?	**Impact TR-33**	**MM-TRA-16** As part of the building construction and occupancy permitting process, emergency access to each building will be reviewed for consistency with and adherence to standards identified in applicable regulatory documents including but not limited to the Uniform Building Code and California Fire Code. In addition, buildings will be inspected by emergency	Less Than Significant

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		responder entities including the City of San Diego Fire Department, which has a station located on the north side of Friars Road just east of the Stadium Way (Street A) intersection.	
Would the project have a cumulative effect on transportation resources?	See **Impacts TR-2** through **TR-30**, above.	**MM-TRA-1** through **MM-TRA-15, MM-TRA-17**	Significant and Unavoidable
Tribal Cultural Resources			
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:			
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k)?	**Impact TCR-1** - A significant impact to previously unidentified CRHR-eligible cultural resources could occur as a result of proposed project construction. Should construction or other personnel encounter any CRHR-eligible cultural resources within the proposed project area, the proposed project would result in potentially significant impacts. Therefore, mitigation is provided. (Please refer to mitigation measure MM-CUL-4 outlined in Section 4.4, Cultural Resources, of this EIR.)	~~**MM-CUL-4**~~**MM-TCR-1:** In order to mitigate impacts to cultural resources to a level that is less than significant, procedures for proper treatment of unanticipated archaeological finds must comply with the California Environmental Quality Act (CEQA) Guidelines. Adherence to the following requirements during initial earth-disturbing activities will ensure the proper treatment of unanticipated archaeological or Native American cultural material: 1. A qualified archaeological monitor and a Qualified Kumeyaay Cultural monitor shall be present full-time during all initial ground-disturbing activities. If proposed project excavation later presents evidence suggesting a decrease in cultural sensitivity, the monitoring schedule can be reduced pending archaeological, Native American, and San Diego State University (SDSU) consultation. 2. In the event that previously unidentified potentially significant cultural resources are discovered, the archaeological monitor, Native American monitor, construction or other personnel shall have the authority to divert or	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		temporarily halt ground disturbance operations in the area of the find. The archaeological monitor shall evaluate and minimally document isolates and clearly insignificant deposits in the field. More significant deposits shall be evaluated by the cultural Primary Investigator in consultation the Native American monitor and SDSU staff. For significant cultural resources, a Research Design and Data Recovery Program to mitigate impacts shall be prepared by the qualified archaeologist and approved by SDSU, then carried out using professional archaeological methods. The Research Design and Data Recovery Program shall include (1) reasonable efforts to preserve (avoidance) "unique" cultural resources or Sacred Sites pursuant to CEQA Section 21083.2(g) as the preferred option; (2) the capping of identified Sacred Sites or unique cultural resources and placement of development over the cap, if avoidance is infeasible; and (3) data recovery for non-unique cultural resources, including procedures for the temporary storage, permanent curation, and/or repatriation of cultural resources based on consultation with Native American stakeholders. Construction activities will be allowed to resume in the affected area only after proper evaluation.	
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public	**Impact TCR-2** - A significant impact to previously unidentified TCRs, or previously undocumented human	~~MM-CUL-4~~MM-TCR-1 ~~MM-CUL-5~~**MM-TCR-2:** In order to mitigate impacts to human remains to a level that is less than significant, procedures for proper treatment of unanticipated finds must comply with the California Environmental Quality	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?	remains, could occur as a result of proposed project construction. Should construction or other personnel encounter any historical, archaeological, or TCR material within the proposed project area, the proposed project would result in potentially significant impacts. Therefore, mitigation is provided. (Please refer to mitigation measures MM-CUL-4 and MM-CUL-5 outlined in Section 4.4, Cultural Resources, of this EIR.)	Act (CEQA) Guidelines. In the event of discovery of unanticipated human remains, personnel shall comply with California Public Resources Code Section 5097.98, CEQA Section 15064.5, and Health and Safety Code Section 7050.5 during earth-disturbing activities: a. If any human remains are discovered, the construction personnel or the appropriate representative shall contact the County Coroner and SDSU. Upon identification of human remains, no further disturbance shall occur in the area of the find until the County Coroner has made the necessary findings as to origin. If the remains are determined to be of Native American origin, the most likely descendent, as identified by the Native American Heritage Commission, shall be contacted by the property owner or their representative in order to determine proper treatment and disposition of the remains. The immediate vicinity where the Native American human remains are located is not to be damaged or disturbed by further development activity until consultation with the most likely descendent regarding their recommendations as required by California Public Resources Code Section 5097.98 has been conducted. California Public Resources Code Section 5097.98, CEQA Section 15064.5, and Health and Safety Code Section 7050.5 shall be followed.	
Would the project have a cumulative effect on tribal cultural resources?	Potentially Cumulatively Considerable Impact	~~MM-CUL-4~~MM-TCR-1 ~~MM-CUL-5~~MM-TCR-2	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
Utilities and Service Systems			
Would the project require or result in the relocation or construction of new or expanded water, wastewater treatment, or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	Less than Significant Impact	N/A	N/A
Would the project have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	**Impact UTL-1** – For planning purposes, the proposed project's water demand should be included in the required 2020 Urban Water Management Plan Updates of the City of San Diego and the San Diego County Water Authority. With inclusion of the project's water demand into such plans, and based on the supply and demand information in the Mission Valley Community Plan WSA, the available water supplies will be sufficient during normal, single-dry, and multiple-dry water years over a 20-year projection to meet the projected demands of the Mission Valley Community Plan Update	**MM-UTL-1:** At or prior to project approval, the San Diego County Water Authority and the City of San Diego can and should include the proposed project's water demand in their required 2020 urban water management plan updates	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	(including the project site), in addition to the existing and other planned development within the City's Public Utilities Department service area.		
Would the project result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	Less than Significant Impact	N/A	N/A
Would the project generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	**Impact UTL-2** – The proposed project would result in the generation of significant amounts of construction waste, which could result in significant impacts	**MM-UTL-2:** During construction of the proposed project, California State University (CSU)/San Diego State University (SDSU), or its designee, shall reuse ~~all~~ demolition waste to the maximum extent feasible. CSU/SDSU, or its designee, shall dispose of ~~all~~ recyclable demolition waste products at a construction waste recycling facility. Following occupancy of the proposed project, CSU/SDSU, or its designee, shall maintain an active recycling program to reduce solid waste generated by the proposed project	Less than Significant Impact
Would the project comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	**Impact UTL-2**	**MM-UTL-2**	Less than Significant Impact
Would the project have a cumulative effect on utilities and/or service systems resources?	Less than Significant Impact	N/A	N/A
Wildfire			
Would the project substantially impair an adopted emergency response plan or emergency evacuation plan?	**Impact WDF-1** - The proposed project would have the potential to substantially impair an adopted emergency	**MM-WLD-1:** Implement **MM-HAZ-9**, identified in Section 4.8, Hazards and Hazardous Materials	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
	response plan or emergency evacuation plan		
Due to slope, prevailing winds, and other factors, would the project exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	**Impact WLD-2 -** Construction activity within the southern and eastern portions of the property adjacent to the San Diego River and Murphy Canyon Creek, respectively, could be subject to increased ignition potential resulting from construction equipment due to the proximity of native vegetation communities	**MM-WLD-2:** To avoid impeding emergency vehicle and evacuation traffic around construction vehicles and equipment, prior to commencement of construction activities California State University/San Diego State University or its designee shall develop an Emergency Vehicle Access Plan that includes the following: • Evidence of advanced coordination with emergency service providers, including but not necessarily limited to the University Police Department, San Diego Police Department, San Diego Fire-Rescue Department, ambulance services, and paramedic services; • Notification to emergency service providers of the proposed project locations, nature, timing, and duration of any construction activities, and request for advice about any road access restrictions that could impact their response effectiveness; and • Project construction schedules and routes designed to avoid restricting movement of emergency vehicles to the best extent possible. Provisions to be ready at all times to accommodate emergency vehicles. Provisions could include the use of plantings over excavations, short detours, and/or alternate routes. **MM-WLD-3:** Throughout the duration of construction, the construction contractor shall ensure that adequate access to all buildings on the project site be provided for emergency vehicles during all building construction phases.	Less than Significant Impact

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		MM-WLD-4: Throughout the duration of construction, the construction contractor shall ensure that adequate water is available to service all construction activities during all phases. **MM-WLD-5:** The construction contractor shall ensure the implementation of all construction-phase defensible space, landscape, and irrigation plan components prior to combustible building materials being delivered to the project site. **MM-WLD-6:** Prior to commencement of construction activities, California State University/San Diego State University or its designee shall develop a Construction Fire Prevention Plan that addresses training of construction personnel and provides details of fire-suppression procedures and equipment to be used during construction. Information contained in the plan shall be included as part of project-related environmental awareness training. At minimum, the plan shall include the following: • Procedures for minimizing potential ignition, including, but not limited to, vegetation clearing, parking requirements/restrictions, idling restrictions, smoking restrictions, proper use of gas-powered equipment, use of spark arrestors, and hot work restrictions; • Work restrictions during Red Flag Warnings and High to Extreme Fire Danger days; • Fire coordinator role and responsibility; • Worker training for fire prevention, initial attack firefighting, and fire reporting;	

Table ES-2. Summary of Project Impacts

Environmental Topic	Impact?	Mitigation Measure(s)	Level of Significance After Mitigation
		• Emergency communication, response, and reporting procedures; • Coordination with local fire agencies to facilitate agency access through the project site; • Emergency contact information; • Demonstrate compliance with applicable plans and policies established by state agencies. **MM-WLD-7:** California State University/San Diego State University or its designee shall prepare a defensible space plan to address landscape requirements for the perimeter structures along the northern, eastern, and southern edges of development. The defensible space plan shall conform to the standards outlined in California Public Resources Code Section 4291, at a minimum.	
Would the project require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines, or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	Less than Significant Impact	N/A	N/A
Would the project expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	Less than Significant Impact	N/A	N/A
Would the project have a cumulative effect on wildfire?	Less than Significant Impact	N/A	N/A

ES.5 Areas of Controversy/Issues to be Resolved

Section 15123(b)(2) of the CEQA Guidelines requires that areas of controversy known to the lead agency be stated in the EIR summary. To determine the number, scope, and extent of the environmental topics to be addressed in this EIR, SDSU prepared an NOP and Initial Study and circulated them to interested public agencies, organizations, community groups, and individuals in order to receive input on the proposed project. SDSU also held a scoping/public information meeting to obtain agency and public input on the proposed project. Based on the NOP and Initial Study scoping process and comments received, among the issues that are addressed in the Draft EIR are the following (the EIR section that addresses the issue raised is provided in parentheses):

1. Biological resource impacts, including consideration of the San Diego Multiple Species Conservation Plan (MSCP) and City of San Diego's MSCP Subarea Plan (Section 4.3, Biological Resources)
2. Cultural resources, including tribal cultural resources and outreach to Native American tribes (Section 4.4, Cultural Resources, and 4.16, Tribal Cultural Resources)
3. Increased energy consumption (Section 4.5, Energy)
4. Greenhouse gas (GHG) emissions and the City of San Diego Climate Action Plan (Section 4.7, Greenhouse Gas Emissions)
5. Hazards and previous contamination and remediation actions on the project site (Section 4.8, Hazards and Hazardous Materials)
6. Runoff/drainage, flooding, impacts to groundwater, and water quality and proximity to Murphy Canyon Creek and the San Diego River (Section 4.9, Hydrology and Water Quality)
7. Community compatibility related to increased density near single family residential neighborhoods (Section 4.10, Land Use and Planning; 4.13, Population and Housing; and 5.1, Growth Inducement)
8. Impacts to public services, provision of parkland including the San Diego River Park and consistency with the San Diego River Park Master Plan (Section 4.14, Public Services and Utilities, and Section 4.10, Land Use and Planning)
9. Potential impacts associated with increased traffic congestion and traffic/pedestrian safety issues (Section 4.15, Transportation)
10. Demand for utilities including sewer and water demand (Section 4.17, Utilities and Service Systems)
11. Alternatives (Section 6, Alternatives)

ES.6 Summary of Project Alternatives

Section 15126.6 of the CEQA Guidelines identifies the parameters within which consideration and discussion of alternatives to the project should occur. Alternatives are to include those that are reasonably feasible and would attain most of the basic objectives of the project. Alternatives should be capable of avoiding or substantially lessening significant effects of the proposed project. The rationale for selecting the alternatives to be evaluated and a discussion of the No Project Alternative are also required.

The EIR identifies five project alternatives developed during the conceptual planning phase of the proposed project.

(1) "No Project Alternative." The No Project Alternative assumes that the proposed project would not be developed and the existing environmental conditions in the project area would remain in their current

state. As such, the project area would continue to be a parking lot and 68,000-seat stadium. Note, however, that CEQA also recommends that the No Project Alternative analysis analyze the impacts of the No Project Alternative by projecting what would reasonably be expected to occur in the foreseeable future if the project were not approved, based on current plans and consistent with available infrastructure and community services (CEQA Guidelines Section 15126.6(e)(3)(C)). In this case, the No Project Alternative would be inconsistent with the City's current planning efforts, including the ~~draft~~ Mission Valley Community Plan Update and San Diego River Master Plan, which call for development of the project site with a variety of land uses similar to the proposed project. Similarly, the No Project Alternative would not be consistent with the City's CAP, which establishes transit priority areas, such as the project site, and directs that development of these sites ~~to~~ include a mix of land uses at densities and intensities that support adjacent transit. The No Project Alternative would be inconsistent with these recent planning efforts. Under the ~~existing~~ Mission Valley Community Plan (1985<u>4</u>), the current land use ~~is the proposed project~~ would not deviate materially from the land uses permitted by the ~~existing~~ <u>1985</u> Mission Valley Community Plan for commercial recreation and public recreation.~~...~~

(2) "Stadium Re-Use Alternative." The Stadium Re-Use Alternative would restore SDCCU Stadium to the original configuration of approximately 51,000 seats, as first constructed in 1968. Under this alternative, the proposed project would be re-configured around the existing s\Stadium to achieve similar land uses and intensities as the proposed project to the extent feasible based on existing grades and topography, and accommodating the floodplain.

(3) "Reduced Density Alternative." The Reduced Density Alternative would develop similar land uses in the same configuration as the proposed project and have the same physical impacts as the proposed project; however, the Reduce Density Alternative would reduce the intensity of developments. Under this alternative the following intensities of uses would be developed:

- Stadium with a capacity of 35,000 (same as the proposed project)
- Up to 550 apartment units
- Up to 10,000 square feet of neighborhood commercial
- Up to 130,000 square feet of campus/office
- Up to 100 hotel rooms
- Similar parks, recreation, and open space uses as the proposed project.

(4) "Stadium and River Park Only Alternative." The Stadium and River Park Only Alternative was developed in response to comments received on the NOP, which called for the project site to only be developed with a new stadium and the remainder of the project site to be developed as a park. Under the Stadium and River Park Alternative, the project site would be developed with a 35,000-capacity multipurpose stadium, surface parking lot containing approximately 6,050 parking spaces, and a 34-acre River Park. This alternative would generally be consistent with the ~~1984~~ <u>1985</u> Mission Valley Community Plan land uses and zoning for the project site, prior to the adoption of San Diego Municipal Code Section 22.0908 and the 2019 Mission Valley Community Plan Update.

(5) "Alternative Stadium Location Alternative." Under the Alternative Stadium Location Alternative, the proposed stadium would be built on campus, east of College Avenue. Under this alternative, the remaining uses would be constructed on the project site and could be developed at lower intensities and spread over the footprint of the proposed on-site stadium.

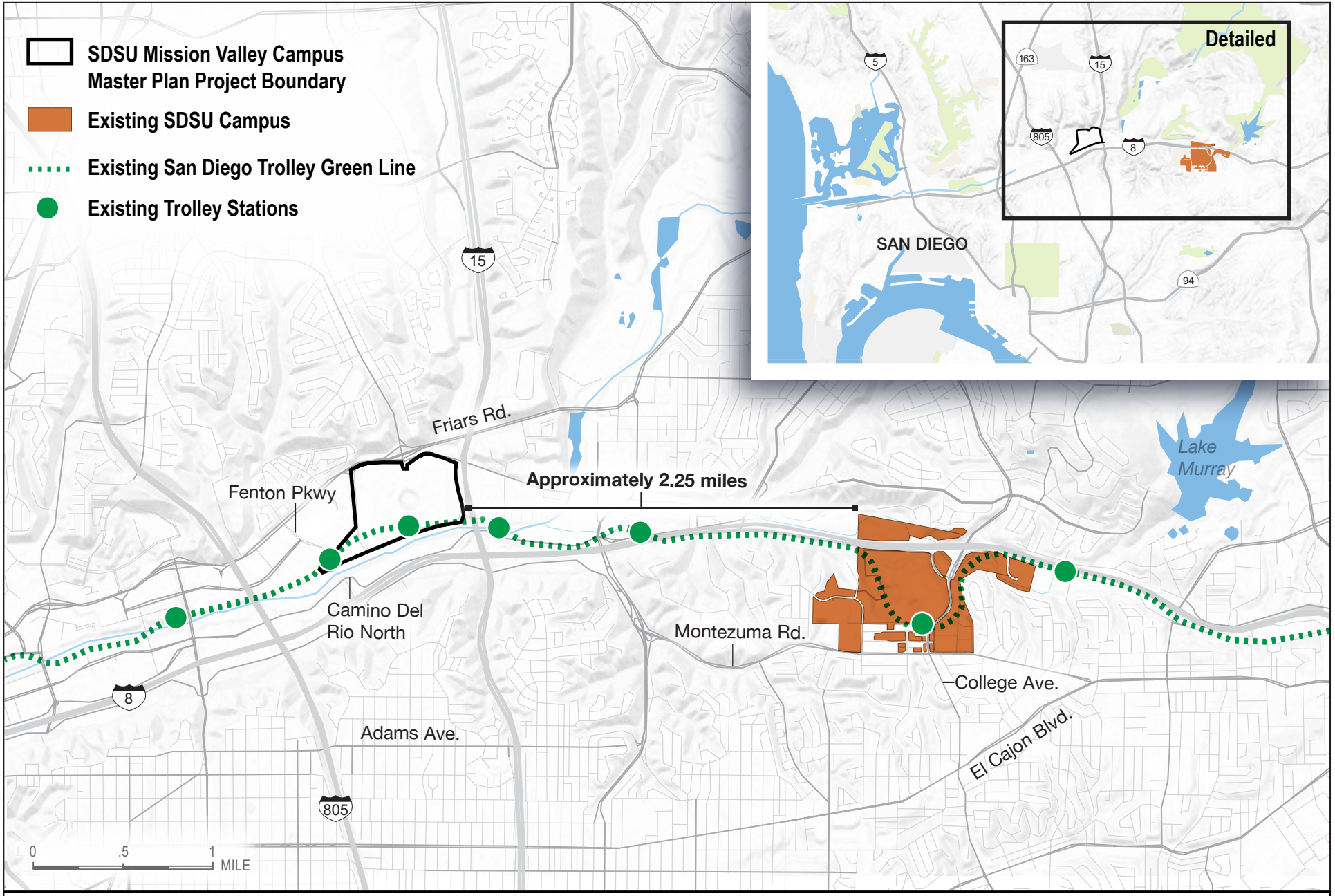
Table ES-3, Alternatives Matrix – Impacts Comparison, provides a summary of the impacts of each alternative as it compares to the proposed project. As explained in the Table Notes, down arrows indicate impacts under the alternative would be less than the proposed project, up arrows indicate impacts would be greater than the proposed project, and horizontal lines indicate impacts would be similar to the proposed project.

Table ES-3. Alternatives Matrix – Impacts Comparison

	No Project Alternative	Stadium Re-Use Alternative	Reduced Density Alternative	Stadium and River Park Only Alternative	Alternative Stadium Location Alternative
Aesthetics and Visual Quality	↓	↑	↓	↓	↑
Air Quality	↓	–	↓	↓	↑
Biological Resources	↓	–	↓	↓	–
Cultural Resources	↓	↓	–	–	–
Energy	↓	↑	↓	↓	↑
Geology and Soils	↓	–	–	↓	↑
Greenhouse Gas Emissions	↓	–	↓	↓	↑
Hazards and Hazardous Materials	↓	–	↓	↓	↑
Hydrology and Water Quality	↓	–	–	↑	↑
Land Use and Planning	↓	↑	↑	↑	↑
Mineral Resources	↓	–	–	–	–
Noise	↓	↓	↓	↓	↑
Population and Housing	↓	–	↓	↓	–
Public Services	↓	–	↓	↓	↑
Transportation/ Circulation and Parking	↓	–	↓	↓	↑
Tribal Cultural Resources	↓	–	–	–	–
Utilities and Utility Systems	↓	–	↓	↓	↑
Wildfire	↓	–	↓	↓	–

Notes:
↓= Less impacts than the proposed project
↑ = Greater impacts than the proposed project
-- = Similar impacts to the proposed project

In addition to the above alternatives analyzed in Section 6.4, five alternatives were considered by rejected. These alternatives include (1) the City of San Diego 2015 Stadium Reconstruction EIR project (SCH No. 201506106) alternative which would develop a 68,000-72,000 capacity stadium on the project site; (2) an NFL Stadium alternative which would be similar to the proposed project but would include an NFL stadium in place of the currently proposed 35,000-capacity stadium; (3) an All Park alternative which would develop the entire project site for parks, recreational and open space uses; (4) a "Single Channel" Murphy Canyon Creek alternative which would widen Murphy Canyon Creek south of San Diego Mission Road to accommodate the projected 100-year floodplain, and (5) an SDSU On-Campus alternative which would develop the proposed project on the SDSU campus in the College area. As discussed in Section 6.3, these alternatives were considered but rejected from further analysis because they either failed to reduce environmental impacts, failed to comply with most of the project objectives, or are not considered feasible.



SOURCE: SDSU 2018, MTS

SDSU Mission Valley Campus Master Plan EIR

SAN DIEGO STATE UNIVERSITY

Figure ES-1
Regional Vicinity Map

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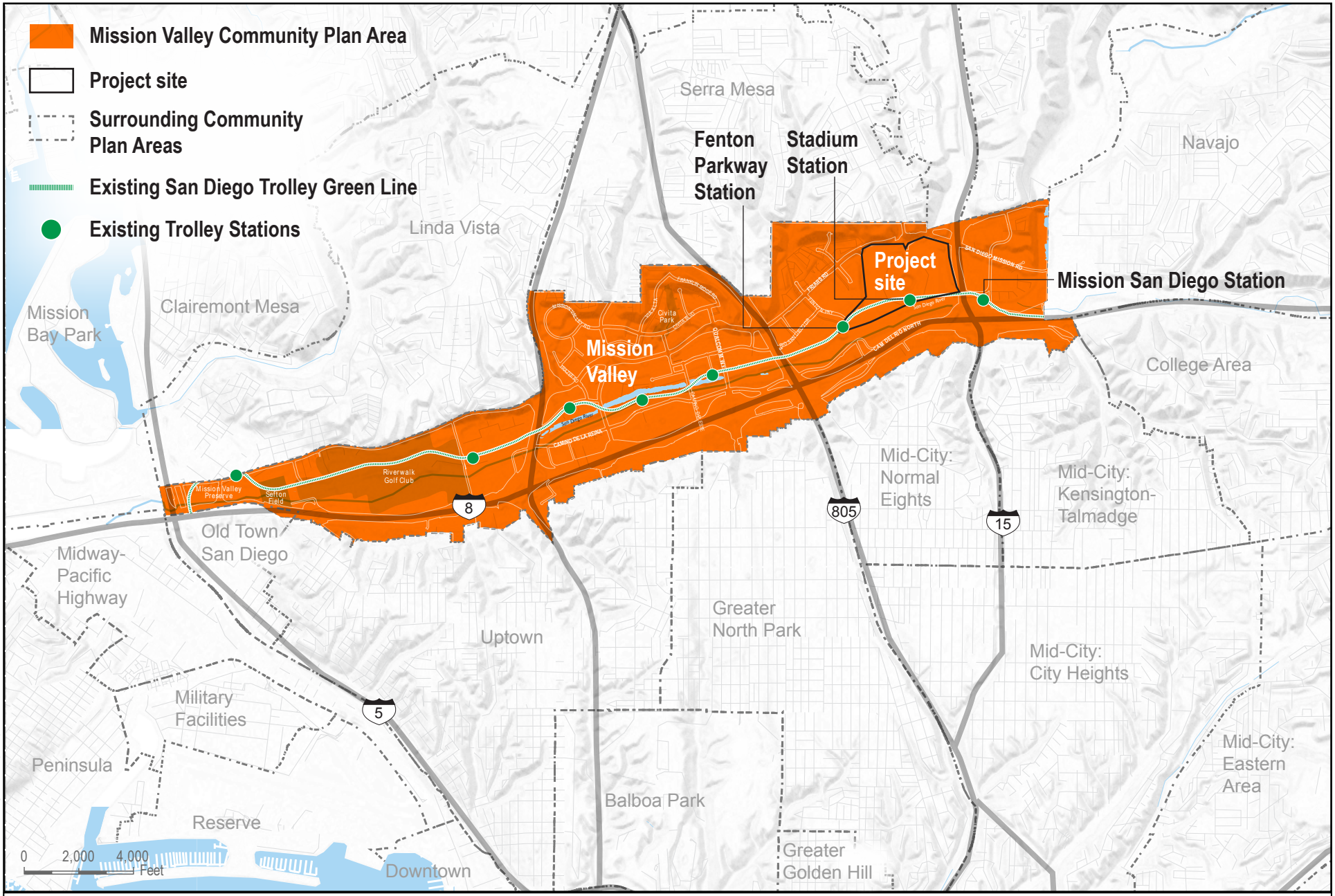

SOURCE: CITY OF SAN DIEGO

SDSU Mission Valley Campus Master Plan EIR

SAN DIEGO STATE UNIVERSITY

Figure ES-2
Mission Valley Community Plan

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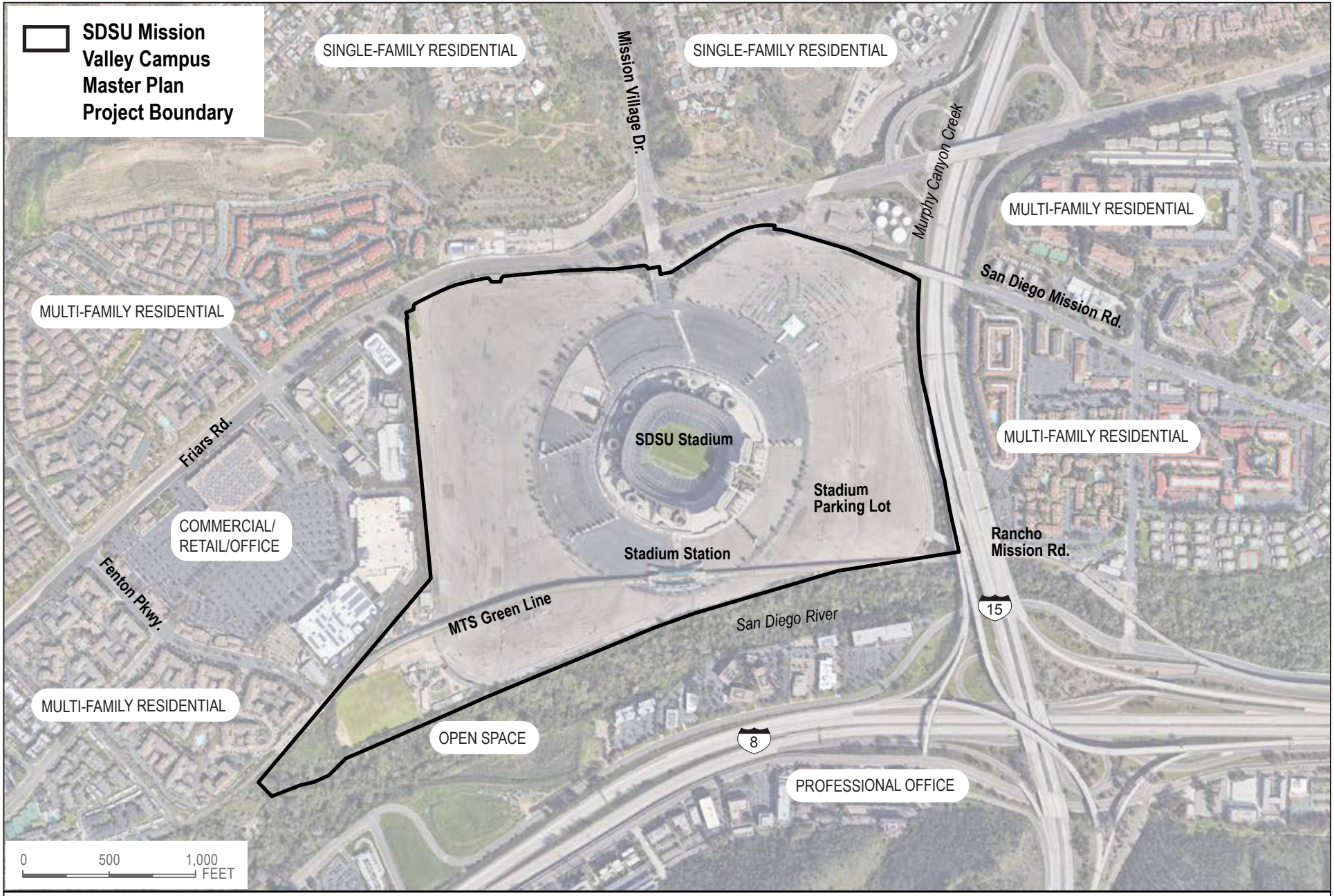

SOURCE: GOOGLE EARTH

SDSU Mission Valley Campus Master Plan EIR

SAN DIEGO STATE UNIVERSITY

Figure ES-3
Project Site and Surrounding Land Uses

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SOURCE: 2/9/19 CARRIER JOHNSON

SDSU Mission Valley Campus Master Plan EIR

SAN DIEGO STATE UNIVERSITY

Figure ES-4
Concept Design - Site Plan

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