

## 4.14 Public Services and Recreation

This section describes the existing public services conditions of the project site and vicinity, identifies associated regulatory requirements, evaluates potential impacts, and identifies mitigation measures related to implementation of the proposed project.

A Notice of Preparation (NOP) was circulated from January 19, 2019 to February 19, 2019. A total of 150 letters were received during this comment period. Comments on the NOP related to public services focused on the provision of additional park acreage for the River Park and integrating a more natural design, impacts on existing schools, required law enforcement and emergency service responses, and physical impacts associated with new public facilities. Please see Appendix 1-1, NOP Scoping Comments, for a complete compilation of comments received on the NOP.

### 4.14.1 Existing Conditions

This section describes the existing conditions in the project area and identifies the proposed project's impact, if any, on public services.

#### 4.14.1.1 Fire Protection and Emergency Medical Services

The City of San Diego Fire-Rescue Department (SDFD) is the primary responder to fires to the project site. San Diego Fire-Rescue Department Station 45 is located adjacent to the project site, north of Friars Road, and serves the Mission Valley Community area, along with San Diego Fire-Rescue Department Station 5 (City of San Diego 2019a). Nearby existing fire stations that would serve the project site are outlined in Table 4.14-1 and shown in Figure 4.14-1, Existing Public Services.

**Table 4.14-1. Existing Fire Stations**

Station	Address/Location	Apparatus*	Distance from Project Site
45	9366 Friars Road	Battalion 4, Engine 45, Truck 45, HazMat 1, HazMat 2	Adjacent (immediately north of Project Site)
18	4676 Felton Street	Engine 18, Paramedic 18, OES 1	1.1 miles
14	4011 32nd Street	Engine 14, Truck 14, Brush 14	2 miles
17	4206 Chamoune Avenue	Engine 17	2 miles
23	2190 Comstock Street	Engine 23	2 miles
28	388 Kearny Villa Road	Engine 28, Truck 28, Crash 28, Foam 28, Water Tender 28	2.5 miles
5	3902 9th Avenue	Battalion 2, Engine 5	2.8 miles
25	1972 Chicago Street	Battalion 3, Engine 25	4.8 miles
20	3305 Kemper Street	Engine 20, Truck 20, Medic 20	5.6 miles

**Source:** City of San Diego 2019b.

**Notes:**

\* see paragraph below for a description of each apparatus listed in table

Station 45 is located adjacent to the project site, north of Friars Road, while Station 18 is located within 1.1 miles of the project site. Station 45 is equipped with a battalion, fire engine, fire truck and HazMat Response Units 1 and 2. According to the Fire-Rescue Department, battalions consist of a red SUV equipped with lights and sirens, while

fire trucks consist of an aerial apparatus or a telescopic ladder tower and a passenger-carrying platform. Truck 45, located at Station 45, is an aerial ladder truck. Lastly, each of the HazMat Response Units is a specialized emergency response vehicle equipped to handle hazardous material incidents (chemical spills, fuel spills, compressed gas releases, etc.) and staffed with specially trained personnel. Station 18 is equipped with a fire engine and paramedic. An office of emergency services (OES) is also located in Station 18, which helps coordinate the overall County of San Diego response to disasters.

As a state agency, CSU is sovereign and is not subject to local land use regulatory/planning documents, ordinances, regulations, policies, rules, fees, or exactions such as those described in this chapter. However, CSU is willing to purchase the project site pursuant to the framework set forth in Section 22.0908, which will be more fully described in a future Purchase and Sale Agreement, in order to implement the overriding purpose of the proposed project. In addition, CSU will evaluate the proposed project's consistency with adopted, applicable state and federal regulatory/planning documents; and though not required by law, CSU will also consider the proposed project's consistency with adopted, applicable local regulatory/planning documents.

The City of San Diego General Plan's Public Facilities, Services, and Safety Element includes response time goals for fire and rescue services (City of San Diego 2015a). For instance, Policy PF-D.1 of the City's General Plan sets the following response times (City of San Diego 2015a):

- To treat medical patients and control small fires, the first-due unit should arrive within 7.5 minutes, 90% of the time from the receipt of the 911 call in fire dispatch.
- To provide an effective response force for serious emergencies, a multiple-unit response of at least 17 personnel should arrive within 10.5 minutes from the time of 911-call receipt in fire dispatch, 90% of the time.

According to the General Plan, the City reports that a 3-mile distance between fire stations is typically sufficient to achieve response time objectives. Fire service delivery depends on a number of factors, including the availability of adequate equipment and number of qualified personnel (City of San Diego 2015a).

The San Diego Fire Rescue Department Standards of Response Cover Review commissioned by the City and prepared by Citygate Associates (Citygate Study) assessed the current fire station resource deployment system (Citygate 2017). The Citygate Study identified six of the largest "gap" areas within the City and recommended additional fire stations. The project site is not located within any of the service coverage gaps identified in the Citygate Study and; thus, the Citygate Study did not recommend any new fire stations in the project's service area (Citygate 2017). However, as described in the Citygate Study, seven out of 48 stations currently meet a 90% best practice goal of 7.5 minutes from fire dispatch to first unit on scene. As of 2016, Fire Station 45 had an average dispatch and crew turnout time of about nine minutes from the time of the 911 call to the time of arrival – exceeding the City's established goal of 7.5 minutes by 1 minute and 26 seconds. (Citygate Associates 2017). As of 2015, Station 18 had an average dispatch and crew turnout time of 7 minutes 48 seconds, thus exceeding the City's response time goal by 18 seconds (Citygate 2017).

Policy PF-D.2 of the City's General Plan Public Services, Facilities, and Safety Element sets a first-due travel time goal of 5 minutes for urban-suburban areas (City of San Diego 2015a). The Citygate study also noted that Fire Station 45 has an average travel time of about seven minutes, approximately 2 minutes above this five-minute goal (Citygate 2017). Across the entire city, four out of 47 stations met the five-minute travel time goal (Citygate Associates 2017); none of which serve the Mission Valley Community Plan area.

As discussed in the Mission Valley Community Plan Update (City of San Diego 2019c), although no new fire stations are planned within the Mission Valley Community Plan area, a joint police and fire station is proposed at the existing San Diego Police Department (SDPD) Western Division facility, located at 5215 Gaines Street, approximately 4.3 miles west of the project site.

Emergency medical services are provided to the Mission Valley Community Plan area and the project site through a public/private partnership between the City’s Emergency Medical Services (EMS) and Rural Metro Corporation, which provides additional personnel and some ambulances. EMS has ambulances, paramedics, and emergency medical technicians (EMTs), which respond to emergency calls. Calls are prioritized from Level 1 (most serious) to Level 4 (non-emergency) (City of San Diego 2019c). SDFD’s medical emergency service capacity consists of a daily on-duty response force of 256 personnel staffing and 70 response apparatus from 47 fire stations. All SDFD response personnel are trained to either the Emergency Medical Technician (EMT) level, able to provide Basic Life Support (BLS) pre-hospital emergency care, or Paramedic (EMT-P) level, which means they are able to provide Advance Life Support (ALS) pre-hospital emergency medical care. Minimum daily staffing includes at least one paramedic on all staffed emergency response apparatus except command vehicles (Citygate 2017).

The City requires ambulances to arrive at acute emergencies within 12 minutes, urgent situations within 15 minutes and non-emergencies within 25 minutes. From July 1 through September 30, 2018, ambulances met the goal for acute emergencies 93 percent of time, for urgent situations 95 percent of the time and for non-emergencies 97 percent of the time.

#### 4.14.1.2 Police Protection

Law enforcement within the City of San Diego is provided by the San Diego Police Department (SDPD) for most general law enforcement, while the California Highway Patrol (CHP) responds to incidents on state property or freeways/state highways for most traffic-related incidents. The project site is located within the Eastern Neighborhood Division (Eastern Division) (City of San Diego 2015a), which serves the neighborhood of Mission Valley East, as well as Allied Gardens, Birdland, College East, College West, Del Cerro, Grantville, Kearny Mesa, Lake Murray, Qualcomm, San Carlos, Serra Mesa and Tierrasanta. The Eastern Division serves a population of 155,982, encompasses 47.1 square miles (City of San Diego 2019d), and is currently staffed with 76 sworn personnel (City of San Diego 2019d). The SDPD station nearest to the project site is the SDPD Eastern Division, which is located at 9225 Aero Drive, approximately 1.6 miles north of the project site (see Figure 4.14-1, Existing Public Services), while the SDPD North Park Storefront Office is located at 2745 Howard Avenue, approximately 1.7 miles southwest of the project site. The SDPD North Park Storefront Office is located in the Mid-City Neighborhood Division.

SDPD services include patrol, traffic, investigative, records, laboratory, and support services (City of San Diego 2015a). SDPD also runs the San Diego Family Justice Centers, which is a public safety initiative launched by the City of San Diego to assist victims of family violence (City of San Diego 2019e). The project site is patrolled by Beats 315 and 316 in the Eastern Division. Beat 315 covers the majority of the eastern portion of the Mission Valley Community Plan area, while Beat 316 covers the majority of the area that makes up the project site (i.e., the stadium site) (SDPD 2018).

#### Response Times

The City of San Diego uses various priority levels to set response time goals based on the severity of a particular incident. Priority E Calls are ranked highest and are designated for calls where there is an imminent threat to life. There are also Priority Calls 1 through 4, which range from serious crimes in progress to minor requests for police service, respectively

(City of San Diego 2015a). Table 4.14-2 indicates the most recent response times in the project area, for Beats 315 and 316. As shown in this table, the Eastern Division meets response time goals for Priority E calls in Beat 316 but does not meet any citywide response time goals for other calls in Beat 316 or any calls in Beat 315 (pers. Comm., Haley, 7/24/19).

**Table 4.14-2. Beats 315 and 316 Call Priority Response Times**

Call Priority <sup>1</sup>	General Plan Average Response Time Guidelines	2018 Average Response Times (Beat 315)	2018 Average Response Times (Beat 316)	2017 Actual Average Response Times (City-Wide)	2016 Actual Average Response Times (Eastern Division)
Priority E – Imminent threat to life	Within 7 minutes	7.4	6.9	6.9	8.2
Priority 1 – Serious crimes in progress	Within 12 minutes	18.5	17.9	16.3	18
Priority 2 – Less serious crimes with no threat to life	Within 30 minutes	50.2	32.4	43.7	45
Priority 3 – Minor crimes/requests that are not urgent	Within 90 minutes	132.7	11.2	102.6	102.7
Priority 4 – Minor requests for police services	Within 90 minutes	170.9	5.2	151.0	177

**Sources:** City of San Diego 2015a, 2018; 2019c. Haley, pers. comm., 7/24/19.

### Sworn Personnel

Further, the SDPD's service goal for the entire SDPD service area is to maintain a ratio of 1.48 sworn officers per 1,000 residents. As of 2018, the ratio across the entire service area was 1.3 sworn officers per 1,000 residents, based on the 2016 estimated residential population of about 1,391,700. Further, based on a population of about 155,900 people and 76 sworn officers, the Eastern Division, as of 2017, had a service ratio of 0.48 (City of San Diego 2019c). As such, the Eastern Division does not meet SDUPD's service goal for sworn officers.

### SDSU/CSU University Police Department

The University Police Department (UPD) provides on-campus police services to the SDSU main campus, and has concurrent statewide jurisdiction as well. The UPD operates 24 hours a day, 7 days a week, and includes a staff of 40 sworn personnel and 53 non-sworn support employees (SDSU 2018). UPD has an administrative agreement with the City of San Diego Police Department (SDPD) to provide mutual assistance, as appropriate, at sites in the vicinity of the SDSU campus (Harrison pers. comm. 2018). As authorized by Penal Code section 830.2(c), members of the CSU UPDs, when so appointed and duly sworn, are peace officers whose authority extends to any place in the state. However, such peace officers shall not exercise their powers or authority except upon CSU facilities and in an area within one mile of the exterior boundaries of CSU facilities, or as provided in Penal Code section 830.2 (Education Code section 89560). Therefore, the City and UPD have a strong professional working relationship and often assist one another when one department is closer to the incident or is better equipped to respond. For example, large-scale incidents that could escalate into violence would require collaborative resources and unified command between UPD and SDPD and others (Harrison pers. comm. 2018).

## 4.14.1.3 Schools

The project area is served by the San Diego Unified School District (SDUSD), which serves students from pre-school through 12th grade. The SDUSD serves more than 121,000 students in pre-school through grade 12. Schools within SDUSD include 117 elementary schools (including K–8), 24 middle schools, 13 atypical/alternative schools, 22 high schools, and 49 charter schools (SDUSD 2018a). According to the City of San Diego General Plan Public Services, Facilities, and Safety Element (City of San Diego 2015a), the SDUSD applies the following enrollment limits to guide the planning of future school facilities:

- Maximum enrollment at elementary schools: 700
- Maximum enrollment at junior high/middle schools: 1,500
- Maximum enrollment at high schools: 2,000

Several SDUSD schools (including elementary, middle, and high schools) are located in the general vicinity of the proposed project. These existing schools, their current enrollment, and capacities, are outlined in Table 4.14-3, below. Existing schools are also shown on Figure 4.14-1, Existing Public Services.

**Table 4.14-3 Project Area Public Schools and Enrollment (2018)**

School <sup>1</sup>	Location	Distance from Project Site (miles)	Capacity	Enrollment (2007-2008)	Enrollment (2016-2017)	Excess Capacity
<b>Elementary Schools</b>						
Juarez Elementary (K-5)*	2633 Melbourne Drive	0.38	<del>371</del> <u>328</u>	314	<del>249</del> <u>274</u>	<del>122</del> <u>54</u>
Jones Elementary (K-5)	2751 Greyling Drive	1.22	406	320	312	94
Adams Elementary (K-5)	4672 35 <sup>th</sup> Street	1.3	609	387	297	312
Garfield Elementary (K-5)	4487 Oregon Street	1.46	471	397	310	161
Franklin Elementary (K-5)	4481 Copeland Avenue	1.7	332	288	326	6
Stephen C. Foster Elementary (K-5)	6559 51 <sup>st</sup> Street	1.86	506	425	379	127
Alice Birney Elementary (K-5)	4345 Campus Avenue	2.0	432	339	557	-125
Fletcher Elementary (K-5)*	7666 Bobolink Way	2.0	278	258	200	78
Carson Elementary (K-5)*	6905 Kramer Street	2.7	643	498	418	225
Grant Elementary (K- <del>5</del> 8)	1425 Washington Place	3.4	632	531	731	-99
Bay Park Elementary (K-5)	2433 Denver Street	4.6	497	456	455	42
<b>Total (Elementary School)</b>			<del>5,177</del> <u>5,134</u>	<b>4,213</b>	<del>4,234</del> <u>4,259</u>	<b>943</b> <u>875</u>

Table 4.14-3 Project Area Public Schools and Enrollment (2018)

School <sup>1</sup>	Location	Distance from Project Site (miles)	Capacity	Enrollment (2007-2008)	Enrollment (2016-2017)	Excess Capacity
<b>Middle School</b>						
Lewis Middle School (6-8)	5170 Greenbrier Avenue	1.0	1,184	1,052	1,159	25
Taft Middle School (6-8)*	9191 Gramercy Drive	1.2	<del>863</del> <u>718</u>	734	<del>507</del> <u>462</u>	<del>356</del> <u>256</u>
Wilson Middle School (6-8)	3838 Orange Avenue	1.9	1,795	782	663	1,132
Montgomery Middle School (6-8)*	2470 Ulric Street	2.8	969	620	450	519
Roosevelt Middle School (6-8)	3366 Park Boulevard	3.1	1,174	969	1,020	154
Marston Middle School (6-8)	3799 Clairemont Drive	4.7	1,205	1,098	689	516
<b>Total (Middle School)</b>			<del>7,190</del> <u>7,045</u>	<b>5,255</b>	<del>4,488</del> <u>4,443</u>	<del>2,702</del> <u>2,602</u>
<b>Senior High Schools</b>						
Herbert Hoover High School (9-12)	4474 El Cajon Boulevard	2.1	2,321	2,163	2,122	119
Kearny Senior High School (also known as Kearny Complex) (9-12)*	1954 Komet Way	2.0	<del>1,961</del> <u>1,737</u>	1,828	<del>1,480</del> <u>1,456</u>	<del>481</del> <u>281</u>
Patrick Henry High School (9-12)	6702 Wandermere Drive	3.8	<del>1,961</del> <u>2,519</u>	<del>1,828</del> <u>2,438</u>	<del>1,480</del> <u>2,408</u>	<del>481</del> <u>111</u>
San Diego High School (9-12)	1405 Park Boulevard	4.3	2,993	2,900	2,414	579
Clairemont High School (9-12)	4150 Ute Drive	4.8	1,607	1,527	960	647
<b>Total (High School)</b>			<del>10,843</del> <u>11,177</u>	<del>10,246</del> <u>10,856</u>	<del>8,456</del> <u>9,360</u>	<del>2,307</del> <u>1,737</u>
<b>Total (Elementary, Middle, High School)</b>			<del>23,210</del> <u>23,356</u>	<del>19,714</del> <u>20,324</u>	<del>17,178</del> <u>18,062</u>	<del>5,952</del> <u>5,214</u>

Source: City of San Diego 2019c

**Notes:**

\* Part of “Kearney Cluster”

\*\* Totals do not include all schools in the MVCPU Final Program EIR; rather, only schools within 5.0 miles of the project site which are the most likely to serve the project residents.

\*\*\* Elevate Elementary School is also located within the vicinity of the project site, approximately 1.3 miles to the northeast. However, no data regarding capacity is available.

As shown in Table 4.14-3, above, and discussed in the Mission Valley Community Plan Update, schools in the vicinity of the project site have experienced a decrease in student enrollment in recent years. Most public schools serving the Mission Valley Community Plan area have decreased enrollment by at least 10% between the 2007-2008 and 2016-2017 school years, resulting in excess capacity in area schools (City of San Diego 2019c).

SDUSD’s Vision 2020, is a community-based school reform plan that engages parents, staff, students, and community members. Vision 2020 states that schools will be organized into clusters for greater community cohesion, which would do the following:

- Clusters will consist of a high school and the middle and elementary schools that feed into it.
- Clusters will ensure that there is a continuity for the neighborhood students in the pre-K-to-12 program.
- Cluster councils will promote the schools in their communities.
- Cluster councils will work with schools, community and district staff to improve the quality of their neighborhood schools.
- Cluster councils will be a democratic representation of the school community including teachers, administrators, support staff, students, parents and community members.

Further, as of 2018, SDUSD is in the process of planning a new technology-oriented elementary school to be located at the intersection of Via Alta and Civita Boulevard within the Mission Valley Community Plan area, which is approximately 1.4 miles west of the project site. The school would serve students in grades pre-K through 5th grade, and accommodate up to 500 students and a staff of up to 40 individuals (City of San Diego 2019c).

#### 4.14.1.4 Libraries

There are several libraries in the vicinity of the project area. These libraries are part of the San Diego Public Library System, which includes the Central Library and 35 branch libraries. Each of the libraries near the project area is listed in Table 4.14-4, along with its distance from the project area and its size (City of San Diego 2019f).

**Table 4.14-4. Existing Libraries**

Library	Address	Library Size	Distance from Project Site
Mission Valley Library	2123 Fenton Parkway	19,760 square feet	Adjacent
Kensington-Normal Heights Library	4120 Adams Avenue	2,300 square feet	1.4 miles
Allied Gardens/Benjamin Library	5188 Zion Avenue	Unknown	1.4 miles
Serra Mesa-Kearny Mesa Branch Library	9005 Aero Drive	15,626 square feet	1.7 miles
University Heights Library	4193 Park Boulevard	3,749 square feet	2 miles
North Park Library	3795 31st Street	8,000 square feet	2.1 miles
Linda Vista Library	2160 Ulric Street	10,000 square feet	2.6 miles
Clairemont Library	2920 Burgener Boulevard	4,437 square feet	4.1 miles

Source: City of San Diego 2019f.

As discussed in the Mission Valley Community Plan, a new 15,000-square foot Mission Hills/Hillcrest Library was proposed to replace the existing 3,850 square-foot facility at this location; and the Mission Hills/Hillcrest Library opened in January 2019. Currently, there are no other plans to build new or expand upon existing libraries in or near the Mission Valley Community Plan area (City of San Diego 2019c). Additionally, CSU/SDSU includes the Love Library, located within the SDSU main campus, approximately 2.5 miles east of the campus site, which is open to the public and has capacity to serve students in the SDSU Mission Valley campus.

## 4.14.1.5 Parks and Recreation

**Project Site**

Existing recreational facilities on site include the SDCCU Stadium, a 70,500-seat facility located in the middle of the project site. SDCCU Stadium holds a variety of sporting and recreational events, including SDSU football games and the annual Holiday Bowl football game. Although SDCCU Stadium can be reserved for special events (City of San Diego 2019a), the stadium is not open for public use. However, according to the Mission Valley Community Plan, the City leases the parking lot of the stadium, making it available to various sports organizations (City of San Diego 2013a).

Further, Little Q Field, an approximately 3-acre field, is located at the southwestern corner of the project site. Little Q Field is currently used by the San Diego OMBAC Wallabies Youth Rugby group. Public use of Little Q field is restricted (San Diego OMBAC Wallabies Youth Rugby 2019).

**Local and Regional Parks**

The City’s Parks and Recreation Department is responsible for operation and maintenance of approximately 40,000 acres of developed and undeveloped parkland and open space within the City (City of San Diego 2015a). Development of public park space within the City is governed by the population-based park and recreation facilities guidelines provided in the Recreation Element of the City’s General Plan. The guidelines associated with the development of population-based parks “provide a means to measure the degree to which park and recreational facilities are developed and to equitably provide facilities throughout the City” (City of San Diego 2015a).

The closest parks to the project site are the North Mountain View Mini Park, located 0.6 miles south of the site; Kenmore Terrace Mini-Park, located approximately 0.77 miles south of the site; and Normal Heights Open Space Park, located approximately 0.8 miles south of the site (City of San Diego 2019g). Table 4.14-5, Local and Regional Parks, identifies the nearest parks and recreation facilities to the project site, the size of each facility, and the distance from the project site. These facilities are also shown in Figure 4.14-1, Existing Public Services.

**Table 4.14-5. Local and Regional Parks**

Park	Acres	Distance from Project Site
San Diego River Garden	16.13	370 feet
Serra Mesa/Ruffin Canyon Open Space	84	0.43 miles
North Mountain View Mini-Park	0.04	0.6 miles
Kenmore Terrace Mini-Park	0.15	0.77 miles
Normal Heights Open Space Park	19.65	0.8 miles
Grantville Neighborhood Park	3.12	1.2 miles
Adams Recreation Center	2	1.20 miles
Adams School Joint Use	0.6	1.25 miles
Murray Ridge Park	13.55	1.26 miles
Normal Heights Elementary School Joint Use	1.1	1.33 miles
Civita Park	14.3	1.4 miles
Old Trolley Barn Neighborhood Park	2.9	1.46 miles



**Table 4.14-5. Local and Regional Parks**

Park	Acres	Distance from Project Site
Garfield Elementary School Joint Use	0.71	1.47 miles
Mission Trails Regional Park	7,220	4.3 miles

Source: City of San Diego 2019g.

#### ***Mission Valley Community Plan Area Parks***

The project site is located within the Mission Valley Community Plan area. Four resource-based parks are located within or near the Mission Valley Community Plan area. These include Presidio Community Park, located in Old San Diego at the western end of Mission Valley, approximately 4.3 miles west of the project site; Sefton Field, located approximately 3.9 miles west of the site; Town and Country Park, located 2.6 miles west of the project site; and Civita Park, located 1.3 miles east of the site. There are over 125 acres of planned and planned proposed-based and joint use parks within the Mission Valley Community Plan Area (City of San Diego 2019c). The River Park, proposed on-site, is included as a proposed park in the Mission Valley Community Plan Update, and designated as the “Stadium Park”.

## 4.14.2 Relevant Plans, Policies, and Ordinances

### **Federal**

#### ***National Trails System Act of 1968 (Public Law 90-543)***

The National Trails System Act of 1968 instituted a nationwide system of interstate riding and hiking trails. This act reflects the federal government’s goals of preserving and developing new riding and hiking trails, and aims to protect existing trails and provide for new trails and related facilities.

### **State**

#### ***California Occupational Safety and Health Administration***

In accordance with California Code of Regulations, Title 8, Sections 1270 and 6773, the California Occupational Safety and Health Administration (Cal/OSHA) has established minimum standards for fire suppression and emergency medical services. The standards include, but are not limited to, guidelines on the handling of highly combustible materials, fire hose sizing requirements, restrictions on the use of compressed air, access roads, and the testing, maintenance and use of all firefighting and emergency medical equipment.

#### ***Emergency Response/Evacuation Plans***

The state of California passed legislation authorizing the Office of Emergency Services (OES) to prepare a Standard Emergency Management System (SEMS) program, which sets forth measures by which a jurisdiction should handle emergency disasters. Non-compliance with SEMS could result in the state withholding disaster relief from the non-complying jurisdiction in the event of an emergency disaster.

**California Building, Fire, and Health and Safety Codes**

The State University Administrative Manual (SUAM) provides required procedures to be used during planning, design and construction of buildings and other facilities on CSU campuses (CSU 2004). SDSU is required to comply with existing California Building, Fire and Health and Safety Code regulations intended to reduce risk of damage to property and persons for all new development, based on procedures in the SUAM. Applicable regulations address building standards including roofing and roof access, fire flow (water) infrastructure, design of hydrant systems, fire protection systems (sprinklers and alarms), fire extinguishers, and structure egress. New development must also comply with access requirements (primary and secondary), provide adequate fire lanes, and maintain defensible space. The State Fire Marshal is responsible for reviewing plans to ensure compliance with applicable California Fire Code standards (CSU 2004).

**California Fire Code**

California Code of Regulations, Title 24, Part 9, incorporates adoption of the 2015 International Fire Code of the International Code Council with necessary California amendments. The California Fire Code establishes minimum requirements consistent with nationally recognized good practices to safeguard the public health, safety, and general welfare from the hazards of fire, explosion, or dangerous conditions in new and existing buildings, structures, and premises, and to provide safety and assistance to fire fighters and emergency responders during emergency operations. The California Fire Code applies to construction, alteration, movement, enlargement, replacement, repair, equipment, use and occupancy, location, maintenance, removal, and demolition of every building or structure within the State of California (24 CCR Part 9).

**Senate Bill 50**

Senate Bill (SB) 50, or the Leroy F. Greene School Facilities Act of 1998, relates to the financing of school facilities and the mitigation of the impacts of land use approvals on the need for school facilities (see Government Code sections 65995 and 65996, and Education Code section 17620). SB 50 authorizes school districts to levy a fee, charge, dedication, or other requirement against applicable construction within the boundaries of the district, for the purpose of funding the construction or reconstruction of school facilities. The provisions of SB 50 are the exclusive methods of considering and mitigating impacts on school facilities that occur or might occur as a result of the planning, use, or development of real property. The payment or satisfaction of the statutory fees are deemed full and complete mitigation of impacts on the provision of adequate school facilities. A state or local agency may not deny or refuse to approve a project involving the planning, use, or development of real property on the basis of a person's refusal to provide school facilities mitigation that exceeds the authorized statutory fee amounts. For purposes of SB 50, "school facilities" means any school-related consideration relating to a school district's ability to accommodate enrollment. SB 50 does not limit or prohibit the ability of a local agency to mitigate the impacts of land use approvals other than on the need for school facilities.

**California Government Code Section 66477 (The Quimby Act)**

Although not directly applicable to the proposed project, Section 66477 of the California Government Code provides cities and counties with the authority to require, by ordinance, land dedications and/or fee payments for recreation facilities as a condition of approval for tentative and parcel maps. The Quimby Act outlines a number of items that must be contained in the local ordinance, including standards from which calculations can be made for the amount of land or fee that must be given for recreation purposes. In addition, the dedications and fees can only be used for creating or rehabilitating recreational facilities, and the city/county must develop a timeline for construction of those facilities. The Quimby Act sets forth a standard ratio of dedicated park area within a city to the number of

residents. Based on the average number of people per household and an approved or tentatively approved map, the Quimby Act requires a dedication of at least 3 acres of park land and/or cash in-lieu fees for every 1,000 residents generated by a proposed residential project.

### Local

As stated, CSU as a state agency is sovereign and is not subject to local land use regulatory/planning documents, ordinances, regulations, policies, rules, fees, or exactions such as those described in this chapter. However, CSU is willing to purchase the project site pursuant to the framework set forth in Section 22.0908, which will be negotiated and memorialized in a future Purchase and Sale Agreement, in order to implement the overriding purpose of the proposed project. In addition, CSU will evaluate the proposed project's consistency with adopted, applicable state and federal regulatory/planning documents; and though not required by law, CSU also will consider the proposed project's consistency with adopted, applicable local regulatory/planning documents.

### ***City of San Diego Municipal Code Section 22.0908***

SDMC Section 22.0908 was approved by City of San Diego voters on November 6, 2018, directing the sale of real property to SDSU. This municipal code section provides that the sale of the existing SDCCU Stadium site is required to provide for certain uses, including the following:

- A River Park, public trails, walking and biking paths or trails, and associated open space for use by all members of the public;
- Passive and active recreation space, community and neighborhood parks;
- Practice, intramural, intermural, and recreation fields;
- Such sale shall cause the approximate 34-acre San Diego River Park south of the Existing Stadium Site to be revitalized and restored as envisioned by past community planning efforts so as to integrate the Mission Valley's urban setting with the natural environment; the River Park will incorporate active and passive park uses, 8- to 10-foot-wide linear walking and biking trails; a river buffer of native vegetation, and measures to mitigate drainage impacts and ensure compliance with water quality standards. River Park improvements shall be made at no cost to the City General Fund and completed not later than seven years from the date of execution of the sales agreement. The City shall designate or set aside for park purposes the River Park pursuant to City Charter Section 55. In addition, the Existing Stadium Site shall reserve and improve an additional minimum of 22 acres as publicly-accessible active recreation space.
- Such sale and ultimate development shall require development within the Existing Stadium Site to comply with the City's development impact fee requirements, parkland dedication requirements, and housing impact fees/affordable housing requirements.

Further, SDMC Section 22.0908 defines the River Park as follows:

“River Park” means approximately 34-acres of land south of the Existing Stadium Site to be revitalized and restored as envisioned by past community planning efforts so as to integrate the Mission Valley's urban setting with the natural environment (see Site Map, attached hereto as Section 8, Exhibit “A”); the River Park will incorporate active and passive park/recreation uses, 8- to 10-foot wide linear walking and biking trails; a river buffer of native vegetation, and measures to mitigate drainage impacts and ensure compliance with water quality standards.

***City of San Diego Charter Section 55***

The City adopted its Policy on Dedication and Designation of Park Lands in August 1985 to establish a policy for the protection of parklands by dedication or designation. The Policy on Dedication and Designation of Park Lands is included in Section 55 of the City Charter and allows all land acquired for open space park purposes and owned in fee by the City to be dedicated by ordinance, if it meets the following conditions:

- A. The land either fits the criteria of resource-based parks, in that it is the site of distinctive scenic or natural or cultural features, and is intended for City-wide use; is a complete open space system or sub-system; or at a minimum is a portion of a sub-system sufficient to stand on its own. (Isolated properties designated as open space shall be dedicated only upon the City's obtaining sufficient additional adjacent land to meet this requirement.)
- B. The land does not include areas which are undesirable for park purposes, would be more suitable for other purposes, or which could be traded or sold to obtain more desirable park lands or to fund park improvements. In these cases, to provide flexibility in making revisions which would be beneficial to meeting the City's open space goals, the land shall not be dedicated.
- C. The deed to the property is free of restrictions which might preclude dedication as park land.

***City of San Diego General Plan***

Although not applicable to a state agency like CSU/SDSU, the City's General Plan Public Facilities, Services, and Safety Element (City of San Diego 2015a) includes response time goals, objectives, and policies for fire and rescue services, including the following:

**Fire-Rescue**

- Policy PF-D.1 Locate, staff, and equip fire stations to meet established response times as follows:
  - To treat medical patients and control small fires, the first-due unit should arrive within 7.5 minutes, 90% of the time from the receipt of the 911 call in fire dispatch. This equates to 1-minute dispatch time, 1.5 minutes company turnaround time, and 5 minutes drive time in the most populated areas.
  - To provide an effective response force for serious emergencies, a multiple-unit response of at least 17 personnel should arrive within 10.5 minutes from the time of 911-call receipt in fire dispatch, 90% of the time.
- Policy PF-D.2. Determine fire station needs, location, crew size and timing of implementation as the community grows.
  - Use the fire unit development performance measures (based on population density per square mile) shown in Table PF-D.1 of the General Plan to plan for needed facilities. Where more than one square mile is not populated at similar densities, and/or a contiguous area with different density types aggregates into a population cluster area, use the measures provided in Table PF-D.2 of the General Plan.
  - Reflected needed fire-rescue facilities in community plans and associated facilities financing plans as a part of community plan updates and amendments.
- Policy PF-D.3. Monitor and maintain adopted service delivery objectives based on time standards for all fire, rescue, emergency response, and lifeguard services.

- Policy PF-D.4. Provide a 3/4-acre fire station site area and allow room for station expansion with additional considerations:
  - Consider the inclusion of fire station facilities in villages or development projects as an alternative method to the acreage guideline;
  - Where density and development preclude a ¾ acre site, consider a multistory station;
  - Acquire adjacent sites that would allow for station expansion as opportunities allow; and;
  - Gain greater utility of fire facilities by pursuing joint use opportunities such as community meeting rooms or collocating with police, libraries, or parks where appropriate.
- Policy-D.5. Maintain service levels to meet the demands of continued growth and development, tourism, and other events requiring fire-rescue services.
  - Provide additional response units, and related capital improvements as necessary, whenever the yearly emergency incident volume of a single unit providing coverage for an area increases to the extent that availability of that unit for additional emergency responses and/or non-emergency training and maintenance activities is compromised. An excess of 2,500 responses annually requires analysis to determine the need for additional services or facilities.
- Policy PF-D.6. Provide public safety related facilities and services to assure that adequate levels of service are provided to existing and future development.

### **Police Protection**

- Policy PF-E.1. Provide a sufficient level of police services to all areas of the City by enforcing the law, investigating crimes, and working with the community to prevent crime.
- PF-E.2. Maintain average response time goals as development and population growth occurs. Average response time guidelines are as follows:
  - Priority E Calls (imminent threat to life) within seven minutes.
  - Priority 1 Calls (serious crimes in progress) within 12 minutes.
  - Priority 2 Calls (less serious crimes with no threat to life) within 30 minutes.
  - Priority 3 Calls (minor crimes/requests that are not urgent) within 90 minutes.
  - Priority 4 Calls (minor requests for police service) within 90 minutes.
- Policy PF-E.7. Maintain service levels to meet demands of continued growth and development, tourism, and other events requiring police services.
  - Analyze the need for additional resources and related capital improvements when total annual police force out-of-service time incrementally increases by 125,000 hours over the baseline of 740,000 in a given year. Out-of-service time is defined as the time it takes a police unit to resolve a call for service after it has been dispatched to an officer.

### **Schools**

According to the City's General Plan Public Services, Facilities, and Safety Element (City of San Diego 2015a), the SDUSD applies the following enrollment limits to guide the planning of future school facilities:

- Maximum enrollment at elementary schools: 700
- Maximum enrollment at junior high/middle schools: 1,500
- Maximum enrollment at high schools: 2,000

### **Parks and Recreation**

The Recreation Element of the City’s General Plan contains policies to address the City’s challenges to meet the public’s park and recreational needs as resident and visitor populations grow and the availability of vacant land decreases, including the following:

- RE-A.8 Provide population-based parks at a minimum ratio of 2.8 usable acres per 1,000 residents (see also Table RE-2, Parks Guidelines).
  - a. All park types within the Population-based Park Category could satisfy population-based park requirements.
  - b. The allowable amount of useable acres exceeding two percent grade at any given park site would be determined on a case-by-case basis by the City.
  - c. Include military family housing populations when calculating population-based park requirements.
  - d. Ensure that parks are located adjacent to a public right-of-way.
  - e. All parks to be designed and constructed consistent with the “Consultant’s Guide to Park Design & Development.”
- RE-A.15. Ensure that adequate funding is identified in public facilities financing plans for the acquisition and development of sufficient land necessary to achieve a minimum ratio of 2.8 useable acres per 1,000 residents or appropriate equivalencies, including any unmet existing/future needs.
- RE-A.17. Ensure that all development impact fees and assessments collected for the acquisition and development of population-based parks and recreation facilities be used for appropriate purposes in a timely manner.
- RE-A.18. Pursue joint use agreements for recreational facilities on other public agency-owned land to help implement the population-based park acreage requirements if they meet the criteria for equivalencies.

### **Libraries**

The Public Facilities, Services, and Safety Element of the City’s General Plan contains policies to address the City’s challenges to meet the public’s library needs, including the following:

- PF-J.2. Design all libraries with a minimum of 15,000 square feet of dedicated library space, with adjustments for community-specific needs. Library design should incorporate public input to address the needs of the intended service area.

### ***City of San Diego Council Policy 600-33***

San Diego City Council Policy 600-33 is intended to establish guidelines to assure the public has advanced notification and opportunity to participate in the input process of park projects. This Council Policy generally applies to entities performing proposed improvements to the City’s park facilities. While park development within the project site will not be subject to this policy due to sovereign immunity, CSU/SDSU has formed a park advisory committee to discuss and provide input on the project’s park planning process in consideration of this Council Policy.

### **Mission Valley Community Plan**

Although not applicable to a project owned by the state, the Mission Valley Community Plan, which serves as a blueprint for the future development of the neighborhood, was adopted by the City Council in ~~1984~~1985; and last amended in 2013. The Final Draft of the Mission Valley Community Plan Update, as well as the Final Program EIR, was released on May 31, 2019 (City of San Diego 2019c and 2019h). The City Council approved the Mission Valley Community Plan Update and certified the Final Program EIR on September 10, 2019. The Mission Valley Community Plan Update includes various implementation actions (IA) and policies for development that relate to parks and recreation, including the following:

#### ***Implementation Actions***

##### **Park Development**

- IA-41 New Park Facilities. Pursue future park sites and park equivalencies identified in Table 5, Population-based Parks and Recreation Facilities Inventory and Recommendations [of the Mission Valley Community Plan Update] as opportunities arise.
- IA-42 Public Facility Integration. Public agency land or buildings are redeveloped, active or passive recreation should be incorporated on-site and into buildings, support facilities (e.g., parking structures), or the surrounding exterior lands, where space allows.
- IA-44 On Site Park Development. Encourage the development of parks within residential mixed-use developments and other public facilities.
- IA-45 Joint Use. Pursue lease agreements with public agencies (e.g., San Diego Unified School District, and Caltrans) to incorporate active or passive recreation into existing buildings or surrounding grounds where non-programmed space is available and appropriate for public use.
- IA-48 Non-traditional Parks. Support the development of non-traditional parks such as rooftop parks, bridge parks, and amenitized plazas to meet park needs. Park sites could also be added by acquiring and developing land through street/alley rights-of-way vacations (paper streets), where appropriate.
- IA-49 Preservation. Preserve, expand, and enhance existing park and future recreation facilities to increase their life span, or expand their uses and sustainability.
- IA-54 Mobility. Enhance existing park and recreation facilities in Mission Valley by optimizing pedestrian, bicycle, public transit, automobile, and alternative modes of travel.
- IA-55 Connectivity. Design all new recreation facilities for an interconnected park and open space system that is integrated into and accessible to Mission Valley community residents through the San Diego River Pathway and a network of paseos.

##### **Public, Semi-Public, and Community Facilities and Services**

- IA-68 Station Funding. Identify funding to support the development and regular upgrading of the police/fire stations within Mission Valley, as necessary, to adequately respond to fires and emergencies.
- IA-70 Satellite Police Station. Support the development of a satellite Police station on the Stadium site to serve a future dense, active area with limited connectivity and accessibility from existing stations.

**Schools**

- IA-76 Coordination. Coordinate with the San Diego Unified School District to explore options for the provision of pre-kindergarten to 12th grade educational facilities to serve future students within Mission Valley as needed.

***Policies for Development***

**Park Development, Improvements, and Expansions**

- Policy PDI-1. Development should locate public parks on-site where feasible.
- Policy PDI-3. Any portion of a private development proposed to satisfy its population-based park requirements should:
  - Not restrict or limit the use of the park or facility to any person because of race, religion, or creed, or limit availability of the park or facility for the use of the general public.
  - Be permanent. This would mean that the project has an estimated useful life equivalent to that of similar installations on City-owned and developed parks.

**Public Open Space on Private Development**

- Policy POD-1. Calculate park acreage based on “usable acres” as defined in the General Plan Glossary.

**Area-Specific: San Diego River**

- Policy SDR-1. All development within the River Corridor Area and the River Influence Area should be consistent with the Land Use Development Code, Chapter 14, Article 3, Division 1, Special Flood Hazard Areas; Chapter 14, Article 3, Division 1, Environmentally Sensitive Lands; and the San Diego River Park Master Plan.
- Policy SDR-2. Trail entrances should be highly visible from the street and surrounding development, with recognizable and unified design elements at trail entrances, including landscaping, pedestrian-oriented amenities (e.g., drinking fountains and benches), signage, and pavers.
  - Where trails meet public roads, access points should be directly across from each other and the crossing should be signalized.
  - Wherever possible, pathways should be uninterrupted by conflicts with vehicles through grade separations.
- Policy SDR-3. All recreational areas and plazas, passive or active, should be visually and/or physically linked to the River Corridor’s passive recreation areas and facilities, so that they are integrated into the area-wide open space system.
- Policy SDR-5. Permanent best management practices, listed in the City’s Storm Water Standards Manual, must be implemented on all river area projects. Incorporate both mandatory structural practices (swales, infiltration basin) and mandatory non-structural practices (restricted irrigation, aggressive street cleaning).

**Mission Valley Public Facilities Finance Plan**

The current Mission Valley Public Facilities Financing Plan (PFFP), Fiscal Year 2013, was adopted by the City Council on May 2, 2013. The PFFP sets forth the major transportation (e.g., streets, traffic signals), libraries, park and



recreation, storm drains, and fire facilities needed to serve the community. The PFFP is a guide for future public facilities development within the community, serves to determine the public facility needs of the community, and sets forth Development Impact Fees to help mitigate the cost of the public facilities needed to serve development in the community. The PFFP provides the basis for a revision of the impact fees for the Mission Valley community (City of San Diego 2013b). As part of the Mission Valley Community Plan Update, the City of San Diego anticipates adopting an updated PFFP; however, the draft update of the PFFP is not available as of the writing of this EIR; therefore, the existing, adopted Mission Valley PFFP is considered in this analysis.

### ***Navajo Community Plan***

The San Diego City Council adopted the Navajo Community Plan in December 1982 and amended the plan in June 2015. The Navajo Community Plan area of San Diego is approximately 8,000 acres; located in the easterly portion of the City of San Diego; and includes the community areas of Allied Gardens, Del Cerro, Grantville, and San Carlos. The Plan's overriding objectives for the long-range development are to retain the residential character of the area; provide adequate community services, such as police and fire protection and rubbish collection; establish guidelines for the use of canyons and hillsides; and enhance the environment of the area as a pleasant, livable, walkable community (Navajo Community Planners and City of San Diego 2015).

The Navajo Community Plan outlines a future "Qualcomm Major Park and Recreation Center," planned to include 30 acres within the SDCCU Stadium site, adjacent to the San Diego River. This planned park was outlined in the Navajo Community Plan to serve both the Mission Valley and Navajo communities, with Navajo's portion estimated to use approximately 10 acres of active and passive recreation uses, including sports fields, picnic areas, children's play areas, multipurpose courts, walkways, landscaping, and parking. The Navajo Community Plan also outlines the need for a 25,000-square-foot recreation center to serve both the Navajo and Mission Valley communities with an indoor gymnasium, multipurpose courts, multipurpose rooms, a kitchen, and other community-serving facilities (Navajo Community Planners and City of San Diego 2015).

### ***Navajo Public Facilities Financing Plan***

The San Diego City Council approved the current Navajo PFFP, Fiscal Year 2015, was approved by the City Council on June 9, 2015, and the Mayor approved it on June 23, 2015. The Navajo PFFP identifies public facilities that are anticipated over the next 15 years (from the PFFP approval date) when full community build-out of the Navajo Community Plan area is anticipated, serves to establish a financing strategy for the provision of those facilities, and establishes a Development Impact Fee for new development (City of San Diego 2015b). The Navajo Public Facilities Financing Plan identified 10 acres of the project site for a community park.

### ***San Diego River Park Master Plan***

The San Diego City Council adopted the San Diego River Park Master Plan on May 20, 2013. The San Diego River Park Master Plan's goal is to provide the vision and guidance to reverse the San Diego River's threatened condition, and restore the symbiotic relationship between the river and surrounding communities. The San Diego River Park Master Plan's vision, principles, recommendations, and implementation strategy provide the City with a strong policy document for the future development along the river. Recommendations are divided into general recommendations for the entire river park area, extending from the City of Julian to the Pacific Ocean, and specific reach recommendations for the six distinct geographic areas of the river (City of San Diego 2013a). The project site is located within the Lower Valley geographic area.

The San Diego River Park Master Plan includes Design Guidelines, consistent with community plans such as the Mission Valley Community Plan, to support development regulations of the City’s Land Development Code and community-specific regulations, such as the Mission Valley Planned District Ordinance. These design guidelines apply only to the River Corridor Area, which includes the 100-year floodway and 35 feet on both sides of the floodway, and the River Influence Area, which extends 200 feet beyond the River Corridor Area on both sides of the river. Guidelines as to how the River Corridor Area interfaces with the City’s Multi-Habitat Planning Area (MHPA) and wetland buffer overlay are also discussed in the San Diego River Park Master Plan (City of San Diego 2013a).

The visions and principles of the San Diego River Park Master Plan, and the recommendations for achieving these, include the following (City of San Diego 2013a):

- Vision: Reclaim the valley as a common, a synergy of water, wildlife and people
- Principle One: Restore and maintain a healthy river system
  - Recommendation H. Future development projects should incorporate hydrology and water quality considerations in all planning and guidance documents and monitor water quality following implementation of the projects.
- Principle Two: Unify fragmented lands and habitats
  - Recommendation A. Establish appropriate corridors for the river, wildlife and people.
  - Recommendation B. Acquire open lands and/or pursue conservation easements.
  - Recommendation C. Eliminate invasive plant species and reintroduce native species.
  - Recommendation D. Naturalize floodway areas.
  - Recommendation E. Use biological systems to treat all storm water before it enters the river.
  - Recommendation F. Separate pedestrian/wildlife and vehicular river crossings.
  - Recommendation G. Create “Green Gateways”
  - Recommendation H. Establish habitat corridors as secondary gateways at side canyons and tributaries.
- Principle Three: Create a connected continuum, with a sequence of unique places and experiences
  - Recommendation E. Upgrade and link existing parks into San Diego River Park system.
  - Recommendation H. Provide San Diego River Park way-finding signs.
- Principle Four: Reveal the river valley history
- Principle Five: Reorient development toward the river to create value and opportunities for people to embrace the river
- Lower Valley Reach Recommendation I: Consider public recreation, the San Diego River Pathway and a naturalized open space along the river when planning any future use of the City’s property at the Qualcomm Stadium site.

### **City of San Diego Municipal Code Land Development Code**

Although not applicable to land and developments owned by a state agency, the San Diego Municipal Code (SDMC), Chapters 11 through 14, and a portion of Chapter 15, are referred to as the Land Development Code. These chapters contain the City’s planning, zoning, subdivision, and building regulations. The Mission Valley Planned District Ordinance is included as Article 14 of Chapter 15 of the Land Development Code and includes special regulations that apply to development proposals subject to review under this ordinance. One of the purposes of the Mission Valley Planned District Ordinance is to support implementation of the River Park Master Plan. Section 1514.0302 of the Land Development Code also sets forth regulations to ensure that development along the San Diego River implements

the River Park Master Plan and the Mission Valley Community Plan. Additional purposes set forth in Section 1514.0302 are to preserve and enhance the character of the San Diego River Valley, to provide for sensitive rehabilitation and redevelopment, and to create the River Pathway. Where there is a conflict between the special regulations outlined in the Mission Valley Planned District Ordinance and those of Section 1514.0302 (San Diego River Park Subdistrict), the provisions of Section 1514.0302 shall apply.

### 4.14.3 Significance Criteria

The significance criteria used to evaluate the project impacts to public services are based on Appendix G of the CEQA Guidelines. According to Appendix G of the CEQA Guidelines, a significant impact related to public services would occur if the project would:

1. 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:
  - a. Fire protection.
  - b. Police protection.
  - c. Schools.
  - d. Parks.
  - e. Other public facilities.

In addition, because recreation facilities are similar to parks, and because the significance criteria and analysis are related to the physical effects that a project may cause to existing parkland, this section also considers the following criteria from Appendix G of the CEQA Guidelines, which states that that a project would result in a potentially significant impact related to recreation if the project would:

2. Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.
3. Include recreational facilities or require the construction of expansion of recreational facilities, which might have an adverse physical effect on the environment.

### 4.14.4 Impacts Analysis

***Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, or the 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 following public services:***

#### 4.14.4.1 Fire Protection and Emergency Medical Services

Implementation of the proposed project would result in an increase in population and visitors to the project site, which would result in increased demand for fire protection services. The population growth generated by the proposed project would increase the call volume for fire protection in the area.

Emergency call volumes related to typical projects can be reliably estimated based on the historical per-capita call volume from a particular fire jurisdiction. As stated in the Citygate Study, the SDFD responds to more than 91,000 calls for service annually, or an average of 250 calls per day (Citygate 2017) for a City-wide total population of 1.4 million (U.S. Census Bureau 2019). As such, the City's per capita call volume is roughly 65 calls per year per 1,000 persons.

The proposed project would include approximately 4,600 residential units for the benefit of students, faculty, staff, and others interested in residing in a transit-oriented university campus setting. As discussed in Section 4.13, Population and Housing, the population generated by the proposed project is calculated as 8,510 residents. The proposed project's 8,510 residents would generate roughly 553 calls per year or 1.527 calls per day.

Station 45 was constructed in 2015 and is equipped with Battalion 4, Engine 45, Truck 45, HazMat 1, HazMat 2 which would respond to the project site in the event of a fire or other emergency. Fire Station 45, located adjacent to the project site north of Friars Road, responded to approximately 3,684 calls in 2017, or approximately 10 calls per day (SDFD 2017). As discussed in Section 4.14.1.1, Fire Station 45, has an average travel time of about seven minutes, above the five-minute goal. Further, Fire Station 45 has an average dispatch and crew turnout time of about nine minutes from the time of the 911 call to the time of arrival, above the City's established goal of 7.5 minutes (Citygate Associates, 2017). As shown in Figure 4.14-2, Station 45 can respond to the project site in less than three minutes, or half of the City's 7.5-minute response threshold. Additionally, stations 17, 18 and 28 can respond to the entire project site in under 7 minutes, and stations 5, 14 and 23 can respond to portions of the project site in less than 7.5 minutes. No additional facilities are anticipated to be needed for the first responding unit to serve the project site within 7.5 minutes. Therefore, there would be no need for construction of new facilities, or additions to existing fire protection facilities, that could impact the physical environment. Therefore, a **less than significant** impact would occur.

### Effective Fighting Force

As shown in Figure 4.14-1, Existing Public Services, and Table 4.14-1, Nearby Fire Stations, there are seven fire stations within approximately three miles of the project site to assemble the effective fighting force of 17 personnel within 10.5 minutes from the time of 911-call receipt in fire dispatch. To understand fire department response capabilities, Dudek conducted an analysis of the travel-time response coverage from the closest, existing stations. This modeling analysis was conducted using network analyst tools within GIS software, road data files, and proposed project development plan data. Response travel speed for this analysis was held constant at 35 mph, consistent with the Insurance Services Office (ISO) Public Protection Classification Program's Response Time Standard, and incorporated impedances (slowdowns) for intersections and turns by the model. This average speed has been validated for the ISO as still applicable as a predictive tool and considers average terrain, average traffic, weather, and slowing down for intersections. The proposed project's circulation systems include certain traffic-calming tools to improve pedestrian safety, and a 35 mph response travel speed is considered appropriate because the proposed street sections comply with fire access travel width requirements. Model output files were used to analyze the quantity and percentage of individual proposed project units that could be reached by fire response personnel from each station, assuming travel time and speed constraints.

Once the network data set parameters were finalized, Dudek ran network models to depict the response coverage from the permanent public safety site location. The model results provided in Figures 4.14-2 and 4.14-3 depict the geographic limits that can be reached within travel time intervals.

Station response times across the project site are shown in Figures 4.14-2 and 4.14-3. No additional facilities are anticipated to be needed for the first responding unit (highly likely to come from Station 45, adjacent to the site) to serve the project site within 7.5 minutes. As shown in these figures, fire stations 5, 14, 17, 18, 23, 28, and 45 can respond within 10.5 minutes. Thus, no additional facilities are anticipated to be needed to assemble the effective fighting force to serve the project site within 10.5 minutes. Because there is an effective fighting force to serve the proposed project, there would be no need to expand existing fire service facilities, therefore no impacts to the physical environment would occur. Therefore, there would be no need for construction of new facilities, or additions to existing fire protection facilities, that could impact the physical environment. Therefore, a **less than significant** impact would occur.

### Specialty Equipment

The proposed project includes two uses, the stadium and high-rise campus-related residential towers, which present unique requirements for fighting potential structural fires. Because one of these is an existing use on the project site (SDCCU Stadium), SDFD Station 45 is already equipped with the appropriate equipment.

Similarly, while the project site does not currently consist of high-rise towers, the larger service area under SDFD Station 45 contains several high rise office and residential buildings. Accordingly, Station 45 houses a ladder truck, which would be used to service the proposed project. Station 45 was constructed to house these specialty apparatus; and, accordingly, no expansion of the fire station is anticipated as a result of the proposed project.

### Staffing

Lastly, with respect to staffing and service ratios, the proposed project would introduce 8,510 new campus-related residents to the project site, as described in Section 4.13. This increase in population, as described above, would result in additional calls for service totaling approximately 1.52 calls/day. To achieve response time goals and objectives, the San Diego Fire Department would potentially have to increase staffing in the fire department. The San Diego Fire Department is funded through the City of San Diego's municipal budget. Ernst & Young prepared an economic impact analysis for the proposed project (EY 2019, EIR Appendix 4.13-1), which analyzes the increased tax and other revenues generated by the proposed project. As calculated by the Ernst & Young report, the proposed project would generate approximately \$4.0 million annually to the City of San Diego and an additional \$22.1 million annually in other taxes. The City would be able to use these funds for the provision of public services, including fire protection and emergency services, to maintain and improve staffing ratios to the extent necessary.

As such, although the increase in population and additional campus office/research, recreational, retail and hospitality uses associated with the proposed project would result in an increase in demand for fire services, due to the location of the project site and proximity of existing fire stations, no new or physically altered governmental facilities which could cause significant environmental impacts beyond those analyzed in herein, are required. Impacts to fire protection services would be **less than significant**.

Emergency medical services are provided to the Mission Valley Community Plan area and the project site through a public/private partnership between the City's Emergency Medical Services (EMS) and a private ambulance contractor, which provides additional personnel and some ambulances. EMS has ambulances, paramedics, and emergency medical technicians (EMTs) who respond to emergency calls. Medical emergency service demand over the previous three years involved 199,630 calls for service comprising 82.64% of total service demand over the same period (Citygate Associates 2017).

As noted above, the City requires ambulances to arrive at acute emergencies within 12 minutes, urgent situations within 15 minutes and non-emergencies within 25 minutes. From July 1 through September 30, 2018, ambulances met the goal for acute emergencies 93 percent of time, for urgent situations 95 percent of the time and for non-emergencies 97 percent of the time. Although the increase in population and additional campus office/research, recreational, retail and hospitality uses associated with the proposed project would result in an increase in calls for fire and emergency medical services by roughly 553 calls per year or 1.527 calls per day, due to the location of the project site and proximity of existing fire stations, and because emergency medical facilities also include non-physical structures (i.e., ambulances stationed around the City and not necessarily housed within a physical structure), no new or physically altered governmental facilities the construction of which could cause significant environmental impacts beyond those analyzed in herein, are required. In addition, as described above, the proposed project would generate approximately \$4.0 million annually to the City of San Diego, and an additional \$22 million annually in other taxes. The City would be able to use these funds for the provision of public services, including fire protection and emergency medical services, to maintain and improve staffing ratios to the extent necessary. Impacts to emergency medical services would be **less than significant**.

### 4.14.4.2 Police Protection

As discussed above, the proposed project would introduce approximately 8,510 campus residents to the project site, which would result in increased demand of police protection services. Further, the introduction of additional campus office/research, recreational, retail, hospitality and other uses would result in an increased need for enhanced police services. The population growth generated by the proposed project would increase the call volume for police protection in the area.

The proposed project would be served by UPD, which will enter into a mutual aid agreement with local law enforcement agencies, including the San Diego Police Department, as appropriate. A new SDSU University Police Department substation also can be accommodated on the SDSU Mission Valley Campus Master Plan site. This substation would be staffed with all necessary public safety personnel to support the campus residential, office/research, recreational, retail, hospitality, and special event needs and serve as an extension of the central UPD station on the main campus. All services available on the main campus would be available at the Mission Valley campus and be provided in close coordination with main campus personnel and leadership.

Through the mutual aid agreement, UPD would serve as the primary law enforcement provider on the project site and respond to the majority of calls for service; however, SDPD or other entities (i.e., San Diego County Sheriff) may provide additional support as UPD requests.

Further, with respect to staffing and service ratios, the proposed project would introduce 8,510 new campus residents to the project site, as described in Section 4.13. This increase in population would result in additional demand for 12.6 sworn officers based on achieving the City's goal of 1.48 sworn officers per 1,000 population. To achieve response time objectives and keep staffing ratios, the San Diego Police Department would potentially increase staffing. The San Diego Police Department is funded through the City of San Diego's municipal budget. As calculated by the Ernst & Young report, the proposed project would generate approximately \$4.0 million annually to the City of San Diego and an additional \$22.1 million annually in other taxes. The City would be able to use these funds for the provision of public services, including law enforcement services, to maintain and improve staffing ratios.

With incorporation of a new substation on-site, service provided by UPD and execution of the mutual aid agreement with local law enforcement agencies, and through the increase tax revenues realized by the City through improved property values and sales taxes and other uses, police protection services to the project site

would be provided and service to the remaining community would be ensured. No new or physically altered governmental facilities for police protection beyond those analyzed herein would be required. Impacts to police protection would be **less than significant**.

#### 4.14.4.3 Schools

The need for new school facilities is typically associated with a population increase that generates an increase in enrollment large enough to cause new schools to be constructed or existing schools to be expanded. The Mission Valley Community Plan Update includes student generation rates per housing unit, which were determined per correspondence with SDUSD (Appendix 4.14-1, SDUSD Student Generation Letter). The student generation rates provided by SDUSD, and included in Table 4.14-8, were used to determine the projected number of elementary, middle, and high school students per housing unit generated by the proposed project. Student generation rates are based on the type of project, number of units, bedroom mix, affordable or senior housing in the community, proximity to schools and other amenities, the neighborhood, and other factors, based at buildout of the Mission Valley Community Plan Update, which was assumed to be 2050 (City of San Diego 2019c).

**Table 4.14-8. Students Generated by the Proposed Project**

	Low Student Generation Rate	High Student Generation Rate	Proposed Dwelling Units	Students Generated by the Project Using Low Student Generation Rate	Students Generated by the Project Using High Student Generation Rate
Elementary Schools (K-5)	0.038	0.076	4,600	175	350
Middle Schools (6-8)	0.013	0.026	4,600	60	120
High Schools (9-12)	0.016	0.032	4,600	74	148

Source: ~~SDUSD 2018b~~ Appendix 4.14-1, SDUSD Student Generation Letter, 2019

**Notes:**

Generation rates were assumed per housing unit at buildout of the project.

\* The high student generation was calculated by doubling the low student generation rate.

The proposed project would include the development of 4,600 campus-related residential units to the project site. Although it is expected that initially approximately 300 of these units would be university student housing (and would therefore not be likely to generate any elementary, middle or high school students), for a conservative analysis, this report assumed that all 4,600 units would be publicly available units in order to provide the highest total potential K-12 student generation. In addition, the number of K-12 students generated by the proposed project was calculated using both the low and high student generation rates provided in the Mission Valley Community Plan Update. As shown in Table 4.14-8, the proposed project has the potential to generate approximately 175 to 350 elementary school students, 60 to 120 middle school students, and 74 to 148 high school students.

A comparison between the potential K-12 students generated by the proposed project and existing school capacities is included in Table 4.14-9, K-12 Students Generated by the Proposed Project.

Table 4.14-9. K-12 Students Generated by the Proposed Project

	Total Enrollment Capacity (2016-2017)	Excess Enrollment Capacity (2016-2017)	Low Estimate		High Estimate	
			Potential Students	Difference	Potential Students	Difference
Elementary Schools (K-5)	<del>5,940</del> 4,259	<del>1,117</del> 875	175	<del>942</del> 700	350	<del>767</del> 525
Middle Schools (6-8)	<del>9,308</del> 4,443	<del>3,232</del> 2,602	60	<del>3,172</del> 2,542	120	<del>3,112</del> 2,482
High Schools (9-12)	<del>13,453</del> 9,360	<del>2,119</del> 1,737	74	<del>2,045</del> 1,663	148	<del>1,971</del> 1,589
<b>Total (K-12)</b>	<del>18,062</del> <b>28,701</b>	<del>5,214</del> <b>6,468</b>	<b>309</b>	<del>4,905</del> <b>6,159</b>	<b>618</b>	<del>4,596</del> <b>5,850</b>

Source: City of San Diego 2019c.

\* Totals do not include all schools in the MVCPU Final Program EIR; rather, only schools within 5.0 miles of the project site which are the most likely to serve the project residents.

As shown in Table 4.14-9, K-12 Students Generated by the Proposed Project, elementary, middle, and high school students generated by the proposed project could be accommodated by available excess capacity at existing school facilities.

The elementary school capacity shown in Table 4.14-9 does not include Elevate Elementary School, which is located approximately 1.7 miles northwest of the proposed project site, for which data is not available. The elementary school capacity shown in Table 4.14-9 also does not include enrollment capacity for the planned Civita Elementary School, a 500-student capacity elementary school that is currently in the planning stage and that would be located approximately two miles west of the proposed project site (City of San Diego 2019c).

As discussed in Section 4.14.1.3, above, SDUSD's Vision 2020 states that schools will be organized into clusters, in order to provide greater community cohesion. Each cluster would include a high school as well as a middle school and elementary schools that feed into it (SDUSD 2019). The project site is located within the Kearney Cluster, which includes several of the schools listed in Table 4.14-3, Project Area Public Schools and Enrollment. SDUSD identified the elementary, middle and high school attendance boundaries within which the project site is located. Table 4.14-10 identifies the schools that currently serve the proposed project site, as well as the estimated capacity, existing enrollment, and projected enrollment for these schools; the table also shows the estimated students from the proposed project.

Table 4.14-10. Schools That Currently Serve the Project Site

School	Estimated Capacity	Enrollment (2018-2019)	Enrollment Projection (2019-2020)	Project Students	Difference
Juarez Elementary	328	274	272	<del>175-300</del> 350	<del>(244)</del> (294)
Taft Middle School	718	462	457	60-120	141
Kearney High Complex	1,737	1,456	1,433	74-148	156



The Project Students would not all be generated at once, rather, as noted in Section 2.3.6, the proposed project would build out over approximately 15 years. The stadium and river park would be constructed first, therefore, residential development and occupancy is not expected to occur until 2022 at the earliest. Assuming a fifteen-year buildout of the residential uses would result in approximately 12 to 24 elementary students per year. Since most elementary schools serve between six or seven grade levels (K through 5 or K through 6), this total would equate to approximately 3 to 5 new students per grade level per year. While individual schools (i.e., Juarez Elementary) may exceed capacity based on existing attendance boundaries, within the Kearney Cluster, there is sufficient capacity to accommodate the increase in students from the proposed project at the elementary, middle and high school levels. Specifically, as noted in Table 4.13-3, Jones Elementary, Fletcher Elementary, and Carson Elementary are less than 3-miles from the project site and are within the Kearney Cluster (SDUSD “Kearney Cluster”, <https://www.sandiegounified.org/kearny-cluster>, accessed October 28, 2019) and have capacity of approximately 397 students. In addition, as indicated by SDUSD, attendance boundaries are reviewed annually and subject to change, and the proposed project is likely to result in the need to adjust attendance boundaries at the elementary level. Further, as noted in Section 4.14.1, the elementary school capacity does not include enrollment capacity for the planned Civita Elementary School, which is a 500-student capacity elementary school that is currently in the planning stage and that would be located approximately two miles west of the proposed project site.

Further, as calculated by the Ernst & Young report (EIR, Appendix 4.13-1), the proposed project would generate approximately \$10.0 million annually to the SDUSD in property and other sales and use taxes. SDUSD would be able to use these funds for the provision of educational services throughout the district.

Overall, there is sufficient capacity in schools surrounding the project site to accommodate K-12 students generated by the proposed project. SDUSD may adjust attendance boundaries for area elementary schools. However, impacts to schools would be **less than significant**.

#### 4.14.4.4 Libraries

The proposed project would include the development of 4,600 campus residential units to the project site, which would result in the addition of approximately 8,510 residents that would increase demand for library services. The City’s General Plan, Public Facilities, Services, and Safety Element sets a standard of a minimum of 15,000 square feet of dedicated library space for branch libraries (City of San Diego 2015a). As discussed in the Mission Valley Community Plan Update Final Program EIR, libraries have an approximately two-mile service radius. Accordingly, the Mission Valley Community Plan area is generally served by existing libraries including Mission Valley Branch (which particularly services the eastern portion of Mission Valley Community Plan area), the Mission Hills/Hillcrest, Linda Vista, and University Heights branches (City of San Diego 2019c). Additionally, CSU/SDSU includes the Love Library, located within the SDSU main campus, approximately 2.5 miles east of the project site, which is open to the public and has capacity to serve students from the SDSU Mission Valley campus.

In addition, it is anticipated that part of the development of the proposed project would include library services to serve the student population attending the future SDSU classrooms within the proposed project. While the ultimate size and configuration has yet to be determined, a new facility based largely on providing internet and other technological devices (computers, docking stations, etc.) is anticipated as part of the SDSU Mission Valley Campus Master Plan, all of which can be provided as part of the project’s land uses. Impacts to library services would be **less than significant**.

#### 4.14.4.5 Parks and Recreation

As explained in Section 4.14.3, because recreation facilities are similar to parks, and because the significance criteria and analyses are related to the physical effects a project may cause to existing parkland, this section also considers the following criteria from Appendix G of the CEQA Guidelines. The analysis determines the proposed project's estimated park demand and then analyzes whether the proposed project provides sufficient park acreage to meet the expected demand. Based on this analysis, the following section then determines whether the proposed project would result in the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts.

***Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?***

Under this significance criterion, an impact would occur if the project would increase the use of existing park and recreational facilities to the point where substantial physical deterioration of such facilities would occur or be accelerated. More specifically, this criterion addresses impacts in relation to off-site, existing recreational facilities that would experience an increase in usage resulting from the proposed project that may result in physical deterioration of the facility. To avoid such impacts, the construction of new parks and recreational facilities may be required by a project to reduce the impacts to existing facilities.

Relatedly, an impact would occur if the project would result in substantial adverse physical impacts associated with the provision of, or need for, new or physically altered governmental park facilities, the construction of which could cause significant environmental impacts.

##### 4.14.4.5.1 Park Demand

The proposed project would introduce new residents on the project site, which would increase demand for park and recreational facilities. Table 4.14-11, Park Demand Generated by the Proposed Project, illustrates the projected park demand associated with the proposed project under various scenarios. The projected park demand was calculated using the persons per household (PPH) generation factor to forecast future populations of the proposed project area.

**Table 4.14-11. Park Demand Generated by the Proposed Project**

Dwelling Units	Persons Per Household	Population	General Plan Usable Park Standard (Acres/Residents)	Park Demand (Usable Acres)
4,600 units	1.85 <sup>1</sup>	8,510	2.8/1,000	23.83

<sup>1</sup> Mission Valley Community Plan Update Final- Program EIR, City of San Diego, in progress

The City reports a parks standard of a minimum ratio of 2.8 useable acres per 1,000 residents (City of San Diego 2015a). As shown in Table 4.14-11, the addition of 8,510 residents to the project site would result in the increased demand of 23.8 useable acres of park area. As discussed in Section 4.14.1.5, Existing Conditions, the project site is located within the Mission Valley Community Plan area, which is primarily an urbanized commercial center that contains public parks. Some parks are located in the vicinity of the site; however, absent the development of parks within the project site, the proposed project would have a potentially significant impact on recreation.

#### 4.14.4.5.2 Proposed Parks, Recreation, and Open Space Facilities

The proposed project would include approximately ~~86~~83 acres of parks, recreational facilities, and open space, including the construction of additional parks and recreational facilities to accommodate the increase in population (see Figure 2-1, Concept Design Site Plan). A description of each of the proposed park and recreational facilities is provided below.

The proposed project would develop approximately 60 acres of parks, recreation and open space along the south, southeast, and eastern edges of the project site (the “River Park”). This area would include the 34-acre San Diego River Park contemplated by SDMC section 22.0908, as planned and envisioned by past community planning efforts, including the San Diego River Park Master Plan and Mission Valley Community Plan Update, to integrate Mission Valley’s urban setting with the natural. The 34-acre San Diego River Park area would be retained in fee ownership by the City of San Diego.

The parks and recreation portion of the River Park would be located north of the San Diego River floodway, south of the proposed academic uses, and south and east of the proposed residential uses. This area may include flexible use turf event/play areas, play structures, basketball courts, sand volleyball courts, baseball/softball field(s), and/or soccer field(s). Specific details of park facilities are being determined with the River Park Advisory Committee which as of the writing of this EIR, is currently involved with a comprehensive and inclusive planning process. Additionally, fixed bench seating, bike racks, and outdoor assembly/shared plaza space would be constructed. All of these facilities would be open to the public, but some would be owned/maintained by SDSU and SDSU programs and affiliates would receive first priority for programming needs at those facilities.

The River Park may also include a dog park that would be located south of San Diego Mission Road and north of the proposed residential uses; a hike and bike trail that would be located throughout the parks and recreation portions of the River Park; a 2-mile hike and bike loop that would connect to the proposed hike and bike trail at multiple points and would circle the project site; and a building pad for a Community Recreation Center, as generally depicted in the Mission Valley Community Plan Update. Construction of vertical improvements at the Community Recreation Center is not part of the proposed project; instead, such improvements would be constructed by the City with appropriate City funding.

According to the City’s Policy on Dedication and Designation of Park Leases, all land acquired for resource-based park and recreation purposes and owned in fee by the City shall be dedicated by ordinance pursuant to Section 55 of the City Charter within 1 year of the date that the City accepts the property deed (City of San Diego 1985). Therefore, the 34-acre River Park would be dedicated in accordance with this policy. The proposed project would contribute to the construction of the 34-acre River Park, and the ~~85~~81.4-acre Recreation Center Pad, in accordance with Municipal Code Section 22.0908, to serve the project site and neighboring communities.

The proposed SDSU campus parks and recreation features would include multi-use recreation fields and tailgate park, which would include an open turf area on approximately 7.27.1 acres in the northwest corner of the project site. This area would be used for recreational fields (i.e., soccer fields) during typical operation of the proposed project. Only during major events within the proposed stadium would this area be converted to temporary parking. Further, a ~~2-acre~~ green area would provide a north/south connection between the stadium and the River Park area, and would provide access points to parking garages. ~~An approximate 2-acre~~ mall running east/west intersecting the center of the green would also be provided.

Other park and recreation areas within the SDSU campus would include courtyards and green space, which would be located throughout the SDSU campus/academic building areas serving as traditional “quad” features between buildings. This area would feature raised planters, bike racks, pedestal paver systems, moveable tables and chairs, shade structures, and outdoor assembly space with built-in seating and shared plaza space. Lastly, approximately paseos and bike lanes and paths would be provided within the campus/academic areas.

The proposed recreational and open space elements that would be part of the proposed project are outlined in Table 4.14-12, Proposed Parks and Recreation Facilities Summary. Table 4.14-12 identifies parks and recreational uses by different components, including active park uses, passive park uses, and open space areas.

**Table 4.14-12. Proposed Park and Recreation Facilities Summary**

Proposed Facility	Acreage
<b><i>San Diego River Park</i></b>	
Active Park, Recreation Fields, and Green Space	<u>22.0</u> <u>21.9</u>
Recreation Center (pad)	<u>1.4</u>
Community Passive Park and Green Space	<u>18.8</u> <u>29.7</u>
Active Park, Recreation Fields, and Green Space at River Park	<u>14.8</u>
Open Space (Murphy Canyon Creek)	<u>2.6</u> <u>5.8</u>
<b>San Diego River Park Total Area</b>	<b><u>58.2</u><u>57.2</u></b>
<b><i>Campus/Academic Component and Community Recreation Center/Hike and Bicycle Trails</i></b>	
Hike and Bike Loop	<u>4.1</u> <u>4.2</u>
Community Hike and Bike Trail	<u>3.8</u> <u>5.5</u>
<b><i>Campus/Academic Component and Community Recreation Center</i></b>	
Recreation Center (pad)	<u>.8</u> <u>5</u>
Shared Campus/Community Recreational Field and Tailgate Park or Open Turf Area	<u>7.2</u> <u>7.1</u>
Campus Green Space (Green, Mall, Courtyards)	<u>2.1</u> <u>7.5</u>
Campus Mall	<u>2.2</u>
Courtyards	<u>3.9</u>
Paseos	<u>2.0</u> <u>1.8</u>
Bike Lane and Paths*	0.9 miles
50 yard line Park	<u>0.3</u>
<b>Total SDSU Campus/Academic Component Area</b>	<b><u>17.7</u><u>16.4</u></b>
<b><i>Other Parks, Recreation and Open Space</i></b>	
Residential Paseos, Sidewalks and Landscape Areas within right of way	<u>2.4</u>
<b>Total Park, Recreation, and Open Space Provided</b>	<b><u>86.1</u> <u>83.3 acres</u></b>
<b>Total Population-Based Parks Required at 4,600 Units</b>	<b><u>23.8 acres</u></b>
<b>Park Excess (Deficit)</b>	<b><u>62.3</u> <u>59.5 acres</u></b>

PLDO = Park Lands Dedication Ordinance

\* Does not include community hike/bike trail included in the San Diego River Park

As shown in Table 4.14-12, the proposed project would include approximately 86.183 acres of parks, recreation, and open space areas, including passive, active, and open space areas. This total would exceed the City’s General Plan population-based park requirement of 23.8 acres by approximately 62.359 acres.

As to the requirement for net usable acres, the City of San Diego General Plan defined usable acres as

A graded pad not exceeding 2% rough grade, or gently sloping land not exceeding 10% grade, as required to provide for structured, public recreational programs of an active nature common to local parks in the City of San Diego (such as ball games or court games) or unstructured public recreational activities, such as children’s play areas, appreciation of open spaces, or a combination thereof, unconstrained by environmental restrictions that would prevent its use as a park and recreation facility, free of structures, roads or utilities, and unencumbered by easements of any kind.

As part of the PSA negotiations with the City, CSU/SDSU have identified the locations of the 23.8 net usable acres. Through meetings with various stakeholders regarding the River Park, portions have been retained as passive open space or otherwise would not meet the strict interpretation of Usable Acre under the General Plan definition; however, these areas would include components that would be eligible as park equivalencies including walkways, landscaping, scenic overlooks/viewpoints, and greenways. Several of these areas, in particular within 100 feet of the San Diego River, have been designed to avoid or reduce indirect edge effects on the adjacent biological resources, as further discussion in Section 4.3. These uses are consistent with those uses identified in the Mission Valley Community Plan Update for the “Stadium Park”, which recommends “active and passive recreation, such as lighted sports fields, San Diego River Pathway improvements, picnic areas, children’s play areas, multi-purpose courts, walkways, landscaping, and parking. In addition, special activities such as skateboarding, dog off leash, and other unique uses could be accommodated within the park.” (MVCPU, page. 72)

In conformance with SDMC Section 22.0908, the 34-acre San Diego River Park would be constructed within 7 years of the execution of the Purchase and Sale Agreement between SDSU and the City of San Diego. Further, as a project design feature, SDSU has committed that the River Park would be constructed prior to the occupancy of any vertical building on the project site, except for the stadium. Thus, no additional residents would be introduced on site before the River Park is fully constructed. Accordingly, the proposed project would not result in an immediate increase in demand for recreational facilities on site that may result in degradation of off-site recreational facilities or require additional off-site recreational facilities. Construction of additional parks and recreational facilities on site would be phased in over the remaining build-out of the proposed project.

It is expected that the proposed 34-acre River Park would serve the Mission Valley Community Plan area and the Navajo Community Plan area, located east of the site. The Mission Valley PFFP identifies Project P-3, Mission Valley Community Park Design and Construction, as an approximately 20-acre community park in a location to be determined, with facilities including athletic fields, picnic areas, children’s plan areas, and nature trails (City of San Diego 2013b). The provision of the River Park would fulfill this project in the Mission Valley PFFP. Similarly, as discussed in the Navajo Community Plan, the Navajo Community is anticipated to benefit from 10 acres of the River Park (Navajo Community Planners and City of San Diego 2015). The proposed project would exceed the City’s requirement by approximately 5 acres; as such, there is sufficient acreage to serve the cumulative demand from both the Mission Valley and Navajo communities.

The Mission Valley PFFP also identifies Projects P-4, Mission Valley Community Park – Recreation Center, and P-5, Mission Valley Community Park – Aquatic Complex. These facilities call for a 20,000-square-foot recreation building and a swimming pool to serve the Mission Valley community (City of San Diego 2013b). The proposed project would include a ~~0.85~~1.4-acre, fully-rough graded building pad with all utilities stubbed to the pad, which would be available for the construction of the Recreation Center and/or Aquatic Complex by the City using available City funds as appropriate.

The proposed project, in accordance with SDMC Section 22.0908, would comply with the City’s development impact fee requirements and parkland dedication requirements. As discussed above, the proposed project would comply with the City’s park dedication requirements through the provision of approximately ~~86~~83 acres of parks, recreation and open space. Relative to the City’s development impact fee requirements, the fee obligation associated with the proposed project would be satisfied through credits for costs of improvements performed in relation to on-site recreational facilities that are part of the Mission Valley PFFP. The following park facilities are from the Mission Valley PFFP and Navajo PFFP, which are summarized below.

### **Mission Valley Community Plan PFFP**

#### **P-2**

Facility P-2 in the Mission Valley Community Plan Area PFFP is described as park acquisition and development of 51.05 acres of population-based parkland within the community plan area at one or more locations to be determined. Uses would include sports fields, children’s play areas, picnic areas and nature trails. The proposed project would provide for such uses within the larger River Park, and as explained above, the proposed project meets the population-based park demand as calculated by the City’s park dedication requirements.

#### **P-3**

Facility P-3 in the Mission Valley Community Plan Area PFFP provides for the development of a 20-acre community park, the location of which was to be determined. The proposed project, in compliance with SDMC section 22.0908, would provide for a community park as part of the 34-River Park.

#### **P-4**

Facility P-4 in the Mission Valley Community Plan Area PFFP would provide for the construction of a 20,000 sq. ft. community recreation center at a location to be determined. The proposed project would provide for a ~~.85~~1.4-acre pad, ~~fully grading~~rough-graded pad and with utilities stubbed to the border, for the future construction of a community recreation center. The environmental effects associated with construction and operation of a 25,000 square foot recreation center have been analyzed in this EIR, however, construction of this facility is not proposed by the project nor is it a feature of the proposed project.

#### **P-5**

Facility P-5 in the Mission Valley Community Plan Area PFFP would provide for an aquatic center at a location to be determined within the existing SDCCU Stadium site. The proposed project would provide for a .1.4-acre pad, fully graded and with utilities stubbed to the border, for the future construction of a community recreation center. Construction of this facility is not proposed by the project nor is it a feature of the proposed project.

### **Navajo Community Plan PFFP**

#### **P-26**

Facility P-26 is described as the Qualcomm Major Park-Development and would provide for a 10-acre community park on the project site. The proposed project, in compliance with SDMC section 22.0908, would provide for a community park as part of the 34-River Park.

Based upon the above, the proposed project would include sufficient park and recreational space such that it would not result in an increased use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. As a result, impacts would be **less than significant**.

***Would the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?***

As previously discussed, the proposed project would increase the population and generate demand for additional park and recreational facilities in the area. However, the proposed project would construct ~~86~~83 acres of parks and recreation facilities, which would exceed the demand created by project residents; thus, no additional recreation facilities would be required beyond those constructed by the proposed project.

The impacts of the proposed project are analyzed in this EIR and would include construction and operation of several parks and recreational facilities that could potentially result in adverse physical effects on the environment. For instance, the project site is bounded on the south by the San Diego River and the San Diego MHPA, as designated in the City's Multiple Species Conservation Program Subarea Plan (City of San Diego 1997). The River Park should comply with the adjacency guidelines detailed for the MHPA. The proposed project's impacts on the MHPA are analyzed in detail in Section 4.3, Biological Resources, and the associated Biological Resources Technical Report, Appendix 4.3-1. Consistent with adjacency guidelines, the proposed project would result in a passive, naturally landscaped area within the River Park, which would serve as a buffer to the San Diego River. Within this 100-foot buffer area, passive park uses would be provided. However, development of the River Park would adhere to the Land Use Adjacency Guidelines set forth in the City's Multiple Species Conservation Program Subarea Plan, which provide guidelines for drainage, toxics, lighting, noise, barriers, invasives, brush management, and grading/land development for projects located adjacent to the MHPA (see also Appendix 4.3-1 for a more complete evaluation of the proposed project's consistency with MHPA Adjacency Guidelines). Consistency with the City's Land Use Adjacency Guidelines for the portions of the River Park that are adjacent to the MHPA may require installation of barriers to prevent public access into certain areas, lighting requirements to direct light away from the MHPA, and installation of drainage basins to prevent release of toxins into the MHPA (City of San Diego 1997).

As discussed above, no additional off-site recreation facilities are required to serve the proposed project to meet the demand of the proposed project's population. All proposed facilities are analyzed throughout the proposed project's EIR, and it is anticipated there will be no additional environmental impacts as a result of recreational facilities. Potential impacts for all environmental issues associated with the proposed project, including all park and recreational facilities, are addressed throughout the applicable chapters of the proposed project's EIR. No other impacts associated with the construction of parks, recreational facilities, or trails would occur beyond what is identified throughout the EIR. Accordingly, impacts related to adverse physical effects on the environment resulting from construction of new recreational facilities would be **less than significant**.

As discussed above, although the proposed project would result in the addition of approximately 8,510 residents on-site, the proposed project would provide approximately ~~86~~83 acres of parks, recreation, and open space, the impacts of which are considered throughout ~~this Draft~~ the EIR. Further, the proposed project would provide parkland beyond the amounts identified in SDMC 22.0908 and the City of San Diego's Park Dedication ordinance; therefore, no off-site parkland would be required, the impacts of which have not been analyzed. Impacts due to the on-site construction of park facilities, including the River Park and other on-site park and open space amenities, would not result in additional significant impacts beyond those analyzed throughout this EIR. As such, impacts related to the provision of new or physically altered parks and recreation, or the need for new or physically altered parks and recreation facilities would be **less than significant**.

#### 4.14.4.6 Cumulative Impacts

##### ***Would the project contribute to a cumulatively considerable impact to public services or recreation?***

Cumulative projects are listed in Table 3-1 and shown in Figure 3-1. The following analyses are based on the potential for the proposed project to contribute to cumulatively considerable impacts to public services.

##### 4.14.4.6.1 Fire Protection and Emergency Medical Services

The cumulative impact area for fire protection and emergency medical service is the City of San Diego because SDFD provides service throughout the City.

Implementation of the proposed project would introduce approximately 8,510 residents at the project site, which would generate roughly 553 calls for service per year, or 1.52 calls for service per day. As analyzed in Section 4.14.4.1, the proposed project's impacts to SDFD's services, including medical emergency services, would be less than significant.

The Mission Valley Community Plan Update Final Program EIR determined that, even with collection of impact fees from future development to fund needed infrastructure, such as fire stations, and with implementation of policies outlined in the Community Plan Update for supporting development and upgrades of fire stations in Mission Valley, impacts to fire protection services would be significant and unavoidable because impacts associated with the construction and operation of any future new or expanded facility or facilities are not known at the time. The specific locations or plans for future fire stations are not yet determined; therefore, project-specific impacts of new or expanded fire facilities are not known at this time. However, the construction or expansion of future fire stations would be subject to separate CEQA reviews and applicable regulatory requirements and permits at the time that the fire stations are proposed. It is expected that any impacts associated with such new fire stations would be reduced to less than significant with mitigation measures imposed through the subsequent CEQA process. Nonetheless, given that the implementation of such new government facilities are outside the control of CSU and because impacts associated with the construction and operation of any future new or expanded facility or facilities are not known at the time, the cumulative impact to fire protection and emergency medical services is conservatively determined to be significant. Accordingly, the proposed project would contribute to a **cumulatively considerable impact** to fire protection and emergency medical services.

##### 4.14.4.6.2 Police Protection

The cumulative impacts area for police protection is the project site and the SDSU Main Campus because the proposed project would be served by UPD; however, SDPD would also serve the project site through an automatic aid agreement with CSU/SDSU. As discussed above, the population growth generated by the proposed project would increase the call volume for police protection in the area. The Mission Valley Community Plan Update EIR determined that, although the City would collect fees from future development to fund needed infrastructure, such as police stations, and the Mission Valley Community Plan Update contains policies that support identifying funding for the development and upgrading of police stations within Mission Valley, impacts to police protection would be significant and unavoidable because construction and operation of future police facilities are not known at this time. However, a new SDSU University Police Department substation could be located on the SDSU Mission Valley campus. As such, with incorporation of a new substation on-site and establishment of police services on the Mission Valley Campus such as afforded on the SDSU main campus, police protection services to the project site would be provided and service to the remaining community would be maintained. The potential environmental impacts of constructing a police station on site have been addressed throughout this EIR. As such, the proposed project would not contribute to a cumulatively considerable impact to police protection. Cumulative impacts would be **less than significant**.



## 4.14.4.6.3 Schools

The proposed project would generate up to ~~350~~<sup>298</sup> elementary school students at buildout in 2037. As shown in Table 4.-~~14~~<sup>13</sup>, the Mission Valley Community Plan Update Final Program EIR determined that buildout of the Mission Valley Community Plan Update may result in insufficient classroom capacity in elementary schools under the high and low estimate scenarios to serve cumulative development and that new or expanded government facilities would be required, and identified a cumulatively considerable impact to schools. The Mission Valley Community Plan Update Final Program EIR did not anticipate construction of the Civita Elementary School site, which could provide for approximately 500 elementary students. If constructed, there would be sufficient capacity to accommodate elementary students under the low estimate scenario; however, there would still be up to approximately 589 elementary students projected beyond the planned capacity.

**Table 4.14-13: Potential Students and School Capacity at Buildout**

	Total Enrollment Capacity (2016-2017)	Excess Enrollment Capacity (2016-2017)	Low Estimate		High Estimate	
			Potential Students	Difference	Potential Students	Difference
Elementary Schools (K-5)	5,940	1,117	1,253 <del>2</del>	-136	2,506	-1,389
Middle Schools	9,308	3,232	352	2,880	705	2,527
High Schools	13,453	2,119	470	1,649	940	1,179
TOTAL (K-12)	28,701	6,468	2,074	4,393	4,151	2,317

**Note:** Total enrollment capacity does not include planned elementary school at Civita

**Sources:** City of San Diego 2018; City of San Diego 2019c; SDUSD 2018.

The Mission Valley Community Plan Update Final Program EIR concluded that, even with collection of fees from future development to fund school facilities, if needed, impacts to schools from the implementation of the Mission Valley Community Plan Update would be significant and unavoidable because the construction and operation of any future facility is not known at this time. The specific locations or plans for future schools are not yet determined; therefore, project-specific impacts of new or expanded school facilities are not known at this time. However, the construction or expansion of future schools would be subject to separate CEQA reviews and applicable regulatory requirements and permits at the time that the school facilities are proposed. It is expected that impacts associated with such new schools would be reduced to less than significant with mitigation measures imposed through the subsequent CEQA process.

Nonetheless, given that the implementation of such new government facilities is outside the control of CSU and because impacts associated with the construction and operation of any future new or expanded facility or facilities are not known at the time, the cumulative impact to schools is conservatively determined to be significant. As such, although the proposed project would be slightly reduced compared to the anticipated uses for the project site in the Mission Valley Community Plan Update Final Program EIR (a reduction of 200 homes), and there is sufficient capacity in schools within the Mission Valley Community Plan area to accommodate students generated by the proposed project, in conjunction with other related projects within the Mission Valley Community Plan Update, the proposed project would contribute to a **cumulatively considerable impact** to schools.

## 4.14.4.6.4 Libraries

The Mission Valley Community Plan Update Final Program EIR determined that impacts to libraries would be significant and unavoidable, since impacts associated with the construction and operation of any future facility are not known at this time. However, the proposed project would include library services to serve the student population attending the future SDSU classrooms within the proposed project. While the ultimate size and configuration has yet to be determined, a new facility based largely on providing internet and other technological devices (computers, docking stations, etc.) is anticipated as part of the SDSU Mission Valley Campus Master Plan. As such, the potential environmental impacts of the proposed library has been analyzed throughout this EIR. Thus, the proposed project would not contribute to a cumulative impact to libraries.

## 4.14.4.6.5 Parks and Recreation

The cumulative impact area for recreation facilities is the Mission Valley Community Plan area. The Mission Valley Community Plan Update Final Program EIR determined that the community plan area would be approximately 50.2 acres short of the projected parkland necessary to meet the City's 2.85 acres per 1,000 population standard and determined that such impacts were significant and unavoidable.

The proposed project would provide approximately ~~86-83~~ acres of parks, recreation and open space facilities. The Mission Valley Community Plan Update anticipated the project site would provide approximately 38.1 acres of active park and 4.9 acres of open space (for a total of 43 acres) as part of the Mission Valley Community Plan Update EIR (San Diego 2019); thus, the proposed project would provide approximately ~~41-40~~ acres of parks, recreation and open space in excess of the projected amounts included in the Mission Valley Community Plan Update EIR. Further, because the proposed project includes 200 fewer units than anticipated in the Community Plan Update EIR, it would generate approximately 370 fewer residents, reducing park demand by approximately 1.1-acres based on the 1.85 PPH factor used in the Mission Valley Community Plan Update Final Program EIR.

Because the proposed project would generate ~~41-40~~ acres of additional parkland compared to the Mission Valley Community Plan Update, and would reduce the shortfall of the community plan area from 50.2 acres to approximately 49.2 acres (due to 200 fewer homes than anticipated in the Mission Valley Community Plan Update), implementation of the proposed project would reduce the overall park shortfall in the Mission Valley Community Plan Area to approximately ~~8-29.2~~ acres. Accordingly, the proposed project would contribute an amount of parkland greater than the programmed amount of funding and improvements, and would help ~~correct an existing park deficiency~~ provide additional parkland in the Mission Valley and Navajo Communities. Therefore, the proposed project would provide for additional facilities that would reduce the deterioration of existing park facilities, and would lessen the cumulative ~~shortage impacts of to~~ recreational facilities in the Mission Valley Community Plan Area by providing more recreational land than the City's park dedication ordinance would require. The proposed project's contribution to cumulative park services and recreation impacts would not be cumulatively considerable.

#### 4.14.5 Significant Impacts Prior to Mitigation

As described in Section 4.16.4, above, direct impacts to public services and recreation would be less than significant. However, with implementation of the Mission Valley Community Plan Update, cumulative impacts to public services would be cumulatively considerable. Cumulative impacts resulting from the project are listed below:

**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 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.

#### 4.14.6 Mitigation Measures

No mitigation measures are available at this time.

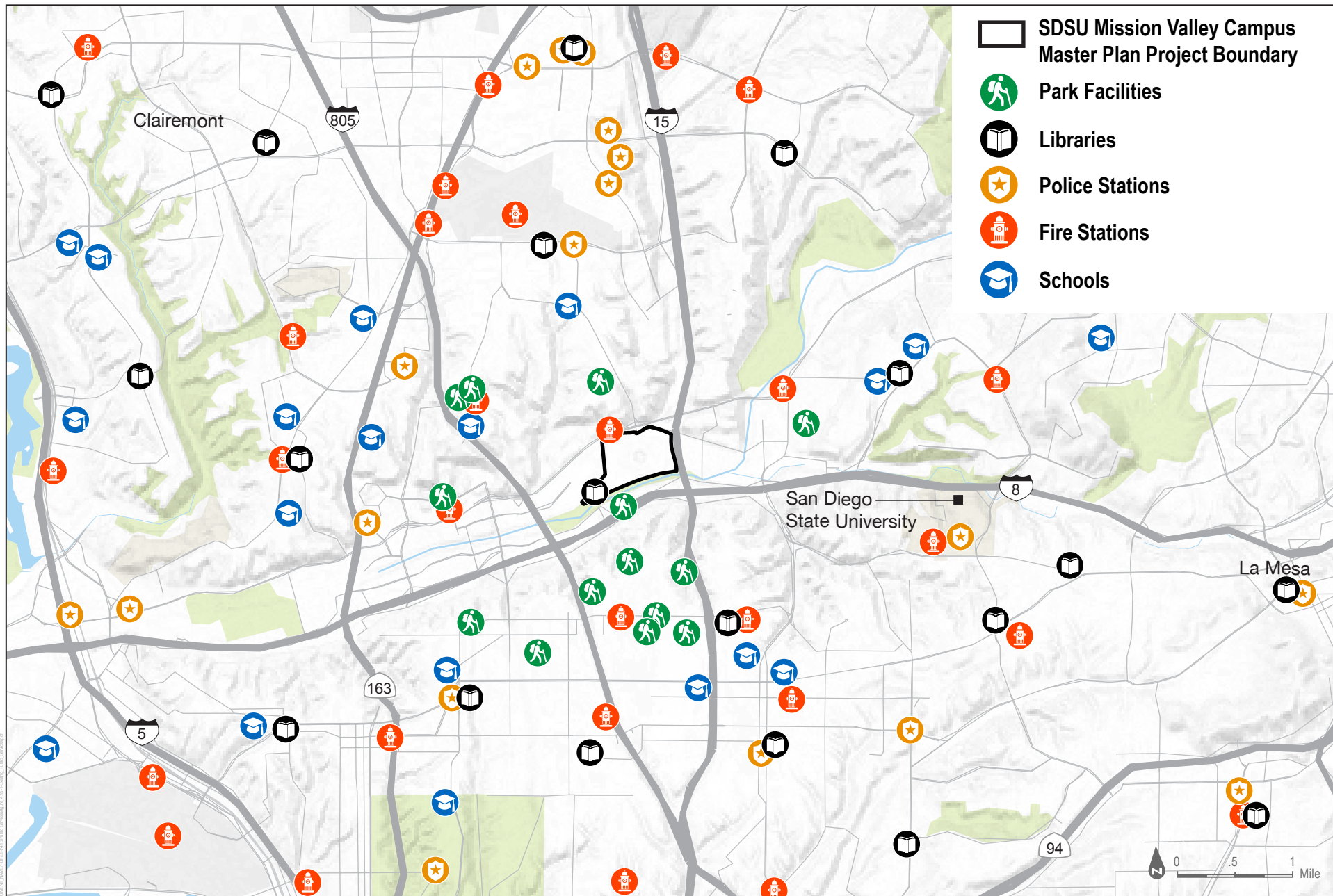
#### 4.14.7 Level of Significance After Mitigation

Direct impacts related to public services and recreation would be **less than significant**.

The proposed project's contribution to cumulatively considerable impacts to fire protection and emergency medical services **Impact PS-1** would be **significant and unavoidable**. As reported in the Mission Valley Community Plan Update Final Program EIR, while the City would collect fees from future development to fund needed infrastructure, such as fire stations, and the Mission Valley Community Plan Update contains policies that support identifying funding to support the development and upgrading of fire stations within Mission Valley, this impact would be significant and unavoidable since impacts associated with construction and operation of any future facility are not known at this time.

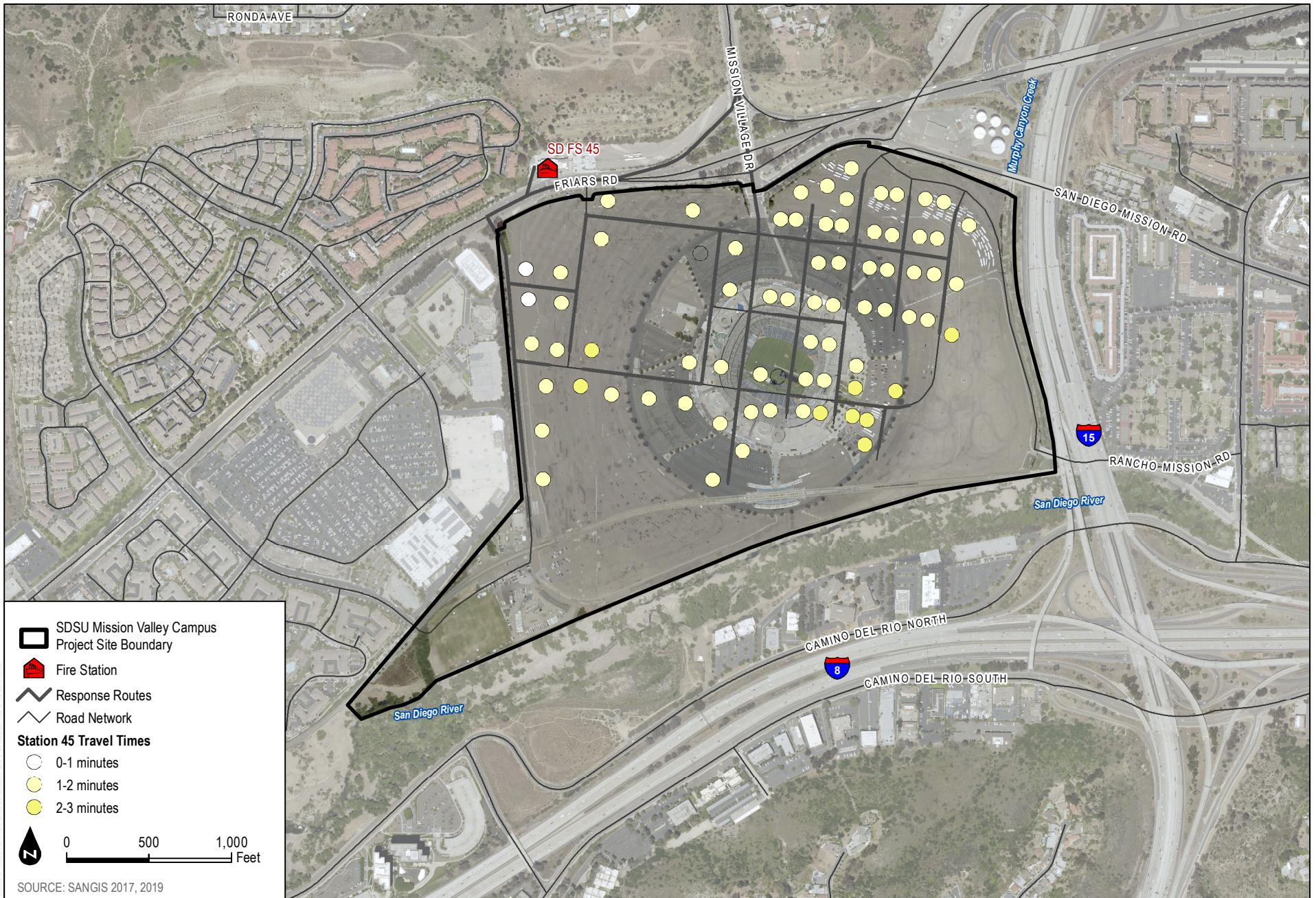
The proposed project's contribution to cumulatively considerable impacts to schools **Impact PS-2** would be **significant and unavoidable**. As reported in the Mission Valley Community Plan Update Final Program EIR, while SDUSD would collect fees from future development to fund school facilities, if needed, this impact would be significant and unavoidable since impacts associated with the construction and operation of any future facility are not known at this time.

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-  SDSU Mission Valley Campus Master Plan Project Boundary
-  Park Facilities
-  Libraries
-  Police Stations
-  Fire Stations
-  Schools

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**LEGEND**

SDSU Mission Valley Campus Project Site Boundary

Fire Station

Response Routes

Road Network

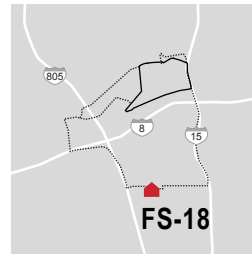
**Response Times**

- 0-1 minutes
- 2-3
- 2-3
- 3-4
- 4-5
- 5-6
- 6-7
- 7-8
- 8-9
- 11-12
- 12-13
- 13-14

\*Shortest distance to the project site from individual fire stations

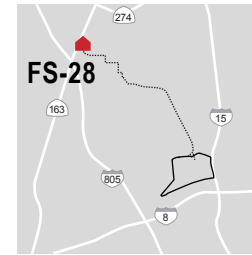
**Fire Station 18**

3.05 miles\*



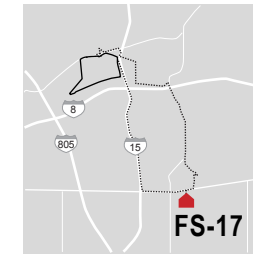
**Fire Station 28**

3.18 miles\*



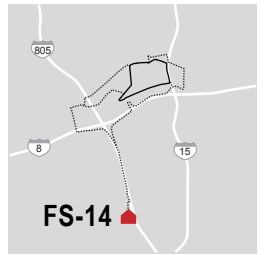
**Fire Station 17**

3.51 miles\*



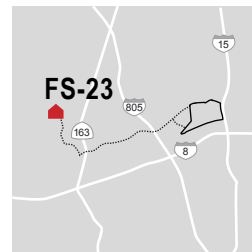
**Fire Station 14**

3.65 miles\*



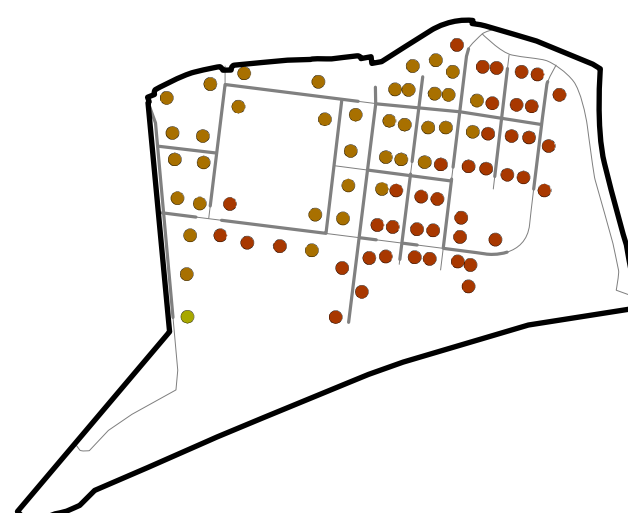
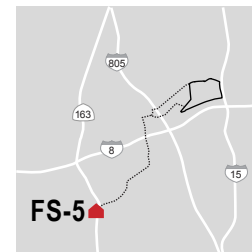
**Fire Station 23**

3.70 miles\*



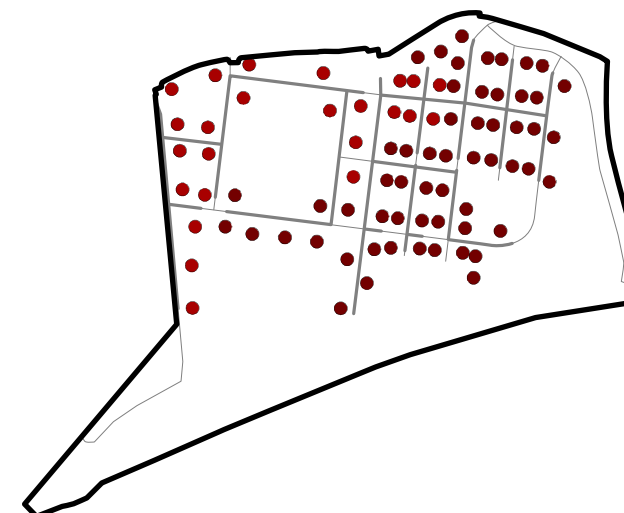
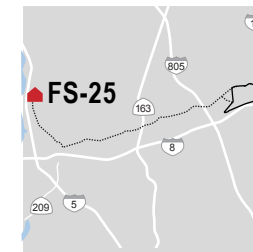
**Fire Station 5**

3.71 miles\*



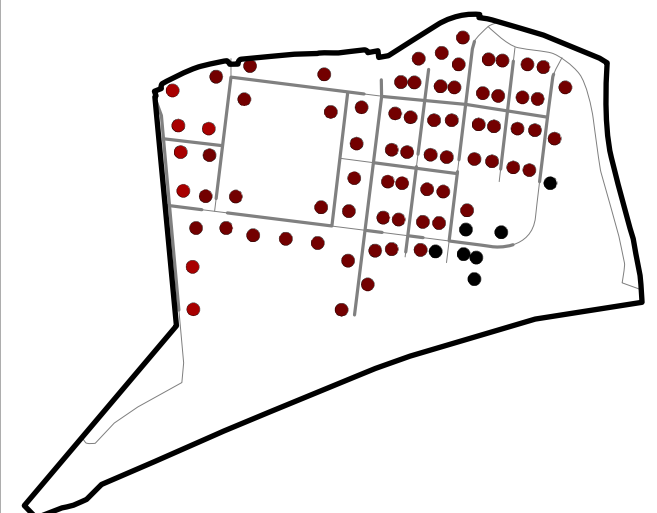
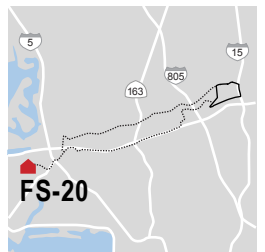
**Fire Station 25**

6.18 miles\*



**Fire Station 20**

6.52 miles\*



SOURCE: SANGIS 2017, 2019

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