

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

Prepared for:

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

Prepared by:

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

January 18, 2019

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

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

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

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

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

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

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

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

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

Project Title: SDSU Mission Valley Campus Master Plan project

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

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

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

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

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

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

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

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

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

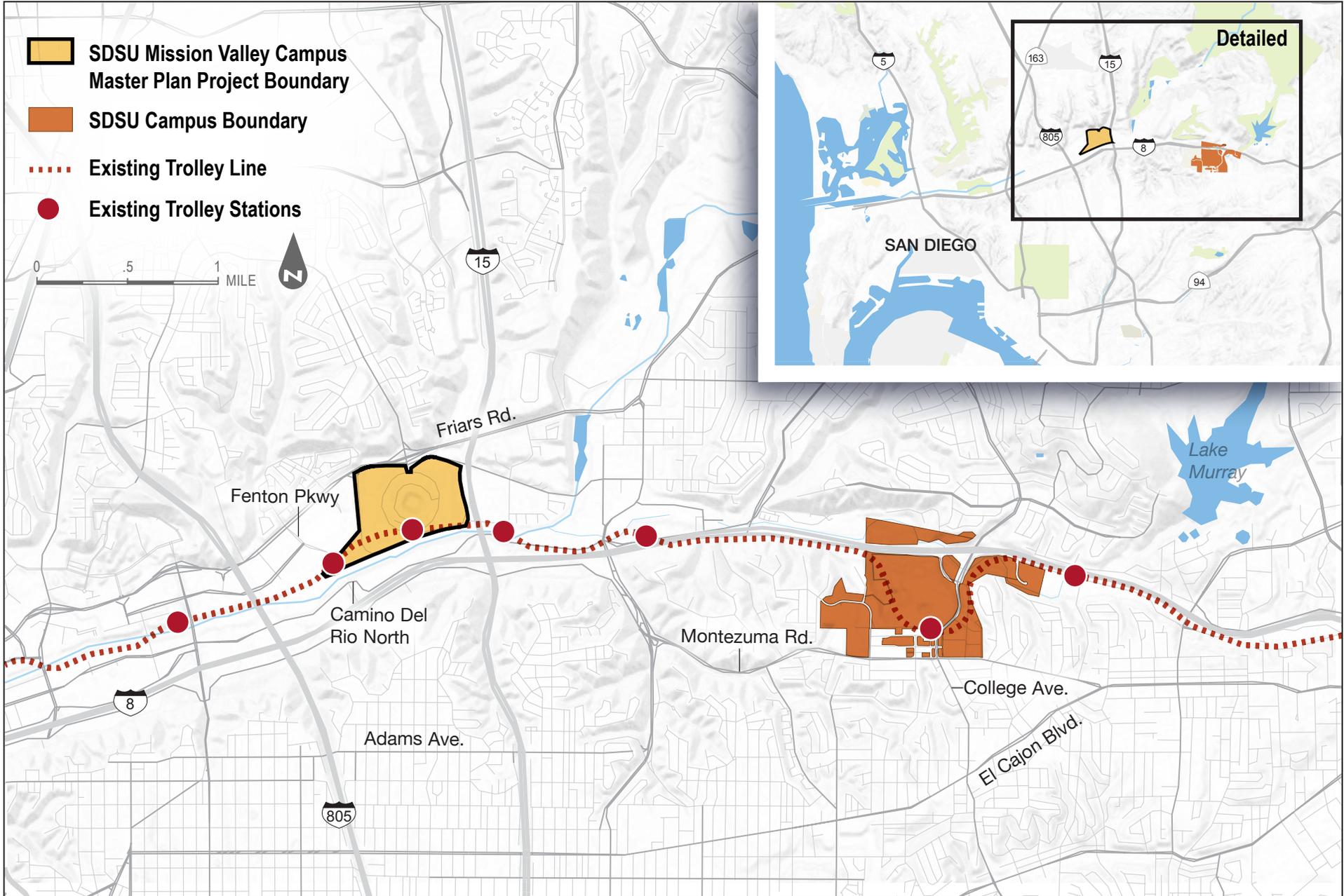
**Table 1
Campus Land Use Summary**

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

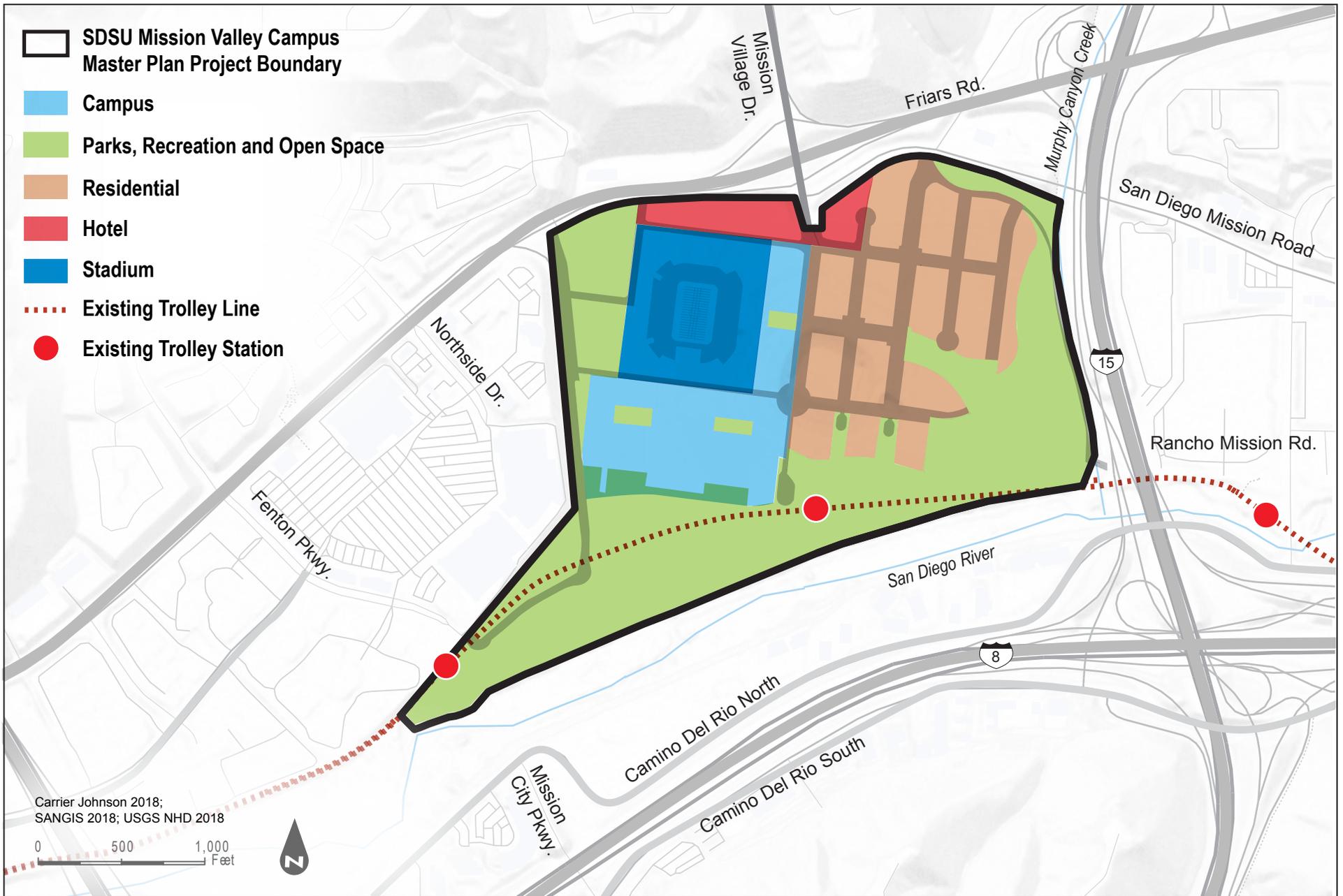
Source: Carrier Johnson 2017

Notes:

- ¹ Includes trails.
- ² Excludes 1.3-acre MTD fee-title for San Diego Trolley Line; no development proposed within that area.
- ³ A dash (—) signifies that the information does not apply for a given category.
- ⁴ Hotel H1 includes both hotel and residential uses.
- ⁵ All values are approximate and subject to change in the Draft EIR.



INTENTIONALLY LEFT BLANK



INTENTIONALLY LEFT BLANK

INITIAL STUDY

SAN DIEGO STATE UNIVERSITY
MISSION VALLEY CAMPUS
MASTER PLAN PROJECT

Prepared for:

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

Prepared by:

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

TABLE OF CONTENTS

<u>Section</u>	<u>Page No.</u>
ACRONYMS AND ABBREVIATIONS.....	III
1 INTRODUCTION.....	1
1.1 Project Title.....	3
1.2 Lead Agency Name and Address.....	3
1.3 Contact Person and Phone Number	3
1.4 Project Location	3
1.5 Project Sponsor’s Name and Address.....	3
1.6 Project Description.....	3
1.6.1 Local and Regional Environmental Setting	3
1.6.2 Description of the Proposed Project	4
2 OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED	7
3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED	9
4. ENVIRONMENTAL DETERMINATION	11
5 INITIAL STUDY	13
5.1 Aesthetics.....	15
5.2 Agriculture and Forestry Resources.....	16
5.3 Air Quality	17
5.4 Biological Resources	18
5.5 Cultural Resources	19
5.6 Energy	20
5.7 Geology and Soils.....	21
5.8 Greenhouse Gas Emissions.....	22
5.9 Hazards and Hazardous Materials	23
5.10 Hydrology and Water Quality.....	25
5.11 Land Use and Planning	26
5.12 Mineral Resources	27
5.13 Noise	28
5.14 Population and Housing.....	29
5.15 Public Services.....	30
5.16 Recreation	30
5.17 Transportation.....	31
5.18 Tribal Cultural Resources	33
5.19 Utilities and Service Systems.....	34

TABLE OF CONTENTS (CONTINUED)

<u>Section</u>	<u>Page No.</u>
5.20 Wildfire	35
5.21 Mandatory Findings of Significance.....	36
6 PREPARERS.....	39
7 REFERENCES.....	41
8 DISTRIBUTION LIST.....	43

FIGURES

1 Vicinity Map	55
2 Site Plan	57

TABLES

1 Campus Land Use Summary	2
2 NOP Distribution List.....	44

ACRONYMS AND ABBREVIATIONS

Acronym/Abbreviation	Definition
CEQA	California Environmental Quality Act
CSU	The California State University
CY	cubic yards
EIR	environmental impact report
GHG	greenhouse gas
I-	Interstate
LOS	level of service
MRZ	Mineral Resource Zone
MSCP	Multiple Species Conservation Program
SDSU	San Diego State University

INTENTIONALLY LEFT BLANK

1 INTRODUCTION

The Board of Trustees of the California State University (CSU), which is the State of California acting in its higher education capacity, on behalf of San Diego State University (SDSU) (one of 23 campuses in the CSU system) is proposing to implement the SDSU Mission Valley Campus Master Plan project (proposed project). The proposed project is referenced in San Diego Municipal Code section 22.0908, *Sale of Real Property to SDSU*, which was adopted after the *SDSU West Campus Research Center, Stadium, and River Park Initiative* (Measure G) was approved by City of San Diego voters on November 6, 2018, enabling the City of San Diego to sell the existing property site to CSU for this proposed project. The proposed project is located south of Friars Road, west of Interstate 15 (I-15), north of the San Diego River, and east of the existing Fenton Marketplace shopping center (see **Figure 1**, Vicinity Map). The proposed project would include (a) development of a Mission Valley campus for SDSU, including facilities for educational, research, technology, and support programs within a mixed-use campus village and research park; (b) demolition of the existing San Diego County Credit Union Stadium (“Stadium,” previously known as “San Diego Stadium,” “Jack Murphy Stadium,” and “Qualcomm Stadium”); (c) construction of a new, multipurpose stadium; (d) creation of the River Park; (e) passive and active recreation space and parks; and (f) associated infrastructure and amenities. Specifically, the proposed project would consist of development of facilities to accommodate the new 35,000-seat multipurpose stadium; approximately 1.6 million square feet for campus uses; approximately 4,600 residential units; 2 hotels with approximately 400 hotel rooms; approximately 95,000 square feet of commercial/retail uses to support SDSU’s Mission Valley campus and related project facilities; approximately 84 acres of parks, recreation, and open space, including the approximate 34-acre River Park and pedestrian and bicycle trails; transit opportunities due to the existing on-site transit station; and associated infrastructure and other amenities. For further project-related information, please refer to **Figure 2**, Site Plan, which graphically depicts the proposed project and its components; and **Table 1**, Campus Land Use Summary Table, which provides a statistical breakdown of the components of the proposed project. See also Section 1.6, Project Description, below.

This Initial Study has been prepared for the CSU Board of Trustees to address the potential environmental effects associated with the planning, construction, implementation, and operation of the proposed project. The CSU Board of Trustees is the lead agency for the proposed project (as required for all CSU campus CEQA discretionary actions). The purpose of this Initial Study is to provide information to use as the basis for determining CSU’s CEQA compliance for the proposed project in accordance with the California Environmental Quality Act (CEQA) (Public Resources Code section 21000, et seq.), and Title 14 of the California Code of Regulations section 15000 et seq. (hereafter, “CEQA Guidelines”). This Initial Study will assist in preparing the EIR by, among other things: (a) focusing the EIR on the environmental effects determined to be potentially significant, (b) identifying the effects determined not to be significant, and (c) explaining the reasons for determining that potentially significant effects would not be significant.

This Initial Study has been prepared in accordance with the provisions of CEQA and the CEQA Guidelines, and is intended to satisfy, and satisfies, the “content” requirements of CEQA Guidelines section 15063(d)(1)-(6).

Table 1
Campus Land Use Summary

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

Notes:

- ¹ Includes trails.
- ² Excludes 1.3-acre MTD fee-title for San Diego Trolley Line; no development proposed within that area.
- ³ A dash (—) signifies that the information does not apply for a given category.
- ⁴ Hotel H1 includes both hotel and residential uses.
- ⁵ All values are approximate and subject to change in the Draft EIR.

1.1 Project Title

SDSU Mission Valley Campus Master Plan project

1.2 Lead Agency Name and Address

The Board of Trustees of the California State University
401 Golden Shore
Long Beach, California 90802
562.951.4700

1.3 Contact Person and Phone Number

Laura Shinn, Director
Facilities Planning, Design, and Construction
Business and Financial Affairs
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624
619.594.5224

1.4 Project Location

The proposed project site is located at 9449 Friars Road, San Diego, California 92108, which is the current site of the existing San Diego County Credit Union Stadium.

1.5 Project Sponsor's Name and Address

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

1.6 Project Description

1.6.1 Local and Regional Environmental Setting

The proposed project is located at 9449 Friars Road, in the City of San Diego, California. The project area is situated south of Friars Road, west of Interstate (I-) 15, north of I-8, and east of the existing Fenton Marketplace shopping center. The project site is approximately 5.25 miles from downtown San Diego and approximately 2.75 miles west of the existing SDSU main campus. The project site has regional access to four major freeways: I-15, which is adjacent and to the east; I-

8, which is approximately 0.25 miles to the south; I-805, which is less than 1 mile to the west; and State Route 163, which is accessed via Friars Road and located approximately 2.4 miles to the west. The project site is also accessed from the north by Friars Road, via Stadium Way at the western boundary of the project site, and Mission Village Drive in the central portion of the project site. Further, the project site is accessed from the east by San Diego Mission Road, an east–west roadway near the northern boundary of the project site, and Rancho Mission Road, an east–west roadway near the southern boundary of the project site. The existing San Diego Trolley line traverses the project site, and the Stadium trolley station is located on site and provides existing, convenient transit access to the project site.

The project site is surrounded by major roadways, interstate freeways, existing development, and two surface-water features. Existing higher-density, multifamily residential land uses are located to the northwest, southwest, and east of the project site, across I-15. The San Diego River, which flows east to west, is located along the south border of the project site. South of the San Diego River are additional office uses and I-8. To the north of Friars Road is San Diego Fire Department Fire Station 45, undeveloped hillsides, and single-family residences, which are located atop the mesa. Fenton Marketplace is located west of the project site and consists of large commercial and retail uses (including Lowe’s, Costco, IKEA) and office uses. Murphy Canyon Creek, a partially earthen- and concrete-lined channel that conveys flow into the San Diego River, is located immediately to the east of the project site. Multifamily residential uses dominate the landscape to the east of the project site, east of I-15.

The Kinder Morgan Energy Partners Mission Valley Terminal is located to the northeast of the project site at 9950 San Diego Mission Road in the City of San Diego. This existing facility is located on both sides of Friars Road and west of I-15.

1.6.2 Description of the Proposed Project

The proposed project would consist of approximately 34 new buildings in addition to the multipurpose stadium. The multipurpose stadium is proposed in the northwest corner of the project site. The multipurpose stadium is proposed to be 35,000 seats and constructed through a combination of aboveground seating, and a below-grade lower bowl to reduce the overall height of the stadium while also reducing construction costs. Overall grading would include approximately 913,000 cubic yards (CY) of cut and 1,062,000 CY of fill, which would require off-site import to balance the grading quantities.

Approximately 17 buildings would serve as office, research and development, and technology uses, and convert over time into educational classrooms and facilities for the future expansion of SDSU, ranging from approximately 50,000 gross square feet to approximately 140,000 gross square feet, and between three and five stories in height, for a total of approximately 1.6 million

square feet of campus uses. These uses are situated south and immediately east of the multi-use stadium as shown on **Figure 2**.

Approximately 16 buildings would provide approximately 4,600 residential homes, including student, faculty, staff, and market-rate housing, ranging from approximately 70,000 gross square feet (Building R-9) to 490,000 gross square feet (Buildings R-6 and R-7), and between 3 and 24 stories in height, for a total of approximately 4.5 million square feet of residential uses. Residential uses are located on the eastern half of the project site.

Two hotel buildings located on the northern edge of the project site would provide for approximately 400 hotel rooms and range between 60,000 square feet and 156,000 square feet and 3 to 22 stories. One of these buildings would provide for a mix of both hotel and residential uses.

Parking would be provided in parking garages, surface parking, and on-street parking. Approximately 5,065 garaged parking spaces would be provided, with an additional 1,140 surface parking spaces made available in the “tailgate park” to accommodate game-day parking needs. Parking in the residential areas of the proposed project would consist of three- to five-story parking garages in each of the residential buildings, which would provide approximately 5,660 parking spaces. On-street parking would be located throughout the residential areas of the proposed project. In addition, approximately 485 garage and on-grade parking spaces would be provided for the campus hospitality uses.

Parks, recreation, and open space would be provided throughout the project site as shown in **Figure 2**. The 34-acre River Park is proposed along the southern and eastern edge of the project site, north of the San Diego River, and would provide both passive and active recreational opportunities, as well as serve as a retention/treatment source for stormwater runoff and act as a buffer to the San Diego River and its sensitive habitat. Additional parks and open space uses include 12 acres of parks and recreation, a 2-acre mall, and 11 acres of open space in the residential and other project areas. Trails are proposed through the parks and open space areas, and would connect through the residential and other project areas, providing walking and biking opportunities and connecting to the existing Stadium trolley station. Approximately 4 miles of trails are proposed throughout the project site.

As part of the proposed project, CSU would approve the SDSU Mission Valley Campus Master Plan for the project site. As part of that Campus Master Plan, the proposed project would facilitate 15,000 full-time equivalent students (FTES).¹

As required by Measure G, as a condition of the sale of the property from the City of San Diego to CSU, the Campus Master Plan for the proposed project will use the content requirements of a Specific Plan, pursuant to California Government Code section 65461(a), though such content requirements are not required by the CSU Campus Master Plan process.

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

2 OTHER AGENCIES WHOSE APPROVAL MAY BE REQUIRED

Other public agencies whose approval may be required as a prerequisite to future construction and/or implementation of the proposed project include at this time:

- Federal Emergency Management Agency (Letter of Map Revision)
- Division of the State Architect (handicapped facilities compliance)
- State Fire Marshal (approval of facility fire safety review)
- San Diego Regional Water Quality Control Board (National Pollution Discharge Elimination System or alteration of wetlands or waters of the state permits, if necessary)
- San Diego Air Pollution Control Board (authority to construct and/or permits to operate, if necessary)
- City of San Diego (approval and execution of purchase/sale agreement to sell the land to SDSU)
- City of San Diego (permits for construction within City right-of-way, tie-in to existing City-owned utilities, if necessary).
- City of San Diego water and wastewater approval (authority to connect to existing City-owned infrastructure)
- City of San Diego Fire Department (approval of project plans for fire and safety access review)
- California Department of Fish and Wildlife (permits for alteration of a stream or lakebed, if necessary)
- U.S. Army Corps of Engineers (permits for the alteration of wetlands or waters of the United States, if necessary)

The above list is subject to change based on agency input received in response to the accompanying Notice of Preparation and as part of the Draft EIR that may be prepared for the proposed project (subject to the analysis presented below).

INTENTIONALLY LEFT BLANK

3 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the proposed project, involving at least one impact that is a “Potentially Significant Impact,” as indicated by the checklist on the following pages.

- | | | |
|---|--|--|
| <input checked="" type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture and Forestry Resources | <input checked="" type="checkbox"/> Air Quality |
| <input checked="" type="checkbox"/> Biological Resources | <input checked="" type="checkbox"/> Cultural Resources | <input checked="" type="checkbox"/> Energy |
| <input checked="" type="checkbox"/> Geology/Soils | <input checked="" type="checkbox"/> Greenhouse Gas Emissions | <input checked="" type="checkbox"/> Hazards & Hazardous Materials |
| <input checked="" type="checkbox"/> Hydrology/Water Quality | <input checked="" type="checkbox"/> Land Use/Planning | <input checked="" type="checkbox"/> Mineral Resources |
| <input checked="" type="checkbox"/> Noise | <input checked="" type="checkbox"/> Population/Housing | <input checked="" type="checkbox"/> Public Services |
| <input checked="" type="checkbox"/> Recreation | <input checked="" type="checkbox"/> Transportation | <input checked="" type="checkbox"/> Tribal Cultural Resources |
| <input checked="" type="checkbox"/> Utilities/Service Systems | <input checked="" type="checkbox"/> Wildfire | <input checked="" type="checkbox"/> Mandatory Findings of Significance |

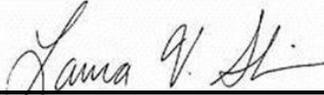
The above environmental factors subject to change based on agency input received in response to the accompanying Notice of Preparation and as part of the Draft EIR that may be prepared for the proposed project (subject to the analysis presented below).

INTENTIONALLY LEFT BLANK

4 ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures have been incorporated into the project. A MITIGATED NEGATIVE DECLARATION will be prepared.
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- I find that the proposed project MAY have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Laura Shinn, Director
Facilities Planning, Design, and Construction
San Diego State University

January 17, 2019

Date

INTENTIONALLY LEFT BLANK

5 INITIAL STUDY

The Initial Study has been prepared by CSU to address the potential environmental effects associated with the planning, construction, implementation, and operation of the proposed project. The Initial Study provides the information used to make the above-determination that an EIR is required for the proposed project in compliance with CEQA and the CEQA Guidelines.

This Initial Study uses the CEQA Appendix G, Environmental Checklist (2018) as the significance criteria for both this Initial Study and the Draft EIR with regard to the proposed project.

EVALUATION OF ENVIRONMENTAL IMPACTS:

1. A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
2. All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an Environmental Impact Report (EIR) is required.
4. “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from “Earlier Analyses,” as described in (5) below, may be cross-referenced).

5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less Than Significant With Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
6. Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
7. Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
8. This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
9. The explanation of each issue should identify:
 - a. The significance criteria or threshold, if any, used to evaluate each question; and
 - b. The mitigation measure identified, if any, to reduce the impact to less than significance

5.1 Aesthetics

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Have a substantial adverse effect on a scenic vista?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a scenic highway?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Construction activities associated with the proposed project would alter the existing visual character or scenic resources of the project site. Proposed construction would alter the appearance of the existing parking lot and would have the potential to alter visual quality and character. Changes in land use, such as construction and development of residential structures and other buildings and facilities ranging from 3 stories to over 20 stories, and landscaping, will have the potential to alter visual quality in the area. Increased sources of light and/or glare may also occur as a result of the new buildings, scoreboards, signage, and lights from the multi-use stadium. The proposed project's size, scale, and design will be evaluated from the perspective of whether it would markedly contrast with the character of the surrounding area or be incompatible with such area.

The Draft EIR will analyze the potential for the proposed project to affect identified vistas or scenic views, including those that are visible from key vantage points and those that may be affected by views from the surrounding area, including single-family and multifamily residences with views of the project site. The Draft EIR will analyze whether the visual character or quality of the site and its surroundings would be adversely impacted. The EIR will also address any new sources of light and glare to evaluate potential impacts on daytime or

nighttime views in the area as a result of project implementation. The Draft EIR also will evaluate all feasible mitigation measures and alternatives to the proposed project.

5.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
4. Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Discussion

According to the San Diego County Important Farmlands Map (California Department of Conservation 2016), the proposed project site is designated as “Urban and Built-Up Lands.” The project area does not include any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, development of the proposed project would not convert agricultural land to nonagricultural uses. The project area is not currently zoned for agriculture, nor does the project site include any land under a Williamson Act contract. No surrounding uses are designated as farmland or forest land; and, therefore, no changes in the existing environment are anticipated that would convert farmland, as defined, to nonagricultural use or forest land to non-forest use. No impacts to agricultural resources or forest land are anticipated to occur as a result of the proposed project; and, therefore, agricultural and forestry resources will not be discussed further in the Draft EIR.

5.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Conflict with or obstruct implementation of the applicable air quality plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Expose sensitive receptors to substantial pollutant concentrations?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project site is located within the San Diego Air Basin under the jurisdiction of the San Diego Air Quality Management District, which is the local agency responsible for the administration and enforcement of air quality regulations for the area. Construction and operation of the proposed project may result in the emission of additional short- and long-term criteria air pollutants from mobile and/or stationary sources, which may exceed federal and state air quality standards or contribute to existing nonattainment of air quality standards. In addition, the proposed development, combined with known and reasonably foreseeable growth in the area, could result in cumulatively considerable emissions of non-attainment criteria air pollutants.

Construction activities associated with the proposed project would result in sources of fugitive dust and construction vehicle emissions. Earthwork and construction-related activities would also result in the emission of diesel fumes and other odors typically associated with construction activities. Sensitive receptors located in the vicinity of the construction site, including off-site residences and future on-site residents, may be affected. Any odors associated with construction activities would be temporary and would cease upon project completion; however, construction may be phased over a 15-year horizon and could continue after residents move into portions of the project site. Long-term operation of the proposed project would result in daily vehicular trips and energy consumption, both of which would generate emissions. An air quality technical report will be prepared to analyze the proposed project's effects on air quality. Further, health risk assessments will be prepared to analyze the potential human health effects of locating sensitive

receptors on the project site and the surrounding land uses. The Draft EIR will evaluate the proposed project's potential air quality impacts and all feasible mitigation measures and alternatives to the proposed project.

5.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project would be constructed on previously disturbed portions of the project site, north of the San Diego River and west of Murphy Canyon Creek. While direct impacts to these areas are not anticipated, there is the potential for off-site improvements (i.e., drainage outfalls, head walls and energy dissipating devices/riprap, etc.) to be constructed within or adjacent to the

floodway of the San Diego River and/or Murphy Canyon Creek to meet stormwater and hydrology requirements. These improvements may result in direct and/or indirect impacts to (1) species identified as a candidate, sensitive, or special status species in the Multiple Species Conservation Plan (MSCP) or other local or regional plans, policies or regulations, or by the California Department of Fish and Wildlife or the U.S. Fish and Wildlife Service; (2) Tier I Habitats, Tier II Habitats, Tier IIIA Habitats, or Tier IIIB Habitats as identified in the City's Biology Guidelines of the Land Development manual or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; or (3) waters/wetlands. While the site of the proposed project is previously developed, the introduction of 20-story buildings and 35,000-seat multipurpose stadium may result in potentially significant impacts to migrating birds. The Draft EIR will evaluate the proposed project's consistency with the MSCP. The Draft EIR and associated biological resources technical report will evaluate the proposed project's impacts on sensitive biological resources, identify feasible mitigation measures, and analyze reasonable alternatives to the proposed project.

5.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Disturb any human remains, including those interred outside of formal cemeteries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The Draft EIR will include a cultural resources and other appropriate resource reports, the results of which will be described and evaluated in the Draft EIR. Should any archaeological, historic, paleontological, or other religious/sacred resources be discovered requiring recordation during field surveys, technical reports will be completed and included as appendices to the Draft EIR. The Draft EIR and associated technical reports will evaluate the proposed project's impacts on such resources, identify feasible mitigation measures, and analyze reasonable alternatives to the proposed project. For example, the proposed project would result in the demolition of the existing

Stadium. The Draft EIR and technical reports will include an assessment of the significance of this demolition from a significant historic resources perspective.

While the project site was heavily disturbed during the grading for and construction of the existing Stadium, the potential exists to disturb human remains during project grading. The Draft EIR will analyze the potential to impact human remains during project implementation and identify any feasible mitigation measures and reasonable alternatives to the proposed project.

5.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The Draft EIR will include an energy impact analysis for the proposed project. The analysis will address Appendix F of the CEQA Guidelines, which addresses Energy Conservation. The Draft EIR's analysis will include the proposed project's energy use for all project phases and components, including transportation-related energy, during construction and operation. In addition to building code compliance, other relevant considerations may include, among others, the project's size, location, orientation, equipment use, and any renewable energy features that could be reasonably incorporated into the proposed project (and guidance on such information that may be included in such an analysis is presented in Appendix F). Further, this analysis is subject to the rule of reason and will focus on energy use that is caused by the proposed project. The analysis also may be included in related analyses of the Draft EIR's air quality, greenhouse gas emissions, transportation, or utilities assessments.

5.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. ii) Strong seismic ground shaking? iii) Seismic-related ground failure, including liquefaction? iv) Landslides?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Result insubstantial soil erosion or the loss of topsoil?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project site is located in Southern California, an area where several faults and fault zones are considered active by the California Division of Mines and Geology. The nearest fault, with the potential for a 7.0-magnitude earthquake, is located in Rose Canyon, approximately 4 miles west of the project site. Due to the presence of faults within proximity to the proposed project

area and the questionable activity level of these faults, the potential for ground rupture to occur on the project site resulting in damage from surface rupture or fault displacement would be a potentially significant impact. All new building design projects shall be consistent with the California Building Code and the CSU Seismic Requirements, which mandates, in part, that all new structures must provide an acceptable level of earthquake safety for students, employees, and the public who occupy these buildings and facilities, to the extent feasible (CSU 2016). The Draft EIR and geotechnical report to be prepared for the project site will evaluate the potential hazard from ground failure and liquefaction, and evaluate seismic hazard maps to identify the proximity and level of potential hazard from earthquake faults and other known faults. The Draft EIR will also analyze the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse to occur on or off campus.

Construction activities associated with the proposed project, including grading, would expose underlying soils, thereby increasing the potential to cause soil erosion or the loss of topsoil. The Draft EIR will examine the potential for erosion hazards and the loss of topsoil where development is proposed to occur and describe project design features and/or feasible mitigation measures to reduce or avoid these impacts.

The proposed project includes over 2,000 cubic yards of excavation. Due to the proximity of the San Diego River, this Initial Study will assume a moderate to high resource potential. For that reason, the Draft EIR will evaluate impacts to paleontological resources, identify feasible mitigation measures, and evaluate alternatives to the proposed project.

5.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Greenhouse gas (“GHG”) emissions would be generated from construction and operation of the proposed project. Construction activities would result in GHG emissions from heavy construction

equipment, truck traffic, and worker trips to and from the project site. Operation of the proposed project would generate GHG emissions from several sources, including, among others, those associated with new buildings (natural gas, purchased electricity), water consumption, landscaping, and vehicle emissions. The Draft EIR will identify the sources of construction and operational GHG emissions, and project design features that would be incorporated to reduce GHG emissions from such sources.

The proposed project also will be analyzed against the City of San Diego’s GHG emission reduction goals as set forth in Measure G. (The City of San Diego’s GHG emission reduction goals are identified in the City’s Climate Action Plan. The City also uses the CEQA Appendix G criteria, set forth above, for the analysis of GHG emissions.) Consistent with CEQA Guidelines section 15064.4, the Draft EIR will describe, calculate, or estimate the amount of GHG emissions associated with the proposed project. Feasible mitigation measures will be identified, as necessary, to reduce or avoid potentially significant GHG emissions resulting from construction or operation of the proposed project. The Draft EIR will also evaluate reasonable alternatives to the proposed project.

5.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
6. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Due to the presence of natural vegetation and wildland area adjacent to the site, the potential for wildland fires exists. The Draft EIR will address the existing conditions and analyze the potential for development of the proposed project to adversely affect people or structures as a result of wildland fires. The increase in residents would affect implementation of an emergency response or evacuation plan. The Draft EIR will address these potentially significant impacts.

The project site is located near the Kinder Morgan Energy Partners Mission Valley Terminal. These facilities are located approximately 0.25 miles north of the project site. Construction near these facilities may result in the risk of exposing receptors to potentially hazardous materials, the potential effects of which will be analyzed in the Draft EIR, and feasible mitigation proposed as necessary to reduce impacts as appropriate. Further, the project site is within 500 feet of a major interstate freeway; accordingly, the Draft EIR will consider potential health effects related to criteria air pollutants from I-15. The proposed project area includes an existing parking lot that most likely has vehicular oil residue. Construction activities at the project site could potentially encounter contaminated soils and result in the accidental release of hazardous materials to the environment. The Draft EIR will address these potential impacts and provide mitigation to reduce or avoid potentially significant impacts, as appropriate.

The proposed project site is not located within an airport land use plan; however, it is located approximately 2 miles south of Montgomery Field,. Therefore, the proposed project may result in potential impacts related to these issues, and they will be discussed in the hazards analysis or the Draft EIR.

5.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: i) result in substantial erosion or siltation on- or off-site; ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or offsite; iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or iv) impede or redirect flood flows?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The project site is largely dominated by paved surface parking under existing conditions. Implementation of the proposed project would reduce the impervious surface and associated runoff from the project site. Further, although the proposed project would alter the existing drainage of the parking lot, the intent is to more closely mimic the conditions present at the project site prior to development of the current stadium and parking lot. While the effect would be to lower flow rates through compliance with applicable regulatory requirements, impacts are still considered potentially significant. A hydrology technical report will be prepared for the Draft EIR that will

evaluate the impacts of the project and improvements on groundwater hydrology and provide mitigation as appropriate. Impacts to local storm drain systems and adjacent land uses as a result of flooding and runoff will be evaluated.

During construction activities, gasoline, diesel fuel, lubricating oils, grease, and solvents may be used on the project site. Accidental spills of these materials during construction activities could result in potentially significant water quality impacts. In addition, soils loosened during excavation and grading could degrade water quality if mobilized and transported off site via water flow. As construction activities may occur during the rainy season or during a storm event, construction of the proposed project could result in adverse impacts to water quality without incorporation of a Stormwater Pollution Prevention Plan and implementation of appropriate best management practices. Once operational, the primary source of pollutants would be impervious areas such as any pavement and any chemicals used for landscaping. The proposed project could result in additional erosion and sedimentation impacts, which would adversely affect receiving water quality. The Draft EIR will evaluate the potential impacts of the proposed project, including pipelines and improvements on surface water quality, and provide mitigation as appropriate. The Draft EIR will also evaluate any potential impacts to groundwater recharge.

The project site is located within a Federal Emergency Management Agency-designated 100-year flood hazard area (FEMA 2016). The project site may expose future residents and other structures to a significant risk due to flooding. The project area exhibits a low potential for inundation by seiche, tsunami, or mudflow because it is approximately 7 miles east of the Pacific Ocean.

A water quality technical report will be prepared for the Draft EIR that will evaluate the impacts of the proposed project and improvements on surface water quality and related water quality issues, and provide mitigation as appropriate. Impacts to local storm drain systems and adjacent land uses as a result of flooding and runoff will be evaluated.

5.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

An existing land use, planned land use, and applicable policy and guideline analysis will be prepared for the Draft EIR, taking into consideration CSU’s state agency status. Preparation of the project’s Campus Master Plan will also provide project-specific land use planning and design guidelines, rather than rely upon standard zoning requirements.

The proposed project is located within the boundary of the City of San Diego’s Multi-Habitat Planning Area. As such, the MSCP Subarea Plan will be considered as part of the site-specific biological resources technical report, the results of which will be disclosed in the Draft EIR.

The project site is defined by existing surrounding uses (San Diego River to the south, Fenton Marketplace to the west, Friars Road to the north, I-15 to the east); thus, development of the proposed project is not expected to physically divide an established community.

5.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project site is adjacent to the San Diego River and may contain sand and gravel deposits. The site is located within the Mineral Resource Zone (MRZ)-2, as indicated on the State of California Department of Conservation Division of Mines and Geology (California Department of Conservation 1996). The MRZ-2 mineral resource classification indicates areas of known or inferred mineral resources, the significance of which is undetermined based on available data (California Department of Conservation 2000). An evaluation of the mineral resources present in on site, and their significance will be identified in the Draft EIR.

5.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Generation of excessive groundborne vibration or groundborne noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

Potential increases in existing noise levels would be associated with certain aspects of the proposed project, including the introduction of a new stadium, residences, and commercial/retail establishments as well as parks and recreational facilities. Construction of the proposed project will also introduce construction noise and ground-borne vibration to the area.

Once operational, the proposed project may result in additional sources of noise from outdoor mechanical equipment associated with new buildings, facilities, and utility improvements; more frequent noise from stadium events, as well as increased vehicular traffic. A noise analysis will be conducted that will evaluate the effects of construction activities, stadium, and building operations, as well as altered traffic on nearby sensitive receptors, and will document any substantial increases to existing ambient or community noise equivalent levels that would occur. The Draft EIR will evaluate whether implementation of the proposed project would expose people to noise and/or ground-borne vibration levels in excess of applicable standards. The Draft EIR also will analyze any temporary or permanent increase in noise levels generated from construction and/or operational activities, identify any construction and/or operational noise impacts that would result from the proposed project, and provide appropriate mitigation to reduce or avoid any potentially significant impacts.

The project site is not located within an airport land use plan; however, it is located approximately 2 miles south of Montgomery Field. Therefore, the proposed project may result in potential impacts related to these issues and they will be discussed in the noise analysis or the Draft EIR.

5.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project is expected to increase the projected population associated with the project area due to the addition of the proposed project's identified campus-related uses, including the proposed housing, commercial, office, retail, hotel, technology, stadium, transit, park, recreation, and open space uses. The Draft EIR for the proposed project will evaluate the population and housing impacts of the proposed project, including an assessment of associated cumulative impacts.

The proposed project also would facilitate the enrollment of 15,000 FTES on the SDSU Mission Valley campus over time, and the environmental impacts associated with this projected increase in enrollment at the Mission Valley campus will be assessed in the Draft EIR.

The proposed project's land uses will likely generate additional employment as part of the construction and operational phases, and the Draft EIR will evaluate such effects as appropriate. Further, the proposed project will include extensions of roads and other facilities and infrastructure. The Draft EIR will identify and evaluate such extensions and identify and consider feasible mitigation measures, if applicable, and reasonable project alternatives. The proposed project is not expected to displace substantial numbers of people or housing as shown on the land use plan.

5.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a. Fire protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Police protection?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Schools?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Parks?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Other public facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The Draft EIR will evaluate whether implementation of the proposed project would increase demand for police, fire protection, schools, parks, and other public facilities, and compare the project's increased demand with existing and planned facilities. The Draft EIR will also evaluate any potential physical impacts associated with the need, if any, for any new or expanded facilities.

5.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. 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?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The Draft EIR will evaluate whether implementation of the proposed project will increase the use of existing neighborhood and regional parks or other recreational facilities. The Draft EIR will also evaluate the potential impacts of the construction or expansion of such recreational facilities.

5.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Result in inadequate emergency access?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
CSU Transportation Impact Study Manual (November 2012)				
Off-Site Traffic Operations				
A roadway segment or intersection operates at LOS D or better under a no project scenario and the addition of project trips causes overall traffic operations on the facility to operate at LOS E or F.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A roadway segment or intersection operates at LOS E or F under a no project scenario and the project adds both 10 or more peak hour trips and 5 seconds or more of peak hour delay, during the same peak hour.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If an intersection operates at a very poor LOS F (control delay of 120 seconds or more), the significance criterion shall be an increase in v/c ratio of 0.02 or more.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bicycle Facilities				
A project significantly disrupts existing or planned bicycle facilities or significantly conflicts with applicable non-automotive transportation plans, guidelines, policies, or standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pedestrian Facilities and Americans with Disabilities Act (ADA) compliance	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
A project fails to provide safe pedestrian connections between campus buildings and adjacent streets and transit facilities.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A project significantly disrupts existing or planned pedestrian facilities or significantly conflicts with applicable non-automotive transportation plans, guidelines, policies, or standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transit				
A project significantly disrupts existing or planned transit facilities and services or significantly conflicts with applicable transit plans, guidelines, policies, or standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intersection Traffic Control				
The addition of project traffic causes an all-way stop-controlled or side street stop-controlled intersection to meet Caltrans signal warrant criteria.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Transportation Plan Consistency				
A project significantly conflicts or creates significant inconsistencies with applicable transportation policies or the Campus Master Plan transportation policies.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Safety				
Directly or indirectly cause or expose all users (motorists, pedestrians, bicyclists, and bus riders) to a permanent and substantial transportation hazard due to a new or existing physical design feature or incompatible uses.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Construction Period (Temporary)				
The construction of a project creates a temporary but prolonged significant impact due to lane closures, need for temporary signals, emergency vehicles access, traffic hazards to bikes/pedestrians, damage to roadbed, truck traffic on roadways not designated as truck routes, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
On-Site Circulation				
Project designs for on-site circulation, access, and parking areas are inconsistent with the circulation and parking plans in the Campus Master Plan or with applicable roadway design standards.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A project fails to provide adequate accessibility for service and delivery trucks on-site, including access to truck loading areas.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A project fails to provide adequate accessibility for buses accessing appropriate drop-off areas on-campus.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A project fails to provide adequate accessibility for pedestrians and bicyclists.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The Draft EIR will evaluate the transportation impacts of the proposed project based on a traffic impacts technical report. The Draft EIR and technical report will evaluate project and cumulative traffic, access, and transit impacts; identify and consider feasible mitigation measures; and evaluate project alternatives to reduce or minimize such impacts. Further, the Draft EIR and technical report will address potential impacts associated with the shift in traffic volumes and travel patterns to and from the project site, including the effect on key intersections and street segments based on applicable level of service standards. The analysis will address potential related effects on traffic hazards, vehicle miles traveled, transit ridership, emergency access, and vehicle parking access to the extent required by CEQA. The proposed project’s transportation-related impacts will be assessed against CEQA Appendix G transportation factors, which CSU will use as significance criteria in the Draft EIR. In addition, CSU has developed and relies on additional significance criteria to evaluate traffic and related impacts as part of its Transportation Demand Management Manual (CSU 2012). These criteria will also be considered in the Draft EIR.

5.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
1. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project site spans areas previously developed as an existing sports stadium and parking lot. To determine the potential extent of Native American resources on or in the immediate

vicinity of the project site, CSU will conduct a cultural resources record search, make a request to the Native American Heritage Commission for a “Sacred Lands” file, and contact all Native American tribes known to have occupied or used lands within the project area. Once these resources are understood, CSU will authorize field surveys of the project site to conduct surveys for such resources. The Draft EIR will determine whether potential significant impacts could occur to tribal cultural resources, based on the above data. In the event any such resources are discovered requiring recordation during field surveys, an archaeological resources technical report may be necessary. Applicable mitigation measures to reduce or avoid potentially significant impacts will be identified and considered in the Draft EIR.

5.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project’s projected demand in addition to the provider’s existing commitments?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

New facilities proposed in connection with the proposed project will necessitate public utilities, including natural gas, water, sewer, communication systems, and solid waste. The Draft EIR will

analyze these improvements and associated environmental impacts related to these utility demands and consider and discuss feasible mitigation measures and project alternatives.

Energy usage will be estimated based on the uses identified as part of the proposed project. The Draft EIR will analyze the potential impacts of increased energy usage as a result of the construction and operational aspects of the proposed project.

5.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Would the project:				
1. Substantially impair an adopted emergency response plan or emergency evacuation plan?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The Draft EIR will evaluate whether the proposed project is located in or near state responsibility areas or lands classified as very high fire hazard severity zones, and consider and discuss feasible mitigation measures and project alternatives, if applicable. The Draft EIR will also analyze the proposed project against the significance criteria identified above for the risk of wildfires.

Further, due to the presence of natural vegetation and wildland area adjacent to the site, the potential for wildland fires exists. The Draft EIR will address the existing conditions and analyze the potential for development of the proposed project to adversely affect people or structures as a result of wildland fires. The increase in residents would affect implementation of an emergency response or evacuation plan. The Draft EIR will address these potentially significant impacts.

5.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Environmental Issues – Does the project:				
1. Have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of an endangered, rare or threatened species, or eliminate important examples of the major periods of California history or prehistory?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Have possible environmental effects which are individually limited but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3. Have environmental effects of a project which would cause substantial adverse effects on human beings, either directly or indirectly?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Discussion

The proposed project would have the potential to impact sensitive habitat and associated rare, endangered, or sensitive wildlife species in the San Diego River as a result of off-site improvements. The Draft EIR will include a biological resources technical report, which will disclose all significant biological resource impacts, feasible mitigation measures, and project alternatives. Further, the Draft EIR will evaluate significant archaeological and historical resources present on site, along with the identification of feasible mitigation measures and project alternatives.

The Draft EIR will also provide a cumulative impacts analysis for each environmental topic area. A list of cumulative projects will be prepared, and impacts from the proposed project, in combination with those cumulative impacts, will be analyzed in the Draft EIR in each impact area to determine the proposed project’s incremental contribution to existing and future significant impacts. Potentially significant cumulative impacts may result.

The Draft EIR will discuss growth-inducing impacts of the proposed project, consistent with CEQA Guidelines section 15126.2(e). As stated above, the Draft EIR will (a) consider and discuss feasible mitigation measures proposed to avoid or minimize significant environmental effects of the proposed project and (b) identify a range of reasonable alternatives to the proposed project.

INTENTIONALLY LEFT BLANK

6 PREPARERS

This Initial Study was prepared by SDSU Facilities Planning, Design, and Construction personnel, with assistance from CSU personnel. Other persons participating in the Initial Study include Laura Shinn, Director of Planning, Planning Design, and Construction; Sarah Lozano, Principal, Dudek; Sean Kilkenny, Project Manager, Dudek; Mark J. Dillon, Gatzke Dillon & Ballance LLP; and Michael P. Masterson, Gatzke Dillon & Ballance LLP.

INTENTIONALLY LEFT BLANK

7 REFERENCES

- 14 CCR 15000–15387 and Appendices A–L. Guidelines for Implementation of the California Environmental Quality Act, as amended.
- California Department of Conservation. 1996. “Generalized Mineral and Classification Map of Western San Diego County, California; Aggregate Resources Only” [map]. 1:100,000. Department of Conservation, Division of Mines and Geology. Accessed November 30, 2016. ftp://ftp.consrv.ca.gov/pub/dmg/pubs/ofr/OFR_96-04/OFR_96-04_Plate1.pdf.
- California Department of Conservation. 2000. *Guidelines for Classification and Designation of Mineral Lands*. Accessed January 17, 2019. <https://www.conservation.ca.gov/smgb/Guidelines/Documents/ClassDesig.pdf>.
- California Department of Conservation. 2016. “San Diego County Important Farmland 2014” [map]. 1:120,000. November 2016. Accessed January 11, 2019. ftp://ftp.consrv.ca.gov/pub/dlrp/FMMP/pdf/2014/sdg14_w.pdf.
- California Public Resources Code, Sections 21000–21177. California Environmental Quality Act, as amended.
- CSU (California State University). 2012. *Transportation Demand Management Manual*. Final Report. Prepared by Nelson/Nygaard Consulting Associates Inc. November 2012. Accessed January 11, 2019. <https://calstate.edu/cpdc/Suam/CSU-Systemwide-TDM-Manual-November-2012.pdf>.
- CSU. 2016. *CSU Seismic Requirements*. November 1, 2016. Effective January 1, 2017 for use on all projects using CBC 2016. Accessed January 11, 2019. http://www.calstate.edu/cpdc/ae/seismic/november_2016_final.pdf.
- FEMA (Federal Emergency Management Agency). 2016. *Federal Emergency Management Agency Flood Map Service Center Locator Map*. <https://msc.fema.gov/portal/search>.

INTENTIONALLY LEFT BLANK

8 DISTRIBUTION LIST

Table 2 provides a list of federal, state, and local agencies and organizations to which the NOP was distributed. In addition, the NOP was distributed to individuals that were identified as interested parties or stakeholders (out of respect for individuals' privacy, their names/contact information has not been included in the following table). To be added to this list or for questions, please contact Laura Shinn, Director; Facilities Planning, Design, and Construction; SDSU, 5500 Campanile Drive, San Diego, California 92182-1624, or via email to lshinn@mail.sdsu.edu.

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
<i>Federal Agency</i>						
Karen	Goebel	U.S. Department of the Interior, Fish and Wildlife Service, Carlsbad Fish and Wildlife Office	2177 Salk Avenue, Suite 250	Carlsbad	CA	92008
—	—	U.S. Army Corps of Engineers, Carlsbad Field Office	5900 La Place Court, Suite 100	Carlsbad	CA	92008
—	—	Federal Emergency Management Agency	1111 Broadway, Suite 1200	Oakland	CA	94607
—	—	U.S. Department of Labor, Occupational Safety and Health Administration	7575 Metropolitan Drive, Suite 207	San Diego	CA	92108
—	—	U.S. Department of Homeland Security	DHS 245 Murray Lane, SW	Washington,	DC	20528-0075
—	—	Federal Aviation Administration	8525 Gibbs Dr	San Diego	CA	92123
<i>State Agency</i>						
Laura	Shinn	SDSU, Facilities Planning, Design, and Construction	5500 Campanile Drive	San Diego	CA	92182
—	—	SDSU South Coast Information Center	5500 Campanile Dr	San Diego	CA	92182
Steven	Lohr, Ed.D., Chief of Land Use Planning and Environmental Review	California State University Chancellor's Office	401 Golden Shore	Long Beach	CA	90802-4210
—	—	SDSU Love Library	Government Publications, 3rd Floor, 5500 Campanile Drive	San Diego	CA	92182-8050

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
Chris Ganson, Senior Planner, and Michael	McCormick, Senior Planner	State of California, Governor's Office of Planning and Research, State Clearinghouse and Planning Unit	1400 Tenth Street	Sacramento	CA	95812-3044
—	State Historic Preservation Officer	California Department of Parks and Recreation Office of Historic Preservation	1725 23rd Street, Suite 100	Sacramento	CA	95816
—	—	Department of California Highway Patrol	4902 Pacific Highway	San Diego	CA	92110
Craig	Rush, Regional Manager	Division of State Architect, San Diego Regional Office	10920 Via Frontera, Suite 300	San Diego	CA	92127
Tonya Hoover, State Fire Marshal and Mike	Richwine, Assistant State Fire Marshal	State of California, Department of Forestry & Fire Protection, Office of the State Fire Marshall	602 East Huntington, Suite A	Monrovia	CA	91016-3600
Dave	Singleton, Program Analyst	Native American Heritage Commission	1550 Harbor Blvd., Suite 100	West Sacramento	CA	95691
Ed	Pert, Regional Manager	State of California, Department of Fish & Wildlife, South Coast Regional Office	3883 Ruffin Road	San Diego	CA	92123
David Gibson, Executive Officer, and Christopher	Means	San Diego Regional Water Quality Control Board	2375 Northside Drive, Suite 100	San Diego	CA	92108
Sean	McClain	San Diego Regional Water Quality Control Board	2375 Northside Drive, Suite 100	San Diego	CA	92108

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
Robert	Kard, District Director	San Diego Air Pollution Control District	10124 Old Grove Road	San Diego	CA	92131
Cory	Binns, Director	State of California, Department of Transportation, Caltrans – District 11, Development Review Branch	004050 Taylor St.	San Diego	CA	92110
Maryam	Tasnif-Abbasi	State of California, Dept. of Toxic Substances Control, Southern California Cleanup, Operations Branch – Cypress	5796 Corporate Avenue	Cypress	CA	90630-4732
—	—	California Transportation Commission	1120 N Street MS 52	Sacramento	CA	95814
Senator Toni	Atkins, 39th District	California State Senate	701 B Street, Suite 1840	San Diego	CA	92101
Assemblywoman Shirley	Weber	California State Assembly	1350 Front Street, Suite 6046	San Diego	CA	92101
Assemblymember Todd	Gloria	California State Assembly	110 West C Street, Suite 1300	San Diego	CA	92101
<i>Local Agency</i>						
Planning Director	—	Metropolitan Transit System	1255 Imperial Avenue, Suite 1000	San Diego	CA	92101-7490
—	—	San Diego Regional Airport Authority	3225 North Harbor Drive	San Diego	CA	92101
Susan	Baldwin, Senior Regional Planner	San Diego Association of Governments (SANDAG)	401 B Street, Suite 800	San Diego	CA	92101-4231
Andy	Phillips	Civic San Diego	401 B Street, Fourth Floor	San Diego	CA	92101
Maureen	Stapleton, General Manager	San Diego County Water Authority	4677 Overland Avenue	San Diego	CA	92123

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
Chris	Thomas, Chair	Associated Students of SDSU, San Diego State University	Conrad Prebys Aztec Student Union, Suite 310, 6075 Aztec Circle Drive	San Diego	CA	92182-7804
Mayor Kevin	Faulconer	City of San Diego, Office of the Mayor	202 C Street, MS 11	San Diego	CA	92101
City Attorney Mara W.	Elliott	City of San Diego, Office of the City Attorney	1200 Third Avenue, Suite 1620	San Diego	CA	92101-4108
—	—	City of San Diego, Real Estate Assets Department	1200 Third Ave., Suite 1700	San Diego	CA	92101
James	Nagelvoort, Interim Director	City of San Diego, Public Works	202 "C" Street, 9th Floor, MS 9A	San Diego	CA	92101
Halla	Razak, Director	City of San Diego, Public Utilities Department	9192 Topaz Way, MS 901	San Diego	CA	92123
Mike	Hansen, Planning Director	City of San Diego, Planning Department	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Laura	Black, Deputy Director	City of San Diego, Planning Department	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Elyse	Lowe, Director	City of San Diego, Development Services Department	1010 Second Ave., MS 413	San Diego	CA	92101
Tom	Tomlinson, Assistant Director	City of San Diego, Planning Department	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Mario	Sierra, Director	City of San Diego, Environmental Services	9601 Ridgehaven Court, Suite 210, MS 102A	San Diego	CA	92123
Kris	McFadden, Director	City of San Diego, Transportation and Stormwater	202 "C" Street, 9th Floor, MS 9A	San Diego	CA	92101
Misty	Jones, Director	City of San Diego, Public Library	330 Park Blvd.	San Diego	CA	92101

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
Alyssa	Muto, Deputy Director, Environmental and Policy Analysis	City of San Diego, Planning Department	9485 Aero Drive, M.S. 413	San Diego	CA	92123
—	—	City of San Diego, Development Services Department, Land Development Review Division	1222 First Avenue, MS 301	San Diego	CA	92101- 4155
Ben	Hafertepe, Project Manager	City of San Diego, Facilities Financing	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Chief David	Nisleit	City of San Diego Police Department	1401 Broadway	San Diego	CA	92101- 5729
Colin	Stowell, Chief	City of San Diego, Fire- Rescue Department	1010 Second Avenue, Suite 400	San Diego	CA	92101
—	—	San Diego Historical Resources Board, City Administration Building	202 C Street	San Diego	CA	92101
Marlon	Pangilinan	City of San Diego Planning Department, College Area Community Planner	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Lisa	Lind	City of San Diego Planning Department, Navajo Area Community Planner	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Lesley	Henegar	City of San Diego Planning Department, Tierrasanta Community Planner	9485 Aero Drive, M.S. 413	San Diego	CA	92123

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
Nancy	Graham	City of San Diego Planning Department, Mission Valley Community Planner	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Nathen	Causman	City of San Diego Planning Department, Normal Heights Community Planner	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Elizabeth	Ocampo Vivero	City of San Diego Planning Department, Greater North Park Community Planner	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Michael	Prinz	City of San Diego Planning Department, Uptown Community Planner	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Lisa	Lind	City of San Diego Planning Department, Serra Mesa Community Planner	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Lisa	Lind	City of San Diego Planning Department, Kearny Mesa Community Planner	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Michael	Prinz	City of San Diego Planning Department, Linda Vista Community Planner	9485 Aero Drive, M.S. 413	San Diego	CA	92123
Nathen	Causman	City of San Diego Planning Department, Kensington-Talmagdge Community Planner	9485 Aero Drive, M.S. 413	San Diego	CA	92123

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
Barbara	Bry, City Councilmember District 1	City of San Diego, City Administration Building	202 C Street, MS #10A	San Diego	CA	92101
Jennifer	Campbell, City Councilmember District 2	City of San Diego, City Administration Building	202 "C" Street, 10th Floor	San Diego	CA	92101
Chris	Ward, City Councilmember District 3	City of San Diego, City Administration Building	202 "C" Street, 10th Floor	San Diego	CA	92101
Monica	Montgomery, City Councilmember District 4	City of San Diego, City Administration Building	202 C Street, MS #10A	San Diego	CA	92101
Mark	Kersey, City Councilmember District 5	City of San Diego, City Administration Building	202 C Street, 10th Floor	San Diego	CA	92101
Chris	Cate, City Councilmember District 6	City of San Diego, City Administration Building	202 C Street, 10th Floor	San Diego	CA	92101
Scott	Sherman, City Councilmember District 7	City of San Diego, City Administration Building	202 "C" Street MS #10A	San Diego	CA	92101
Vivian	Moreno, City Councilmember District 8	City of San Diego, City Administration Building	202 C Street, 10th Floor	San Diego	CA	92101
Georgette	Gomez, City Councilmember Elect District 9	City of San Diego, City Administration Building	202 "C" Street, 10th Floor	San Diego	CA	92101
Ernest	Dronenberg	County of San Diego Recorder/Clerk, The County Administration Center	1600 Pacific Highway, Room 260, MS A-33	San Diego	CA	92101
Mark	Wardlaw, Director	County of San Diego, Planning and Development Services	5510 Overland Avenue #110 & 310	San Diego	CA	92123
Elise	Rothschild	County of San Diego, Department of Environmental Health	5500 Overland Avenue #170	San Diego	CA	92112-9261

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
—	—	County of San Diego, Office of Emergency Services	5580 Overland Avenue	San Diego	CA	92123
—	Environmental Coordinator	County of San Diego, Planning and Development Services	5510 Overland Avenue #110 & 310	San Diego	CA	92123
Greg	Cox, Supervisor District 1	County of San Diego, County Administration Center	1600 Pacific Highway , Room 335	San Diego	CA	92101
Dianne	Jacob, Supervisor District 2	County of San Diego, County Administration Center	1600 Pacific Highway , Room 335	San Diego	CA	92101
Kristin	Gaspar, Supervisor District 3	County of San Diego, County Administration Center	1600 Pacific Highway , Room 335	San Diego	CA	92101
Nathan	Fletcher, Supervisor District 4	County of San Diego, County Administration Center	1600 Pacific Highway , Room 335	San Diego	CA	92101
Jim	Desmond, Supervisor District 5	County of San Diego, County Administration Center	1600 Pacific Highway , Room 335	San Diego	CA	92101
—	—	San Diego Unified School District	4100 Normal Street	San Diego	CA	92103
Principal	—	Juarez Elementary School	2633 Melbourne Dr	San Diego	CA	92123
Principal	—	Taft Middle School	9191 Gramercy Drive	San Diego	CA	92123
Principal	—	Kearny High School	1954 Komet Way	San Diego	CA	92111
Karen	Reilly, Branch Manager	Mission Valley Branch Library	2123 Fenton Parkway	San Diego	CA	92108
—	—	College Rolando Branch Library	6600 Montezuma Road	San Diego	CA	92115

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
—	—	Allied Gardens/Benjamin Branch Library	5188 Zion Avenue	San Diego	CA	92120-2728
—	—	San Carlos Branch Library	7265 Jackson Drive	San Diego	CA	92119
—	—	Serra Mesa Branch Library	9005 Aero Drive	San Diego	CA	92123
—	—	Tierrasanta Branch Library	4985 La Cuenta Drive	San Diego	CA	92124
—	—	Kensington-Normal Heights Branch Library	4121 Adams Avenue	San Diego	CA	92116
—	—	North Park Branch Library	3795 31st Street	San Diego	CA	92104
—	—	Mission Hills Branch Library	925 W Washington St	San Diego	CA	92103
—	—	Balboa Library	4255 Mt Abernathy Ave,	San Diego	CA	92117
—	—	Linda Vista Branch Library	2160 Ulric Street	San Diego	CA	92111
Mayor Peter	Weiss	City of Oceanside	300 N Coast Highway	Oceanside	CA	92054
Mayor Judy	Ritter	City of Vista	200 Civic Center Drive	Vista	CA	92084
Mayor Rebecca	Jones	City of San Marcos	1 Civic Center Drive	San Marcos	CA	92069
Mayor Paul	McNamara	City of Escondido	201 North Broadway	Escondido	CA	92025
Mayor Matt	Hall	City of Carlsbad	1200 Carlsbad Village Drive	Carlsbad	CA	92008
Mayor Catherine	Blakespear	City of Encinitas	505 S Vulcan Avenue	Encinitas	CA	92024
Mayor David	Zito	City of Solana Beach	635 South Highway 101	Solana Beach	CA	92075
Mayor Dave	Druker	City of Del Mar	1050 Camino Del Mar	Del Mar	CA	92014
Mayor Steve	Vaus	City of Poway	13325 Civic Center Drive	Poway	CA	92064
Mayor Mark	Arapostathis	City of La Mesa	8130 Allison Avenue	La Mesa	CA	91944-0937

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
Mayor Bill	Wells	City of El Cajon	200 Civic Center Way	El Cajon	CA	92020-3996
Mayor Mary	Casillas Salas	City of Chula Vista	276 Fourth Avenue	Chula Vista	CA	91910
Mayor John	Minto	City of Santee	10601 Magnolia Avenue	Santee	CA	92071
Mayor Alejandra	Sotelo-Solis	City of National City	1243 National City Blvd	National City	CA	91950
Mayor Racquel	Vasquez	City of Lemon Grove	3232 Main Street	Lemon Grove	CA	91945
Mayor Richard	Bailey	City of Coronado	1825 Strand Way	Coronado	CA	92118
Mayor Serge	Dedina	City of Imperial Beach	825 Imperial Beach Blvd	Imperial Beach	CA	91932
<i>Organization</i>						
Todd	Rehfuss, President	Rolando Community Council	todd@rolandocc.org			
Jonathan	Frankel, Chair	Mission Valley Community Council	9485 Aero Dr MS 413	San Diego	CA	92123
—	—	Serra Mesa Community Council	PO Box 23315	Serra Mesa	CA	92193
Jose	Reynoso, President	College Area Community Council	PO Box 15723	San Diego	CA	92175
Shain	Haug, President	Allied Gardens/Grantville Community Council	5173 Waring Road #445	San Diego	CA	92120
—	—	El Cerrito Community Council	elcerritocommunitycouncil@gmail.com			
Saul	Amerling	Mesa Colony Community Group	—	San Diego	CA	92123
Jan	Whitacre, Council President	Tierrasanta Community Council	6030 Santo Rd. #435	San Diego	CA	92124
Frisco	White, Chair	Carmel Valley Community Planning Board	5335 CAMINITO EXQUISITO	San Diego	CA	92130

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
Bryce	Niceswanger, Chair	Serra Mesa Planning Group	2161 Ainsley Road	San Diego	CA	92123
Henish	Pulickal, Chair	Pacific Beach Planning Group	3920 Riviera Drive, #G	San Diego	CA	92109
Noli	Zosa, Chair	Linda Vista Planning Group	6987 Camino Pacheco	San Diego	CA	92111
Jonathon	Frankel, Chair	Mission Valley Planning Group	5765 Friars Rd Unit 150	San Diego	CA	92110
Don	Taylor, Chair	Kensington Talmadge Planning Group	4062 Hilldale Road	San Diego	CA	92116
David	Smith, Chair	Navajo Community Planners	5839 MISSION GORGE RD, SUITE A	San Diego	CA	92120
Gary	Weber, Chair	Normal Heights Community Planning Group	4649 Hawley Boulevard	San Diego	CA	92116
David	Moty, Chair	Community Planners Committee	4553 49th St.	San Diego	CA	92115
Jay	Wilson, President	Del Cerro Action Council	jwilson2@cox.net			
Mark	Rawlins, President	Del Cerro Action Council c/o Temple Emanu-El	6299 Capri Drive	San Diego	CA	92120
—	—	Mission Hills Town Council	325 West Washington Street, Suite 2-159	San Diego	CA	92103
Roarke	Shanley, Coucil Representative	San Carlos Area Council, San Carlos Library	7265 Jackson Drive	San Diego	CA	92119
Ky	Snyder, VP Operations	University of San Diego	5998 Alcala Park HC204	San Diego	CA	92110
Dr. Peter	Anderson	Sierra Club San Diego	8304 Clairemont Mesa Blvd, #101	San Diego	CA	92111
Chris	Redfern, Executive Director	San Diego Audubon Society	4010 Morena Blvd., Suite 100	San Diego	CA	92117
Dan	Silver, Executive Director	Endangered Habitats League	8424 Santa Monica Blvd., Suite A 592	Los Angeles	CA	90069

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
Rob	Hutsel, President & CEO	San Diego River Park Foundation	PO Box 80126	San Diego	CA	92138
Julia	Richards, Executive Director	San Diego River Conservancy	1350 Front St. Suite 3024	San Diego	CA	92101
—	—	San Diego River Park Foundation	PO Box 80126	San Diego	CA	92138
Jim	Peugh	San Diego Audubon Society	4010 Morena Blvd, Suite #100	San Diego	CA	92117
Cindy	Stankowski	San Diego Archeological Center	16666 San Pasqual Valley Road	Escondido	CA	92027
—	Environmental Review Committee	San Diego County Archaeological Society, Inc.	Los Penasquitos Ranch House, Canyonside Park Driveway	San Diego	CA	92129
Bruce D.	Coons, Executive Director	Save Our Heritage Organisation	2476 San Diego Avenue	San Diego	CA	92110
Cody	Petterson, Chair	San Diego County Democrats for Environmental Action	PO Box 16254	San Diego	CA	92176
Heather	Foley, Executive Director	San Diego-Tijuana Urban Land Institute	1620 Fifth Ave, Suite 400	San Diego	CA	92101
Robert	Pinto, Chairperson	Ewiiapaap Tribal Office	4054 Willow Road	Alpine	CA	91901
Raymond	Hunter, Chairperson	Jamul Indian Village	14191 Highway 94	Jamul	CA	91935
Carmen	Lucas	Kwaaymil Laguna Band of Mission Indians	—	Pine Valley	CA	91962
Mark	Romero, Chairman	The Mesa Grande Band of Mission Indians	26000 Mesa Grande Road	Santa Ysabel	CA	92070
Allen	Lawson, Chairman	San Pasqual Band of Mission Indians	27450 North Lake Wohlford Road	Valley Center	CA	92082
Frank	Brown	Inter-Tribal Cultural Resources Council	240 Brown Road	Alpine	CA	91901

Table 2
NOP Distribution List

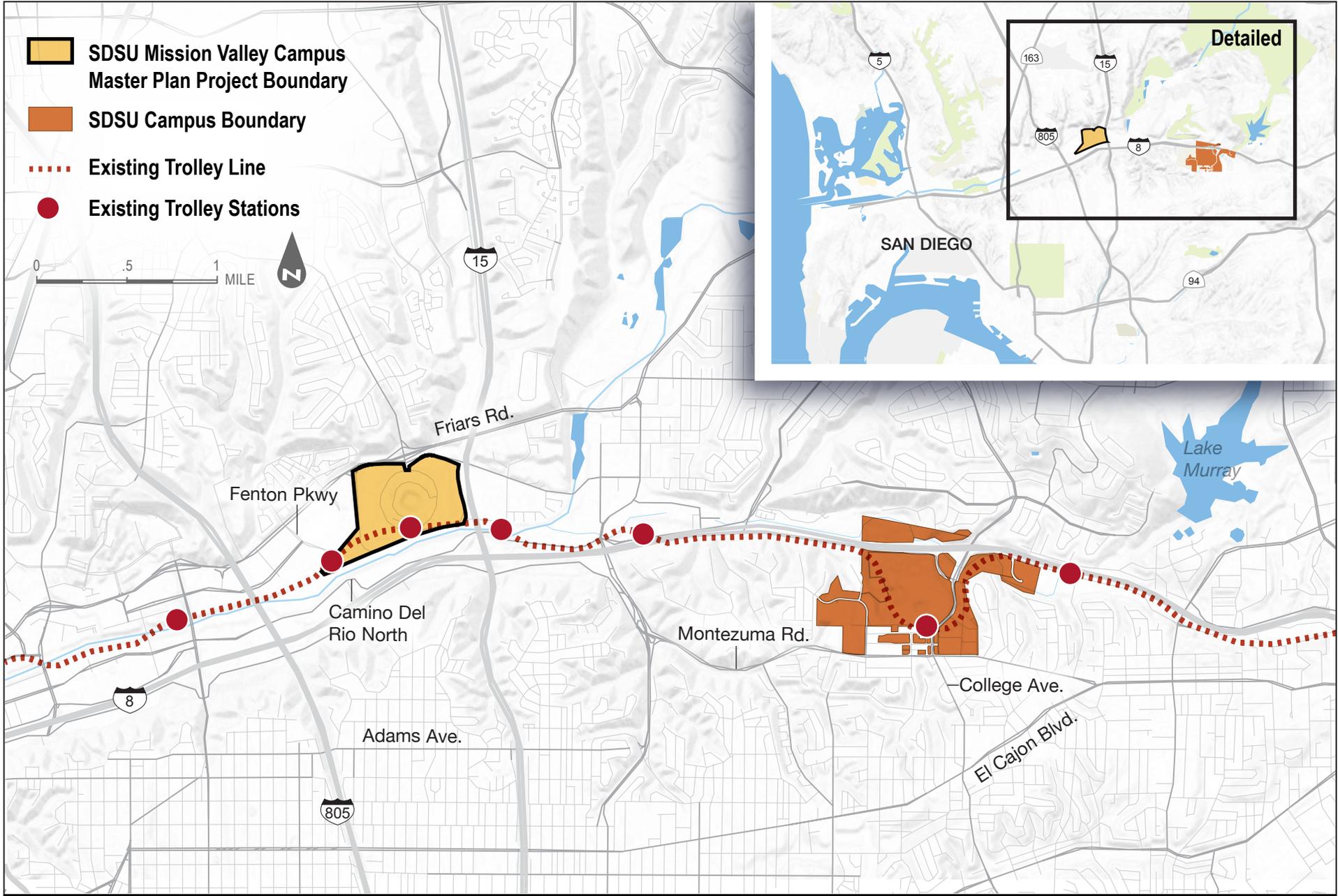
First Name	Last Name	Company/ Organization	Address	City	State	Zip
—	—	Kumeyaay Cultural Heritage Preservation	36190 Church Road, Suite 5	Campo	CA	91906
Jim	Schneider, Executive Director	College Area BID	4704 College Avenue	San Diego	CA	92115
Borre	Winckel, President & CEO	BIA San Diego	9201 Spectrum Center Blvd., Suite 110	San Diego	CA	92123
Debra	Rosen	North San Diego Business Chamber	10875 Rancho Bernardo Rd, Suite 104	San Diego	CA	92127
Charlotte	Cagan, Executive Director	San Diego History Center	1649 El Prado, Suite 3	San Diego	CA	92101
—	—	Union-Tribune, City Desk	600 B Street, Suite 1201	San Diego	CA	92101
Bastiaan	Bouma, Executive Director & CEO	American Institute of Architects	233 A Street, #200	San Diego	CA	92101
Mark	Cafferty, President & CEO	San Diego Regional EDC	530 B Street, 7th Floor	San Diego	CA	92101
—	—	Rotary Club of Del Mar	—	—	—	—
Haney	Hong	San Diego County Taxpayers Association	2508 Historic Decatur Rd, Suite 220	San Diego	CA	92106
Joe	Terzi	San Diego Tourism Authority	750 B St, 7th Floor	San Diego	CA	92101
Mark	Balmert	San Diego Military Advisory Council	409 Camino Del Rio South, Suite 302	San Diego	CA	92108
Carey	Lowe	Citizens Coordinate for Century 3 (C3)	2127 Olympic Parkway, Suite 1006 PMB 273	Chula Vista	CA	91915
Kai	Snyder	University of San Diego	—	—	—	—
Dr. Bob	Brower	Point Loma Nazarine University	3900 Lomaland Dr	San Diego	CA	92106
H. Eugene Swantz, Jr. and Joan	Rapp, Co-Trustees	The Carolyn M. Holmer Trust, US Bank, Re: 6367 Alvarado Court	400 Prospect Street	La Jolla	CA	92037
Edwin	Romero	Barona Group of the Capitan Grande	1095 Barona Road	Lakeside	CA	92040
Rebecca	Osuna	Inaja Band of Mission Indians	2005 S. Escondido Blvd.	Escondido	CA	92025

Table 2
NOP Distribution List

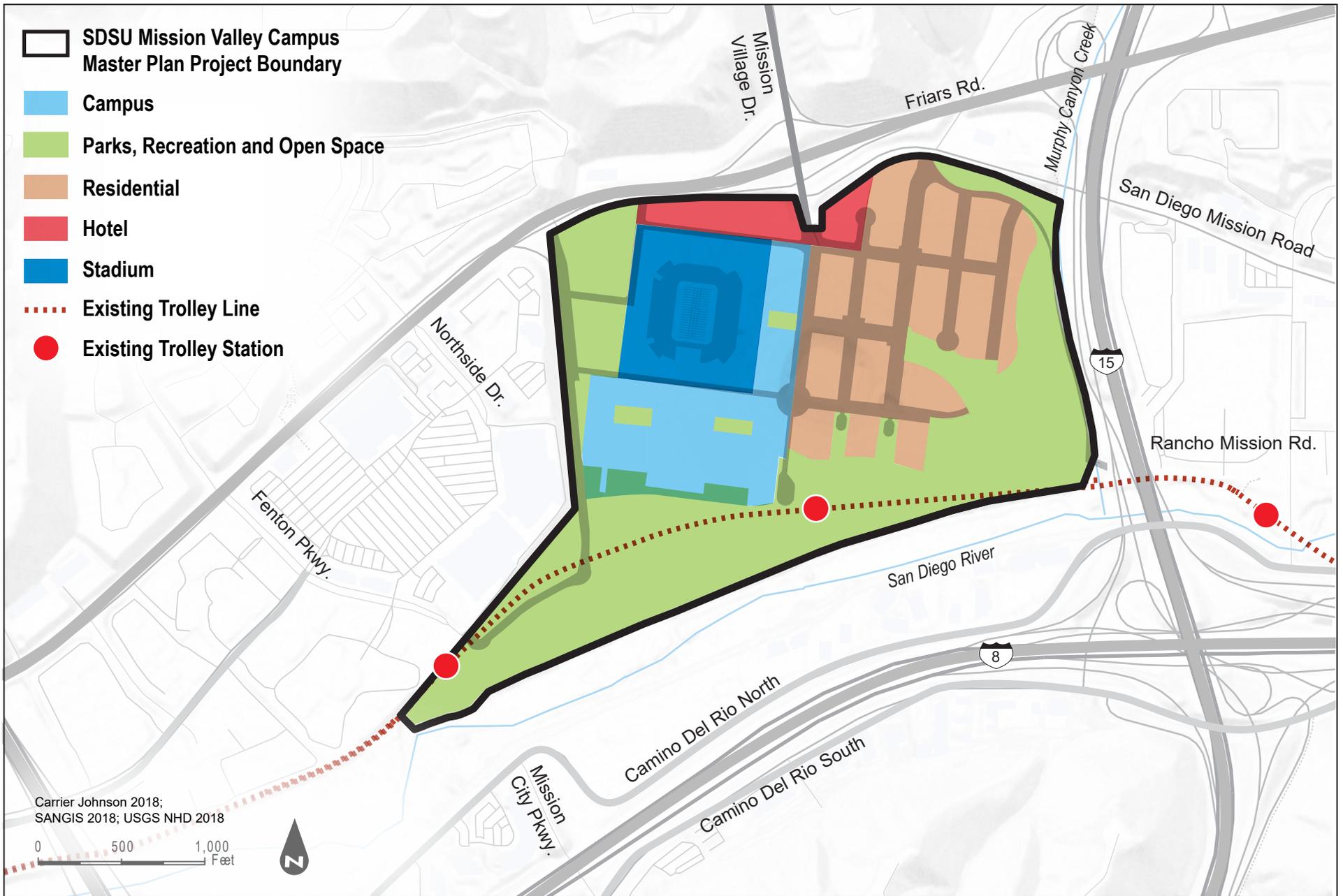
First Name	Last Name	Company/ Organization	Address	City	State	Zip
Ralph	Goff	Campo Band of Mission Indians	36190 Church Road, Suite 1	Campo	CA	91906
Erica	Pinto	Jamul Indian Village	14191 Highway 94	Jamul	CA	91935
Robert	Pinto	Ewiiapaayp Tribal Office	4054 Willows Road	Alpine	CA	91901
Michael	Garcia	Ewiiapaayp Tribal Office	4054 Willows Road	Alpine	CA	91901
Javaughn	Miller	La Posta Band of Mission Indians	8 Crestwood Road	Boulevard	CA	91905
Gwendolyn	Parada	La Posta Band of Mission Indians	8 Crestwood Road	Boulevard	CA	91905
Clint	Linton	lipay Nation of Santa Ysabel	100 School House Canyon Road	Santa Ysabel	CA	92070
Virgil	Perez	lipay Nation of Santa Ysabel	100 School House Canyon Road	Santa Ysabel	CA	92070
Leroy	Elliott	Manzanita Band of Kumeyaay Nation	ljbirdsinger@aol.com			
Mario	Morales	Mesa Grande Band of Mission Indians	26000 Mesa Grande Road	Santa Ysabel	CA	92070
Lisa	Haws	Sycuan Band of Kumeyaay Nation	1 Kwaaypaay Court	El Cajon	CA	92019
Virgil	Oyos	Mesa Grande Band of Mission Indians	26000 Mesa Grande Road	Santa Ysabel	CA	92070
John	Flores	San Pasqual Band of Mission Indians	16400 Kumeyaay	Valley Center	CA	92082
Allen E.	Lawson	San Pasqual Band of Mission Indians	16400 Kumeyaay	Valley Center	CA	92082
Julie	Hagen	Viejas Band of Kumeyaay Indians	1 Viejas Grade Road	Alpine	CA	91901

Table 2
NOP Distribution List

First Name	Last Name	Company/ Organization	Address	City	State	Zip
Robert J.	Welch	Viejas Band of Kumeyaay Indians	1 Viejas Grade Road	Alpine	CA	91901
Cody J.	Martinez	Sycuan Band of Kumeyaay Nation	1 Kwaaypaay Court	El Cajon	CA	92019



INTENTIONALLY LEFT BLANK



INTENTIONALLY LEFT BLANK

SDSU Mission Valley Campus Master Plan (SCH 2019011042)

1 message

Sanchez Rangel, Rogelio@DOT <roger.sanchez-rangel@dot.ca.gov> Tue, Feb 19, 2019 at 1:39 PM
To: "lshinn@mail.sdsu.edu" <lshinn@mail.sdsu.edu>, "State.Clearinghouse (State.Clearinghouse@opr.ca.gov)" <State.Clearinghouse@opr.ca.gov>
Cc: "Clark, Trent S@DOT" <trent.clark@dot.ca.gov>, "Pereira, Melina T@DOT" <melina.pereira@dot.ca.gov>, "lshinn@sdsu.edu" <lshinn@sdsu.edu>

Good afternoon,

Attached please find a copy of Caltrans comment letter for the SDSU Mission Valley Campus project NOP.

Thank you

Roger Sanchez

Caltrans D 11

Development Review Branch

roger.sanchez-rangel@dot.ca.gov

Tel (619) 688-6494

 **SD_8_SDSU Mission Valley MSP NOP Letter.pdf**
1439K

DEPARTMENT OF TRANSPORTATION

DISTRICT 11
4050 TAYLOR STREET, MS-240
SAN DIEGO, CA 92110
PHONE (619) 688-6075
FAX (619) 688-4299
TTY 711
www.dot.ca.gov



*Making Conservation
a California Way of Life.*

February 19, 2019

11-SD-8
PM 5.28

San Diego State University Mission Valley Campus Master Plan
SCH#2019011042

Ms. Laura Shinn
Director, Facilities Planning, Design, and Construction
California State University, San Diego
5500 Campanile Drive
San Diego, CA 92182

Dear Ms. Shinn:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Notice of Preparation (NOP) for the draft Environmental Impact Report (EIR) for the San Diego State University Mission Valley Campus Master Plan located near Interstate 8 (I-8). The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Traffic Impact Study

A traffic impact study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures.

- The following Freeway segments should be included in the TIS:
 - On Interstate 15 (I-15), the northbound (NB) and southbound (SB) segments between Aero Drive and I-8.
 - The I-15/I-8 Connector.
 - On I-8, the westbound (WB) and eastbound (EB) freeway segments between Interstate 5 (I-5) and College Ave.
 - On State Route 163 (SR-163), freeway segments between I-8 and Interstate 805 (I-805).
 - On I-805, include NB and SB freeway segments between SR-163 and I-8.
- Freeway entrance ramps, exit ramps, and regionally significant arterials where a proposed project will add 50 to 100+ peak-hour trips need to be included in the TIS. Freeway entrance and exit ramps that due to the additional project's trips

may cause any traffic queues to exceed storage capacities should be included in the TIS. The following are identified ramps that should be included in the TIS. Please justify if any of these ramps will not be included in the TIS.

I-8:

- a) WB I-8 Ramps at Hotel Circle North.
- b) EB I-8 Ramps at Hotel Circle South.
- c) WB I-8 Ramps at Camino Del Norte.
- d) EB I-8 Ramps at Mission Center Rd.
- e) WB I-8 Ramps at Camino Del Rio North/Qualcomm Way.
- f) WB I-8 Ramps at Texas Street/Qualcomm Way.
- g) WB I-8 Ramp at Mission Gorge.
- h) EB I-8 Ramps at Fairmount Avenue.
- i) WB I-8 Ramps at Waring Road.
- j) EB I-8 Ramps at Waring Road.
- k) WB I-8 Ramps at College Avenue.
- l) EB I-8 Ramps at College Avenue.
- m) I-8 Exit Ramp Friars Rd.

I-15:

- a) NB I-15 Ramps at Friars Rd.
- b) SB I-15 Ramps at Friars Rd.
- c) NB I-15 Ramps at Aero Dr.
- d) SB I-15 Ramps at Aero Dr.
- e) NB I-15 Ramps at Camino Del Rio North.
- f) SB I-15 Ramps at Camino Del Rio North.
- g) SB I-15 entrance ramp from Murphy Canyon Rd.

SR-163:

- a) NB SR-163 Ramp at Friars Rd.
- b) SB SR-163 Ramp at Friars Rd.

I-805:

- a) NB I-805 at Phyllis Place (including the future Via Alta/Franklin Ridge Road at Phyllis Place).
- b) SB I-805 at Phyllis Place (including the future Via Alta/Franklin Ridge Road at Phyllis Place).
- c) NB I-805 Ramps at Mesa College Drive.

- Mitigation measures for proposed intersection modifications are subject to Caltrans Intersection Control Evaluation (ICE) policy (Traffic

Operations Policy Directive 13-02). Alternative intersection design(s) will need to be considered in accordance with the ICE policy. Please refer to the policy for more information and requirements.

<http://www.dot.ca.gov/trafficops/ice.html>

- At a minimum, the existing volumes should be taken from a two-day mid-week 24-hour count, but a three-day mid-week 24-hour count would be preferred.
- The TIS should also include a special event day to analyze impacts outside of peak times.
- Queue analysis for exit and entrance ramps is required. All entrance ramps should be analyzed as metered. A ramp queue analysis is required to identify the delay to motorists using the existing release date and available and/or proposed storage necessary to accommodate the queuing at each entrance ramp.
- In addition, the TIS could also consider implementing vehicles miles traveled (VMT) analysis into their modeling projections.
- Calculations of development's trip distributions and trip assignments need to be included.
- The data used in the TIS should not be more than 2 years old.
- Please provide electronic Synchro Version 10 files.

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation system. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation system. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of San Diego, is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards. Mitigation measures to State facilities should be included in TIS/TIA. Mitigation identified in the traffic study, subsequent environmental documents, and

Ms. Laura Shinn
February 19, 2019
Page 4

mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual implementation and collection of any "fair share" monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

Mitigation conditioned as part of a local agency's development approval for improvements to State facilities can be implemented either through a Cooperative Agreement between Caltrans and the lead agency, or by the project proponent entering into an agreement directly with Caltrans for the mitigation. When that occurs, Caltrans will negotiate and execute a Traffic Mitigation Agreement.

Right of Way

Any work performed within Caltrans' right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide an approved final environmental document including the California Environmental Quality Act (CEQA) determination addressing any environmental impacts within the Caltrans' R/W, and any corresponding technical studies.

If you have any questions, please contact Trent Clark, of the Caltrans Development Review Branch, at (619) 688-3140 or by e-mail sent to trent.clark@dot.ca.gov, or Hanna Olson at (619) 688-6705 or by email sent to hanna.olson@dot.ca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Melina Pereira for".

MELINA PEREIRA, Acting Branch Chief
Local Development and Intergovernmental Review Branch

DEPARTMENT OF TRANSPORTATION

DISTRICT 11

4050 TAYLOR STREET, MS-240

SAN DIEGO, CA 92110

PHONE (619) 688-6075

FAX (619) 688-4299

TTY 711

www.dot.ca.gov

RECEIVED

*Making Conservation
a California Way of Life.*

FEB 22 2019

Facilities Planning, Design
and Construction

February 19, 2019

11-SD-8

PM 5.28

San Diego State University Mission Valley Campus Master Plan
SCH#2019011042

Ms. Laura Shinn

Director, Facilities Planning, Design, and Construction

California State University, San Diego

5500 Campanile Drive

San Diego, CA 92182

Dear Ms. Shinn:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Notice of Preparation (NOP) for the draft Environmental Impact Report (EIR) for the San Diego State University Mission Valley Campus Master Plan located near Interstate 8 (I-8). The mission of Caltrans is to provide a safe, sustainable, integrated and efficient transportation system to enhance California's economy and livability. The Local Development-Intergovernmental Review (LD-IGR) Program reviews land use projects and plans to ensure consistency with our mission and state planning priorities.

Traffic Impact Study

A traffic impact study (TIS) is necessary to determine this proposed project's near-term and long-term impacts to the State facilities – existing and proposed – and to propose appropriate mitigation measures.

- The following Freeway segments should be included in the TIS:
 - On Interstate 15 (I-15), the northbound (NB) and southbound (SB) segments between Aero Drive and I-8.
 - The I-15/I-8 Connector.
 - On I-8, the westbound (WB) and eastbound (EB) freeway segments between Interstate 5 (I-5) and College Ave.
 - On State Route 163 (SR-163), freeway segments between I-8 and Interstate 805 (I-805).
 - On I-805, include NB and SB freeway segments between SR-163 and I-8.
- Freeway entrance ramps, exit ramps, and regionally significant arterials where a proposed project will add 50 to 100+ peak-hour trips need to be included in the TIS. Freeway entrance and exit ramps that due to the additional project's trips

may cause any traffic queues to exceed storage capacities should be included in the TIS. The following are identified ramps that should be included in the TIS. Please justify if any of these ramps will not be included in the TIS.

I-8:

- a) WB I-8 Ramps at Hotel Circle North.
- b) EB I-8 Ramps at Hotel Circle South.
- c) WB I-8 Ramps at Camino Del Norte.
- d) EB I-8 Ramps at Mission Center Rd.
- e) WB I-8 Ramps at Camino Del Rio North/Qualcomm Way.
- f) WB I-8 Ramps at Texas Street/Qualcomm Way.
- g) WB I-8 Ramp at Mission Gorge.
- h) EB I-8 Ramps at Fairmount Avenue.
- i) WB I-8 Ramps at Waring Road.
- j) EB I-8 Ramps at Waring Road.
- k) WB I-8 Ramps at College Avenue.
- l) EB I-8 Ramps at College Avenue.
- m) I-8 Exit Ramp Friars Rd.

I-15:

- a) NB I-15 Ramps at Friars Rd.
- b) SB I-15 Ramps at Friars Rd.
- c) NB I-15 Ramps at Aero Dr.
- d) SB I-15 Ramps at Aero Dr.
- e) NB I-15 Ramps at Camino Del Rio North.
- f) SB I-15 Ramps at Camino Del Rio North.
- g) SB I-15 entrance ramp from Murphy Canyon Rd.

SR-163:

- a) NB SR-163 Ramp at Friars Rd.
- b) SB SR-163 Ramp at Friars Rd.

I-805:

- a) NB I-805 at Phyllis Place (including the future Via Alta/Franklin Ridge Road at Phyllis Place).
- b) SB I-805 at Phyllis Place (including the future Via Alta/Franklin Ridge Road at Phyllis Place).
- c) NB I-805 Ramps at Mesa College Drive.

- Mitigation measures for proposed intersection modifications are subject to Caltrans Intersection Control Evaluation (ICE) policy (Traffic

Operations Policy Directive 13-02). Alternative intersection design(s) will need to be considered in accordance with the ICE policy. Please refer to the policy for more information and requirements.

<http://www.dot.ca.gov/trafficops/ice.html>

- At a minimum, the existing volumes should be taken from a two-day mid-week 24-hour count, but a three-day mid-week 24-hour count would be preferred.
- The TIS should also include a special event day to analyze impacts outside of peak times.
- Queue analysis for exit and entrance ramps is required. All entrance ramps should be analyzed as metered. A ramp queue analysis is required to identify the delay to motorists using the existing release date and available and/or proposed storage necessary to accommodate the queuing at each entrance ramp.
- In addition, the TIS could also consider implementing vehicles miles traveled (VMT) analysis into their modeling projections.
- Calculations of development's trip distributions and trip assignments need to be included.
- The data used in the TIS should not be more than 2 years old.
- Please provide electronic Synchro Version 10 files.

Caltrans views all transportation improvements as opportunities to improve safety, access and mobility for all travelers in California and recognizes bicycle, pedestrian and transit modes as integral elements of the transportation system. Caltrans supports improved transit accommodation through the provision of Park and Ride facilities, improved bicycle and pedestrian access and safety improvements, signal prioritization for transit, bus on shoulders, ramp improvements, or other enhancements that promotes a complete and integrated transportation system. Early coordination with Caltrans, in locations that may affect both Caltrans and the City of San Diego, is encouraged.

To reduce greenhouse gas emissions and achieve California's Climate Change target, Caltrans is implementing Complete Streets and Climate Change policies into State Highway Operations and Protection Program (SHOPP) projects to meet multi-modal mobility needs. Caltrans looks forward to working with the City to evaluate potential Complete Streets projects.

Caltrans endeavors that any direct and cumulative impacts to the State Highway System be eliminated or reduced to a level of insignificance pursuant to the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA) standards. Mitigation measures to State facilities should be included in TIS/TIA. Mitigation identified in the traffic study, subsequent environmental documents, and

Ms. Laura Shinn
February 19, 2019
Page 4

mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual implementation and collection of any "fair share" monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

Mitigation conditioned as part of a local agency's development approval for improvements to State facilities can be implemented either through a Cooperative Agreement between Caltrans and the lead agency, or by the project proponent entering into an agreement directly with Caltrans for the mitigation. When that occurs, Caltrans will negotiate and execute a Traffic Mitigation Agreement.

Right of Way

Any work performed within Caltrans' right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans' R/W prior to construction. As part of the encroachment permit process, the applicant must provide an approved final environmental document including the California Environmental Quality Act (CEQA) determination addressing any environmental impacts within the Caltrans' R/W, and any corresponding technical studies.

If you have any questions, please contact Trent Clark, of the Caltrans Development Review Branch, at (619) 688-3140 or by e-mail sent to trent.clark@dot.ca.gov, or Hanna Olson at (619) 688-6705 or by email sent to hanna.olson@dot.ca.gov.

Sincerely,



MELINA PEREIRA, Acting Branch Chief
Local Development and Intergovernmental Review Branch

City of San Diego Comments on the Notice of Preparation and Initial Study for the San Diego State University Mission Valley Campus Master Plan Project

1 message

Gonzalez, Jessica <JBGonzalez@sandiego.gov>

Tue, Feb 19, 2019 at 4:43 PM

To: "Ishinn@sdsu.edu" <Ishinn@sdsu.edu>, "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Cc: "Hansen, Mike" <MHansen@sandiego.gov>, "Malone, Rebecca" <RMalone@sandiego.gov>, "Nagelvoort, James" <JNagelvoort@sandiego.gov>, "Alo, Leo" <LAlo@sandiego.gov>, "Abella-Shon, Michelle" <MShon@sandiego.gov>, "Helminski, John" <JHelminski@sandiego.gov>, "Reeser, Kristy" <KReeser@sandiego.gov>, "Hauser, Everett" <ERHauser@sandiego.gov>, "Stephens, Mark" <MGStephens@sandiego.gov>

Ms. Laura Shinn,

Please see the attached letter from Planning Department Director Mike Hansen regarding City of San Diego Comments on the Notice of Preparation and Initial Study for the San Diego State University Mission Valley Campus Master Plan Project.

Thank you,

Jessica Gonzalez

Executive Assistant to Mike Hansen, Director

City of San Diego

Planning Department

T (619) 533-6335



CONFIDENTIAL COMMUNICATION

This electronic mail message and any attachments are intended only for the use of the addressee(s) named above and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you are not an intended recipient, or the employee or agent responsible for delivering this e-mail to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you received this e-mail message in error, please immediately notify the sender by replying to this message or by telephone. Thank you.

3 attachments

 **City of San Diego Comments on the Notice of Preparation and Initial Study for the San Diego State University Mission Valley Campus Master Plan Project.pdf**
4359K

 **Attachment 1.pdf**
6450K

 **Attachment 2.pdf**
2169K

February 19, 2019

Laura Shinn
Director, Facilities Planning, Design, and Construction
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1624

Subject: CITY OF SAN DIEGO COMMENTS ON THE NOTICE OF PREPARATION AND INITIAL STUDY FOR THE SAN DIEGO STATE UNIVERSITY MISSION VALLEY CAMPUS MASTER PLAN PROJECT (PROJECT)

Dear Ms. Shin:

The City of San Diego ("City") Planning Department has received the Notice of Preparation (NOP) and Initial Study (IS) prepared by San Diego State University (SDSU) and distributed it to applicable City departments for review. The City, as a responsible agency under the California Environmental Quality Act (CEQA), has reviewed the NOP/IS and appreciates this opportunity to provide comments to SDSU. The City looks forward to continued coordination with SDSU on this effort. For ease of reference, the City's comments are organized by City Department issue areas.

Planning Department
Rebecca Malone, AICP, Senior Planner, RMalone@saniego.gov

1. The City of San Diego adopted a Climate Action Plan (CAP) on December 15, 2015, with the goal of creating a cleaner San Diego for future generations. The CAP calls for eliminating half of all greenhouse gas emissions in the City and aims for all electricity used in the City to be from renewable sources by 2035. The City's CAP is intended to help achieve the greenhouse gas reduction targets set forth by the state of California. The Draft Environmental Impact Report for the Project (DEIR) should include a consistency analysis of this project with the City's CAP and the City suggests that the Master Plan require use of the City's CAP Consistency Checklist (accessible at: <https://www.sandiego.gov/planning/programs/ceqa>) for individual projects.
2. The NOP does not include reference to planned mobility infrastructure. The DEIR project description and corresponding analysis should include all mobility infrastructure proposed for build out of the project site. If the planned mobility infrastructure is not consistent with the mobility infrastructure identified in the Draft Mission Valley Community Plan, the DEIR should include an alternative that is consistent with the Mission Valley Community Plan mobility infrastructure, including roadways, transit, and bicycle and pedestrian facilities.

3. The DEIR should include descriptions of public facilities, including schools, police facilities, and parks and recreation center facilities, and analyze the impacts associated with the need for those facilities.
4. The DEIR should discuss and evaluate special events at the proposed stadium, specifically impacts from noise and traffic.
5. On page 6 of the Initial Study, the reference should be to Government Code section 65451(a), rather than 65461(a).
6. For all mitigation measures for the Project, the environmental impacts associated with those measures should be analyzed in the DEIR.
7. The Initial Study mistakenly states that the project is not located within an Airport Land Use Plan. The DEIR should adequately address airport land use consistency.

Public Works Department

James Nagelvoort, PE, Director and City Engineer, JNagelvoort@sandiego.gov

1. The DEIR should describe the phasing of the Project, including the proposed plan to operate the existing stadium facility while the new facility is under construction.

Development Services Department, Transportation Development

Leo Alo, RTE, Associate Traffic Engineer, LAlo@sandiego.gov

1. The Transportation Impact Analysis in the DEIR should follow the guidelines of the *City of San Diego Traffic Impact Study Manual, July 1998*, including appropriate study area and various scenarios to be included, for all transportation facilities within the City of San Diego evaluated. In addition, a vehicle miles traveled analysis is recommended to be included consistent with Office of Planning and Research guidelines.
2. The Transportation Impact Analysis in the DEIR should apply the current *City of San Diego Significance Determination Thresholds* for all transportation facilities within the City of San Diego evaluated.
3. The DEIR should include alternatives that avoid or lessen expected transportation/circulation/parking impacts, including at least one alternative that would avoid unmitigated significant impacts to the City of San Diego's transportation facilities.
4. Potentially impacted transportation facilities within the City of San Diego should be evaluated, and significant traffic impacts to these transportation facilities should be fully mitigated.
5. The DEIR should analyze the separate phases of the project with approximate timelines for each phase.
6. The DEIR should clearly identify and analyze the impacts of any proposed changes to the local roadway network, including access and onsite circulation.

7. The DEIR should evaluate opportunities for enhanced access to the site via transit, bicycle, pedestrian, or other modes, and should contain detailed information on any assumptions used in estimating the level of trolley ridership generated by the Project.
8. The DEIR should include discussion of SDSU's proposed Transportation Demand Management measures for the site.
9. The DEIR should discuss and evaluate the impact of construction traffic including analysis of all mitigation for any construction traffic impacts, especially any additional impacts if staging would not be accommodated onsite.

Fire-Rescue Department

Michelle Abella-Shon, AICP, Assoc. AIA, Project Officer II, MShon@sandiego.gov

1. Analysis of potential impacts related to fire and rescue safety should be coordinated with San Diego Fire-Rescue Department.

Public Utilities Department

John Helminski, Assistant Director, jhelminski@sandiego.gov

1. The DEIR should evaluate the potential impacts the Project may have on the Mission Valley groundwater basin (Basin) and the San Diego River (River).
2. The DEIR should discuss and evaluate the impact the Project could have on the City's Pueblo water rights. The City possesses Pueblo rights in the Basin and in the River. A Pueblo right is the "paramount" right of an American city as successor of a Spanish or Mexican pueblo to the use of water naturally occurring within the old pueblo limits for the use of the inhabitants of the city. This right is attached to the use of all surface and groundwaters of the streams that flowed through the original pueblo, including their tributaries, from their source to their mouth. The City's Pueblo right thus attaches to the waters of the San Diego River System, including percolating groundwater that is occurring in the Basin and interconnected with the River.
3. The DEIR should evaluate and quantify the potential impacts that construction excavation activities would have on groundwater storage. A list of possible excavation activities, specifying permanent and construction-related excavations and depths should be included. The DEIR should also specify if material will be removed and replaced. One possible permanent excavation is presented on Page 4, Section 1.6.2, Paragraph 1 of the Initial Study, which reads that "[the new stadium will include] ... a combination of aboveground seating, and below-grade lower bowl to reduce overall height of the stadium." Estimated depths of below-grade Project elements should be included in the DEIR.
4. The DEIR should evaluate and quantify the potential impacts the Project may have on surface flows of the River. The evaluation should focus on possible connections between the River and the Basin, and quantification of this relationship. Additionally, the evaluation should provide a hydrological analysis of potential impacts which the proposed Project elements may have on the surface River flows. Possible Project elements which may impact River flows may include surface grading and re-surfacing.
5. The Public Utilities Department owns and maintains over 55 acres of the San Diego

River corridor in a compensatory wetland mitigation site called the "Stadium Wetland Mitigation Site" (please refer to Attachment 1). This mitigation area is permitted for preservation and maintenance in perpetuity to support the native riparian habitat along the river. The mitigation site is considered permanently encumbered and no development is permissible within its boundaries. The credits from this mitigation site are used to satisfy compensatory habitat mitigation requirements for City of San Diego Essential Public Projects. Please ensure that the SDSU Mission Valley Campus Master Plan Project Boundary does not extend into the City's mitigation site. The City will retain ownership of the entirety of the Stadium Mitigation Site.

6. Proposed improvements of the SDSU Mission Valley Campus must take into consideration possible edge effects associated with development within the riparian buffer of the San Diego River. The San Diego River located south of the proposed mission valley campus is located within the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). Land Use Adjacency Guidelines must be followed to ensure the MHPA preserve is not detrimentally affected by the mission valley campus development. These guidelines are located in Section 1.4.3 of the City's MSCP Subarea Plan (March 1997), and include the following issues areas: 1) drainage; 2) toxics; 3) lighting; 4) noise; 5) barriers; 6) invasive species; 7) brush management; and, 8) grading/land development. The Project is adjacent to the City's MHPA, and must demonstrate compliance with the MHPA land use adjacency guidelines to address potential indirect effects to the MHPA.
7. The DEIR should evaluate and quantify the potential impacts the Project may have on groundwater quality, including past site contamination due to historical leaks at the Mission Valley Terminal. The evaluation should discuss how the Project may affect the presence of chemicals in the groundwater and in the soil.
8. Many water and sewer utilities are present within the project area. The Public Utilities Department requires permanent utility easements for ongoing inspections and maintenance of essential infrastructure within the property. Nonessential pipelines that can be abandoned with the redevelopment and essential existing pipelines that must remain in service with appropriate easements are shown in Attachment 1. Improvements on the site must take into consideration any impacts or conflicts with maintaining these essential City utility lines. The DEIR should also consider impacts associated with utility upgrades or improvements that may be required as part of the development. A water supply assessment must also be completed to ensure adequate water supplies exist for the future build out of the campus and downstream wastewater capacity must also be evaluated.
9. The DEIR should include a Water Supply Assessment (WSA). The WSA will determine if the City has sufficient water supply during normal, single-dry, and multiple dry years with a 20-year minimum projection that will meet the projected demand associated with the proposed development, in addition to existing demand. The consultant is advised to follow up with the City's Development Services Department staff contact, Peter Kann, Development Project Manager at pkann@sandiego.gov for WSA determination and administration of the WSA.

Transportation and Storm Water Department, Streets Division
Kristy Reeser, Deputy Director, KReeser@sandiego.gov

1. The DEIR should describe whether new infrastructure (roads, lights, drains, etc.) would be maintained by the City or SDSU. The DEIR should also analyze alternate viable spaces in the City for widespread evacuation efforts and City operations that have previously used the stadium parking lot (homeless shelter and wildfire evacuations, community clean-up/disposal events, etc.).

**Transportation and Storm Water Department, Transportation Engineering Division
Everett Hauser, AICP, PTP, Program Manager, ERHauser@sandiego.gov**

1. The SDSU Mission Valley Campus Master Plan project identifies “*approximately 4 miles of trails proposed throughout the project site*”. The Initial Study checks the box of a potentially significant impact to planned bicycle facilities as the CSU Transportation Impact Study Manual includes a section on Bicycle Facilities where a project may “*significantly disrupt existing or planned bicycle facilities...*”. The [City of San Diego Bicycle Master Plan](#) identifies many bikeways in and around the project/stadium site. There are also many existing trails/connections that enter the stadium site (Friars Road, Mission Village Place, Murphy Canyon path, and Ward Road) that should be considered and proposed for improvement in the detailed development of the site plan.
2. The [SANDAG Bikeway Early Action Plan](#) has identified projects in the area including San Diego River Trail (#35) and I-8 Flyover (#50; Camino Del Rio South to Camino Del Rio North). Improvements to existing and planned city and regional bikeway projects will help tie the larger city and regional network into the stadium site and provide connectivity that supports the site’s opportunity as a new regional center, transit hub, and provide bicycle network connections to the main SDSU campus.

**Transportation and Storm Water Department, Storm Water Division
Mark Stephens, Associate Planner – MGStephens@sandiego.gov**

1. 1.6 Project Description, 1.6.2 Description of the Proposed Project, page 4. The description of volumes of overall grading and cut and fill (approximately 913,000 cubic yards of cut and 1,062,000 cubic yards of fill) in the first paragraph of this section seems incongruous with the volume of excavation described in 5.7 Geology and Soils, page 22 (“over 2,000 cubic yards”).
2. 5.4 Biological Resources, pages 18-19. The discussion of potential impacts on biological resources indicates that construction would occur on previously disturbed portions of the project site north of the San Diego River and west of Murphy Canyon Creek, but a potential exists for off-site improvements (i.e., drainage outfalls, head walls and energy dissipating devices/riprap, etc.) to be constructed within or adjacent to the floodway of the San Diego River or Murphy Canyon Creek to meet storm water and hydrology requirements. The DEIR should include early consultation and coordination with the City Transportation & Storm Water Department, Storm Water Division, for any such aspects of the Project.
3. 5.7 Geology and Soils, page 22, last paragraph of section. See comment above regarding excavation description in comparison to cut and fill volumes described under 1.6 Project Description.

4. 5.10 Hydrology and Water Quality, pages 25–26. The NOP/IS appropriately includes Hydrology and Water Quality among environmental issues with potentially significant impacts that will be addressed and commits to Hydrology and Water Quality Technical Reports being prepared for the Draft Environmental Impact Report (EIR). A Storm Water Quality Management Plan should also be prepared.
5. The DEIR should address any changes in impervious surfaces and potential effects on the drainage system and water quality. With the project development proposed to occur largely on the site of an existing stadium and parking lot, the DEIR should also include demolition of existing facilities and locations of construction staging and storage areas.
6. As noted on page 26, the project site is within a Federal Emergency Management Agency (FEMA) designated 100-year flood hazard area. In this lower lying flood plain area, project development should be minimized and the conveyance capacity of Murphy Canyon Creek and the San Diego River should be maximized to reduce potential flooding impacts.
7. SDSU is regulated under Phase II Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit provisions, among other requirements. The SDSU Mission Valley Campus site is in the San Diego River Watershed Management Area (WMA) per the Phase I MS4 program, with the San Diego WMA Water Quality Improvement Plan (WQIP) in effect.
8. SDSU is also subject to the Total Maximum Daily Load (TMDL) for Twenty Beaches and Creeks in the San Diego Region for Indicator Bacteria (revised adopted February 10, 2010), and is a responsible party in the San Diego River Watershed Tentative Investigative Order (No. R9-2018-0021) for human sources of bacteria.
9. As a Priority Development Project, the City is contemplating storm water treatment on-site and compliance with other applicable requirements. The most current version of the City's adopted Storm Water Standards Manual is the version effective October 2018.
10. Note the existence of a Stadium San Diego River Mitigation Bank Purchase area along the San Diego River and identify any potential impacts of the proposed project on this area. The City Storm Water Division has reserved 8.528 acres of mitigation credits at this site through a Memorandum of Understanding with the Public Utilities Department, and these credits have been used for Murphy Canyon Channel Maintenance and Alvarado Creek Channel Maintenance, and an additional 4.76 acres of mitigation credits have been reserved for past emergency projects and in anticipation of upcoming channel maintenance activities.
11. 5.19 Utilities and Service Systems, pages 34–35. The NOP/IS appropriately includes storm water drainage facilities among environmental issues with potentially significant impacts to be addressed. The DEIR should address these issues in the utilities and service systems section as well.
12. Attachment 2 to this letter shows existing storm water infrastructure assets and easement requirements. The DEIR should consider the following:

Page 7

Ms. Laura Shin

February 19, 2019

- The 48" diameter pipe and easement along Friars Road and the San Diego Mission Road right-of-way on the north side of the project site, and further evaluation needed for the pipe transition.
- The potential for partnering on an on-site storm water treatment facility.
- The Murphy Canyon Creek channel easement along the east side of the project site, and further evaluation needed of drainage capacity and widening that may be required, including assuring access to City standards.
- Further evaluation required for the transition of flows from Murphy Canyon Creek to the San Diego River, including a more gradually curving transition.

Thank you for the opportunity to provide comments on the NOP. Please feel free to contact Rebecca Malone, Senior Planner, directly via email at RMalone@saniego.gov or by phone at 619-446-5371 if there are any questions regarding the contents of this letter or if SDSU would like to meet with City staff to further discuss the City's comments.

Sincerely,



Mike Hansen, Director
Planning Department

RM/rm

Attachment 1: Stadium Site Infrastructure

Attachment 2: Storm Water Assets Map 01/29/19

cc: Reviewing Departments (via email)
Review and Comment online file



Stadium Storm Water Easement Requirements

9449 Friars Road

¹Further evaluation required for design of 48" pipe transition.
²Potential location for City storm water treatment facility.
³Further evaluation required for drainage capacity of Murphy Canyon Creek, which may require widening, and access to city standards.
⁴Further evaluation required for transition of flows from Murphy Canyon Creek into the San Diego River.

RECEIVED

FEB 28 2019

February 19, 2019

Facilities Planning, Design
and Construction

Laura Shinn
Director, Facilities Planning, Design, and Construction
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1624

Subject: **CITY OF SAN DIEGO COMMENTS ON THE NOTICE OF PREPARATION AND INITIAL STUDY FOR THE SAN DIEGO STATE UNIVERSITY MISSION VALLEY CAMPUS MASTER PLAN PROJECT (PROJECT)**

Dear Ms. Shin:

The City of San Diego ("City") Planning Department has received the Notice of Preparation (NOP) and Initial Study (IS) prepared by San Diego State University (SDSU) and distributed it to applicable City departments for review. The City, as a responsible agency under the California Environmental Quality Act (CEQA), has reviewed the NOP/IS and appreciates this opportunity to provide comments to SDSU. The City looks forward to continued coordination with SDSU on this effort. For ease of reference, the City's comments are organized by City Department issue areas.

Planning Department

Rebecca Malone, AICP, Senior Planner, RMalone@sandiego.gov

1. The City of San Diego adopted a Climate Action Plan (CAP) on December 15, 2015, with the goal of creating a cleaner San Diego for future generations. The CAP calls for eliminating half of all greenhouse gas emissions in the City and aims for all electricity used in the City to be from renewable sources by 2035. The City's CAP is intended to help achieve the greenhouse gas reduction targets set forth by the state of California. The Draft Environmental Impact Report for the Project (DEIR) should include a consistency analysis of this project with the City's CAP and the City suggests that the Master Plan require use of the City's CAP Consistency Checklist (accessible at: <https://www.sandiego.gov/planning/programs/ceqa>) for individual projects.
2. The NOP does not include reference to planned mobility infrastructure. The DEIR project description and corresponding analysis should include all mobility infrastructure proposed for build out of the project site. If the planned mobility infrastructure is not consistent with the mobility infrastructure identified in the Draft Mission Valley Community Plan, the DEIR should include an alternative that is consistent with the Mission Valley Community Plan mobility infrastructure, including roadways, transit, and bicycle and pedestrian facilities.

3. The DEIR should include descriptions of public facilities, including schools, police facilities, and parks and recreation center facilities, and analyze the impacts associated with the need for those facilities.
4. The DEIR should discuss and evaluate special events at the proposed stadium, specifically impacts from noise and traffic.
5. On page 6 of the Initial Study, the reference should be to Government Code section 65451(a), rather than 65461(a).
6. For all mitigation measures for the Project, the environmental impacts associated with those measures should be analyzed in the DEIR.
7. The Initial Study mistakenly states that the project is not located within an Airport Land Use Plan. The DEIR should adequately address airport land use consistency.

Public Works Department

James Nagelvoort, PE, Director and City Engineer, JNagelvoort@sandiego.gov

1. The DEIR should describe the phasing of the Project, including the proposed plan to operate the existing stadium facility while the new facility is under construction.

Development Services Department, Transportation Development

Leo Alo, RTE, Associate Traffic Engineer, LAlo@sandiego.gov

1. The Transportation Impact Analysis in the DEIR should follow the guidelines of the *City of San Diego Traffic Impact Study Manual, July 1998*, including appropriate study area and various scenarios to be included, for all transportation facilities within the City of San Diego evaluated. In addition, a vehicle miles traveled analysis is recommended to be included consistent with Office of Planning and Research guidelines.
2. The Transportation Impact Analysis in the DEIR should apply the current *City of San Diego Significance Determination Thresholds* for all transportation facilities within the City of San Diego evaluated.
3. The DEIR should include alternatives that avoid or lessen expected transportation/circulation/parking impacts, including at least one alternative that would avoid unmitigated significant impacts to the City of San Diego's transportation facilities.
4. Potentially impacted transportation facilities within the City of San Diego should be evaluated, and significant traffic impacts to these transportation facilities should be fully mitigated.
5. The DEIR should analyze the separate phases of the project with approximate timelines for each phase.
6. The DEIR should clearly identify and analyze the impacts of any proposed changes to the local roadway network, including access and onsite circulation.

7. The DEIR should evaluate opportunities for enhanced access to the site via transit, bicycle, pedestrian, or other modes, and should contain detailed information on any assumptions used in estimating the level of trolley ridership generated by the Project.
8. The DEIR should include discussion of SDSU's proposed Transportation Demand Management measures for the site.
9. The DEIR should discuss and evaluate the impact of construction traffic including analysis of all mitigation for any construction traffic impacts, especially any additional impacts if staging would not be accommodated onsite.

Fire-Rescue Department

Michelle Abella-Shon, AICP, Assoc. AIA, Project Officer II, MShon@sandiego.gov

1. Analysis of potential impacts related to fire and rescue safety should be coordinated with San Diego Fire-Rescue Department.

Public Utilities Department

John Helminski, Assistant Director, Jhelminski@sandiego.gov

1. The DEIR should evaluate the potential impacts the Project may have on the Mission Valley groundwater basin (Basin) and the San Diego River (River).
2. The DEIR should discuss and evaluate the impact the Project could have on the City's Pueblo water rights. The City possesses Pueblo rights in the Basin and in the River. A Pueblo right is the "paramount" right of an American city as successor of a Spanish or Mexican pueblo to the use of water naturally occurring within the old pueblo limits for the use of the inhabitants of the city. This right is attached to the use of all surface and groundwaters of the streams that flowed through the original pueblo, including their tributaries, from their source to their mouth. The City's Pueblo right thus attaches to the waters of the San Diego River System, including percolating groundwater that is occurring in the Basin and interconnected with the River.
3. The DEIR should evaluate and quantify the potential impacts that construction excavation activities would have on groundwater storage. A list of possible excavation activities, specifying permanent and construction-related excavations and depths should be included. The DEIR should also specify if material will be removed and replaced. One possible permanent excavation is presented on Page 4, Section 1.6.2, Paragraph 1 of the Initial Study, which reads that "[the new stadium will include] ... a combination of aboveground seating, and below-grade lower bowl to reduce overall height of the stadium." Estimated depths of below-grade Project elements should be included in the DEIR.
4. The DEIR should evaluate and quantify the potential impacts the Project may have on surface flows of the River. The evaluation should focus on possible connections between the River and the Basin, and quantification of this relationship. Additionally, the evaluation should provide a hydrological analysis of potential impacts which the proposed Project elements may have on the surface River flows. Possible Project elements which may impact River flows may include surface grading and re-surfacing.
5. The Public Utilities Department owns and maintains over 55 acres of the San Diego

River corridor in a compensatory wetland mitigation site called the "Stadium Wetland Mitigation Site" (please refer to Attachment 1). This mitigation area is permitted for preservation and maintenance in perpetuity to support the native riparian habitat along the river. The mitigation site is considered permanently encumbered and no development is permissible within its boundaries. The credits from this mitigation site are used to satisfy compensatory habitat mitigation requirements for City of San Diego Essential Public Projects. Please ensure that the SDSU Mission Valley Campus Master Plan Project Boundary does not extend into the City's mitigation site. The City will retain ownership of the entirety of the Stadium Mitigation Site.

6. Proposed improvements of the SDSU Mission Valley Campus must take into consideration possible edge effects associated with development within the riparian buffer of the San Diego River. The San Diego River located south of the proposed mission valley campus is located within the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). Land Use Adjacency Guidelines must be followed to ensure the MHPA preserve is not detrimentally affected by the mission valley campus development. These guidelines are located in Section 1.4.3 of the City's MSCP Subarea Plan (March 1997), and include the following issues areas: 1) drainage; 2) toxics; 3) lighting; 4) noise; 5) barriers; 6) invasive species; 7) brush management; and, 8) grading/land development. The Project is adjacent to the City's MHPA, and must demonstrate compliance with the MHPA land use adjacency guidelines to address potential indirect effects to the MHPA.
7. The DEIR should evaluate and quantify the potential impacts the Project may have on groundwater quality, including past site contamination due to historical leaks at the Mission Valley Terminal. The evaluation should discuss how the Project may affect the presence of chemicals in the groundwater and in the soil.
8. Many water and sewer utilities are present within the project area. The Public Utilities Department requires permanent utility easements for ongoing inspections and maintenance of essential infrastructure within the property. Nonessential pipelines that can be abandoned with the redevelopment and essential existing pipelines that must remain in service with appropriate easements are shown in Attachment 1. Improvements on the site must take into consideration any impacts or conflicts with maintaining these essential City utility lines. The DEIR should also consider impacts associated with utility upgrades or improvements that may be required as part of the development. A water supply assessment must also be completed to ensure adequate water supplies exist for the future build out of the campus and downstream wastewater capacity must also be evaluated.
9. The DEIR should include a Water Supply Assessment (WSA). The WSA will determine if the City has sufficient water supply during normal, single-dry, and multiple dry years with a 20-year minimum projection that will meet the projected demand associated with the proposed development, in addition to existing demand. The consultant is advised to follow up with the City's Development Services Department staff contact, Peter Kann, Development Project Manager at pkann@sandiego.gov for WSA determination and administration of the WSA.

Transportation and Storm Water Department, Streets Division
Kristy Reeser, Deputy Director, KReeser@sandiego.gov

1. The DEIR should describe whether new infrastructure (roads, lights, drains, etc.) would be maintained by the City or SDSU. The DEIR should also analyze alternate viable spaces in the City for widespread evacuation efforts and City operations that have previously used the stadium parking lot (homeless shelter and wildfire evacuations, community clean-up/disposal events, etc.).

Transportation and Storm Water Department, Transportation Engineering Division
Everett Hauser, AICP, PTP, Program Manager, ERHauser@sandiego.gov

1. The SDSU Mission Valley Campus Master Plan project identifies “*approximately 4 miles of trails proposed throughout the project site*”. The Initial Study checks the box of a potentially significant impact to planned bicycle facilities as the CSU Transportation Impact Study Manual includes a section on Bicycle Facilities where a project may “*significantly disrupt existing or planned bicycle facilities...*”. The [City of San Diego Bicycle Master Plan](#) identifies many bikeways in and around the project/stadium site. There are also many existing trails/connections that enter the stadium site (Friars Road, Mission Village Place, Murphy Canyon path, and Ward Road) that should be considered and proposed for improvement in the detailed development of the site plan.
2. The [SANDAG Bikeway Early Action Plan](#) has identified projects in the area including San Diego River Trail (#35) and I-8 Flyover (#50; Camino Del Rio South to Camino Del Rio North). Improvements to existing and planned city and regional bikeway projects will help tie the larger city and regional network into the stadium site and provide connectivity that supports the site’s opportunity as a new regional center, transit hub, and provide bicycle network connections to the main SDSU campus.

Transportation and Storm Water Department, Storm Water Division
Mark Stephens, Associate Planner – MGStephens@sandiego.gov

1. 1.6 Project Description, 1.6.2 Description of the Proposed Project, page 4. The description of volumes of overall grading and cut and fill (approximately 913,000 cubic yards of cut and 1,062,000 cubic yards of fill) in the first paragraph of this section seems incongruous with the volume of excavation described in 5.7 Geology and Soils, page 22 (“over 2,000 cubic yards”).
2. 5.4 Biological Resources, pages 18–19. The discussion of potential impacts on biological resources indicates that construction would occur on previously disturbed portions of the project site north of the San Diego River and west of Murphy Canyon Creek, but a potential exists for off-site improvements (i.e., drainage outfalls, head walls and energy dissipating devices/riprap, etc.) to be constructed within or adjacent to the floodway of the San Diego River or Murphy Canyon Creek to meet storm water and hydrology requirements. The DEIR should include early consultation and coordination with the City Transportation & Storm Water Department, Storm Water Division, for any such aspects of the Project.
3. 5.7 Geology and Soils, page 22, last paragraph of section. See comment above regarding excavation description in comparison to cut and fill volumes described under 1.6 Project Description.

4. 5.10 Hydrology and Water Quality, pages 25–26. The NOP/IS appropriately includes Hydrology and Water Quality among environmental issues with potentially significant impacts that will be addressed and commits to Hydrology and Water Quality Technical Reports being prepared for the Draft Environmental Impact Report (EIR). A Storm Water Quality Management Plan should also be prepared.
5. The DEIR should address any changes in impervious surfaces and potential effects on the drainage system and water quality. With the project development proposed to occur largely on the site of an existing stadium and parking lot, the DEIR should also include demolition of existing facilities and locations of construction staging and storage areas.
6. As noted on page 26, the project site is within a Federal Emergency Management Agency (FEMA) designated 100-year flood hazard area. In this lower lying flood plain area, project development should be minimized and the conveyance capacity of Murphy Canyon Creek and the San Diego River should be maximized to reduce potential flooding impacts.
7. SDSU is regulated under Phase II Municipal Separate Storm Sewer System (MS4) National Pollutant Discharge Elimination System (NPDES) Permit provisions, among other requirements. The SDSU Mission Valley Campus site is in the San Diego River Watershed Management Area (WMA) per the Phase I MS4 program, with the San Diego WMA Water Quality Improvement Plan (WQIP) in effect.
8. SDSU is also subject to the Total Maximum Daily Load (TMDL) for Twenty Beaches and Creeks in the San Diego Region for Indicator Bacteria (revised adopted February 10, 2010), and is a responsible party in the San Diego River Watershed Tentative Investigative Order (No. R9-2018-0021) for human sources of bacteria.
9. As a Priority Development Project, the City is contemplating storm water treatment on-site and compliance with other applicable requirements. The most current version of the City's adopted Storm Water Standards Manual is the version effective October 2018.
10. Note the existence of a Stadium San Diego River Mitigation Bank Purchase area along the San Diego River and identify any potential impacts of the proposed project on this area. The City Storm Water Division has reserved 8.528 acres of mitigation credits at this site through a Memorandum of Understanding with the Public Utilities Department, and these credits have been used for Murphy Canyon Channel Maintenance and Alvarado Creek Channel Maintenance, and an additional 4.76 acres of mitigation credits have been reserved for past emergency projects and in anticipation of upcoming channel maintenance activities.
11. 5.19 Utilities and Service Systems, pages 34–35. The NOP/IS appropriately includes storm water drainage facilities among environmental issues with potentially significant impacts to be addressed. The DEIR should address these issues in the utilities and service systems section as well.
12. Attachment 2 to this letter shows existing storm water infrastructure assets and easement requirements. The DEIR should consider the following:

Page 7
Ms. Laura Shin
February 19, 2019

- The 48" diameter pipe and easement along Friars Road and the San Diego Mission Road right-of-way on the north side of the project site, and further evaluation needed for the pipe transition.
- The potential for partnering on an on-site storm water treatment facility.
- The Murphy Canyon Creek channel easement along the east side of the project site, and further evaluation needed of drainage capacity and widening that may be required, including assuring access to City standards.
- Further evaluation required for the transition of flows from Murphy Canyon Creek to the San Diego River, including a more gradually curving transition.

Thank you for the opportunity to provide comments on the NOP. Please feel free to contact Rebecca Malone, Senior Planner, directly via email at RMalone@sandiego.gov or by phone at 619-446-5371 if there are any questions regarding the contents of this letter or if SDSU would like to meet with City staff to further discuss the City's comments.

Sincerely,



Mike Hansen, Director
Planning Department

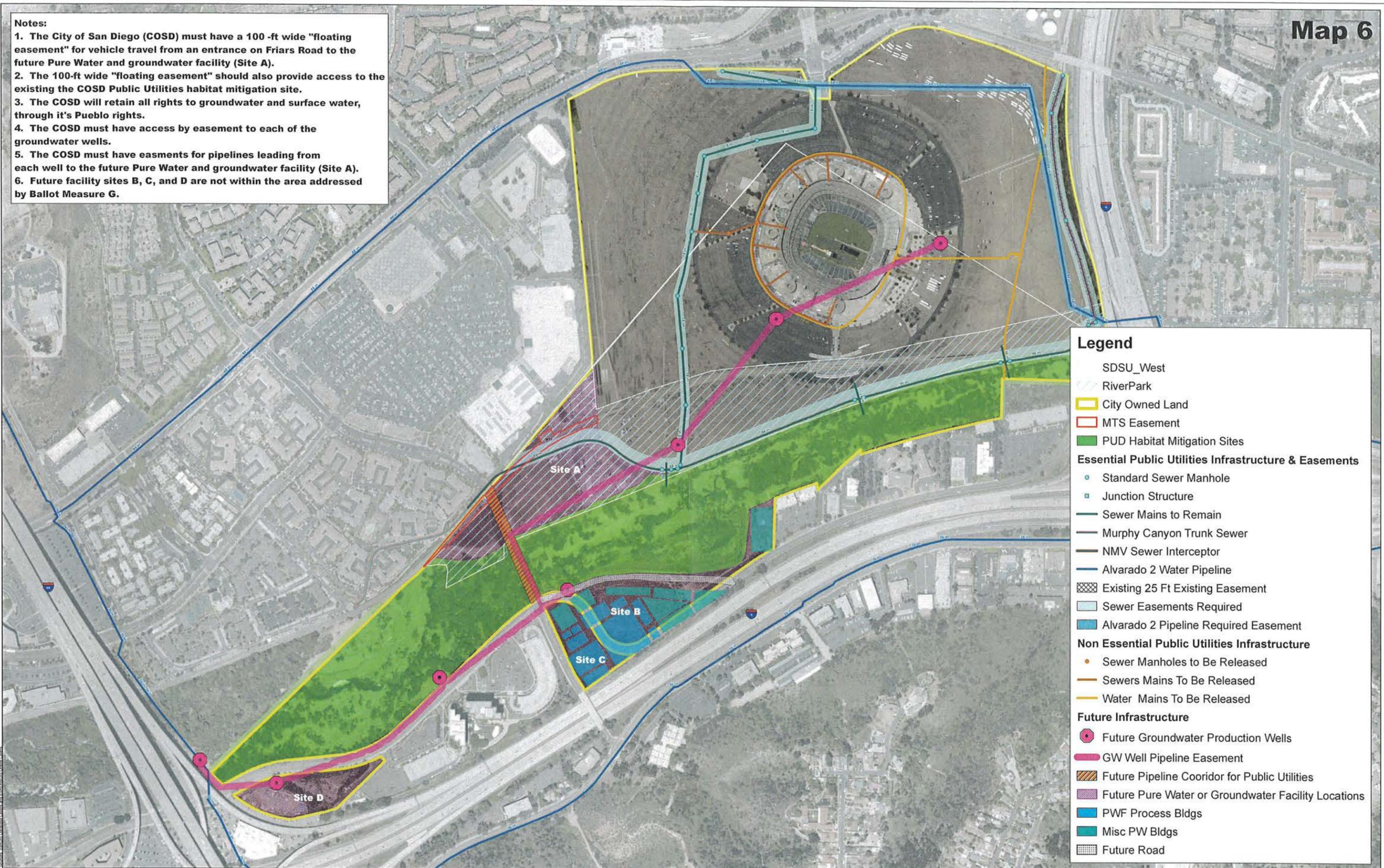
RM/rm

Attachment 1: Stadium Site Infrastructure
Attachment 2: Storm Water Assets Map 01/29/19

cc: Reviewing Departments (via email)
Review and Comment online file

Notes:

1. The City of San Diego (COSD) must have a 100 -ft wide "floating easement" for vehicle travel from an entrance on Friars Road to the future Pure Water and groundwater facility (Site A).
2. The 100-ft wide "floating easement" should also provide access to the existing the COSD Public Utilities habitat mitigation site.
3. The COSD will retain all rights to groundwater and surface water, through it's Pueblo rights.
4. The COSD must have access by easement to each of the groundwater wells.
5. The COSD must have easments for pipelines leading from each well to the future Pure Water and groundwater facility (Site A).
6. Future facility sites B, C, and D are not within the area addressed by Ballot Measure G.



Legend

- SDSU_West
- RiverPark
- City Owned Land
- MTS Easement
- PUD Habitat Mitigation Sites

Essential Public Utilities Infrastructure & Easements

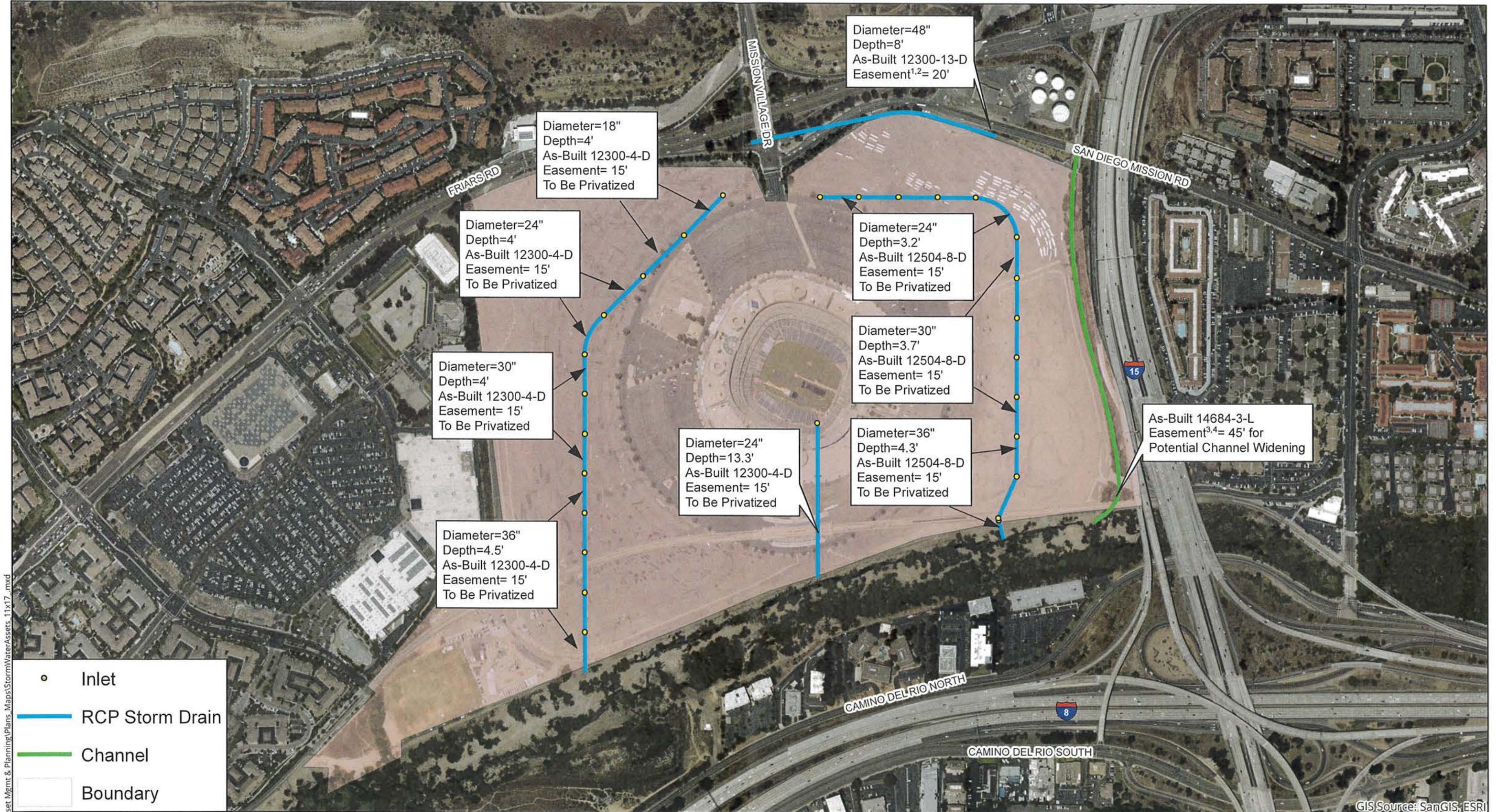
- Standard Sewer Manhole
- Junction Structure
- Sewer Mains to Remain
- Murphy Canyon Trunk Sewer
- NMV Sewer Interceptor
- Alvarado 2 Water Pipeline
- Existing 25 Ft Existing Easement
- Sewer Easements Required
- Alvarado 2 Pipeline Required Easement

Non Essential Public Utilities Infrastructure

- Sewer Manholes to Be Released
- Sewers Mains To Be Released
- Water Mains To Be Released

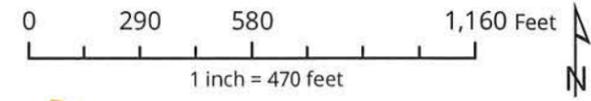
Future Infrastructure

- Future Groundwater Production Wells
- GW Well Pipeline Easement
- Future Pipeline Corridor for Public Utilities
- Future Pure Water or Groundwater Facility Locations
- PWF Process Bldgs
- Misc PW Bldgs
- Future Road



Document Path: S:\SDCCU Site\Asset Mgmt & Planning\Plans\StormWaterAssets_11x17.mxd

GIS Source: SanGIS, ESRI



Stadium Storm Water Easement Requirements

9449 Friars Road

¹Further evaluation required for design of 48" pipe transition.
²Potential location for City storm water treatment facility.
³Further evaluation required for drainage capacity of Murphy Canyon Creek, which may require widening, and access to city standards.
⁴Further evaluation required for transition of flows from Murphy Canyon Creek into the San Diego River.



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU Mission Valley Campus Master Plan NOP - SANDAG Comments

1 message

'Hentrich, Katie' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Tue, Feb 12, 2019 at 3:03 PM

Reply-To: "Hentrich, Katie" <Katie.Hentrich@sandag.org>
To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>
Cc: "Litchney, Seth" <Seth.Litchney@sandag.org>

Dear Ms. Shinn,

Thank you for the opportunity to comment on SDSU's Mission Valley Campus Master Plan Project NOP. Please see the attached comments from SANDAG. If you have any questions or concerns, please contact myself or Seth Litchney (seth.litchney@sandag.org).

Thank you,

Katie Hentrich

Associate Regional Energy/Climate Planner

SANDAG

(619) 595-5609

401 B Street, Suite 800, San Diego, CA 92101



[Facebook](#) | [Twitter](#) | [YouTube](#) | [Instagram](#)

 **SDSU MV Campus Master Plan NOP - SANDAG Comments.pdf**
553K



401 B Street, Suite 800
San Diego, CA 92101-4231
(619) 699-1900
Fax (619) 699-1905
sandag.org

February 12, 2019

File Number 3300300

Ms. Laura Shinn
San Diego State University
5500 Campanile Drive
San Diego, CA 92182
mvcomments@sdsu.edu

MEMBER AGENCIES

- Cities of
- Carlsbad
- Chula Vista
- Coronado
- Del Mar
- El Cajon
- Encinitas
- Escondido
- Imperial Beach
- La Mesa
- Lemon Grove
- National City
- Oceanside
- Poway
- San Diego
- San Marcos
- Santee
- Solana Beach
- Vista
- and
- County of San Diego

ADVISORY MEMBERS

- Imperial County
- California Department of Transportation
- Metropolitan Transit System
- North County Transit District
- United States Department of Defense
- San Diego Unified Port District
- San Diego County Water Authority
- Southern California Tribal Chairmen's Association
- Mexico

Dear Ms. Shinn:

Subject: San Diego State University Mission Valley Campus Master Plan Project Notice of Preparation

Thank you for the opportunity to comment on San Diego State University's (SDSU's) Mission Valley Campus Master Plan Project Notice of Preparation (NOP). The San Diego Association of Governments (SANDAG) is submitting comments based on the policies included in San Diego Forward: The Regional Plan (2015 Regional Plan). These policies will help provide people with more travel and housing choices, protect the environment, create healthy communities, and stimulate economic growth. SANDAG's comments are submitted from a regional perspective emphasizing the need for better land use and transportation coordination.

Smart Growth

A key goal of the 2015 Regional Plan is to focus growth in Smart Growth Opportunity Areas (SGOAs). Development in these areas supports a sustainable and healthy region, a vibrant economy, and an outstanding quality of life for all. This project is located in a Potential Town Center (SD MV-5), a SGOA identified on the Smart Growth Concept Map.

A Town Center can be considered a "small downtown" within the region characterized by low- and mid-rise residential, office, and commercial buildings, and served by corridor/regional transit lines and local services or shuttle services. To be designated a Planned/Existing Smart Growth Opportunity Area, land use changes would need to allow for a minimum of 20 dwelling units per acre or 30 employees per acre. SANDAG encourages SDSU to exceed the minimums and develop a vibrant, smart growth community on this site.

The proposed project is currently served by the Green Line Trolley. Other transit services are planned for this project area, including a high-frequency local bus service (Route 648). Please facilitate access to these transit services as part of this project.

Greenhouse Gas Emissions

SANDAG supports SDSU's plan to analyze the proposed project against the City of San Diego's Climate Action Plan greenhouse gas (GHG) emissions reduction goals and encourages SDSU to consider all feasible mitigation measures to reduce GHG emissions resulting from construction and operation of the project.

Transportation Demand Management and Mobility Hubs

When developing the Environmental Impact Report (EIR) for the Mission Valley Campus Master Plan, please consider incorporating transportation demand management (TDM) strategies that support the mobility hub concept and can help mitigate traffic and parking impacts associated with the new SDSU campus. Mobility hubs provide an integrated suite of transportation services, amenities, and technologies to improve access to transit and expand personal mobilities. SDSU should consider the following mobility hub features:

- Enhanced bicycle and pedestrian facilities that connect students and employees to campus destinations, the new River Park, and available transit services.
- Bike amenities, including a secure group bike parking facility for students living in the housing units and bicycle repair stands.
- Flexible curb space for safe and convenient rideshare passenger pick-up and drop-off.
- Reduced parking requirements (given the proximity to the Green Line Trolley) and other parking management strategies, such as: shared parking; priority parking for carpools, vanpools, carshare, and other shared mobility options; and smart parking technologies to indicate space availability.
- Electric vehicle charging infrastructure to support any electrified mobility options, including those that might be shared.
- Improved transit amenities, including Wi-Fi hotspots and interactive transportation kiosks or real-time displays that convey information about regional transit service and other available transportation options.
- Wayfinding signage to guide people to transportation services and other major destinations throughout SDSU, and to instruct users of shared mobility services, like dockless bikeshare and e-scooters.

Please continue to partner with the SANDAG TDM program, iCommute, to take advantage of regional TDM programs and services. This includes the SANDAG Vanpool Program, Guaranteed Ride Home service, support for carpool and transit, and bike encouragement programs. More information on available regional TDM programs can be accessed through iCommuteSD.com.

For more detailed information on mobility hub services and amenities, please refer to the Mobility Hub Features Catalog. The catalog and additional information on the Regional Mobility Hub Implementation Strategy are available at sdforward.com/mobilityhubs.

San Diego River Trail

One of the Regional Bike Plan Early Action Program routes approved by the SANDAG Board of Directors is a section of the San Diego River Trail, from Fenton Parkway through the stadium site to the parking lot exit on the east side at Rancho Mission Road. SANDAG completed design for this one-mile bikeway connection and was ready to begin the construction phase prior to the November 2018 election. Please coordinate with SANDAG and the City of San Diego to incorporate this trail into the Mission Valley Campus Master Plan and to move forward on the completion of this trail segment.

Other Considerations

SANDAG has a number of resources that can be used for additional information or clarification on topics discussed in this letter. These can be found on our website at sandag.org:

- Designing for Smart Growth: Creating Great Places in the San Diego Region
- Planning and Designing for Pedestrians: Model Guidelines for the San Diego Region
- Integrating Transportation Demand Management into the Planning and Development Process
- Parking Strategies for Smart Growth
- Trip Generation for Smart Growth
- SANDAG Regional Parking Management Toolbox
- Riding to 2050: The San Diego Regional Bike Plan

When available, please send any additional environmental documents related to this project to:

Intergovernmental Review
c/o SANDAG
401 B Street, Suite 800
San Diego, CA 92101

We appreciate the opportunity to comment on the SDSU Mission Valley Campus Master Plan Project NOP. If you have any questions, please contact me at (619) 699-1943 or at seth.litchney@sandag.org.

Sincerely,



SETH LITCHNEY
Senior Regional Planner

SLI/KHE/ais



[mvcomments] SDSU Mission Valley Campus Master Plan Project

1 message

'Shain Haug' via **SDSU Mission Valley Comments** <mvcomments@sdsu.edu>

Fri, Feb 8, 2019 at 4:43 PM

Reply-To: Shain Haug <shainh_2000@yahoo.com>

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Cc: Sophia Frost <sfrost@tiee.org>, Marilyn Reed <bioteach_75@yahoo.com>, Joann Vignola <joannvignola@me.com>, Kathy Layritz <ka.layritz90@gmail.com>, Spencer Tuck <spencer.tuck@gmail.com>, Steve Dahms <sdahms100@yahoo.com>, Teag Carpenter <teagcarpenter@gmail.com>, Sam Assmann <sam_assmann@hotmail.com>, John Kunkel <jkunkel3002@cox.net>, Julie Stollenwerk <hikerjoolz@cox.net>, Deanne Palmer <deannepalmer@gmail.com>, David Peterson <az4huskers@msn.com>, Wendy Wheatcroft <wendy.wheatcroft@gmail.com>, Terri Lattman <dtlattman@cox.net>, Tommy Thornton <tommyjthornton@yahoo.com>, Barry Price <bprice189@gmail.com>, Chris and Gay Holbrook <alliedgardens@groceryoutlet.com>, Ashley Campbell <ashley.campbell@mail.house.gov>, John Steffen <jmsteffen@pd.sandiego.gov>, Victoria Floyd <victoria.floyd@sdcounty.ca.gov>, Matt Adams <adams6472@cox.net>, Jonathan Clark <jonathan.clark@mail.house.gov>, Chuck Oursler <chuckoursler@gmail.com>, Emily Hart <ascensionchurchoffice@gmail.com>, Lee Hernandez <lee.hernandez@asm.ca.gov>, Emily Hart <hartetalsd@gmail.com>, David Hardy <david.hardy@encorefunds.com>, Kathryn Johnson <johnsonk@sandiego.gov>, Ryan Trabuco <ryan.trabuco@sen.ca.gov>, Terry Cords <t.cords@cox.net>, Doug Curlee <doug@sdcnn.com>, Chris Dimolos <basko2000@att.net>, Bryan Pridemore <bussryder@gmail.com>, Liz Saidikhanian <esaidkhanian@sandiego.gov>, Roarke Shanley <rshanley@sandiego.gov>

Response pursuant to the notice of January 18, 2019 regarding the SDSU Mission Valley Campus Master Plan Project

Commenting/Interested Party: Allied Gardens/Grantville Community Council

Contact person: Shain B. Haug, President
 6451 Glenroy Street
 San Diego, CA, 92120-2713
 619 286 7808
 shainh_2000@yahoo.com

Please add me with the indicated address to the contact list for all matters related to the subject project. So add me in addition to the contact information already on file for the Community Council. For several reasons it is necessary that both points of contact be maintained and used for notices.

Comment on Figure 2:

While the "Project Boundary" provided in figure 2 defines the location of the property that will be developed it does not take into account the properties and residential streets that will be affected by the project development. Early consideration must be given to the potential for increased use of local residences for student housing and for the demands on residential streets in both Grantville and Allied Gardens.

As to student housing, the City of San Diego has difficulty in controlling the development of "mini-dorms" and there is no governmental control over this commercial use of single family homes. It is therefore incumbent on the developer to work with us to develop policies by which the University will protect our communities from the burdens of these intrusions.

As to our residential streets, the use of our neighborhood as routes of travel between the campuses will be most tempting. There is not much that can be done in the way of legal restrictions but the developer, as a good neighbor and community leader, can and must take the lead in mitigating this imposition.

Thank you,
 Shain B. Haug



Laura Shinn <lshinn@sdsu.edu>

Earthjustice Comments on Mission Valley Campus NOP

2 messages

Sasan Saadat <ssaadat@earthjustice.org>
To: "lshinn@sdsu.edu" <lshinn@sdsu.edu>
Cc: Matt Vespa <mvespa@earthjustice.org>

Thu, Feb 14, 2019 at 1:51 PM

Ms. Shinn –

Attached please find comments from Earthjustice on the Notice of Preparation for the Mission Valley Campus Master Plan Project.

Please ensure these comments are included in the administrative record for this action.

Thank you

Sasan

Sasan Saadat
Research and Policy Analyst
50 California Street, Suite 500
San Francisco, CA 94111
T: (415) 217-2104
EARTHJUSTICE.ORG

 **Earthjustice comments on SDSU Mission Valley Campus.docx**
62K

Sasan Saadat <ssaadat@earthjustice.org>
To: "lshinn@sdsu.edu" <lshinn@sdsu.edu>
Cc: Matt Vespa <mvespa@earthjustice.org>

Thu, Feb 14, 2019 at 1:59 PM

Apologies—here are the comments re-attached as a PDF.

Thank you.
Sasan

[Quoted text hidden]

 **Earthjustice comments on SDSU Mission Valley Campus.pdf**
585K



Via Electronic Mail

February 14, 2019

Laura Shinn
Director of Planning
California State University, San Diego
lshinn@sdsu.edu

Re: Earthjustice Comments on the Notice of Preparation of a Draft Environmental Impact Report for the Mission Valley Campus Master Plan Project

Earthjustice appreciates the opportunity to comment on the Notice of Preparation of a Draft Environmental Impact Report (“DEIR”) for the Mission Valley Campus Master Plan Project (“Project”), which contemplates the development of a new San Diego State University (“University”) campus with, *inter alia*, 4,600 residential units, 2 hotels, a mixed use campus village and a research park. Our initial comments focus on the importance of incorporating building electrification requirements into the Project. The transition from gas to electric buildings is critical to reaching a zero emissions future and will not occur at the scale or timing needed absent decisive University leadership. Consistent with California Environmental Quality Act (“CEQA”) requirements to adopt all feasible mitigation to reduce significant greenhouse gas (“GHG”) and energy impacts, building electrification is essential mitigation to reduce Project impacts and take meaningful action to address climate change. Building electrification will also provide economic, safety, and air quality benefits for the University. We therefore urge the University to require all-electric construction as feasible mitigation in the DEIR for the Project.

I. The Plan Will Have Significant GHG and Energy Impacts.

CEQA requires a DEIR identify all the significant impacts of a proposed project, including from the project’s GHG emissions and energy use.¹ To determine the significance of the Plan’s GHG impacts, the University should apply a net-zero emissions threshold. A net-zero threshold is also consistent with the severity of the climate crisis and the recognition that any increase in GHG emissions exacerbates the cumulative impacts of climate.

In determining the significance of project impacts, the University “must ensure that CEQA analysis stays in step with evolving scientific knowledge and state regulatory schemes.” *Cleveland National Forest Foundation v. San Diego Assn. of Gov’ts* (2017) 3 Cal.5th 497, 519. Non-zero numeric thresholds, such as the 1,100 MT GHG significance threshold proposed by the Bay Area Air Quality Management District (“BAAQMD”) in 2009 are unlikely to survive legal

¹ CEQA Guidelines § 15126.2; Appendix F; Appendix G § VII.

scrutiny. The BAAQMD numeric threshold was derived from Assembly Bill (“AB”) 32’s 2020 GHG reduction targets and does not reflect Senate Bill 32’s requirement to reduce GHGs to 40 percent below 1990 levels by 2030 or our increased understanding of the severity of climate impacts California is and will experience.² While useful when first recommended ten years ago, it has not kept in step with scientific knowledge and regulatory developments and is no longer supported by substantial evidence.

Alternative approaches to determining the significance of Project GHG impacts, such as using a comparison against “business-as-usual” emissions or a per capita emissions metric, may not withstand legal scrutiny and should not be used to evaluate the Plan’s emissions in the DEIR. In *Center for Biological Diversity v. Cal. Dept of Fish & Wildlife* (2015) 62 Cal.4th 204, the California Supreme Court held that determining the significance of project GHG impacts by comparing project emissions with emissions under a business-as-usual scenario derived from statewide emissions reduction goals under AB 32 lacked substantial evidence. For similar reasons, use of statewide per capita emissions metrics to determine the significance of project emissions has also been rejected for the purpose of determining project GHG impacts under CEQA. As the court held in *Golden Door Properties LLC*, because “using a statewide criterion requires substantial evidence and reasoned explanation to close the analytical gap left by the assumption that the ‘level of effort required in one [statewide] context . . . will suffice in the other, a specific land use development.’” *Golden Door Properties LLC v. County of San Diego* (2018) 27 Cal.App.5th 892, 904 (quoting *Center for Biological Diversity*, 62 Cal.4th at 227). While use of a statewide per capita metric to determine the significance of GHG impacts may be useful for a General Plan, which examines collective community emissions of existing and proposed new development, it is not appropriate for projects that only govern new development. Accordingly, the University should apply a net-zero emissions GHG threshold to ensure a legally defensible EIR. Because the Plan will result in an increase in GHG emissions, the University should consider its GHG impacts significant.

In addition to GHG emissions, a key purpose of the evaluation of project energy impacts under CEQA is “decreasing reliance on fossil fuels, such as coal, natural gas and oil.”³ Addressing energy impacts of proposed projects requires more than mere compliance with Title 24 Building Energy Efficiency Standards.⁴ As the California Energy Commission (“CEC”) determined its 2018 Integrated Energy Policy Report (“IEPR”) Update:

New construction projects, retrofitting existing buildings, and replacing appliances and other energy-consuming equipment essentially lock in energy system infrastructure for many years. As a result, each new opportunity for truly impactful investment in energy efficiency and fuel choice is precious. If the decisions made for new buildings result in new and continued fossil fuel use, it will be that much more difficult for California to meet its GHG emission

² See BAAQMD, *CEQA Guidelines Update, Proposed Thresholds of Significance* at 10-22 (Dec 7, 2009), <http://www.baaqmd.gov/~media/files/planning-and-research/ceqa/proposed-thresholds-of-significance-dec-7-09.pdf?la=en> (explaining methodology for project-level GHG threshold).

³ CEQA Guidelines, Appendix F, Sec. I.

⁴ See *California Clean Energy Committee v. City of Woodland* (2014) 225 Cal.App.4th 173, 211.

reduction goals. Parties planning new construction have the opportunity instead to lock in a zero- or low-carbon emission outcome that will persist for decades.⁵

Including gas hook-ups in new projects, and thereby perpetuating reliance on fossil fuels, is contrary to California's energy objectives and decarbonization trajectory and must be considered a significant impact.

II. Building Electrification is Feasible and Effective Mitigation to Reduce Project GHG and Energy Impacts.

A lead agency may not lawfully approve a Project where “there are feasible alternatives or feasible mitigation measures available which would substantially lessen [its] significant environmental effects.”⁶ Eliminating natural gas use in new buildings is feasible mitigation that will substantially lessen the Plan's GHG and energy impacts. Indeed, building electrification is one of the fastest and most cost-effective ways to achieve the transition to net-zero emissions. In the 2018 IEPR Update, the CEC recognized the “growing consensus that building electrification is the most viable and predictable path to zero-emission buildings . . . due to the availability of off-the-shelf, highly efficient electric technologies (such as heat pumps) and the continued reduction of emission intensities in the electricity sector.”⁷

All-electric developments are being constructed for a range of building types pursuing low or zero emissions objectives and are a feasible mitigation requirement for new development under the Plan. Sacramento's Municipal Utility District has partnered with homebuilders to construct entire neighborhoods that are all-electric, with 400 all-electric homes planned in the next two years alone.⁸ Some California developers now exclusively build all-electric homes, and have already deployed a range of affordable, luxury, single- and multi-family housing units all across the state.⁹ Given that other entities are now requiring all-electric construction, there is no reason for the University not to also do so. For example, the University of California announced in August of 2018 that “[n]o new UC buildings or major renovations after June 2019, except in special circumstances, will use on-site fossil fuel combustion, such as natural gas, for space and water heating.”¹⁰

Similarly, in its Downtown Specific Plan, the City of Hayward required for multifamily residential developments that “[a]ll buildings will be all electric, meaning that electricity is the only permanent source of energy for water-heating, mechanical and heating, ventilation, and air conditioning (HVAC) (i.e., space-heating and space cooling), cooking, and clothes-drying and

⁵ CEC, *2018 Integrated Energy Policy Report Update, Vol. II* at 18 (Jan. 2019), <https://efiling.energy.ca.gov/getdocument.aspx?tn=226392>

⁶ Pub. Res. Code § 21002.

⁷ CEC, *2018 Integrated Energy Policy Report Update, Vol. II* at 20 (Jan. 2019), <https://efiling.energy.ca.gov/getdocument.aspx?tn=226392>.

⁸ Justin Gerdes, *All-Electric Homes Are Becoming the Default for New Residential Construction in Sacramento*, Greentech Media (Nov. 13, 2018), <https://www.greentechmedia.com/articles/read/all-electric-homes-are-becoming-the-default-for-new-residential-construction#gs.VYzCCMQ>.

⁹ See Redwood Energy, *Development Projects (A Small Sample)*, <https://www.redwoodenergy.tech/development-projects/>.

¹⁰ University of California, *UC sets higher standards, greater goals for sustainability* (Sept. 4, 2018), <https://www.universityofcalifornia.edu/press-room/uc-sets-higher-standards-greater-goals-sustainability>.

there is no gas meter connection.”¹¹ The natural next step is to extend such a requirement to commercial developments, which can also be feasibly electrified.¹²

III. There Are Multiple Co-Benefits to Achieving Zero Emission Buildings through Electrification.

Beyond achieving the energy and GHG emissions reductions essential for preventing climate breakdown, electrification of new buildings will produce a range of important co-benefits for the economic well-being, safety, and health of the community. Building electrification offers the potential to lower energy bills, reduce the cost of new construction, improve air quality, public safety, and climate resiliency, as well as create new jobs. Far from being a barrier to new housing, all-electric new construction can enable greater opportunities for affordable housing construction by reducing costs and streamlining mitigation requirements. For disadvantaged populations that pay a disproportionate amount of their income to energy costs, and who are more likely to suffer from asthma due to poor indoor air quality, zero emission homes are an important opportunity to deliver social equity.¹³

A. Lowering Energy Bills and Cost of New Construction

All-electric buildings can lower utility bills for tenants, reduce the cost of construction of new housing in the University, and shield customers from the volatile and increasing costs of gas. A recent report, *Decarbonization of Heating Energy Use in California Buildings*, by Synapse Energy Economics found that electrification could lower utility bills by up to \$800 annually and lower the cost of new construction in Los Angeles by roughly \$1,500 to \$6,000.¹⁴ Other analysis has found that new homes and apartment buildings can cost between \$1,000 and \$18,000 less to build if they are not connected to gas distribution pipelines.¹⁵ The UC has carefully examined feasibility and costs of all-electric buildings in the report: UC Carbon Neutral Buildings Cost Study. The first key insight offered is that “[a]ll-electric buildings are comparable or slightly less expensive than gas + electric buildings from a 20-year Life Cycle Cost perspective.”¹⁶ The most significant cost savings were found for residential buildings, where the average Life Cycle Cost for all-electric was \$5.28/sf lower compared to gas + electric options.¹⁷

¹¹ City of Hayward, *Hayward Downtown Specific Plan DEIR, Greenhouse Gas Emissions Chapter* at 4.6-40 (Jan. 7, 2019), <https://www.hayward-ca.gov/sites/default/files/documents/dtsp-eir-greenhouse-gas-emissions.pdf>.

¹² See, e.g., Redwood Energy, *Zero Carbon Commercial Construction: An Electrification Guide for Large Commercial Buildings and Campuses* (2019), https://drive.google.com/file/d/1L5IBsSmT-p8he6dmrW56516ZB_dkXya9/view.

¹³ Kelly Vaughn, *Social Equity, Affordable Housing, and the Net-Zero Energy Opportunity*, Rocky Mountain Institute (May 9, 2018), <https://rmi.org/social-equity-affordable-housing-and-the-net-zero-energy-opportunity/>.

¹⁴ Synapse Energy Economics, *Decarbonization of Heating Energy Use in California Buildings* at 2, 39 (Oct. 2018), <http://www.synapse-energy.com/sites/default/files/Decarbonization-Heating-CA-Buildings-17-092-1.pdf>.

¹⁵ Stone Energy Associates, *Accounting for Cost of Gas Infrastructure*, CEC Docket 17-BTSD-01 (May 4, 2017), <https://efiling.energy.ca.gov/GetDocument.aspx?tn=217420&DocumentContentId=26959>.

¹⁶ Point Energy Innovations, *UC Carbon Neutral Buildings Cost Study* at 3 (June 2017), <https://www.ucop.edu/sustainability/files/Carbon%20Neutral%20New%20Building%20Cost%20Study%20FinalReport.pdf>.

¹⁷ *Id.*

B. A Safer Community

Recent events from Aliso Canyon, San Bruno, and the state of Massachusetts add to the devastating record of hazardous natural gas infrastructure. Between 2015 and 2017, natural gas pipeline explosions and incidents in the country claimed on average 15 fatalities, 57 injuries, and \$316,647,907 in property damage *annually*.¹⁸ As climate impacts intensify, the escalating risks of aging natural gas infrastructure will outpace the industry's rate of pipeline replacement. Sea level rise, which promises to be one of the many significant climate impacts affecting the region, especially amplifies the risks of natural gas.¹⁹

Methane leakage, a pervasive problem with natural gas infrastructure, can be particularly hazardous for families living in earthquake and fire-prone areas since leaking gas exacerbates fires after earthquakes. The California Seismic Safety Commission estimates that 20 to 50 percent of total post-earthquake fires are fires related to gas leaks.²⁰ Beginning to electrify entire communities is a key precautionary strategy to mitigate the growing risks of California's massive gas system.

C. Improved Air Quality

Gas appliances in buildings make up a quarter of California's nitrogen oxide (NO_x) emissions from natural gas. NO_x is a precursor to ozone and a key pollutant to curb in order to comply with state and federal ambient air quality standards. Electrifying buildings will help the University to reduce NO_x and ground level ozone, improving *outdoor* air quality and benefiting public health. Electrification of fossil fuel appliances will also immediately improve *indoor* air quality and health. On average, Californians spend 68 percent of their time indoors, making indoor air quality a key determinant of human health.²¹ The combustion of gas in household appliances produces harmful indoor air pollution, specifically nitrogen dioxide, carbon monoxide, nitric oxide, formaldehyde, acetaldehyde, and ultrafine particles.²² The California Air Resources Board warns that "cooking emissions, especially from gas stoves, have been

¹⁸ Pipeline and Hazardous Materials Safety Administration, *Pipeline Incident 20 Year Trends* (Nov. 2018), <https://www.phmsa.dot.gov/data-and-statistics/pipeline/pipeline-incident-20-year-trends>.

¹⁹ Radke *et al.*, *Assessment of California's Natural Gas Pipeline Vulnerability to Climate Change*, University of California, Berkeley (2016), <https://www.energy.ca.gov/2017publications/CEC-500-2017-008/CEC-500-2017-008.pdf>.

²⁰ California Seismic Safety Commission, *Improving Natural Gas Safety in Earthquakes* at 1 (adopted July 11, 2002), http://ssc.ca.gov/forms_pubs/cssc_2002-03_natural_gas_safety.pdf.

²¹ Klepeis *et al.*, *The National Human Activity Pattern Survey (NHAPS): A Resource for Assessing Exposure to Environmental Pollutants*, J. EXPO. ANAL. ENVIRON. EPIDEMIOL., Vol. 11(3), 231-52 (2001).

²² See, e.g., Logue *et al.*, *Pollutant Exposures from Natural Gas Cooking Burners: A Simulation-Based Assessment for Southern California*, ENVIRON. HEALTH PERSP., Vol. 122(1), 43-50 (2014); Victoria Klug & Brett Singer, *Cooking Appliance Use in California Homes—Data Collected from a Web-based Survey*, LAWRENCE BERKELEY NATIONAL LABORATORY (Aug. 2011); John Manuel, *A Healthy Home Environment?* ENVIRON. HEALTH PERSP., Vol. 107(7), 352-57 (1999); Mullen *et al.*, *Impact of Natural Gas Appliances on Pollutant Levels in California Homes*, LAWRENCE BERKELEY NATIONAL LABORATORY (2012).

associated with increased respiratory disease.”²³ Young children and people with asthma are especially vulnerable to indoor air pollution.

D. Pathways to Good, Green Jobs

Electrification of buildings will enable local workforce development for jobs that will be critical in California’s broader energy transition. Partnering with its internal program offerings and local community colleges, the University can foster training and pipeline programs for new jobs in construction, HVAC installation, electrical work, energy efficiency and load management services, as well as manufacturing.

These jobs will rapidly grow in demand as local governments across the state look to rapidly address the emissions from their building sector. In Sacramento Municipal Utility District territory, where all-electric buildings are quickly becoming the default for new developments, demand for specialized plumbers and HVAC technicians is expected to grow enormously. The region expects to install more than 300,000 heat pump space heaters in the next 15 to 20 years.²⁴

The next one to five years will be a critical window of opportunity for the University to jump-start this transition away from gas to clean energy buildings. CEQA is an essential vehicle to take all feasible action to reduce GHGs and limit further expansion of gas infrastructure and we urge incorporation of all-electric building design into the Project.

Please contact Matt Vespa at mvespa@earthjustice.org and Sasan Saadat at ssaadat@earthjustice.org with any questions or concerns, and please include each of us in future notifications on the Plan’s development.

Sincerely,

Matt Vespa
Staff Attorney
Earthjustice
50 California Street, Suite 500
San Francisco, CA 94111
[Email: mvespa@earthjustice.org](mailto:mvespa@earthjustice.org)
Telephone: (415) 217-2123

Sasan Saadat
Research and Policy Analyst
Earthjustice
50 California Street, Suite 500
San Francisco, CA 94111
[Email: ssaadat@earthjustice.org](mailto:ssaadat@earthjustice.org)
Telephone: (415) 217-2104

²³ California Air Resources Board, *Combustion Pollutants* (last reviewed Jan. 19, 2017), <https://www.arb.ca.gov/research/indoor/combustion.htm>.

²⁴ Justin Gerdes, *Experts Discuss the Biggest Barriers Holding Back Building Electrification*, Greentech Media (Sept. 19, 2018), <https://www.greentechmedia.com/articles/read/here-are-some-of-the-biggest-barriers-holding-back-building-electrification#gs.fBEBKJy2>.

2/11/19

Briefing with
KHPC

Preference for disadvantaged
businesses - Native American
• In businesses that go on site.
• In jobs.

Some presence of Kumeyaay on the
site. • Street Names/Architecture/
• Pavement.

Tribal resource section written by
Kumeyaay.

Land is Kumeyaay - stay with them
No other Nations. (All AB 52 Kumeyaay)

Archeo survey w/ Kumeyaay Monitor.
Who is lead?

Chain of custody of soils from 1965
Soils never been reviewed.

Artifacts may be ~~distorted~~ in land even
if disturbed.

Protect & preserve what is found.
Ancient Village
US era trust lands
Mission Era.

Curation & repository.

Email chairs of committee w/ name of monitor.

Shell mounds¹ in Berkeley Area.

Insert protective measures -

Above & beyond

How will you respond

Put into mitigation measures.

Would like input on Cultural Monitor.

Concerns w/ Dodek.

Include KHPc from the beginning.

Work w/ them to hire monitor.

Rotate through the tribes.

Don't limit depth of monitoring.

Include the Komeqay. Story in the project.

Architectural style - Move away from Mission.

Look @ cultural appropriate themes
for Architecture. & site planning.

Basket Designs, etc. Architecture Motifs.

Find artifacts ~~in~~ in fill.

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC

RECEIVED



FEB - 4 2019

January 25, 2019

Laura Shinn
California State University, San Diego
5500 Camponile Drive
San Diego, CA 92182

Facilities Planning, Design
and Construction

RE: SCH# 2019011042 San Diego State University Mission Valley Campus Master Plan, San Diego County

Dear Ms. Shinn:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit.14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Steven.Quinn@nahc.ca.gov

Sincerely,



for

Steven Quinn
Associate Governmental Program Analyst

cc: State Clearinghouse

NATIVE AMERICAN HERITAGE COMMISSION

Cultural and Environmental Department
1550 Harbor Blvd., Suite 100
West Sacramento, CA 95691
Phone (916) 373-3710
Email: nahc@nahc.ca.gov
Website: <http://www.nahc.ca.gov>
Twitter: @CA_NAHC

RECEIVED



FEB - 4 2019

January 25, 2019

Laura Shinn
California State University, San Diego
5500 Camponile Drive
San Diego, CA 92182

Facilities Planning, Design
and Construction

RE: SCH# 2019011042 San Diego State University Mission Valley Campus Master Plan, San Diego County

Dear Ms. Shinn:

The Native American Heritage Commission (NAHC) has received the Notice of Preparation (NOP), Draft Environmental Impact Report (DEIR) or Early Consultation for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code §21000 et seq.), specifically Public Resources Code §21084.1, states that a project that may cause a substantial adverse change in the significance of a historical resource, is a project that may have a significant effect on the environment. (Pub. Resources Code § 21084.1; Cal. Code Regs., tit. 14, §15064.5 (b) (CEQA Guidelines §15064.5 (b)). If there is substantial evidence, in light of the whole record before a lead agency, that a project may have a significant effect on the environment, an Environmental Impact Report (EIR) shall be prepared. (Pub. Resources Code §21080 (d); Cal. Code Regs., tit. 14, § 5064 subd.(a)(1) (CEQA Guidelines §15064 (a)(1)). In order to determine whether a project will cause a substantial adverse change in the significance of a historical resource, a lead agency will need to determine whether there are historical resources within the area of potential effect (APE).

CEQA was amended significantly in 2014. Assembly Bill 52 (Gatto, Chapter 532, Statutes of 2014) (AB 52) amended CEQA to create a separate category of cultural resources, "tribal cultural resources" (Pub. Resources Code §21074) and provides that a project with an effect that may cause a substantial adverse change in the significance of a tribal cultural resource is a project that may have a significant effect on the environment. (Pub. Resources Code §21084.2). Public agencies shall, when feasible, avoid damaging effects to any tribal cultural resource. (Pub. Resources Code §21084.3 (a)). **AB 52 applies to any project for which a notice of preparation, a notice of negative declaration, or a mitigated negative declaration is filed on or after July 1, 2015.** If your project involves the adoption of or amendment to a general plan or a specific plan, or the designation or proposed designation of open space, on or after March 1, 2005, it may also be subject to Senate Bill 18 (Burton, Chapter 905, Statutes of 2004) (SB 18). **Both SB 18 and AB 52 have tribal consultation requirements.** If your project is also subject to the federal National Environmental Policy Act (42 U.S.C. § 4321 et seq.) (NEPA), the tribal consultation requirements of Section 106 of the National Historic Preservation Act of 1966 (154 U.S.C. 300101, 36 C.F.R. §800 et seq.) may also apply.

The NAHC recommends consultation with California Native American tribes that are traditionally and culturally affiliated with the geographic area of your proposed project as early as possible in order to avoid inadvertent discoveries of Native American human remains and best protect tribal cultural resources. Below is a brief summary of portions of AB 52 and SB 18 as well as the NAHC's recommendations for conducting cultural resources assessments.

Consult your legal counsel about compliance with AB 52 and SB 18 as well as compliance with any other applicable laws.

AB 52

AB 52 has added to CEQA the additional requirements listed below, along with many other requirements:

1. Fourteen Day Period to Provide Notice of Completion of an Application/Decision to Undertake a Project: Within fourteen (14) days of determining that an application for a project is complete or of a decision by a public agency to undertake a project, a lead agency shall provide formal notification to a designated contact of, or tribal representative of, traditionally and culturally affiliated California Native American tribes that have requested notice, to be accomplished by at least one written notice that includes:
 - a. A brief description of the project.
 - b. The lead agency contact information.
 - c. Notification that the California Native American tribe has 30 days to request consultation. (Pub. Resources Code §21080.3.1 (d)).
 - d. A "California Native American tribe" is defined as a Native American tribe located in California that is on the contact list maintained by the NAHC for the purposes of Chapter 905 of Statutes of 2004 (SB 18). (Pub. Resources Code §21073).
2. Begin Consultation Within 30 Days of Receiving a Tribe's Request for Consultation and Before Releasing a Negative Declaration, Mitigated Negative Declaration, or Environmental Impact Report: A lead agency shall begin the consultation process within 30 days of receiving a request for consultation from a California Native American tribe that is traditionally and culturally affiliated with the geographic area of the proposed project. (Pub. Resources Code §21080.3.1, subs. (d) and (e)) and prior to the release of a negative declaration, mitigated negative declaration or Environmental Impact Report. (Pub. Resources Code §21080.3.1(b)).
 - a. For purposes of AB 52, "consultation shall have the same meaning as provided in Gov. Code §65352.4 (SB 18). (Pub. Resources Code §21080.3.1 (b)).
3. Mandatory Topics of Consultation If Requested by a Tribe: The following topics of consultation, if a tribe requests to discuss them, are mandatory topics of consultation:
 - a. Alternatives to the project.
 - b. Recommended mitigation measures.
 - c. Significant effects. (Pub. Resources Code §21080.3.2 (a)).
4. Discretionary Topics of Consultation: The following topics are discretionary topics of consultation:
 - a. Type of environmental review necessary.
 - b. Significance of the tribal cultural resources.
 - c. Significance of the project's impacts on tribal cultural resources.
 - d. If necessary, project alternatives or appropriate measures for preservation or mitigation that the tribe may recommend to the lead agency. (Pub. Resources Code §21080.3.2 (a)).
5. Confidentiality of Information Submitted by a Tribe During the Environmental Review Process: With some exceptions, any information, including but not limited to, the location, description, and use of tribal cultural resources submitted by a California Native American tribe during the environmental review process shall not be included in the environmental document or otherwise disclosed by the lead agency or any other public agency to the public, consistent with Government Code §6254 (r) and §6254.10. Any information submitted by a California Native American tribe during the consultation or environmental review process shall be published in a confidential appendix to the environmental document unless the tribe that provided the information consents, in writing, to the disclosure of some or all of the information to the public. (Pub. Resources Code §21082.3 (c)(1)).
6. Discussion of Impacts to Tribal Cultural Resources in the Environmental Document: If a project may have a significant impact on a tribal cultural resource, the lead agency's environmental document shall discuss both of the following:
 - a. Whether the proposed project has a significant impact on an identified tribal cultural resource.
 - b. Whether feasible alternatives or mitigation measures, including those measures that may be agreed to pursuant to Public Resources Code §21082.3, subdivision (a), avoid or substantially lessen the impact on the identified tribal cultural resource. (Pub. Resources Code §21082.3 (b)).

7. Conclusion of Consultation: Consultation with a tribe shall be considered concluded when either of the following occurs:
 - a. The parties agree to measures to mitigate or avoid a significant effect, if a significant effect exists, on a tribal cultural resource; or
 - b. A party, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached. (Pub. Resources Code §21080.3.2 (b)).

8. Recommending Mitigation Measures Agreed Upon in Consultation in the Environmental Document: Any mitigation measures agreed upon in the consultation conducted pursuant to Public Resources Code §21080.3.2 shall be recommended for inclusion in the environmental document and in an adopted mitigation monitoring and reporting program, if determined to avoid or lessen the impact pursuant to Public Resources Code §21082.3, subdivision (b), paragraph 2, and shall be fully enforceable. (Pub. Resources Code §21082.3 (a)).

9. Required Consideration of Feasible Mitigation: If mitigation measures recommended by the staff of the lead agency as a result of the consultation process are not included in the environmental document or if there are no agreed upon mitigation measures at the conclusion of consultation, or if consultation does not occur, and if substantial evidence demonstrates that a project will cause a significant effect to a tribal cultural resource, the lead agency shall consider feasible mitigation pursuant to Public Resources Code §21084.3 (b). (Pub. Resources Code §21082.3 (e)).

10. Examples of Mitigation Measures That, If Feasible, May Be Considered to Avoid or Minimize Significant Adverse Impacts to Tribal Cultural Resources:
 - a. Avoidance and preservation of the resources in place, including, but not limited to:
 - i. Planning and construction to avoid the resources and protect the cultural and natural context.
 - ii. Planning greenspace, parks, or other open space, to incorporate the resources with culturally appropriate protection and management criteria.
 - b. Treating the resource with culturally appropriate dignity, taking into account the tribal cultural values and meaning of the resource, including, but not limited to, the following:
 - i. Protecting the cultural character and integrity of the resource.
 - ii. Protecting the traditional use of the resource.
 - iii. Protecting the confidentiality of the resource.
 - c. Permanent conservation easements or other interests in real property, with culturally appropriate management criteria for the purposes of preserving or utilizing the resources or places.
 - d. Protecting the resource. (Pub. Resource Code §21084.3 (b)).
 - e. Please note that a federally recognized California Native American tribe or a non-federally recognized California Native American tribe that is on the contact list maintained by the NAHC to protect a California prehistoric, archaeological, cultural, spiritual, or ceremonial place may acquire and hold conservation easements if the conservation easement is voluntarily conveyed. (Civ. Code §815.3 (c)).
 - f. Please note that it is the policy of the state that Native American remains and associated grave artifacts shall be repatriated. (Pub. Resources Code §5097.991).

11. Prerequisites for Certifying an Environmental Impact Report or Adopting a Mitigated Negative Declaration or Negative Declaration with a Significant Impact on an Identified Tribal Cultural Resource: An Environmental Impact Report may not be certified, nor may a mitigated negative declaration or a negative declaration be adopted unless one of the following occurs:
 - a. The consultation process between the tribes and the lead agency has occurred as provided in Public Resources Code §21080.3.1 and §21080.3.2 and concluded pursuant to Public Resources Code §21080.3.2.
 - b. The tribe that requested consultation failed to provide comments to the lead agency or otherwise failed to engage in the consultation process.
 - c. The lead agency provided notice of the project to the tribe in compliance with Public Resources Code §21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code §21082.3 (d)).

The NAHC's PowerPoint presentation titled, "Tribal Consultation Under AB 52: Requirements and Best Practices" may be found online at: http://nahc.ca.gov/wp-content/uploads/2015/10/AB52TribalConsultation_CalEPAPDF.pdf

SB 18

SB 18 applies to local governments and requires local governments to contact, provide notice to, refer plans to, and consult with tribes prior to the adoption or amendment of a general plan or a specific plan, or the designation of open space. (Gov. Code §65352.3). Local governments should consult the Governor's Office of Planning and Research's "Tribal Consultation Guidelines," which can be found online at: https://www.opr.ca.gov/docs/09_14_05_Updated_Guidelines_922.pdf

Some of SB 18's provisions include:

1. **Tribal Consultation**: If a local government considers a proposal to adopt or amend a general plan or a specific plan, or to designate open space it is required to contact the appropriate tribes identified by the NAHC by requesting a "Tribal Consultation List." If a tribe, once contacted, requests consultation the local government must consult with the tribe on the plan proposal. **A tribe has 90 days from the date of receipt of notification to request consultation unless a shorter timeframe has been agreed to by the tribe.** (Gov. Code §65352.3 (a)(2)).
2. **No Statutory Time Limit on SB 18 Tribal Consultation**. There is no statutory time limit on SB 18 tribal consultation.
3. **Confidentiality**: Consistent with the guidelines developed and adopted by the Office of Planning and Research pursuant to Gov. Code §65040.2, the city or county shall protect the confidentiality of the information concerning the specific identity, location, character, and use of places, features and objects described in Public Resources Code §5097.9 and §5097.993 that are within the city's or county's jurisdiction. (Gov. Code §65352.3 (b)).
4. **Conclusion of SB 18 Tribal Consultation**: Consultation should be concluded at the point in which:
 - a. The parties to the consultation come to a mutual agreement concerning the appropriate measures for preservation or mitigation; or
 - b. Either the local government or the tribe, acting in good faith and after reasonable effort, concludes that mutual agreement cannot be reached concerning the appropriate measures of preservation or mitigation. (Tribal Consultation Guidelines, Governor's Office of Planning and Research (2005) at p. 18).

Agencies should be aware that neither AB 52 nor SB 18 precludes agencies from initiating tribal consultation with tribes that are traditionally and culturally affiliated with their jurisdictions before the timeframes provided in AB 52 and SB 18. For that reason, we urge you to continue to request Native American Tribal Contact Lists and "Sacred Lands File" searches from the NAHC. The request forms can be found online at: <http://nahc.ca.gov/resources/forms/>

NAHC Recommendations for Cultural Resources Assessments

To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center (http://ohp.parks.ca.gov/?page_id=1068) for an archaeological records search. The records search will determine:
 - a. If part or all of the APE has been previously surveyed for cultural resources.
 - b. If any known cultural resources have already been recorded on or adjacent to the APE.
 - c. If the probability is low, moderate, or high that cultural resources are located in the APE.
 - d. If a survey is required to determine whether previously unrecorded cultural resources are present.
2. If an archaeological inventory survey is required, the final stage is the preparation of a professional report detailing the findings and recommendations of the records search and field survey.
 - a. The final report containing site forms, site significance, and mitigation measures should be submitted immediately to the planning department. All information regarding site locations, Native American human remains, and associated funerary objects should be in a separate confidential addendum and not be made available for public disclosure.
 - b. The final written report should be submitted within 3 months after work has been completed to the appropriate regional CHRIS center.

3. Contact the NAHC for:
 - a. A Sacred Lands File search. Remember that tribes do not always record their sacred sites in the Sacred Lands File, nor are they required to do so. A Sacred Lands File search is not a substitute for consultation with tribes that are traditionally and culturally affiliated with the geographic area of the project's APE.
 - b. A Native American Tribal Consultation List of appropriate tribes for consultation concerning the project site and to assist in planning for avoidance, preservation in place, or, failing both, mitigation measures.
4. Remember that the lack of surface evidence of archaeological resources (including tribal cultural resources) does not preclude their subsurface existence.
 - a. Lead agencies should include in their mitigation and monitoring reporting program plan provisions for the identification and evaluation of inadvertently discovered archaeological resources per Cal. Code Regs., tit. 14, §15064.5(f) (CEQA Guidelines §15064.5(f)). In areas of identified archaeological sensitivity, a certified archaeologist and a culturally affiliated Native American with knowledge of cultural resources should monitor all ground-disturbing activities.
 - b. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the disposition of recovered cultural items that are not burial associated in consultation with culturally affiliated Native Americans.
 - c. Lead agencies should include in their mitigation and monitoring reporting program plans provisions for the treatment and disposition of inadvertently discovered Native American human remains. Health and Safety Code §7050.5, Public Resources Code §5097.98, and Cal. Code Regs., tit. 14, §15064.5, subdivisions (d) and (e) (CEQA Guidelines §15064.5, subds. (d) and (e)) address the processes to be followed in the event of an inadvertent discovery of any Native American human remains and associated grave goods in a location other than a dedicated cemetery.

If you have any questions or need additional information, please contact me at my email address: Steven.Quinn@nahc.ca.gov

Sincerely,



for

Steven Quinn
Associate Governmental Program Analyst

cc: State Clearinghouse



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Normal Heights CPG Stadium EIR Response

1 message

Adam Deutsch <adam.s.deutsch@gmail.com>

Fri, Feb 15, 2019 at 10:10 AM

To: mvcomments@sdsu.edu, kevinfaulconer@sandiego.gov

Cc: Councilmember Christopher Ward <christopherward@sandiego.gov>, Brett Weise <bweise@sandiego.gov>, scottsherman@sandiego.gov, Gary Weber <roseweb@cox.net>, Caroline McKeown <caroline.mckeown@gmail.com>, Rose Kelly <rosemargaretkelly@gmail.com>

Dear Director Shinn & Mayor Faulconer,

In the text below as well as in the attached PDF, please find the Normal Heights Community Planning Group's response to the Stadium EIR.

We appreciate early outreach from the SDSU West development consultants in the 2018 election season, and the recent presentation events held on SDSU's campus and at the Mission Valley CPG meeting, and welcome further discussion and collaboration in other public venues in the future. Normal Heights always welcomes updates at our monthly community planning group meetings, and we hope to see you there.

Thank you,

Adam Deutsch
NHCPG Secretary

Normal Heights Community Planning Group

SDSU Stadium Site - Response to EIR Scoping document

The site, from the point of view of Normal Heights, is poorly connected to its surrounding environs, and requires a number of fixes to simply be functional if dense development is anticipated. While every effort should be made to enhance the use of non-motorized mobility options the usage of the automobile is ubiquitous, and must be considered. In particular:

- The site needs, and could accommodate, direct access connections to the freeways and major arterials at its NE, SE, and SW corners. Alternative circulation patterns should be prepared and evaluated.
- The intersection of I-8 and Fairmount is an incomprehensible gridlock of traffic and needs a thorough re-design to make it functional. For residents of our neighborhood of Normal Heights, and surrounding ones, Fairmount is the only surface street access to the eastern part of the valley including both the stadium site and the Grantville trolley station. The intersection is particularly hostile to non-motorized movement options.
- To greatly improve accessibility there needs to be a bridge across the SD River, preferably a full bridge at Fenton Parkway, to assist in traffic distribution by connecting the site directly to Cam del Rio N & S. There is no other sensible way to get to the site from the south with any method of mobility. This location also allows for a connection to the mesa above, and the neighborhoods with park deficiencies access to the San Diego River Park.
- At present the neighborhoods on the mesa have virtually no access to the river park or the stadium site. The introduction of a non-motorized link with the mesa rim in Normal Heights would be significant mitigation for a project that currently pays little attention to its neighbor across the street, a neighborhood that is dramatically short of meeting its park standards. This connection needs to be recognized for its significance and implemented as part of the initial project development activity so that its completion coincides with that of the project itself.
- The purple line (along Route 15) needs to be expedited, and connected to the Green Line at the bottom of the hill, not only to enhance access to the MV destinations, but to connect the large population on the mesa above, many of them transit dependent, directly to the trolley.
- The Route 15 bikeway needs to be sensibly connected to both Grantville and the project site by overcoming the freeway and the river barriers.

2/15/19

2/15/2019

San Diego State University Mail - [mvcomments] Normal Heights CPG Stadium EIR Response

 Stadium EIR Resonse from NHCPG.pdf
125K



Normal Heights Community Planning Group

SDSU Stadium Site - Response to EIR Scoping document

The site, from the point of view of Normal Heights, is poorly connected to its surrounding environs, and requires a number of fixes to simply be functional if dense development is anticipated. While every effort should be made to enhance the use of non-motorized mobility options the usage of the automobile is ubiquitous, and must be considered. In particular:

- The site needs, and could accommodate, direct access connections to the freeways and major arterials at its NE, SE, and SW corners. Alternative circulation patterns should be prepared and evaluated.
- The intersection of I-8 and Fairmount is an incomprehensible gridlock of traffic and needs a thorough re-design to make it functional. For residents of our neighborhood of Normal Heights, and surrounding ones, Fairmount is the only surface street access to the eastern part of the valley including both the stadium site and the Grantville trolley station. The intersection is particularly hostile to non-motorized movement options.
- To greatly improve accessibility there needs to be a bridge across the SD River, preferably a full bridge at Fenton Parkway, to assist in traffic distribution by connecting the site directly to Cam del Rio N & S. There is no other sensible way to get to the site from the south with any method of mobility. This location also allows for a connection to the mesa above, and the neighborhoods with park deficiencies access to the San Diego River Park.
- At present the neighborhoods on the mesa have virtually no access to the river park or the stadium site. The introduction of a non-motorized link with the mesa rim in Normal Heights would be significant mitigation for a project that currently pays little attention to its neighbor across the street, a neighborhood that is dramatically short of meeting its park standards. This connection needs to be recognized for its significance and implemented as part of the initial project development activity so that its completion coincides with that of the project itself.

- The purple line (along Route 15) needs to be expedited, and connected to the Green Line at the bottom of the hill, not only to enhance access to the MV destinations, but to connect the large population on the mesa above, many of them transit dependent, directly to the trolley.
- The Route 15 bikeway needs to be sensibly connected to both Grantville and the project site by overcoming the freeway and the river barriers.

2/15/19



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Normal Heights CPG Stadium EIR Response

1 message

Adam Deutsch <adam.s.deutsch@gmail.com>

Fri, Feb 15, 2019 at 10:10 AM

To: mvcomments@sdsu.edu, kevinfaulconer@sandiego.gov

Cc: Councilmember Christopher Ward <christopherward@sandiego.gov>, Brett Weise <bweise@sandiego.gov>, scottsherman@sandiego.gov, Gary Weber <roseweb@cox.net>, Caroline McKeown <caroline.mckeown@gmail.com>, Rose Kelly <rosemargaretkelly@gmail.com>

Dear Director Shinn & Mayor Faulconer,

In the text below as well as in the attached PDF, please find the Normal Heights Community Planning Group's response to the Stadium EIR.

We appreciate early outreach from the SDSU West development consultants in the 2018 election season, and the recent presentation events held on SDSU's campus and at the Mission Valley CPG meeting, and welcome further discussion and collaboration in other public venues in the future. Normal Heights always welcomes updates at our monthly community planning group meetings, and we hope to see you there.

Thank you,

Adam Deutsch
NHCPG Secretary

Normal Heights Community Planning Group

SDSU Stadium Site - Response to EIR Scoping document

The site, from the point of view of Normal Heights, is poorly connected to its surrounding environs, and requires a number of fixes to simply be functional if dense development is anticipated. While every effort should be made to enhance the use of non-motorized mobility options the usage of the automobile is ubiquitous, and must be considered. In particular:

- The site needs, and could accommodate, direct access connections to the freeways and major arterials at its NE, SE, and SW corners. Alternative circulation patterns should be prepared and evaluated.
- The intersection of I-8 and Fairmount is an incomprehensible gridlock of traffic and needs a thorough re-design to make it functional. For residents of our neighborhood of Normal Heights, and surrounding ones, Fairmount is the only surface street access to the eastern part of the valley including both the stadium site and the Grantville trolley station. The intersection is particularly hostile to non-motorized movement options.
- To greatly improve accessibility there needs to be a bridge across the SD River, preferably a full bridge at Fenton Parkway, to assist in traffic distribution by connecting the site directly to Cam del Rio N & S. There is no other sensible way to get to the site from the south with any method of mobility. This location also allows for a connection to the mesa above, and the neighborhoods with park deficiencies access to the San Diego River Park.
- At present the neighborhoods on the mesa have virtually no access to the river park or the stadium site. The introduction of a non-motorized link with the mesa rim in Normal Heights would be significant mitigation for a project that currently pays little attention to its neighbor across the street, a neighborhood that is dramatically short of meeting its park standards. This connection needs to be recognized for its significance and implemented as part of the initial project development activity so that its completion coincides with that of the project itself.
- The purple line (along Route 15) needs to be expedited, and connected to the Green Line at the bottom of the hill, not only to enhance access to the MV destinations, but to connect the large population on the mesa above, many of them transit dependent, directly to the trolley.
- The Route 15 bikeway needs to be sensibly connected to both Grantville and the project site by overcoming the freeway and the river barriers.

2/15/19

2/15/2019

San Diego State University Mail - [mvcomments] Normal Heights CPG Stadium EIR Response

 Stadium EIR Resonse from NHCPG.pdf
125K



Normal Heights Community Planning Group

SDSU Stadium Site - Response to EIR Scoping document

The site, from the point of view of Normal Heights, is poorly connected to its surrounding environs, and requires a number of fixes to simply be functional if dense development is anticipated. While every effort should be made to enhance the use of non-motorized mobility options the usage of the automobile is ubiquitous, and must be considered. In particular:

- The site needs, and could accommodate, direct access connections to the freeways and major arterials at its NE, SE, and SW corners. Alternative circulation patterns should be prepared and evaluated.
- The intersection of I-8 and Fairmount is an incomprehensible gridlock of traffic and needs a thorough re-design to make it functional. For residents of our neighborhood of Normal Heights, and surrounding ones, Fairmount is the only surface street access to the eastern part of the valley including both the stadium site and the Grantville trolley station. The intersection is particularly hostile to non-motorized movement options.
- To greatly improve accessibility there needs to be a bridge across the SD River, preferably a full bridge at Fenton Parkway, to assist in traffic distribution by connecting the site directly to Cam del Rio N & S. There is no other sensible way to get to the site from the south with any method of mobility. This location also allows for a connection to the mesa above, and the neighborhoods with park deficiencies access to the San Diego River Park.
- At present the neighborhoods on the mesa have virtually no access to the river park or the stadium site. The introduction of a non-motorized link with the mesa rim in Normal Heights would be significant mitigation for a project that currently pays little attention to its neighbor across the street, a neighborhood that is dramatically short of meeting its park standards. This connection needs to be recognized for its significance and implemented as part of the initial project development activity so that its completion coincides with that of the project itself.

- The purple line (along Route 15) needs to be expedited, and connected to the Green Line at the bottom of the hill, not only to enhance access to the MV destinations, but to connect the large population on the mesa above, many of them transit dependent, directly to the trolley.
- The Route 15 bikeway needs to be sensibly connected to both Grantville and the project site by overcoming the freeway and the river barriers.

2/15/19

[mvcomments] NOP for SDSU West redevelopment of the Stadium site

1 message

Jim Peugh <peugh@cox.net>

Tue, Feb 19, 2019 at 11:00 PM

To: mvcomments@sdsu.edu

Cc: Andrew Meyer <meyer@sandiegoaudubon.org>, Megan Flaherty <flaherty@sandiegoaudubon.org>

Please accept the attached comment letter from the San Diego Audubon Society. Also let us know that it has been received and that you can open it.

Thanks,

Jim Peugh

peugh@cox.net

 **SDAS Ltr re SD River Park Plan, EIR NOP.pdf**
122K



May 19, 2019

SDSU Planning Department
via email at mvcomments@sdsu.edu

RE: Comments for NOP for SDSU redevelopment of the Stadium site

Dear SDSU Planning Department,

The San Diego Audubon Society (SDAS) greatly appreciates the attention that the redevelopment has paid to protecting the floodplain area of the San Diego River and the integration with the trolley to reduce the need for using personal vehicles.

We urge that the EIR also identify and minimize two other potentially significant environmental impacts of the project. The San Diego River provides habitat and forage opportunity for many bird species, resident and migratory. Many will fly up and down this portion of the River. The large numbers of windows and light sources of the project could result in many birds dying or being injured as a result of colliding with structures within the project. The measures needed to prevent bird strikes are well known and have proven to be practicable in many developments. If these measures are not implemented these deaths and injuries will be a significant environmental impact of the project. As mitigation we urge that the EIR provide an analysis of the potential for bird strikes and specify bird strike prevention measures that will minimize them. We also urge that the EIR specify a post-construction monitoring program to assess the effectiveness of these measures and make adjustments if needed.

Murphy Canyon contains large open areas of native vegetation. Unfortunately these areas are somewhat fragmented by past development and infrastructure. But, they still provide considerable habitat value for local wildlife. Since the stadium parking lot is usually empty it and the Murphy Creek channel provide some connectivity between Murphy Canyon and the San Diego for wildlife. The creek is very narrow so one predator could render it useless or fatal as a corridor. Reducing the connectivity value would be a substantial environmental impact.

For mitigation of this impact, we urge that the EIR monitor and provide an analysis of wildlife use this corridor and the potential use the corridor if it were improved. We also urge that the east edge of the project be designed so that a broad range of wildlife can safely use it as a safe and secure corridor. Doing so would include an adequate width, minimal night lighting, appropriate vegetation for concealment, etc. If the road remains through this area we urge that it be elevated to provide substantial underpasses for wildlife in several places. These underpasses could also accommodate Stormwater flows. For followup or questions I can be reached at peugh@cox.net.

Sincerely

James A. Peugh
Conservation Chair
San Diego Audubon Society

[mvcomments] Comment from San Diego Education Association (SDEA)

1 message

Nena Najera <najera_n@sdea.net>

Tue, Feb 19, 2019 at 2:29 PM

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

On behalf of San Diego Education Association (SDEA), the following concerns/comments are being submitted for the SDSU/Mission Valley Notice of Preparation.

- Traffic on San Diego Mission Road
- In conjunction with the Mission Valley Project, the approximate square footage of the road/sidewalk widening on San Diego Mission Road that will directly affect our property
- Due to SDSU project will the zones to develop our property change from current status
- The percentage of chance that the City of San Diego would subject the property of SDEA to eminent domain

Best,

Nanette Najera*SDEA Property/Office Specialist*

10393 San Diego Mission Road, #100

San Diego, CA 92108

Office: (619) 283-4411**Direct:** (619) 727-5520**Fax:** (619) 282-7659

**[mvcomments] NOP OF DRAFT EIR AND INITIAL STUDY; SDSU MISSION VALLEY
CAMPUS MASTER PLAN PROJECT**

1 message

Serra Mesa Planning Group <smpg@serramesa.org>
To: mvcomments@sdsu.edu

Tue, Feb 19, 2019 at 7:54 PM

February 19th, 2019

Laura Shinn, Director; Planning,
Design and Construction; SDSU;
5500 Campanile Drive,
San Diego, California 92182-1624

RE: NOP OF DRAFT EIR AND INITIAL STUDY; SDSU MISSION VALLEY CAMPUS MASTER PLAN PROJECT

Dear Laura Shinn,

The Serra Mesa Planning Group is concerned with any project that could potentially impact Serra Mesa. As a group we are not for or against the project at this time but would like to know the effects the SDSU project poses on Serra Mesa to make an informed decision. Increasing the density along the southern border of Serra Mesa will directly impact Serra Mesa, especially in the areas of traffic, noise, on-street parking and schools. These impacts should be studied.

On April 19th, 2018 the SMPG voted to send a letter regarding traffic mitigations for the proposed SDSU site. "Serra Mesa Planning Group Letter (Action Item) to San Diego City Council Members Regarding any future proposals on the Qualcomm Stadium site must have traffic mitigation for Mission Village Rd. Denise Davidson motion to approve, Nicole seconded. Vote 6-1-1 with Tony Guerra to vote against and Ian Clampett to abstain because he was concerned that his vote might be in conflict with his position as Deputy Chief of Staff/Director of Policy for Council District 6."

A letter was written to Lisa Scott, Scott Sherman's representative to request a traffic study on Mission Village Drive following a discussion at the September, 2018 SMPG meeting to explore traffic study options. The SMPG is not endorsing the change in configuration of Mission Village Dr only to study the option.

"We would specifically like to know the volume of commuter traffic using Mission Village Drive/Gramercy and if it would be possible to reduce the number of lanes from 4 to 2 lanes, 1 in each direction with a center turn lane. Also to study the feasibility of adding Protected Class 1 Bike Lanes throughout the entire length of Mission Village Drive/Gramercy. In addition, the feasibility of angled parking from Ronda to Sandrock Rd along Mission Village Drive/Gramercy, while maintaining a protected bike lane on the inside of the parking near the sidewalk to protect bikers from parking cars."

Justification for Traffic Impact study request:

- The roads in Serra Mesa are the most direct path to Mission Valley and I-805. These roads include Sandrock Road, Ruffin Road, Mission Village Drive, Gramercy/Greyling, Hammond, Raejean, and Murray Ridge Road. What will be the impact and possible mitigation measures on these roads?

Justification for Noise Impact study request:

- The decision to locate the multi-use stadium near the northwest corner of the project brings noise generated from the stadium closer to Serra Mesa residents than is the current situation with the stadium location. What mitigation measures will counteract the potential for stadium noise to impact Serra Mesa residence?

Justification for On-Street Parking Impact study request:

· Increased density, especially if a decrease in the on-site parking requirement is allowed, may impact parking on Serra Mesa streets, especially along Mission Village Drive. Currently during stadium events Mission Village Drive experiences, a high number of parked cars. What will be the parking impact and mitigations on Serra Mesa roads?

Justification for School Impact study request:

What will be the impact on Serra Mesa schools and mitigation measures?

Many residents of Serra Mesa have given alternatives to study for road configurations including the possibilities to link the site with the I-8 or I-15 directly to ease congestion on Serra Mesa roads and Friars road, please study the impacts of these alternative options so that both communities can have the best plan possible.

Sincerely,

Bryce Niceswanger
Chair, Serra Mesa Planning Group

[mvcomments] Comments from Sierra Club

1 message

Peter Andersen <westone47@gmail.com>

Sat, Feb 16, 2019 at 11:07 AM

To: mvcomments@sdsu.edu

Cc: Richard Miller <richard.miller@sierraclub.org>, ExComm <Excom@lists.sierrasd.org>

Dear San Diego University Administration,

February 16, 2019

Please find attached the response from Sierra Club San Diego to your request for public comments on the scoping document. Please acknowledge receipt of the email and the attached document.

Sincerely,

Dr. Peter A. Andersen, Chairperson
Sierra Club San Diego

 **Sierra Club SDSU West Scoping letter submitted.pdf**
127K



SIERRA CLUB

SAN DIEGO CHAPTER

8304 Clairemont Mesa Blvd., Ste 101 • San Diego, CA. 92111

TEL: 858-569-6005 • FAX: 858-569-0968

<http://sandiego.sierraclub.org>

February 16, 2019

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

Dear San Diego State University Administration:

Sierra Club San Diego was an early and strong supporter of SDSU West. It has all the elements of an excellent project that would benefit the City, the University, and the economy. Moreover, its pledge to do a full CEQA review, and to create a San Diego river park are key elements in our support for this project. We thank SDSU for holding scoping meetings and for the opportunity to weigh in on environmental issues during this scoping phase and prior to the Draft EIR.

Below please find initial and rudimentary recommendations from Sierra Club San Diego. Sierra Club accepts the role of making public comments as a serious public service undertaking which we in turn require to be given professional analysis and implementation when feasible.

1. Please be advised that Sierra Club considers SDSU West in the same realm as signature San Diego features such as Balboa Park, Mission Bay, and our irreplaceable coastal shoreline. We view the San Diego River, and the potential for a river park as a valuable resource for all of San Diego. Aside from the central thrust of the SDSU West objectives of providing education and housing opportunities, we see heightened potential as a recreational destination for all

Southern California. Please comment on recreational and cultural components of the plans for the San Diego public.

2. At the scoping meeting it was stated that the former Qualcomm Stadium will be recycled for building materials on the SDSU west project. Please detail how all the elements of the former Qualcomm Stadium will be recycled including, but not limited to, concrete, steel, and other elements amenable to recycling. Similarly, please detail the reuse or disposal of the asphalt and concrete from the stadium parking lot.
3. Please detail any residual toxic pollution from the Kinder Morgan tank farm on the north side of the project. To what extent is the project site impacted from petroleum and chemical pollution, and how will it be treated, isolated, contained, or removed? Please advise the requirements for test wells and reports of toxics to the City, State, and the public.
4. Residential and commercial buildings are one of the largest sources of carbon emissions for cities and counties in California, and roughly half of building emissions come from on-site combustion appliances such as gas or propane furnaces and water heaters. Reducing these emissions is critical to achieve municipal and state climate goals. With a rapidly decarbonizing electricity grid, gas powered space and water heating in buildings is quickly becoming a large source of emissions. Please indicate if currently available high-efficiency electric heat pump technology, or other electric technologies can reduce carbon emissions relative to the most efficient gas-fired alternatives. If so, to what extent?
5. As natural gas, propane, and oil are a major source of greenhouse gas (GHG) the new project should be 100% electric which is a cleaner energy source and can increasingly be generated from renewable sources. This should be true for the Stadium, residences, retail establishments, hotels, classrooms, and office space. Please indicate if heat pumps or other electric technologies can be employed as the source for heating and cooling.

6. Similarly, please detail plans for renewable energy generation on the SDSU project site including wind, solar, and other sources. Any above ground parking lots, the Stadium, and the numerous buildings would be ideal sites for solar power generators.
7. Please indicate requirements for residences, hotels, classrooms, businesses, and the stadium to employ recycling and other green practices during operation of the site.
8. Please detail plans for the river park. Please indicate how an ecologic reserve along the river and recreational access by the public can coexist compatibly. Provide details on removal of nonnative plants and introduction of native species along the river park.
9. An underlying design goal should be to transform this now utterly urban landmark into the previously wild river and wetlands that are key components of a natural river park. Sierra Club anticipates that SDSU West will seek diverse river park designs and amenity requests for proposal (RFPs) constructed around a design competition. Sierra Club looks forward to the migration and implementation of the “The Red and Black is keeping it green” main campus tradition to the Mission Valley site and related facilities.
10. Please detail plans for the hydrology and flood prevention on the project. Please include plans for 100-year floods in Mission Valley, the prospect of larger rainstorms due to climate change, and the possibility and consequences of dam failure in Mission Valley and upstream.
11. The increasingly common phenomena of atmospheric rivers delivering vast quantities of rain with increased duration storms may soon challenge the existing capabilities of the San Diego River to accept the runoff from impervious surfaces. Please explain what plans SDSU West has constructed to mitigate the high water traditional to Mission Valley even in dryer years.

12. Even with the excellent transit provided by the trolley and best efforts at creating a Leed certified project, SDSU West will generate large quantities of GHG during construction, operation, and with automobile traffic that will generate considerable vehicle miles travelled (VMT) to and from the site. Please detail the plans for mitigation of GHG on the project site and offsets elsewhere in San Diego County. Please be aware that the California Courts have recently prohibited “out of county” mitigation.
13. In addition to the transit provided by the Trolley please provide detailed plans on Transit to reduce Vehicle Miles Travelled.
14. As the State of California has passed a “Buy Clean” law, how will SDSU West assure that construction, operation, retail outlets, and the University adhere to “Buy Clean” requirements.
15. Please detail plans and logistics of the affordable housing units that are proposed at SDSU West.

Respectfully Yours,

Dr. Peter A. Andersen, Chairperson
Sierra Club San Diego

George Courser, Chairperson
Conservation Committee
Sierra Club San Diego



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU Mission Valley - NOP comments

1 message

AHayes SOHO <ahayes.sohosandiego@gmail.com>

Tue, Feb 5, 2019 at 3:52 PM

To: mvcomments@sdsu.edu

Cc: cce@carrierjohnson.com, Bruce Coons <bdcoons@aol.com>

Ms. Shinn,

Please see the attached comment letter regarding the Notice of Preparation for the SDSU Mission Valley site.

Thank you,

Amie K. Hayes

Historic Resources Specialist

ahayes.SOHOSandiego@gmail.com

Save Our Heritage Organisation (SOHO)

Saving San Diego's Past for the Future!www.sohosandiego.org

2476 San Diego Avenue

San Diego, CA 92110

Office: (619) 297-9327

CONFIDENTIALITY NOTICE: *This e-mail message is intended only for the persons or entity to which this is addressed and may contain confidential or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender.*

 SDSU Mission Valley - SOHO NOP comments.pdf
325K



Save Our Heritage Organisation
Protecting San Diego's architectural and cultural heritage since 1969

Tuesday, February 5, 2019

Laura Shinn, Director of Planning
Planning, Design, & Construction
San Diego State University
550 Campanile Drive
San Diego, CA 92182-1624

Re: SDSU Mission Valley – Notice of Preparation comments

Ms. Shinn,

Save Our Heritage Organisation (SOHO) acknowledges that San Diego State University is moving forward in developing a secondary location for the University to expand, which will be located at the current San Diego Stadium site, and has issued a Notice of Preparation to solicit comments.

SOHO recommends the project scope (preferred project), as opposed to a project alternative, to include the preservation and adaptive reuse of the San Diego Stadium, because this is an AIA award winning and National Register eligible site whose demolition will cost millions and add substantially to the overflowing landfill. Determined by Heritage Architecture in a prior report to be eligible for listing on the National Register of Historic Places, the Environmental Impact Report MUST treat the Stadium as a significant resource. And as stated on SOHO's 2018 Most Endangered List, <http://www.sohosandiego.org/endangered/mel2018/sandiegostadium18.htm>, this 1967 building is significant for the pre-cast concrete walls, pre-wired light towers, and spiral concrete pedestrian ramps. Further, in 1969, it was a big deal with the Stadium earned an AIA Honor Award - the first such national award for a San Diego building and for a U.S. sports stadium! Preserving and sensitively adapting the stadium to meet the future needs of San Diego is a win-win-win for environmental sustainability, optimizing centrally located land for the highest and best public good, and preserving a living symbol of San Diego's national sports history.

Second, SOHO also recommends expanding the acreage and passive uses of the River Park. Since this is a flood plain and there is large concern for future flooding, especially with regard to increasing climate change concerns, the park should be expanded to include all areas within the flood plain so as to be proactive and strategic regarding the location of new development. The River Park should also include more passive, as opposed to intensive uses, and enable more park like activities, consistent with the history and use of this area.

SOHO recommends the project scope, as opposed to a project alternative, to include the adaptive reuse of the San Diego Stadium as well as additional acreage for the River Park, the entire flood plain, and more passive park activities.

Thank you for the opportunity to comment,

Bruce Coons
Executive Director
Save Our Heritage Organisation

Manzanita Comments on 30-day Scoping Notice

3 messages

Lisa Haws <lisahaws@msn.com>

Tue, Feb 19, 2019 at 3:28 PM

To: "lshinn@mail.sdsu.edu" <lshinn@mail.sdsu.edu>, Gina Jacobs <gina.jacobs@sdsu.edu>

Good Afternoon: The Manzanita Band has prepared comments to submit today to meet the deadline within the 30-day project scoping period. Due to the recent weather events, I haven't been able to secure the appropriate signature to submit. I may still receive approval but should the deadline pass, would you please grant an extension to comment for Manzanita? Thank you.

Best regards,

Lisa C. Haws
(619) 733-7697
P.O. Box 627
Alpine, CA 91903
lisahaws@msn.com

Gina Jacobs <gina.jacobs@sdsu.edu>

Tue, Feb 19, 2019 at 3:32 PM

To: rschulz <rschulz@sdsu.edu>, Michael Masterson <MMasterson@gdandb.com>, Mark Dillon <MDillon@gdandb.com>, Laura Shinn <lshinn@sdsu.edu>

Unless you have objections, I am going to respond that of course we are o.k. with this.

[Quoted text hidden]

--

Gina Jacobs '01, '10
Assistant Vice President of Divisional Communications & Strategy
Business and Financial Affairs
San Diego State University
619-594-4563
gina.jacobs@sdsu.edu

Lisa Haws <lisahaws@msn.com>

Tue, Feb 19, 2019 at 4:45 PM

To: "lshinn@mail.sdsu.edu" <lshinn@mail.sdsu.edu>, Gina Jacobs <gina.jacobs@sdsu.edu>, SDSU Mission Valley Team <mvccomments@sdsu.edu>

Good Afternoon: Please find attached the Manzanita Band's comments on the public scoping process. Thank you.

Best regards,

Lisa C. Haws
(619) 733-7697
P.O. Box 627
Alpine, CA 91903
lisahaws@msn.com

From: Lisa Haws

Sent: Tuesday, February 19, 2019 11:28 PM

To: lshinn@mail.sdsu.edu; Gina Jacobs

Subject: Manzanita Comments on 30-day Scoping Notice

[Quoted text hidden]



Signed 19 February 2019 Manzanita Comments on SDSU.pdf

312K



Manzanita Band of the Kumeyaay Nation

February 19, 2019

Ms. Laura Shinn, Director
Planning, Design and Construction
San Diego State University
5500 Campanile Drive
San Diego, CA 92182-1624

Sent Via Email: mvcomments@sdsu.edu

RE: Comments of the Manzanita Band on the Scoping of SDSU Mission Valley Mission Valley Campus Master Plan Project

Dear Ms. Shinn:

The Manzanita Band of the Kumeyaay Nation, also known as the Manzanita Band of Diegueno Mission Indians, is a federally recognized Self-Governance Indian Tribe that operates pursuant to its Constitution and Bylaws adopted on July 12, 1975 pursuant to the Indian Reorganization Act and approved by the Commissioner of Indian Affairs on January 9, 1976, and possesses inherent powers of self-governance with duties, rights, responsibilities, and with power and authority over the lands within the exterior boundaries of the Manzanita Indian Reservation.

The Manzanita Band is one of twelve Bands of the Kumeyaay Nation whose aboriginal territory is from the Pacific Ocean to the desert and approximately 75 miles north and south of the international border and as far as the Colorado River adopted by the State of California through Assembly Joint Resolution No. 60 on the 29th day of August 2002. The Manzanita Band of the Kumeyaay Nation is also traditionally and culturally affiliated with cultural resources now submerged in the Pacific Ocean from 3 to 17 kilometers further westward than today's coastline and as far as the Kumeyaay could travel to harvest marine resources. The Manzanita Band strives to protect known and unknown cultural resources throughout the Kumeyaay aboriginal territory.

First, the Manzanita Band applauds the SDSU Facilities, Planning, Design, Construction, Community and Outreach team for attending the Kumeyaay Diegueño Land Conservancy (KDLC) and the Kumeyaay Heritage Preservation Committee (KHPC) Board of Directors meetings on Monday, February 11, 2019 hosted by the Jamul Indian Village. The venue provided an excellent opportunity to present the project to the Kumeyaay Nation without replacing the formal government-to-government consultation process or AB 52 consultation requirements of the California Environmental Quality Act (CEQA).

Second, The Manzanita Band has reviewed the Notice of Preparation of the Draft Environmental Impact Report and Initial Study; the Notice of Public Information/Scoping Meetings; and, the San Diego State University (SDSU) Mission Valley Campus Master Plan Project. The following information is provided to improve the project scoping and Environmental Impact Review.

Stadium Site Construction History

The Manzanita Band is concerned there is no reference to the date of construction of the Stadium now called Qualcomm, which opened in August 1967. This is a significant oversight as the Initial Study describes the project areas as “previously disturbed” (page 8); “demolition of the existing Stadium” (page 19); “heavily disturbed during the grading for and construction of the existing Stadium” (page 20); and “proposed project site spans areas previously developed” (page 30). The environmental evaluations are heavily based on the project occurring within a disturbed area.

What is not clear is that during previous development and disturbance of the project area, the site was not required to undergo the strenuous environmental regulations of today. The California Environmental Quality Act (CEQA) was passed in 1970 to institute a statewide policy of environmental protection, shortly after the United States federal government passed the National Environmental Policy Act (NEPA) on January 1, 1970. The previously disturbed areas were not subject to either CEQA or NEPA analysis due to timing of construction before the laws were in place. Therefore, there is little known about what has been disturbed and significantly increases the probable that Kumeyaay cultural items, including human remains, funerary objects, sacred objects, objects of cultural patrimony, cultural resources and tribal cultural resources will be uncovered throughout the entire construction process.

Description of the Project

The project is anticipated to require, “...approximately 913,000 cubic yards (CY) of cut and 1,062,000 CY of fill, which would require off-site import to balance the grading quantities” (Page 4). The Draft EIR should clearly document the source of known old fill and new imported fill and the process to evaluate cultural resources occurring in either source.

Land Tenure

In order to fully understand the pre-contact and historic context of the project area, a thorough land tenure study of the project area and adjacent lands must be completed. It is especially important to understand the relationship that individuals and groups hold with respect to land and land-resources, such as water, trees, plants, rock outcroppings, scenic vistas, ceremonial sites, raw material gathering and processing sites.

The Stadium is located a mere 2.6 miles from the historic Kumeyaay Village of Nipaguay situated on a bend in what is now called the San Diego River. Nipaguay was occupied for over 12,000 years with an estimated population of several hundred or more at the time of contact. In 1774, the Mission San Diego de Alcalá was established adjacent to Nipaguay. Therefore, there is a high probability that the boundaries of Nipaguay extend beyond the boundaries of the Stadium project to adjoining lands.

The Kumeyaay have lived along the San Diego River since the beginning of time. There are many known village sites, traditional use areas, and known Kumeyaay ancestors that have lived in Mission Valley. Although many known sites in the river bed may have been covered by silt and sand as the river flowed, the level changed, erosion occurred and the river carved through the landscape. The San Diego River was a major trail for the Kumeyaay from the ocean to the deserts and from far away. Many Kumeyaay artifacts have been found in the sand and gravel and will continue to be found throughout the previously disturbed areas. The San Diego River and its tributaries and streams are a cultural resource, a tribal cultural resource and a scenic viewshed.

Selecting the Right Consultants

The environmental consultants contracted by SDSU must have the respect of their colleagues and the Kumeyaay Nation. Artifacts are the witnesses of the past and document how an area was used by the Kumeyaay throughout time and the concentration of the use of an area. Contemporary archeologists apply unempirical standards that are in direct opposition to Kumeyaay interpretation based on centuries of knowledge passed on by the ancestors. For example, archeologists use definition such as cultural resources and isolates. Frequently isolates or groups of isolates are discounted and listed as unassociated artifacts. An archeologist is studying only the immediate project areas rather than the totality of the landscape. Prior to beginning any field work, SDSU should seek consensus from the Kumeyaay Nation on the definitions of cultural resources, sites, isolates and other terminology in order consultants to adequately analyze impacts and cumulative effects. This is increasingly common in areas where artifacts may have been relocated by the river flow or previous construction activities.

Prior to beginning any site specific research, SDSU and their consultants should meet with the Kumeyaay Nation and establish a preferred project protocol and consensus for site and record evaluation including technical terms; field survey protocol; standards for recordation during field surveys; information sharing; impacts to resources; avoidance standards; project alternatives; and, development of mitigation measures. In addition, a program for Kumeyaay participation throughout the project should be established to ensure Kumeyaay active participation during all field work when an archeologist is in the field.

Qualified Kumeyaay Cultural Monitors

The Draft EIR should require that a “Qualified Kumeyaay Cultural Monitor” be used rather than a “Native American Monitor.” “Native American Monitor” is a generic term for all tribes across the United States. Within the State of California, it is further defined as “California Native American.” For projects occurring within the Kumeyaay Nation and the aboriginal territory occupied by the Kumeyaay people for thousands of years and recognized by the California Legislature Assembly Joint Resolution No. 60 adopted on the 29th day of August, 2002, it is more accurate and respectful to clarify a “Kumeyaay Cultural Monitor.”

A “Qualified Kumeyaay Cultural Monitor” is defined as an individual who is culturally affiliated with the area, has a vested interest, and trusted by tribal leaders. Therefore, the term “qualified” refers not only to the skills, expertise, and training of an individual, but also to the formal recognition by the elected leadership of the individual’s tribal association; the leadership

acknowledges the individuals skills; and, approves the individual acting on their behalf as a Kumeyaay Cultural Monitor. Tribal officials are ultimately responsible for vetting the qualifications of the Cultural Monitors whom they choose to represent their tribe. Cultural Monitors are intended to be trusted tribal representatives who will have firsthand exposure to field activities so that they may make recommendations to the archaeologist onsite, as well as directly report their observations to their tribal leadership and/or community. The use of “Native American Monitor” allows any individual claiming native status to pursue monitoring work in the Kumeyaay Territory. The selection and scheduling of Kumeyaay Monitors should be rotated among the interested Kumeyaay Bands with monitoring programs.

Tribal Cultural Resources

The initial study states that,

“...CSU will conduct a cultural resources record search, make a request to the Native American Heritage Commission for a “Sacred Lands” file, and contact all Native American tribes known to have occupied or used lands within the project area. Once these resources are understood, CSU will authorize field surveys of the project site to conduct surveys for such resources. The Draft EIR will determine whether potential significant impacts could occur to tribal cultural resources, **based on the above data** (Page 34 - emphasis added).”

The above discussion is clearly insufficient to establish tribal cultural resource and shows a lack of understanding of cultural and tribal resources. According to CEQA, the importance of tribal cultural resources is the value of the resources to Native American tribes culturally affiliated with the Project site. Based on the original Stadium construction date, a cultural resource or sacred site record search is unlikely to yield sufficient results. Records maintained by the Native American Heritage Commission (NAHC) and Cultural Historical Resources Information System (CHRIS) are not exhaustive, and a negative response to these searches does not preclude the existence of tribal cultural resources. Many of the Kumeyaay Bands maintain their own registry of known sites so local tribal record offices should also be contacted. Often times a tribe may be the only source of information regarding the existence of a tribal cultural resource. In addition, the records of the Catholic Church and Missions should be reviewed and any studies conducted by the Church or its agents should be included in the technical report.

The discretionary determination of impacts to tribal cultural resources by CSU, SDSU, or their consultants does not honor the proposed Tribal Cultural Resources was added to CEQA as a separate category from Cultural Resources. The Tribal Cultural Resource analysis should be prepared by the Kumeyaay Nation with the assistance of CSU, SDSU, or their consultant. Otherwise Tribal Cultural Resources is merely a sterile application and interpretation of academics. The Tribal Cultural Resource section of the Draft EIR should also include a description and analysis of Kumeyaay plants and animals native to the project site and their pre-contact and post-contact use by the Kumeyaay.

Cultural and Tribal Cultural Resource Protection

The Manzanita Band requests the Draft EIR include a plan for the long-term curation and collection management for all Cultural and Tribal Cultural Resources recovered from the project site. The plan should prioritize the curation and collection management within the boundaries of the County of San Diego and preferably within the project site with Kumeyaay participation.

Hazards and Hazardous Materials

The Initial Study identifies the proximity of the project site to the Kinder Morgan Energy Partners Mission Valley Terminal and adjacent Interstate 15. The project site is also adjacent to Interstate 8 which was not included in the discussion. All three facilities may result in the risk of exposing receptors to potentially hazardous materials which will be analyzed in the Draft EIR.

The Draft EIR should also include (1) a discussion of the hazardous material impacts to Kumeyaay plants, the gathering of plants and their processing by the Kumeyaay; (2) a discussion of hazardous materials impacts during inadvertent discovery of Kumeyaay cultural items, including human remains, funerary objects, sacred objects, objects of cultural patrimony, cultural resources and tribal cultural resources potentially uncovered throughout the entire construction process; and, (3) the risk to individuals involved in the handling of any of the above.

Kumeyaay Culture and Heritage Interpretive Program

The SDSU Master Plan includes the development of River Park, Open Spaces and Trails. Each of these elements as well as the built environment offer an unique opportunity to develop a wide range of Kumeyaay Culture and Heritage Interpretive elements to compliment the SDSU educational programs and the importance of the San Diego River as the lifeline for the Kumeyaay. During the initial planning and design phases are many opportunities to consider incorporating Kumeyaay designs into construction elements such as buildings, the stadium, sidewalks and intersection.

The Manzanita Band recommends SDSU and their consultants consider the Immediate Use Program for the Former CalTrans Building in Old Town State Historic Park as an example of positive collaboration between a state agency and the Kumeyaay Nation to develop an interpretive program specific to a location.

The Manzanita Band looks for to continued involvement in the preparation of the Draft EIR and clarification of the above referenced concerns as well as others. The Manzanita Band also requests copies of all record searches and confidential site records as the studies progress. Should you have any questions, please contact Lisa Haws, Tribal Administrator, 619-766-4030 (office), 619-733-7697 (cell) or email: lisahaws@msn.com. Thank you.

Sincerely,



Ms. Angela Elliott Santos
Chairwoman

VIEJAS

TRIBAL GOVERNMENT

P.O. Box 908
Alpine, CA 91903
#1 Viejas Grade Road
Alpine, CA 91901

Phone: 6194453810
Fax: 6194455337
viejas.com

January 28, 2019

Kristi Marian, Major Capital Prj.Planner
San Diego State University
5500 Campanile Drive
San Diego, CA 92182

RE: Mission Valley Project

Dear Ms. Marian,

The Viejas Band of Kumeyaay Indians ("Viejas") has reviewed the proposed project and at this time we have determined that the project site has cultural significance or ties to Viejas.

Viejas Band request that a Kumeyaay Cultural Monitor be on site for ground disturbing activities to inform us of any new developments such as inadvertent discovery of cultural artifacts, cremation sites, or human remains.

Please call me at 619-659-2312 or Ernest Pingleton at 619-659-2314 or email, rtaran@viejas-nsn.gov or epingleton@viejas-nsn.gov , for scheduling. Thank you.

Sincerely,



Ray Teran, Resource Management
VIEJAS BAND OF KUMEYAAY INDIANS

RECEIVED

FEB - 4 2019

Facilities Planning, Design
and Construction

SDSU MISSION VALLEY

Sage Scrub is an important habitat to
maintain. ^{Also} Concern regarding the
watershed (chem labs?).

Thank You!

SDSU MISSION VALLEY

Navajo Community Planners

would like a presentation at one of their

upcoming monthly meetings Gay Wilson

jwilson2@cox.net

619.405.0177

SDSU MISSION VALLEY

Sustainability!

48,000+ Stadium

Qualcomm as evacuation / disaster center

Parking x3

I think it would be an amazing

asset for campus buildings to be built

at least

~~as~~ as LEED certified gold, and to utilize

as much native and minimally water intensive
vegetation for landscaped green space.

Sustainable transportation by providing
MTS passes for students to reduce GHG
emissions from driving.

SDSU MISSION VALLEY

Maintaining the integrity of riparian
communities and ensuring that these
ecosystems are left intact / unharmed.

Construction of buildings → LEED Certification
should be met + silver and beyond, reducing
emissions and promoting the mission of the
San Diego Climate Action Plan.

SDSU MISSION VALLEY

Maintenance of flood zones through green
infrastructure to ensure adequate stormwater
control during major flood events.

SDSU MISSION VALLEY

Use of native agriculture that is more in

~~the~~ tune w/ natural landscape and plants

found in area

SDSU MISSION VALLEY

Consider following San Diego's Climate Action Plan. We want
renewable energy sources such as solar, ~~no~~ fossil fuels, drought-tolerant
landscaping, mitigated water use, and plenty of student input along
the process. The Green Love Commission at SDSU should be considered
highly for environmental / student input.

SDSU MISSION VALLEY

How will maintenance of the green space be sustainable?

For the central green spaces, have you considered drought-tolerant landscaping like succulents?

SDSU MISSION VALLEY

Consider LEED Gold average or equivalent; LEED Silver is

a minimum, and will not be significant for the future sustainability of SDSU.

For every building made LEED silver or equivalent, I argue that there should be
one platinum or equivalent. The Green Love Commission of SDSU would be a →

great resource & source of students to sit on the planning committee

Contact asgreencomm@sdsu.edu for student recommendations! Sustainable student input should be mandatory for the process of planning.

1) Access - Connection Site must be physically
and functionally connected to MV.

Plan must break superblock isolation - ^{NORTH} SOUTH EAST WEST -

2) Modeled site plan w/ massed urban grid is uninspired

^{uninspiring!}
Open the heart of this plan to the river, Kelley & public
This should be the ST Marks square of San Diego (minus cathedral)

→ Create a great public space anchored by stadium
AND a world class performing arts venue,
a public communities center and public gallery
to highlight social research and inspire the
next generation in every field!

SDSU MISSION VALLEY

Extend Fennon Pkwy to cross the RIVER, THEN

CONNECT TO A FOOT PATH UP THE CANYON TO

NANNA HELENS. BUILD THAT PATH.



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Path from MV to NH

1 message

Adam Deutsch <adam.s.deutsch@gmail.com>

Thu, Feb 7, 2019 at 10:47 AM

To: mvcomments@sdsu.edu

Hello,

Thank you for the presentations on the stadium project in Mission Valley. I attended the ones at SDSU and at the Mission Valley Community Planning Group Meeting.

When Mr. Chatfield presented to the Normal Heights Community Planning Group last year, he said that it would be possible to create some kind of path from Normal Heights down the canyon to Mission Valley. It's part of our community plan, and would hopefully connect with the bridge over the river that is in the MV community plan. I am writing in support of the creation of that path, whether it's an actual paved path or some kind of gondola, we need access to that site other than driving into other neighborhoods to get to a location 1/2 a mile from our community.

Thank you,
Adam Deutsch

[mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

'Amir Yousef Farahmandi' via **SDSU Mission Valley Comments** <mvcomments@sdsu.edu>

Tue, Jan 22, 2019 at 11:51 PM

Reply-To: Amir Yousef Farahmandi <amir_yousef@yahoo.com>

To: mvcomments@sdsu.edu

Dear Dr. de la Torre,

Thank you so very much for the email. Happy 2019 to you, too.

I graduated from SDSU in 2001 and I'm so proud of being an SDSU alumnus. I love SDSU from deep down my heart and I have a very strong passion for it. In fact, it's my second home and I wish all the very best for this unique and amazing school.

I returned home after I graduated and am currently a faculty member at Shiraz University of Medical Sciences, Shiraz, Iran. I lecture at the Department of English. In fact, I received my PhD in Teaching English as a Foreign Language (TEFL) here last year. I've been to the States 4 times after I graduated from SDSU, but, so unfortunately, according to the new visa rules, I won't be granted a tourist visa to visit with my relatives there and that's a great pity!

Wish you and amazing SDSU all the best.

Yours,

Amir Farahmandi

Sent from my iPhone

On Jan 22, 2019, at 8:55 PM, SDSU President Adela de la Torre <alumni@sdsu.edu> wrote:



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



SDSU | Mission Valley

Dear Mr. Farahmandi,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our

CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, sdsu.edu/missionvalley. If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give their feedback in writing.

Scoping Meeting #1

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU
[5250 55th Street](#)
[San Diego, CA 92182](#)
(Parking available in the adjacent parking garage)

Scoping Meeting #2

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott
[8757 Rio San Diego Drive](#)
[San Diego, CA 92108](#)
(Onsite parking will be complimentary)

Scoping Meeting #3

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott
[8757 Rio San Diego Drive](#)
[San Diego, CA 92108](#)
(Onsite parking will be complimentary)

Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre
President, San Diego State University



1/23/2019

San Diego State University Mail - [mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | San Diego, CA 92182-1690

[Digital Privacy Statement](#)



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Suggestions for the SDSU Mission Valley project

1 message

Asfaw Beyene <abeyene@sdsu.edu>
To: mvcomments@sdsu.edu

Thu, Feb 7, 2019 at 2:59 PM

Greetings,

Suggestions for the SDSU Mission Valley project

1. Include a wow factor to the complex, such as a collapsible wall at least on one side of the stadium. A good example is the Telescopic seating system, Retractable seating system, Stadium seating, by Unitech System, seen at <https://www.youtube.com/watch?v=Q01sMaygvPk>. Similar also in idea to <https://www.youtube.com/watch?v=bgJo8HMZOKs>. Or, the most transparent stadium, <https://www.youtube.com/watch?v=nZo6M1DSVtM>.
2. Design the soccer stadium for multi-use. For example, make sure the stadium can host athletics. Since this is not something that can be retrofitted later, building a stadium without the ability to host athletics will severely limit its later use, i.e., potential income.

Respectfully,
Asfaw

==<>==<>==

Asfaw Beyene, Ph.D.
Professor of Mechanical Engineering
Associate Dean, SDSU-G
Fellow of ASME
Center for Renewable Energy and Energy Efficiency, Director
Department of Mechanical Engineering
[5500 Campanile Dr.](#)
[San Diego State University](#)
San Diego CA 92182



[mvcomments] Football Field Orientation..!

1 message

wkbrack@ix.netcom.com <wkbrack@ix.netcom.com>

Thu, Jan 31, 2019 at 8:35 AM

Reply-To: wkbrack@ix.netcom.com

To: mvcomments@sdsu.edu

Hello MVComments...

I attended the first scoping meeting this past Tuesday and noticed that the new football field is almost at a 90degree turn compared with the current Qualcomm orientation. That is the current field has one endzone at the west and the opposite at the east.

The new field will have the one endzone at the north and of course the opposite at the south.

In the past during afternoon games with the Padres and or the Chargers there would be shadows on the field playing havoc with the tv cameras and who knows how it impacted the players.

When Qualcomm (San Diego Stadium) was designed back in the 60's not sure if any thought was given to the impact of tvs and/or how the sun etc would impact players.

I am curious if any research has gone into the layout compared with Qualcomm and perhaps other fields around the country. For instance any comparison on the layout of the new field with some of the newer stadiums (Colorado State, TCU etc)and or perhaps older stadiums?

Looking forward to your thoughts and reply back.

Bill Brack
858-373-8742



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU West - An Opportunity to Show How to Link Housing, Transportation and Climate Change

1 message

Bill Tippets <billtippets@gmail.com>

Mon, Dec 31, 2018 at 3:26 PM

To: mvcomments@sdsu.edu

Hi SDSU,

Now that debate has been settled by the passage of Measure G, many community groups and citizens are cautiously optimistic about how SDSU and the City will proceed.

I've been participating in various environmental group efforts to encourage the City, County, SANDAG and other local governments/agencies to make substantive commitments that will replace this region's inadequate approaches to the housing-jobs-transportation problem. Concurrently, those approaches must effectively function to reduce the primary driver of climate change - greenhouse gas emissions.

The SDSU West project has the potential to be a transformative model for our region to demonstrate how new and redevelopment projects can integrate all of those concerns.

Attached is an outline of some of the key issues, ideas and resources that I believe SDSU and the City should give serious consideration to as you move ahead with planning the Mission Valley site.

Bill Tippets (City of San Diego)

 **Big Idea City-SDSU West_Transportation-Housing-Climate Change.docx**
21K

A Big Idea to Demonstrate How to Achieve its Transportation, Housing and Climate Change Goals: The City of San Diego and SDSU West Partnership

The Problem(s)

The San Diego Region, like many other urban areas, has not been able to find really meaningful solutions to its problems with transportation, affordable and sufficient housing, and the now-present challenges to mitigate for and adapt to climate change. And while local governments are working to create and implement new approaches to solve those problems, what the region needs is a truly transformative example that integrates solutions for all of those problems and that can be replicated across the region. The city of San Diego, more than any other jurisdiction, seems to be the one best positioned to make that happen.

First, a quick review of the problems, our region, and the city:

1. The global climate crisis is real and worsening in large part because humans can't seem to control the most basic driver of climate change: greenhouse gasses (<https://www.scientificamerican.com/article/co2-emissions-reached-an-all-time-high-in-2018/>). California is a leader in climate change mitigation and adaptation planning and has adopted strong policies and targets to control GHGs (<http://www.climateassessment.ca.gov/state/docs/20180827-SummaryBrochure.pdf>). And while the state has hit its 2020 target early, unless serious additional reductions are implemented, it will not meet its 2030 target and subsequent goals (<https://www.latimes.com/local/lanow/la-me-adv-california-climate-pollution-20180722-story.html>). The city of San Diego's early successes and future problems for achieving future GHG targets in many ways parallel the state's problems (<https://www.kpbs.org/news/2018/oct/26/san-diego-reduce-carbon-footprint-climate-change/>).
2. Affordable housing, including homeless housing, is a problem across the state and our region (<https://www.citylab.com/equity/2018/03/in-california-momentum-builds-for-radical-action-on-housing/554768/>; <https://www.kpbs.org/news/2018/aug/28/deeper-dive-californias-housing-and-homelessness-c/>). As the debate continues about how and why this is occurring and how to fix it, misguided efforts to build in the undeveloped area will only serve to exacerbate affordability problems (<https://www.voiceofsandiego.org/topics/opinion/san-diegos-housing-crisis-does-not-affect-everyone-equally/>). That approach was the stimulus for a citizen-sponsored measure that the county Board of Supervisors will have to place on the 2020 ballot that would give the voters the opportunity to decide if those developments should be approved. At the city of San Diego level, efforts to increase affordable housing could help relieve some of the problem (<https://www.sandiegouniontribune.com/news/politics/sd-me-housing-law-20180818-story.html>), but what the city and region needs is to greatly ramp-up its commitment to smart growth, transit-oriented developments. That may be forced upon the cities if state legislation is passed to override local opposition (<https://www.vox.com/policy-and-politics/2018/12/7/18125644/scott-wiener-sb-50-california-housing>), but the city should take

the lead and not wait for – or have to be directed by – state legislation. The city must and can find areas where innovative and effective housing can be linked with its climate change needs and a better approach to transportation.

3. As with the two previous concerns, the San Diego Region, and city of San Diego, have yet to identify and implement a truly modern transportation infrastructure and system. Each iteration of the required Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) proposes - at best – incremental and ineffective approaches and projects that cannot achieve the goal of a “world-class” (SANDAGs own catch-phrase for its plan) regional transportation system. In fact, the failings of SANDAG to act as a credible and creative force for our region’s transportation system resulted in a radical overhaul of its governance and priorities (<https://www.voiceofsandiego.org/topics/government/governor-signs-bill-to-dramatically-shift-power-at-sandag/>). The new director for SANDAG seems to understand this and may be willing to find ways for SANDAG (through the RTP) to lead this transformation (<https://www.kpbs.org/news/2018/dec/21/sandag-exec-climate-change-hasan-ikhrata-transit/>). And the city of San Diego, which now will has a greater role at SANDAG, should focus the attention to supporting systemic changes that prioritize and vastly improve non-vehicular transportation elements

Each of these concerns has its own bureaucratic processes, advocates and detractors – and perhaps the biggest impediment to why these big issues are rarely worked-on with the level of coordination and complementarity that must happen.

The Big Idea

The City needs a transformative approach to planning and creating opportunities to link these concerns. And, it needs to identify where and how to start those efforts. Among all of the areas within the city where one might begin, the Mission Valley-to-downtown area seems like one of the most promising.

Why this area? First, with the passage of the SDSU West initiative (Measure G), a centrally-located, large-scale opportunity exists to have the city plan for an integrated housing-commercial-sport-transportation hub. What many would call a “Smart Growth” or “Transit-Oriented-Development/TOD.”

But it can and must be much more than that. SDSU can create a cutting-edge, energy efficient campus annex that integrates the best policies and practices from its existing energy program (<https://sustainable.sdsu.edu/initiatives/energy/>) as well as those adopted by USD (https://www.sdge.com/sites/default/files/10342_SDGE_PtncaseStudies_V2_USD.05.hi-res_0.pdf), UCSD (<https://sustainability.ucsd.edu/focus/cni.html>), and existing SDSU programs (<https://sustainable.sdsu.edu/initiatives/energy/>). The city and SDSU could develop similar approaches for the remaining non-student residential, commercial and sports-complex developments to achieve a net-zero emissions project by 2050. All of those buildings should incorporate the most effective energy reducing design, construction and materials. Ideally, the entire project should be designed so that at full buildout it is a net energy producing site.

The site presents two other essential, forward-looking opportunities. First, the project area is situated to be a focus for affordable housing. As partners, the city and SDSU could develop significant affordable housing for both students and non-students that takes advantage of economies of scale (thousands of rooms/apartments will be built), unique joint-funding opportunities and emerging state policies that expedite building of affordable housing.

Second, the city – and region – must develop new transportation approaches and infrastructure. As part of the restructuring of SANDAG the city now has more responsibility and opportunities to help formulate those new approaches and infrastructure. Working with other SANDAG members and new Executive Director, who are in the midst of preparing the next version of the region’s transportation system plan that is supposed to incorporate new sustainable communities strategies, the city should use the SDSU West project as a leading example for how it will transform the transportation and housing complex. And, concurrently, support the commitment to its climate action plan and improve its implementation.

What the region has lacked, other than to add bits-and-pieces of the same features to its current infrastructure, is a more effective, efficient and affordable transportation system that prioritizes transit (including walking and biking). And, one that complements energy efficient commercial and residential buildings/developments. Other than SANDAG’s inadequate regional transportation infrastructure plan, there has been no attempt by the jurisdictions to propose, evaluate and seriously consider alternatives to the current approaches.

One concept/approach (“Quickway Proposal”) that could transform the transportation system and integrate with smart growth and climate planning has been prepared for local community planning groups (<https://www.voiceofsandiego.org/public-transportation/its-the-kind-of-transit-system-that-ordinary-san-diegans-would-freely-use/> and <https://www.slideshare.net/TheMissionGroup/the-quickway-proposal-for-san-diego-pt-12-why-how>) . This approach, while working within the constraints of the current transportation infrastructure, could be implemented in increments to prioritize geographic areas, such as Mission Valley (SDSU West as an “anchor” smart growth site) to downtown, with key linkages to other major centers. This is just one example of the kind of forward-thinking approaches that our region’s transportation system needs to implement.

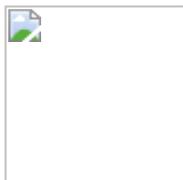
San Diego is at a crossroads. And the SDSU West project site is sitting in the middle of it. The city and SDSU should not squander perhaps its best opportunity to implement a transformative approach to development, transportation and climate change mitigation and adaptation.

[mvcomments] A nice project our community will be very proud of.

1 message

Bob Brant <oconnorschurchgoods@gmail.com>
To: mvcomments@sdsu.edu

Wed, Feb 20, 2019 at 9:35 AM



Bob Brant
oconnorschurchsupply.com
1.800.854.6567

   Faith. Family. Community.

A great project I'm 100% behind it .

[mvcomments] "SDSU Mission Valley"

2 messages

Bonura, Carl J CIV NAVFAC HQ, BRAC PMO <carl.bonura@navy.mil>
To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Tue, Feb 19, 2019 at 7:38 AM

Ms. Shinn,

I would like to submit the following comments in regards to the subject project. Thank you for considering my comments.

1. I use Friars Road often to commute to work and am concerned about the impact to traffic from the subject project. My expectation is that separate access to the subject project from I-8 and another road will be engineered into it so as to minimize this impact. The Trolley is not the answer because it is transit that depends on independent transportation decisions. It has existed for many years and traffic on Friars Road has worsened in those same years. It hasn't helped.

2. Parking on the main campus portends of the same nightmarish conditions on the subject project. Even though I live very close to both sites and planned to use the main campus as a personal exercise option by joining the gym, I was rebuffed. My first visit was tainted by a parking ticket of \$43. WELCOME to SDSU visitors!! I paid for parking, but mistakenly parked in a space that needed another type of permit. There are so many types of permits that are unclear that I've never gone back for fear of getting another ticket. Both sites need substantial and LOW COST public parking that is easier for the general public to understand. I suspect students getting degrees have similar confusion.

Carl Bonura PG, NAVFAC SW PS

Remedial Technical Manager

Navy BRAC PMO West (619) 524-5255

Home

6885 Summit Ridge Way

San Diego, CA 92120

Bonura, Carl J CIV NAVFAC HQ, BRAC PMO <carl.bonura@navy.mil>
To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Tue, Feb 19, 2019 at 7:39 AM

Ms. Shinn,

I would like to submit the following comments in regards to the subject project. Thank you for considering my comments.
This one doesn't have a signature.

[Quoted text hidden]



[mvcomments] Comments on Stadium Site

1 message

Cary Lowe <carylowe@cox.net>

Wed, Jan 2, 2019 at 5:54 PM

To: mvcomments@sdsu.edu

Redevelopment of the Mission Valley stadium site represents a one-in-a-lifetime opportunity to reimagine that site in a way that will benefit SDSU, Mission Valley and the City of San Diego as a whole. In negotiating the terms of acquisition of the site from the city, and then planning redevelopment of the site, I urge you to consider the following:

- Enlarge the river park and its contents to be consistent with the plan created by the San Diego River Park Foundation, and provide a permanent source of funding for its operation and maintenance. This will be a major asset to SDSU and the rest of the city.
- Provide a large plaza or gathering place that can serve the needs of both the school and the community as a whole. Mission Valley currently lacks such a feature. It can be a site for university, civic and cultural events.
- Plan for a density that takes full advantage of proximity to mass transit.
- Include a diverse mix of housing, especially for low and moderate income households, including students.
- Include opportunities for development of a commercial entertainment district (which could grow beyond the boundaries of the site) for use by both the school community and the surrounding community.
- Make this a new node for technology-related commercial and academic development, but at a scale that takes into account the amount of such space already existing and planned in other areas.
- Incorporate design suggestions from the local planning and architectural communities, as to esthetics and sustainability.

I will make further suggestions as the negotiation and planning process evolve. Thank you for your consideration.

Cary D. Lowe, Ph.D., AICP

Land Use Attorney & Mediator

[3517 Garrison Street](#)

[San Diego, CA 92106](#)

Tel. (619) 255-3078

E-mail carylowe@cox.net

CARY D. LOWE E-MAIL NOTICE -- This transmission may be: (1) subject to the attorney-client privilege, (2) an attorney work product, or (3) strictly confidential. If you are not the intended recipient of this message, you may not disclose, print, copy or disseminate this information. If you have received this in error, please notify the sender and delete the message.

[mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

'CATHY NGUYEN' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Tue, Jan 22, 2019 at 2:01 PM

Reply-To: CATHY NGUYEN <cathypn1@yahoo.com>

To: mvcomments@sdsu.edu

I wanted you to know that there was a group of guys hanging out in front of frat row we're saying uncomfortable things as I was walking pas them from them gym. One guy said under his breath "you better workout and keep that shape".

Sent from my iPhone

On Jan 22, 2019, at 9:32 AM, SDSU President Adela de la Torre <alumni@sdsu.edu> wrote:



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



Dear Ms. Nguyen,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, [sdsu.edu/missionvalley](https://www.sdsu.edu/missionvalley). If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a

court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give their feedback in writing.

Scoping Meeting #1

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)

[San Diego, CA 92182](#)

(Parking available in the adjacent parking garage)

Scoping Meeting #2

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Scoping Meeting #3

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre

President, San Diego State University



Manage your preferences: [Sign up for the SDSU Mission Valley email list](#) | [Unsubscribe](#)

SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | San Diego, CA 92182-1690

[Digital Privacy Statement](#)

[mvcomments] SDSU Scoping and EIR Comments

5 messages

Jack Carpenter <jackcfaia@gmail.com>
To: Mission Valley SDSU <mvcomments@sdsu.edu>
Cc: Laura Shinn <lshinn100@gmail.com>

Mon, Feb 18, 2019 at 2:58 PM

Please see the attached comments regarding the new SDSU West Campus.
Of particular interest is saving the old stadium. Please acknowledge receipt of this email.
Also attached is a UT Opinion piece I wrote in February 2017.
Thank you for your time and consideration.

Jack Carpenter FAIA

2 attachments **Response to scoping for SDSU 2 19.docx**
15K **San Diego Raise Your Level Of Expectation 5.docx**
15K

mvcomments <mvcomments@sdsu.edu>
To: Michael Masterson <MMasterson@gdandb.com>

Mon, Feb 18, 2019 at 4:41 PM

[Quoted text hidden]

2 attachments **Response to scoping for SDSU 2 19.docx**
15K **San Diego Raise Your Level Of Expectation 5.docx**
15K

Charles <cballin1@san.rr.com>
To: Jack Carpenter <jackcfaia@gmail.com>
Cc: Mission Valley SDSU <mvcomments@sdsu.edu>, Laura Shinn <lshinn100@gmail.com>

Mon, Feb 18, 2019 at 6:01 PM

I have read the two presentations below and I agree wholeheartedly with Mr. Carpenter's thesis that transforming Qualcomm stadium, rather than destroying it and building a new stadium, makes both fiscal and architectural sense.

Charles Ballinger

Sent from my iPad

[Quoted text hidden]

> <Response to scoping for SDSU 2 19.docx>

> <San Diego Raise Your Level Of Expectation 5.docx>

Laura Shinn <lshinn100@gmail.com>
To: Charles <cballin1@san.rr.com>
Cc: Jack Carpenter <jackcfaia@gmail.com>, mvcomments@sdsu.edu

Mon, Feb 18, 2019 at 6:07 PM

Please be advised that this is a personal email. Your comments will NOT be entered into the record unless you send them to mvcomments@sdsu.edu!

[Quoted text hidden]

Charles <cballin1@san.rr.com>
To: mvcomments@sdsu.edu

Tue, Feb 19, 2019 at 9:06 AM

I have read the two presentations below and I agree wholeheartedly with Mr. Carpenter's thesis that transforming Qualcomm stadium, rather than destroying it and building a new stadium, makes both fiscal and architectural sense.

Charles Ballinger

Sent from my iPad

> On Feb 18, 2019, at 2:58 PM, Jack Carpenter <jackcfaia@gmail.com> wrote:

>

[Quoted text hidden]

[Quoted text hidden]

[mvcomments] SDSU MV NOP Comment

1 message

Cherie Ross <cherieross@gmail.com>
To: mvcomments@sdsu.edu

Tue, Feb 19, 2019 at 6:20 AM

As a friend of the San Diego river, I oppose the extension of Via Las Cumbres over the River (or a similar bridge). Without clear definitive reasons for the bridge which will have a significant impact to the river and quality of the planned River Park and paths, it is important to instead improve Fashion Valley Road and other roadways as well as bike and walking pathways and the trolley. Thank you for you attention, Cherie Ross

[mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

Cheryl Gaines <missbiltmore@gmail.com>
To: mvcomments@sdsu.edu

Tue, Jan 22, 2019 at 10:25 AM

Congratulations on becoming SDSU President. I look forward to meeting you in person. I live in Phoenix Arizona and spend my Summers in our Condo. in LaJolla California. I give yearly a small check for the MILITARY on Campus. I would love to have Lunch with you on Campus sometime this Summer when I come back to San Diego. I will be there mid June till mid September. Have a great year. Can you send to me your direct phone no. and email so that I can make a advance lunch meeting with you. Cheryl Hintzen-Gaines. 602 616 1449. SDSU ALUM

On Tue, Jan 22, 2019, 10:28 AM SDSU President Adela de la Torre <alumni@sdsu.edu> wrote:



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



SDSU | Mission Valley

Dear Mrs. Hintzen-Gaines,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, sdsu.edu/missionvalley. If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give

San Diego State University Mail - [mcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled
their feedback in writing.

Scoping Meeting #1

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)

[San Diego, CA 92182](#)

(Parking available in the adjacent parking garage)

Scoping Meeting #2

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Scoping Meeting #3

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

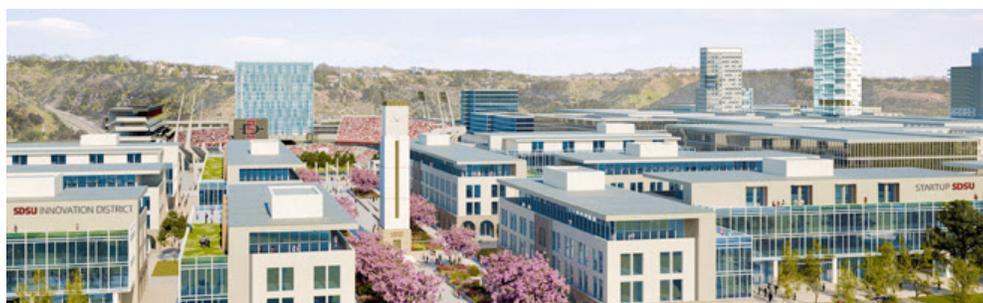
Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre

President, San Diego State University



SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | [San Diego, CA 92182-1690](#)

[Digital Privacy Statement](#)

Manage your preferences: [Sign up for the SDSU Mission Valley email list](#) | [Unsubscribe](#)



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU | Mission Valley Project

1 message

Christian V. Diaz <chrisdiaz88@gmail.com>

Tue, Jan 22, 2019 at 10:47 AM

To: mvcomments@sdsu.edu

Hi

This is in response to the NOP/IS Scoping Meetings. I will not be able to attend but I do have questions regarding environmental impacts:

What is the remediation progress of the Kinder Morgan fuel tank leak plume that migrated toward the current SDCCU Stadium site? How will this impact the SDSU West Campus project?

Thanks,

--

Christian Diaz



[mvcomments] Draft EIR Comment

1 message

Chuck Srock <chuck_srock@hotmail.com>

Fri, Feb 8, 2019 at 8:14 AM

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

My wife and two small daughters under age 3 are residents of Mission Village (Serra Mesa), just up the hill from the former Qualcomm site. Our neighborhood is family oriented, with a large influx of young families moving out of the Uptown and Beach neighborhoods in search of safe place to raise our children. The neighborhood is close-knit, quiet, and peaceful. I am concerned that the expansion of SDSU West, and the associated student body increase, that our neighborhood will be colonized by college students which will in turn destroy the character of our neighborhood. The question for the Draft EIR is how to maintain the neighborhood quality that currently exists in Mission Village while also expanding SDSU into the Mission Valley campus. This is by no means a Not In My Backyard (NIMBY) stalling tactic; rather, an effort to include the existing residents as stakeholders to this project.

Section 5.14 of the Initial Study concludes with the note "the proposed project is not expected to displace substantial numbers of people or housing". Clearly, I am in some disagreement with this statement, as there is substantial concern that students from the proposed expansion will colonize our neighborhood. The College Area surrounding the current SDSU campus has changed significantly as the university has expanded. As father of two small children, I would not feel comfortable living as close to the existing SDSU campus as we will be when the proposed SDSU Mission Valley campus opens. I ask the impact area be clearly defined to include: (1) Mission Village; as far north as Ruffin Road, or beyond (2) Grantville bounded to the east by Fairmount, or beyond and (3) Mission City as far west as I-805. These areas are the most likely to be impacted by an influx of students, as they are all within easy biking distance and also cheap UBER/Lyft rides.

Section 5.14 also states "the proposed project will evaluate the population and housing impacts of the proposed project, including an assessment of associated cumulative impacts." I ask that an evidence based criteria be established, based on similar university expansions in the United States, to estimate the impact to existing residents unaffiliated with the university in the impacted areas.

I look forward to your response, and engaging with this process in the future.

Chuck Srock
Mission Village (Serra Mesa) resident
SDSU MBA, Class of 2012

[mvcomments] SDSU MV Comment

1 message

Chuck Srock <chuck_srock@hotmail.com>

Mon, Feb 11, 2019 at 9:43 AM

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Good morning,

I would like six traffic related topics evaluated during this study. The attached image is marked showing the relative location of each of the six topics.

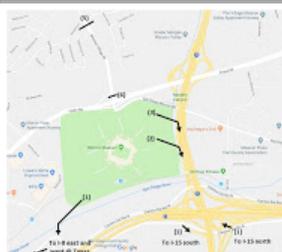
1. Feasibility and net environmental impact of connecting the proposed site directly to the intersection of Camino del Rio North at or near Mission City Parkway. This will allow users and residents of the proposed site to access both directions of I-8 and I-15 via existing streets and on/off ramps in an already developed commercial area. Routing traffic in this way will lower Friars' Road congestion while routing traffic away from existing residential areas.
2. Feasibility and net environmental impact of connecting the proposed site directly to I-15 south. This will allow users and residents of the proposed site access to the freeway without adding further demands to the Friars Road / I-15 overpass. During major events (football games), this arrangement would give attendees direct access to the proposed site without further congesting Friars Road.
3. Feasibility and net environmental impact of connecting the proposed site directly to I-8 west. This will allow users and residents of the proposed site access to the freeway without adding further demands to the Friars Road / I-15 overpass. During major events (football games), this arrangement would give attendees direct access to the proposed site without further congesting Friars Road.
4. Estimated changes to vehicle traffic along Mission Village Drive due to the proposed site. Please include which forecasting model was used, why it was selected, how it is applicable to the subject area, validation studies proving the model's accuracy on previous studies, and assumptions for inputs used to populate the model.
5. Closure of Mission Village Drive immediately south of Ronda Ave, at the top of the hill above the proposed site. Currently, Mission Village Road is used as an alternative to Aero Drive for accessing the I-15. Typically, this traffic is not local residents, rather it is 'through' traffic of commuters driving to/from work. Mission Village Drive has many private residences, with driveways, causing numerous traffic delays and safety concerns for residents backing out of their driveways. The sidewalks adjacent to Mission Village Drive are also the primary pedestrian north/south route for local residents, including small children on bicycles. The proposed site is highly likely to add more vehicle traffic to this residential street. By terminating Mission Village Drive at Ronda Ave, 'through' traffic would be properly routed to Aero Drive, and existing local residents would not be asked to shoulder the burden of increased traffic due the proposed site.
6. Similar in intent to topic #5, with a smaller change to existing traffic patterns. Closure of Mission Village Drive just south of the existing Friars Road on-ramp to Mission Village Drive and existing Mission Village Drive on-ramp to Friars Road.

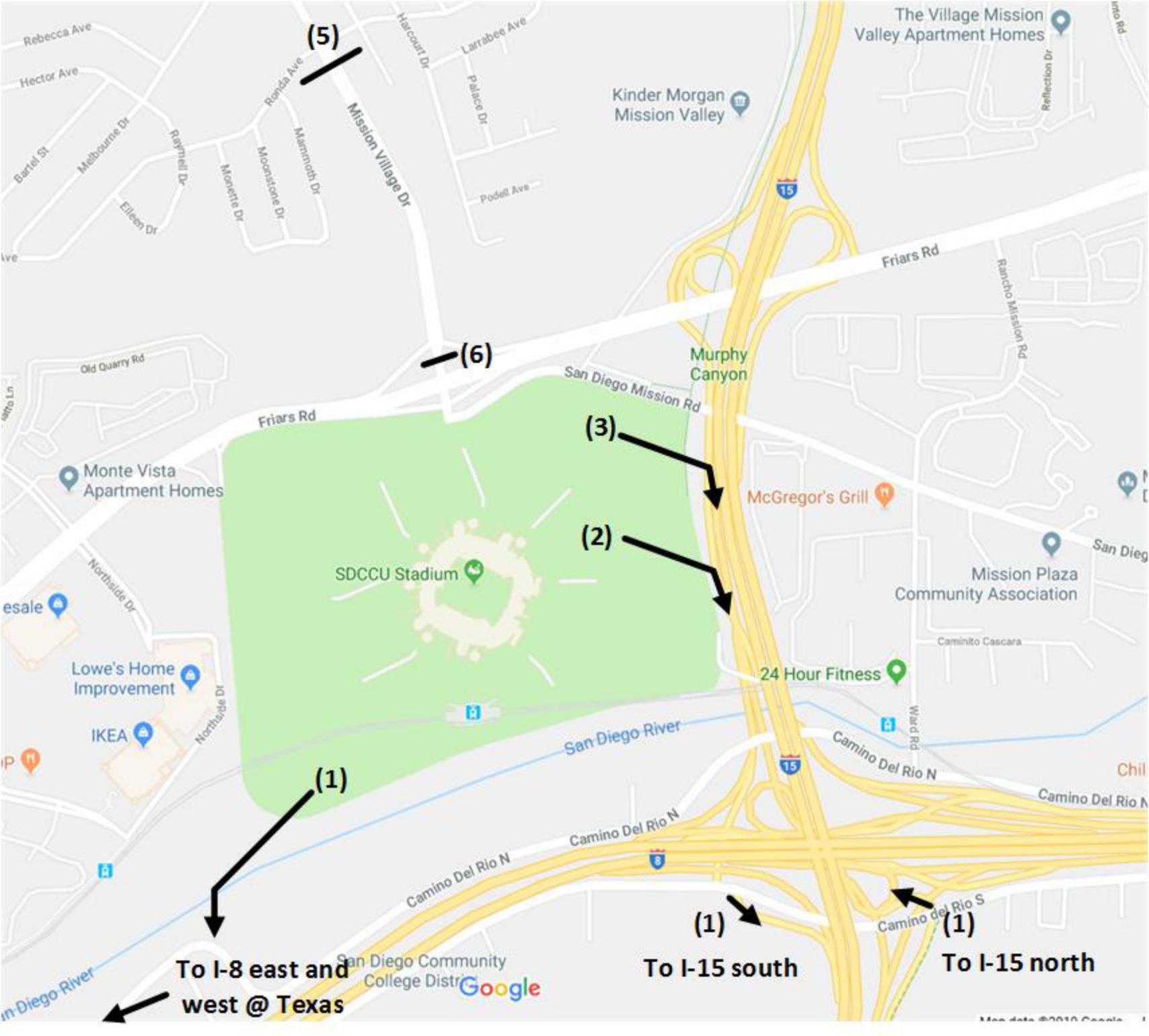
Thank you,

Chuck Srock

Mission Village (Serra Mesa) resident

SDSU MBA, Class of 2012

**Srock_Comment_SDSU_MV.jpg**
72K



(5)

(6)

(3)

(2)

(1)

(1)

(1)

To I-8 east and west @ Texas

To I-15 south

To I-15 north



[mvcomments] SDSU Mission Valley - Student Housing

1 message

Chuck Srock <chuck_srock@hotmail.com>

Wed, Feb 13, 2019 at 7:57 AM

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Based on SDSU's own published information via the office of Analytic Studies and Institution Research (ASIR) there are currently 31,200 full time equivalent (FTE) students enrolled at the university.

Source: <https://asir.sdsu.edu/fes-by-college-year-discipline/>

While I could not find any official SDSU statistics on housing location, US New & World Report's latest update on the university indicates 84% of student's live off campus.

Source: <https://www.usnews.com/best-colleges/san-diego-state-university-1151/student-life>

Meaning at this time, approximately 26,000 students are living off campus.

The Initial Study for the Mission Valley campus indicates in Section 1.6.2 that the proposed project will add 15,000 FTE to SDSU's current student population. The proposed project also has housing for "4,600 residential homes, including student, faculty, staff, and market-rate housing". It is unclear what proportion of this housing will be for students, so it is impossible to determine the number of FTE students who will be housed by the proposed plan. Assuming 50% of the housing is for students, and there are 2 students per residential home, the proposed project would result in housing for 4,600 students. The remaining ~10,000 FTE students would then need to live off campus, a net of approximately 35,000 FTE students enrolled at SDSU needing housing off campus.

In an effort to fully scope the impact of the proposed project to the surrounding communities, I would like this study to (1) determine where current students live off-campus and (2) estimate where the additional 10,000 students who also will not have access to on-campus housing will live.

Current student housing locations: Of specific interest are areas of high student density, and any resulting community challenges. As an example, the mini-dorm issues in the College Area has been well documented in the local press and heavily litigated. All community based and city ordinance efforts to maintain the quality and character of the existing neighborhoods have been challenged, and ultimately overturned, in court. There is no clear path forward to resolve the neighborhood's quality of life concerns and SDSU student's need for adjacent, affordable, housing.

<https://www.sandiegouniontribune.com/news/politics/sd-me-mini-dorm-20171221-story.html>

<https://www.sandiegoreader.com/news/2018/feb/16/ticker-college-area-mini-dorm-litigants-win/>

Estimation of for the additional students: The proposed site will add to the pre-existing housing shortage, but now in an area outside of the College Area. When purchasing their homes, residents surrounding the proposed site had no reasonable expectation of knowing a college campus would be developed in their immediate area. The proposed project will add to a well-established deficit of adjacent, affordable housing for the additional ~10,000 FTE SDSU students who will not have on-campus housing. I would like this study to also estimate where these students will live. Of particular concern are the neighborhoods adjacent to the proposed site: Serra Mesa, Mission Valley, and Grantville. This analysis should include documentation on backing data inputs, methodology for estimation, and assumptions used to draw conclusions on estimated off-campus student housing locations.

This is not the first university expansion in an urban environment. This study should also benchmark other University's expansion efforts in urban areas, specifically for community challenges and changes resulting from a transfusion of students into established neighborhoods.

Thanks,

Chuck Srock

Mission Village (Serra Mesa) resident

SDSU MBA, Class of 2012

[mvcomments] Draft EIR Topic

1 message

Chuck Srock <chuck_srock@hotmail.com>
 To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Mon, Feb 18, 2019 at 7:52 AM

Pursuant to me previous comment emailed Monday 2/11, I would like to add another traffic routing alternative to your analysis. Attached is a marked up drawing showing the intersection for Mission Village and Friars Road. This alternative essentially restricts north bound traffic from the proposed site from entering Serra Mesa, while also restricting south bound traffic from Serra Mesa into the proposed site. All other traffic routes are maintained, with some alterations. The Mission Village bridge over Friars would be divided in both directions (i.e. 4 separated lanes). In addition, the light on the south side of the bridge would need to be timed to allow separate cycles for left hand turning from south bound Mission Village to east bound Friars and southbound Mission Village to the proposed site.

This traffic change, in conjunction with my other alternatives suggested 2/11, should be able to support the thousands of individual car trips each day into and out of the proposed site without negatively impacting the existing Serra Mesa community or its character.

Thanks,

Chuck Srock
 Mission Village (Serra Mesa) Resident
 SDSU MBA Class of 2012

FIGURE 1 – Study Area



Traffic Flow Legend

- South bound traffic from Mission Village Drive to Friars Road east and west only, *no access to proposed site*
- North bound traffic to Mission Village Drive from Friars Road east and west only, *no access from proposed site*
- South bound traffic to proposed site from Friars Road east and west only, *no access from Mission Village Drive*
- North bound traffic from proposed site to Friars east and west only, *no access to Mission Village Drive*
- Termination of Mission Village Drive south bound (to proposed site) and Mission Village Drive north bound (from proposed site)
- Permanent lane dividers (example in Figure 5, layout shown in Figure 3 and Figure 4)



FIGURE 2 – Proposed Traffic Patterns



FIGURE 5 – Lane Dividers

FIGURE 3 – Proposed Traffic Pattern to/from Serra Mesa



FIGURE 4 – Proposed Traffic Pattern to/from Proposed Site





Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU Mission Valley Master Plan Project NOP Comments

1 message

Cindy <C.a.moore@sbcglobal.net>

Mon, Feb 11, 2019 at 5:55 AM

To: mvcomments@sdsu.edu

Hello,

Here are my comments in regards to the SDSU Mission Valley Master Plan Project NOP:

Noise

The decision to locate the multiuse stadium near the northwest corner of the project brings noise generated from the stadium closer to Serra Mesa residents than is the current situation with the stadium location.

Would noise from the events held at the multiuse stadium impact the residences in Serra Mesa, e.g., residences south of Ronda and west of Mission Village Drive? The EIR should provide an analysis of the noise impact of the stadium on Serra Mesa residences and possible mitigation measures.

What will be the impact of the architectural design of the stadium on noise diffusion in neighboring Serra Mesa?

-

Parking

During large stadium events the residential community along and off of Mission Village Road experience a high number of parked cars as people park and walk down to the stadium.

Will parking in nearby Serra Mesa be impacted by the project (including events at the multiuse stadium and residential units)?

-

Traffic impact

Streets commonly used for access to Mission Valley and Kearny Mesa are Murray Ridge, Raejean, Greyling, Sandrock, Hammond, Gramercy, Ruffin, and Mission Village Drive.

What will be the project's traffic impact on Serra Mesa roads?

Cindy Moore

Serra Mesa resident

[mvcomments] sdsu mission valley campus plan

1 message

'cindy scott' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Sat, Feb 16, 2019 at 11:38 AM

Reply-To: cindy scott <sicilycindy@yahoo.com>

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

My comments on the project are to request less residential housing and density and to include more open park space. The surrounding communities of Grantville, Allied Gardens and Linda Vista are already stressed with traffic delays, lines due to over crowding, and lack of open space for residents.

Regards,
Cindy Scott

[mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

Damien Herndon <damien.herndon32@gmail.com>
To: mvcomments@sdsu.edu

Tue, Jan 22, 2019 at 9:28 AM

Having SDSU at Mission Valley is a bad idea.

On Tue, Jan 22, 2019, 9:26 AM SDSU President Adela de la Torre <alumni@sdsu.edu> wrote:



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



SDSU | Mission Valley

Dear Mr. Herndon,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, sdsu.edu/missionvalley. If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give their feedback in writing.

[Scoping Meeting #1](#)

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)

[San Diego, CA 92182](#)

(Parking available in the adjacent parking garage)

Scoping Meeting #2

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Scoping Meeting #3

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre

President, San Diego State University



SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | [San Diego, CA 92182-1690](#)

[Digital Privacy Statement](#)

Manage your preferences: [Sign up for the SDSU Mission Valley email list](#) | [Unsubscribe](#)



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] My Comments

1 message

Dan Kempf <dankempf@hotmail.com>

Fri, Feb 8, 2019 at 3:15 PM

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Hello-

Please build a stadium that will attract an NHL, NBA or NFL team to San Diego.

Also, please build a slew of affordable housing.



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Low-low income/Low income Affordable Housing percentage

3 messages

FreedomPleaseOrg dMbEnterprises <freedompleaseorg@gmail.com>

Tue, Jan 29, 2019 at 5:30 PM

To: mvcomments@sdsu.edu

Cc: jennifer.vangrove@sduuniontribune.com

I'm commenting on #affordablehousing portion on the SDSU Mission Valley project. I really wish that it could be more like 15-20% with at least 10%, half of affordable housing to be for low-low-income & low-income people. San Diego is having a housing & homelessness crisis. It has been a growing problem over the last decade. And whereas the Stadium site is public land I believe a greater percentage of the land/project should be put toward alleviating the housing problems rather than exasperating it.

Right now I believe the minimal amount of affordable housing units in housing developments for the City of San Diego is 10%. The SDSU Mission Valley (West) should be setting a HIGH example of what Public Private Partnerships SHOULD do, not just what they must do. We have a great opportunity to improve the community of San Diego. It IS City of San Diego land, and I'm sure the new Governor, State, and County would all be pleased to see more affordable housing than less or minimal.

P.S. I couldn't make the 1st meeting at SDSU and emailed to connect to it via online to participate.{didn't get timely response} The 2nd(Jan.30) meeting is during my Clairemont Community Plan update meeting. But would like to participate online for the Feb. 7th meeting. Thank you if you can help with that!

Sincerely yours,
Dan Beeman

--
Daniel Beeman ~human @danielbeeman1 :twitter
858-571-6058
& FreedomPleaseOrg Google+ & You Tube FreedomPleaseOrg :twitter
<https://plus.google.com/115796604101968626190>

FreedomPleaseOrg dMbEnterprises <freedompleaseorg@gmail.com>

Tue, Jan 29, 2019 at 6:13 PM

To: mvcomments@sdsu.edu

Cc: jennifer.vangrove@sduuniontribune.com

I'm just sending a update. Seeing I couldn't get the 1st meeting I started to read
INITIAL STUDY

SAN DIEGO STATE UNIVERSITY
MISSION VALLEY CAMPUS
MASTER PLAN PROJECT

Page 5, Top,

"Approximately 16 buildings would provide approximately 4,600 residential homes, including student, faculty, staff, and market-rate housing, ranging from approximately 70,000 gross square feet (Building R-9) to 490,000 gross square feet (Buildings R-6 and R-7), and between 3 and 24 stories in height, for a total of approximately 4.5 million square feet of residential uses. Residential uses are located on the eastern half of the project site. Two hotel buildings located on the northern edge of the project site would provide for approximately 400 hotel rooms and range between 60,000 square feet and 156,000 square feet and 3 to 22 stories. One of these buildings would provide for a mix of both hotel and residential uses"

I noticed there is NO mention of Affordable Housing in this description? This is the OFFICIAL DOCUMENT!

Also note that the Project would have "

**Potentially
Significant
Impact**

" in ALL areas except:

5.2 Agriculture and Forestry Resources

&

5.11 Land Use and Planning

Physically divide an established community?

So putting this plan/study on the fast course doesn't seem very wise or fair to the constituents of the City of San Diego. This project is smack it the middle of town and near 2 major freeways (North/South & East/West), another major thoroughfare and along a major transit line.

Please make sure we are getting what we need.

Sincerely,
Dan Beeman
[Quoted text hidden]

SDSU Mission Valley <mvcomments@sdsu.edu>

Wed, Jan 30, 2019 at 12:44 PM

1/30/2019

San Diego State University Mail - [mvcomments] Low-low income/Low income Affordable Housing percentage

To: FreedomPleaseOrg dMbEnterprises <freedompleaseorg@gmail.com>

Cc: jennifer.vangrove@sduniontribune.com

Bcc: lshinn@sdsu.edu

Mr. Beeman,

Thank you for the input. It will be shared with our team.

Please note, the NOP informs the public and government agencies that a Draft Environmental Impact Report (DEIR) is being prepared to study the environmental impacts of the project, and provides an opportunity for the government agencies and members of the public to weigh in on the environmental topics to be analyzed in the DEIR.

While there is no ability to participate in a scoping meeting via an online platform or view a recording, SDSU will have the same materials, presentation, experts/staff/team members in attendance at each of the three scoping meetings. So, if you can only attend the February 7 meeting, you should have all of the information that will be provided at the January 29 and January 30 meetings and should be able to provide feedback and comments before the February 19 deadline.

Thank you again for your feedback.

[Quoted text hidden]



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU is coming to Qualcomm site

1 message

Dmk Calvin <dcalvinmcse@gmail.com>

Fri, Feb 8, 2019 at 12:41 PM

To: mvcomments@sdsu.edu

Hello,

My wife and I are residents of Mission Valley, just down the street from the former Qualcomm site. Our neighborhood is family oriented, with a large influx of young families moving out of the Uptown and Beach neighborhoods in search of safe place to raise our children. The neighborhood is close-knit, quiet, and peaceful. We are concerned that the expansion of SDSU West, and the associated student body increase, that our neighborhood will be colonized by college students which will in turn destroy the character of our neighborhood. The question for the Draft EIR is how to maintain the neighborhood quality that currently exists in Mission Valley while also expanding SDSU into the Mission Valley campus. This is by no means a Not In My Backyard (NIMBY) stalling tactic; rather, an effort to include the existing residents as stakeholders to this project.

Section 5.14 of the Initial Study concludes with the note "the proposed project is not expected to displace substantial numbers of people or housing". Clearly, we disagree with this statement, as there is substantial concern that students from the proposed expansion will colonize our neighborhood. The College Area surrounding the current SDSU campus has changed significantly as the university has expanded. As parents, we would not feel comfortable living as close to the existing SDSU campus as we will be when the proposed SDSU Mission Valley campus opens. We ask the impact area be clearly defined to include: (1) Mission Village; as far north as Ruffin Road, or beyond (2) Grantville bounded to the east by Fairmount, or beyond and (3) Mission City as far west as I-805. These areas are the most likely to be impacted by an influx of students, as they are all within easy biking distance and also cheap UBER/Lyft rides.

Section 5.14 also states "the proposed project will evaluate the population and housing impacts of the proposed project, including an assessment of associated cumulative impacts." We ask that an evidence based criteria be established, based on similar university expansions in the United States, to estimate the impact to existing residents unaffiliated with the university in the impacted areas.

We look forward to your response, and engaging with this process in the future.

Dante and Michele Calvin
Mission Valley residents

[mvcomments] Mission Valley Stadium Concessions

1 message

David Marcus <dave1737@gmail.com>

Tue, Feb 19, 2019 at 2:31 PM

To: mvcomments@sdsu.edu

Hello,

As an Alumni and former Aztec baseball player I look forward to the new campus and its stadium. One thing that seems to be a modern trope is in-affordable concessions. Costco is a major presence among SoCal families, would the school considered approaching the chain for a Costco branded concessions stand? They have a track record of pumping out consistent, good tasting food, at reasonable prices. Perhaps a partnership between the two would be wise given the proximity from the future campus to the current Costco in MV. Of course this all has to pencil out financially but I believe it would be a big hit in the region. Appreciate your time.

Thank you,

David M. Hall
Class of 2007

[mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

davidbsmith@earthlink.net <davidbsmith@earthlink.net>
Reply-To: davidbsmith@earthlink.net
To: mvcomments@sdsu.edu

Tue, Jan 22, 2019 at 4:33 PM

Happy, Healthy and Prosperous New Year to you.
Thank you for keeping me in the loop.
I have mixed emotions and thoughts on this project,
but I will keep an open mind. I am not one to
stand in the path of progress.
All the Best,
David Smith

-----Original Message-----

From: SDSU President Adela de la Torre
Sent: Jan 22, 2019 9:27 AM
To: davidbsmith@earthlink.net
Subject: Mission Valley NOP/IS Scoping Meetings Scheduled



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



SDSU | Mission Valley

Dear Mr. Smith,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological

resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, sdsu.edu/missionvalley. If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give their feedback in writing.

Scoping Meeting #1

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)

[San Diego, CA 92182](#)

(Parking available in the adjacent parking garage)

Scoping Meeting #2

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Scoping Meeting #3

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre

President, San Diego State University



Manage your preferences: [Sign up for the SDSU Mission Valley email list](#) | [Unsubscribe](#)

1/22/2019

San Diego State University Mail - [mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | San Diego, CA 92182-1690

[Digital Privacy Statement](#)



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU West

1 message

David Tammadge <dammadge@gmail.com>

Sun, Feb 3, 2019 at 7:28 AM

To: mvcomments@sdsu.edu

As a local community resident of ~1 mile from SDSU East and an alum let me express how excited I am to welcome the expansion of the university. As a recently retired EE I am also eager to get involved in this unique opportunity to expand the university. Please let me know how I can best contribute and participate in this project.

I have two topics I wish to present at the moment:

1) River access and opportunity. I envision the river running past and between University properties as a huge opportunity for learning, recreation, and community contribution by the university. Using the river as a learning experience for the university students by providing teachings in water conservation and hydroelectric power generation which the entire city can benefit from, (water falling several hundred feet between the two campuses has dramatic potential) flood control to benefit downstream residents as well as commuters, and recreation joining the university portion of the river to the river path leading to the beaches as well as possibly providing Kayak/Canoe access to the river, not to mention one heck of a water slide between campuses. The University holds a unique teaching opportunity to improve the city's use of this natural resource without exploitation.

2) Trolley access. As students gain exposure to using the trolley to move between campuses, I see all available parking at the Grantville and SD Mission trolley stops being occupied by students saving money on University parking. Good for students but potentially bad for the trolley and residents who like myself wish to access the trolley via a car. If these stops as well as the stadium stop, like SDSU existing stop, becomes inaccessible to the general public, parking would be restricting public trolley access between Grossmont Center and Fashion Valley. This could result in diminished rider usage for those in the local communities. Not to mention rendering the trolley useless for xmas shopping when driving to shopping centers is a poor choice. What is the plan for the local community to maintain trolley access?

--

David Tammadge



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Mission Valley

1 message

Dennis Andolsek <dandolsek@diontrucks.com>

Thu, Jan 31, 2019 at 4:43 PM

To: mvcomments@sdsu.edu

Need 45,000 seat stadium – minimum. Interesting architecture – Not square boxes.

Dennis Andolsek

[mvcomments] Public comment - mission valley comment

1 message

Don-Martin Nielsen <donmartin.nielsen@gmail.com>

Tue, Feb 19, 2019 at 8:49 PM

To: mvcomments@sdsu.edu

I only have two comments to share ;

1. Please give a lot of thought to the architecture of the campus. The comments I hear from everyone who visit our main campus is that it is beautiful and impressive. Most don't know that it has taken a lifetime to undo the 'bunker architecture' of so many of those 1950's ugly box buildings. Please don't let this happen again!

2. Please fill the new stadium with individual seats and not those uncomfortable bench seats.

Thanks,

Don-Martin Nielsen

Class of 1972, B.S. Telecommunications & Film

donmartin.nielsen@gmail.com



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Petition to submit- Appointment Request

1 message

Bike San Diego <bikesandiego@gmail.com>

Tue, Jan 29, 2019 at 7:08 AM

To: mvcomments@sdsu.edu

Dear President De La Torre,

Welcome to my beloved SDSU. I have been involved in campus life and activities for the past 35 years. In that time I have seen the school grow and change as it has tried to meet the needs of the students it serves and acknowledge and embrace the diversity of the people who give this campus its heartbeat and life.

With the planning underway for SDSU West, approximately 2,000 students, staff, faculty, campus clubs, and community members have united their voices in support of a petition for SDSU West's sports facilities and stadium. I am reaching out to you today to arrange a time to meet with you to present you with this petition.

I look forward to hearing from you at your earliest convenience.

Sincerely,

Donna Duarte

Scoping meeting comments

1 message

Donna Duarte <culturaladvocacytraining@gmail.com>

Tue, Feb 19, 2019 at 10:43 AM

To: mvcomments@sdsu.edu

Cc: Laura Shinn <lshinn@sdsu.edu>

Dear Ms. Shinn,

Enclosed are my comments from the scoping meeting.

Sincerely,
Donna Duarte



SDSU Mission Valley West Scoping Meeting Comments.docx

18K

SDSU Mission Valley West Scoping Meeting Comments

Tuesday, February 19, 2019

From: Donna Duarte

email: CulturalAdvocacyTraining@gmail.com

1. One-fifth of Americans will experience disability in their lifetimes, according to the U.S. Department of Labor. It can happen to anyone at anytime. That includes one-fifth of the population in San Diego County, in the City of San Diego, and on the campus of San Diego State University. It is time to stop ignoring this fact. It is time to stop pretending disability does not exist. It is time to stop marginalizing people with disabilities and people who are Deaf/deaf/Hard of Hearing. Disability and deafness are part of our society's diversity. It is well past time change those disabling and handicapping attitudes and create inclusive environments for all. SDSU has a great opportunity to do just at with SDSU Mission Valley West. Please don't squander it.
2. Universal Design is said to meet the needs of most people. It is acknowledged that it doesn't meet all needs. Instead of seeing Universal Design as the end result, it should be viewed as the strong foundation that can be built upon to create environments that will expand access to more people.
3. Open Captioning that is visible from all seating areas of the proposed SDSU sports stadium must be built into the design plans for the proposed SDSU sports stadium. Open captions make announcements visible. Open captions include instead of exclude attendees from what is being shared via voiced announcements.

Visual access to announcements/the National Anthem for people who are Deaf/deaf/Hard of Hearing was an afterthought when Viejas Arena was built, despite the ADA.

Instead of being able to sign or say the national anthem along with the rest of attendees, people like me are stuck looking at a waving flag across a ribbon board/screen as the anthem is played/sung. Without having the visual cue of seeing the words of our National Anthem on that ribbon board or screen as the National Anthem is being played/sung, there is no way to join fellow Americans in reciting the stirring words of our anthem together and reaffirm our unity as Americans. It is unacceptable to segregate and isolate people who are Deaf/deaf/Hard of Hearing and deny them the accommodations that will allow them to see the words of the National Anthem as the song is being performed/sung.

Announcements and referee calls are a standard part of all SDSU sporting events. Those announcements and referee calls must be made visible through open captioning. Should there be a need to make emergency announcements, those announcements must also be made in visible format. Visible announcements cut through the sound and noise generated by fans, sports teams, and concerts better than any sound system.

The dysfunctional captioning system that was jury-rigged inside Viejas Arena after the fact is a mockery. It is unwieldy and creates huge visual barriers to seeing the basketball court action to this user because of its size, the location where it is set up, and because it forces users to constantly switch from close vision to distance vision to receive “access”. This means that the user sees less than half of the game/event and less than half of the captions. This is also true of any hand-held devices that display captions. That is not access. There is better access watching Aztec games at home than at Viejas Arena, because the captions on the TV and the game are seen in the same place, at the same

distance, without visual barriers between watcher and action, and without the constant requirement to be looking in two different places throughout the game to see the game and see what is being said. This oversight must not be made again. This must change with the new sports complex. Ms. Laura Shinn received a binder on February 15, 2019 with a list of 2,256 fellow supporters of open captions being incorporated into the stadium design. Incorporate open captions that are visible from all seating areas in SDSU's new sports stadium.

4. Architecture Design: Building designs that are reminiscent of the missions set up by the Spaniards must not be used in Mission Valley West. The historic cultural traumas of Native Americans who were enslaved, separated from their families, tortured, raped, killed, and whose labors built these missions must not be forgotten. Those shared cultural traumas live on in Native American peoples who regularly must go in and out of these Spanish mission-style buildings on the main campus. Do not use any building designs that are reminiscent of Spanish-style missions in Mission Valley West complex.
5. Stadium Access: Set aside a club room/suite (whatever your verbage is for an enclosed room with a glass wall to look through for viewing events) for people who need a stand-down/sensory-reduced room when noise and movement natural in stadium settings overwhelm. Allow veterans and anyone else in our diverse community who want to go to events, but cannot, a way to attend by creating this safe, noise reduced, space.
6. Oversight/Experts: SDSU Mission Valley West overseers and experts do not include representatives from the Deaf and Disability communities. They should, because members of these communities would catch oversights that people who are not Deaf or have disabilities would overlook or not realize would create barriers.

The oversight of failing to schedule interpreters for the first two public scoping meetings, and then being unable to schedule interpreters for the final meeting after this oversight was brought to their attention is proof that the planners of SDSU Mission Valley West need a person or persons on their team who is from the Deaf community and from the Disability community.

It is evident that there weren't consultants from the Deaf and Disability communities when Viejas Arena was planned and built. Visual access to announcements was not planned for during any phase of construction. It was yet another oversight by SDSU, despite the ADA.

People with disabilities who want to sit in the student section or anywhere close to the court must traverse almost triple the distance to get there, because the location of the one elevator inside Viejas Arena is on the opposite side of the stadium from the doors to the entrance closest to where accessible parking* is located. People who have accessible parking permits have them because they have mobility limitations. That fact seems also does not seem to have been considered with the poor layout of Viejas Arena. No matter how "expert" your experts are, if they do not have the lived experiences of disability and hearing loss, they will fail to notice access barriers that will be glaringly obvious to those of us who are confronted with them on a daily basis.

For all of these reasons, having consultants from the Deaf community and Disability community for the SDSU Mission Valley West project is vital.

7. Building access: Pillar actuators must be used for all ADA accessible entrances and exits to buildings in the complex and sports venue. Co-developers with SDSU must agree to install pillar door actuators (openers). This style of door-opener allows for independent

entering and exiting of buildings for people who depend on these devices. The shape and height of the pressure bar means that it can be activated by foot, leg, knee, hand, and arm, something that the square buttons just cannot do. In my opinion, the pillar actuator is the closest to achieving universal design among the available options.

8. Evacuation Plan: One must be developed that includes resources and personnel who are specifically assigned to aid in the evacuation of people with disabilities. SDSU cannot afford to not set up an evacuation plan, especially on a known flood plain.
9. Tailgate area: The tailgate area is proposed to be grass. Grass is a combustible material. Tailgates generally include coal, wood, or gas grills. How is it safe to have a tailgate area that is made of combustible materials?
10. Stadium: Open the field for public use when it is not used for SDSU or hotel events.
11. Shuttle: Continue to provide the ADA shuttle (which is currently used at the stadium) to transport people to and from accessible parking and trolley to the stadium entrance and back. When all of the accessible parking is taken up closest to the stadium entrance, parking in the parking structure in an accessible spot would be the default. The distance between parking structure parking and stadium entrance would be a barrier to attending stadium events without this shuttle service. The same goes for trolley users who cannot traverse the distance between the stop and the stadium without the shuttle service. Post the phone number to the shuttle at the end of the trolley ramp where it meets the Mission Valley West complex, on signs posted every three parking spaces in all accessible parking areas, and online in both the parking information area of the website and in the “accessibility” area of the website.

12. Accessible parking in all areas of the complex should be open and available to anyone who has a qualifying placard or license plate. No additional limitations or qualifications should be required.
13. What plans, budgetary or otherwise, have been established for repairs and remediation of walkways, fields, and other structures, when flood waters damage areas of this complex?
14. A percentage of new housing must be set aside for people with low income, for people with disabilities, and for people who have hearing loss.
15. Visual fire alarms, smoke alarms, and CO2 alarms must be in all public areas and in residential rooms where people who are Deaf/deaf/Hard of Hearing live.
16. If buildings anywhere in the complex will be wired for voiced announcements, visual announcements must also be visible to consumers/residents.

*Accessible parking is the appropriate term for parking spaces that provide an accessible space for entering and exiting vehicles that display authorized placards or license plates. This accessible parking does not handicap the user, nor does it disable the user. It enables.



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU Mission Valley Scoping Team Comment

2 messages

'Endsley, Dorothy L.' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Tue, Jan 29, 2019 at 11:55 AM

Reply-To: "Endsley, Dorothy L." <DEndsley@fdic.gov>

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Dear SDSU Scoping Team,

I recommend that the College of Business be moved over to the Mission Valley site. It is one of the largest if not the largest discipline at SDSU and yet has woefully dated and small facilities. The trolley line provides adequate access to the main campus so that students can attend their non-business classes. With such a small fraction of applying freshmen being accepted to SDSU due to capacity issues, it is imperative we significantly expand classroom space to admit far more students. This is much more important as an economic growth multiplier than the research space and professor offices currently contemplated. Thank you.

Dorothy Endsley

SDSU Alumnus Business Admin '87, MBA '89

Gina Jacobs <gina.jacobs@sdsu.edu>

Tue, Jan 29, 2019 at 12:57 PM

To: Laura Shinn <lshinn@sdsu.edu>

Cc: Michael Masterson <MMasterson@gdandb.com>

I've forwarded this to be included in our summary of campus input related to uses. However, I am not sure if this would be a "scoping" comment.

Gina

[Quoted text hidden]

--

Gina Jacobs '01, '10

Assistant Vice President of Divisional Communications & Strategy

Business and Financial Affairs

San Diego State University

619-594-4563

gina.jacobs@sdsu.edu



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Football Stadium

1 message

Doug & Phyllis Ruth <ob2ocean@cox.net>

Thu, Dec 13, 2018 at 8:26 PM

To: mvcomments@sdsu.edu

To whom it may concern: As a season ticket holder for Aztec football games I tried to respond to your lengthy questionnaire regarding the new stadium. After spending several minutes answering all your questions I was very frustrated that my responses would not send. My primary concern with your plans for the stadium is that you seem to have forgotten the game and football fans. People who go to the games to watch football rather than eat, drink, and socialize. I get the distinct impression that I'm going to be priced-out of buying season tickets for the new stadium because of the price of all the high end features that I'm not going to use. In short, I'll be asked to pay more to keep the high-rollers happy. If there are tickets for me I worry that they'll be obstructed view in the far corners of the stadium. Please remember the game and the fans, and find some way to pay for all the fancy stuff without gouging your loyal alumni who supported and voted for the MV expansion. Thank you. Sincerely, Doug Ruth.

Sent from my iPhone



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

Ernie <ewilliams2010@hotmail.com>

Tue, Jan 22, 2019 at 5:28 PM

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Thank you for the information.

Sent from my iPad

On Jan 22, 2019, at 9:28 AM, SDSU President Adela de la Torre <alumni@sdsu.edu> wrote:



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



SDSU | Mission Valley

Dear Mr. Williams,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, [sdsu.edu/missionvalley](https://www.sdsu.edu/missionvalley). If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give

San Diego State University Mail - [mcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled
their feedback in writing.

Scoping Meeting #1

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)

San Diego, CA 92182

(Parking available in the adjacent parking garage)

Scoping Meeting #2

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

San Diego, CA 92108

(Onsite parking will be complimentary)

Scoping Meeting #3

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

San Diego, CA 92108

(Onsite parking will be complimentary)

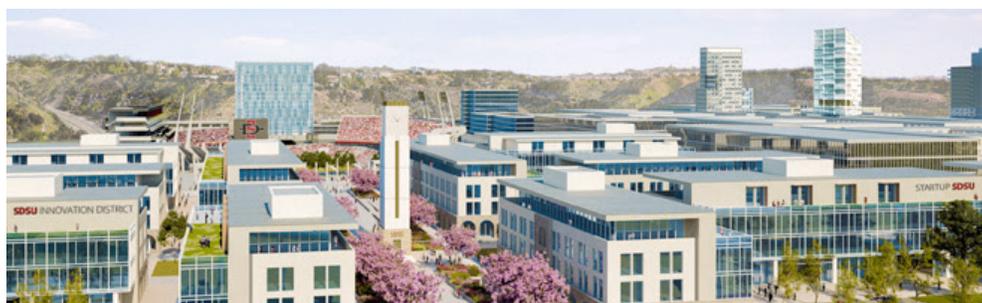
Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre

President, San Diego State University



Manage your preferences: [Sign up for the SDSU Mission Valley email list](#) | [Unsubscribe](#)

SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | San Diego, CA 92182-1690

[Digital Privacy Statement](#)



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDCCU/ SDSU Stadium EIR comments

1 message

'Edward Cornett' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Tue, Jan 22, 2019 at 11:56 AM

Reply-To: Edward Cornett <edwardcornett@aol.com>

To: mvcomments@sdsu.edu

My comments are as follows:

1. Underground seepage of oil & other contaminants, creating a toxic plume under the site, has occurred over time from the storage tanks located north of the site. I don't believe abatement efforts so far has succeeded in removing all pollutants or stopping the flow.

2. A portion of the site was land owned by the County of San Diego and it was donated by the County to the City 50+ yrs ago for purposes of building a Stadium. Not for any other purposes. This presents a title problem/use barrier in transferring/selling the land for any use other than a Stadium by the City. This condition needs to be eliminated by City/County action before a sale can be made for any purpose other than a City Stadium, insofar as the lands donated by the County are concerned..

Edward F. Cornett



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU West

1 message

Edward Pierzak <epierzak@sdsu.edu>

Tue, Dec 18, 2018 at 9:43 AM

To: mvcomments@sdsu.edu

The Corky McMillin Center for Real Estate typically hosts 3 to 4 breakfasts per year for faculty, students, real estate industry participants, and the greater San Diego community. For the upcoming breakfast (likely February 13, 2019), the topic will likely focus on Mission Valley. Is there a university representative that could discuss the SDSU West project from the university's perspective? We also plan to invite additional industry participants to present as well. I'm happy to discuss the breakfast in more detail. I look forward to hearing from you.

Kind Regards,

Ed

**SAN DIEGO STATE
UNIVERSITY****Fowler College of Business****Edward F. Pierzak, Ph.D.***Director, The Corky McMillin Center for Real Estate**Assistant Professor of Finance***Fowler College of Business**

San Diego State University

5500 Campanile Drive

San Diego CA 92182-8230

(224) 277-7013

epierzak@sdsu.edu

[mvcomments] SDSU Mission Valley NOP Scoping Period Comment Letter

1 message

Elyssa Figari <efigari@gmail.com>
To: mvcomments@sdsu.edu

Sat, Feb 16, 2019 at 2:15 PM

Dear Ms. Shinn,

My husband and I are big SDSU supporters: we live in the area, are both alums, and voted for SDSU Mission Valley in November, my husband works on campus and is an Aztec for Life, and we are multiple-sport season ticket holders, including football. This project is the right thing for SDSU and the best option for the land.

However, we were concerned to hear at the scoping meeting and read in the Initial Study that the project description now assumes a heavy non-student component – i.e. market-rate/non-university-associated residential housing, office space, and other mixed-use facilities. Since the advertisements in advance of the November election did not indicate this level of non-student use, we're wondering what changed?

Our main concern with this new project emphasis is traffic (and associated air quality/GHG impacts). The area is already congested and a non-university focused residential, office, and other mixed-use plan of the site will result in even more cars and traffic, as opposed to students and faculty primarily using the trolley. Therefore, we would like to see a serious alternative for a reduction in traffic. Specifically, we would like to see something more than the standard Reduced-Build Alternative or No-Project Alternative that can easily be dismissed by stating they aren't consistent with the objectives of the project. We hope that the SDSU brain trust and environmental team can come up with creative and innovative solutions to the traffic problem, such as requiring carpooling, high parking costs, shuttle services, etc., that enables the alternative to still meet the project objectives.

Lastly, we would also like to see an explanation in the EIR for why the traffic analysis is using LOS instead of VMT.

Thank you,

Elyssa Figari and Kevin Decker

[mvcomments] SDSU West

1 message

'eric weiss' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Sun, Feb 17, 2019 at 9:01 AM

Reply-To: eric weiss <ericweiss@yahoo.com>

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Hello,

I read enthusiastically the plans for SDSU West and when I saw you are soliciting comments, I wanted to share. This neighborhood is desperately in need of an organic food store, like People's Organic in Ocean Beach. There are none that service the area. I know of several other people who share this opinion!

Thanks,
Eric



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU West Traffic

1 message

Eric Willard <eric.cd.willard@gmail.com>

Wed, Jan 30, 2019 at 10:33 AM

To: mvcomments@sdsu.edu

Hello,

Thank you for asking for community input on the plan for Mission Valley. First off, I am happy that SDSU got the land and will be able to expand their campus. I live just south of Montezuma and my concern, which is shared by my neighbors, is that traffic at the Montezuma/Fairmont interchange is going to get even worse. That interchange is already awful at rush hour and with additional students and faculty traveling between campuses, it will be unsustainable. Several months ago it seemed like the plan from the university's perspective was to rely on public transportation. That is not reasonable. Compounding the issue, Montezuma/Fairmont is not designed for electric scooter or bike use. It is a potentially very dangerous situation. What additional thoughts have been put into improvements to the main artery between the campuses?

Thank you,
Eric Willard



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Mission Valley Project

1 message

Gerlinde and Fred Kohl <fgkohl@verizon.net>

Fri, Dec 14, 2018 at 3:00 PM

To: mvcomments@sdsu.edu

Dear Madam President,

After reviewing the proposal, I am concerned that the multi use stadium appears to present a larger than warranted presence for a major academic institution. Otherwise, the many other objectives seem most noteworthy. I look forward to viewing it's completion when I return to San Diego.

Respectfully,

Fred Kohl, 2004



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Comments on stadium project

1 message

Fred Puhn <fredpuhn@cox.net>

Thu, Dec 13, 2018 at 2:40 PM

To: mvcomments@sdsu.edu

I have gone to the stadium many times since it opened. My main concern with the new development is how to replace the huge parking lot for the events I mostly go to. I have participated in auto swap meets, vehicle shows and sales, and speed events for decades. I used to attend Charger games but they are gone now. I am an SDSU alum and I still go to their games as much as I can. However replacing the parking lot for the other events is the most important issue for me.

Fred Puhn

National City, CA



[mvcomments] MV Campus

1 message

Gale Petrie <gspetrieasid@gmail.com>

Fri, Dec 21, 2018 at 4:56 PM

To: mvcomments@sdsu.edu

I am an Alumna of SDSU. I have gotten involved in the arts SDSU Committee and have some thoughts about where the Theater and Arts Department should be located. . I feel that if SDSU wants more San Diego participation in Music, Theater, Art Exhibition, the Qualcomm site would be ideal. Parking would be simplified for the public and access to the the performance Halls and Gallery showing would be simplified.

Gale Petrie

gspetrieasid@gmail.com



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Suggestion for missionvalley web site

1 message

Gene LeDuc <gleduc@sdsu.edu>

Thu, Feb 7, 2019 at 2:42 PM

To: mvcomments@sdsu.edu

The first image in the slide show on the main page of the missionvalley web site should be modified. It looks as though a clueless man in a turban is about to be run over by a woman on a bike after avoiding being taken out by a skater. You need to move the fellow in the turban out of the bike lane.

Gene

--

Gene LeDuc | Give me six hours to chop down a tree and
Technology Security | I will spend the first four sharpening the
San Diego State University | axe.
| --Abraham Lincoln



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU MV NOP Comment

1 message

George Franck <geomfranck@cox.net>

Wed, Feb 6, 2019 at 2:03 PM

To: mvcomments@sdsu.edu

5.5 Cultural Resources (pp.19 & 20): I believe that the existing stadium structure is a significant cultural resource. I understand that the stadium received a National American Institute of Architects (AIA) design award when built. The circular entry ramps to upper levels are unusual and an attractive feature of the design. Hope Architects, the stadium designer, was a prominent firm in the San Diego region.

Because of the stadium structure's significance, the Environmental Report should include at least one alternative that retains the original structure, potentially removing the "Qualcom" additions to emphasize the original design and reduce its capacity to meet SDSU's expected need.

Thank you for your consideration, George Franck (SDSU Alumnus & San Diego resident)

[mvcomments] Mission valley Stadium: NOP Comments

1 message

Greg Deetman <gedeetman@att.net>
To: mvcomments@sdsu.edu

Tue, Feb 19, 2019 at 1:23 PM

Not sure if this is correct forum for this or not, but I will leave these here anyway.

1. Be a green as possible (solar, recycled materials, drought tolerant landscaping)
2. To appeal to soccer, let's put canopies over the stands (as is depicted in one of the stadium renderings).

Thanks, and Go Aztecs!

Greg Deetman,
Class of 1991

[mvcomments] SDSU Scoping and EIR Comments

1 message

Jack Carpenter <jackcfaia@gmail.com>
To: Mission Valley SDSU <mvcomments@sdsu.edu>
Cc: Laura Shinn <lshinn100@gmail.com>

Mon, Feb 18, 2019 at 2:58 PM

Please see the attached comments regarding the new SDSU West Campus.
Of particular interest is saving the old stadium. Please acknowledge receipt of this email.
Also attached is a UT Opinion piece I wrote in February 2017.
Thank you for your time and consideration.

Jack Carpenter FAIA

2 attachments

 **Response to scoping for SDSU 2 19.docx**
15K

 **San Diego Raise Your Level Of Expectation 5.docx**
15K

To San Diego State University

Scoping and Environmental Review

As the current Chair of the Qualcomm Study Group I would like to express the Groups concerns regarding removing the existing stadium.

The stadium received a distinguished design award from the National American Institute of Architects. The Salk Institute is the only other major local structure to receive such acclamation. It perhaps is the last of the multipurpose stadiums remaining in the Country. We would leave further comment on the Stadium's historic value to the San Diego historic preservation community. We agree with them that it is worth saving for historic purposes.

When the Qualcomm Study Group was founded fifteen years ago, it's members were architects lead by Robert Mosher FAIA and included the Stadium architect Gary Allen. At that time our focus was on saving the iconic structure. Over the ensuing years others have joined us focusing on the environmental and cost issues as well.

Here are our concerns regarding removing the stadium over and beyond its historic value.

You need to look at the demolition not just as a knock down and remove cost. Yes, you could pulverize and redistribute the concrete over the site as fill. Eliminating the cost of removing it from the site but you would have to separate the reinforcing steel, plumbing, electrical and deleterious material and bear the cost of removing that extensive amount of remaining material from the site. The hundreds of foundation piles would have to be reduced in height or removed to accommodate whatever new construction is intended over that portion of the site. Further you would have to provide dust palliation using huge quantities of water washing into the adjacent protected waterway, the San Diego River. This must comply with the standards of the San Diego Regional Water Quality Control Board.

The demolition would have to be in strict accordance with the California Environmental Quality Act (CEQA) and the Code of Federal Regulation (CFR) 40, subtitles D and C.

In 2011 a City sponsored study determined that it would cost 80 million dollars to refurbish the stadium. The study was the subject of a UT article on May 20, 2011. That number would be over 100 million dollars today but far less then the cost of a new stadium. If the addition that was built to bring the seating capacity up for a Super Bowl required size were torn down you would have a 50,000-seat stadium that would accommodate the future growth of the SDSU football program and world cup soccer.

Looking at the stadium in plan it looks huge. But if you look at its footprint in comparison to the equivalent footprint of the new proposed stadium it is only 1/3 bigger in size. This was reported at the third scoping meeting by one of the Universities own consultants.

A standard criticism of the stadium is the poor site lines. Modern stadiums have modern score boards that bring the action on the fields close to the fans. A new or old stadium should include a state-of-the-art score board.

The San Diego Chapter of the American Institute of Architects assisted former UT reporter Roger Showley write a column regarding the great bones of the stadium. If you were to strip the stadium down to its frame and foundation you would have in place half the cost of a new stadium of comparable size. The HKS lead Architect designer for the Ram's stadium in Los Angeles stated in a letter to Manchester Development that the structural frame and foundation of the stadium would represent half the cost of a new NFL stadium.

Two years ago this month, The Union Tribune printed my article regarding making the site a new campus for San Diego State while keeping the old stadium. Except for the fact that we are no longer pursuing a professional football team the rest of the article is true today. I have attached a copy of that article for your reference.

Please consider this letter in your scoping process and as a comment on the Project's Environmental Review.

Jack Carpenter FAIA

Not so fast

Before we plunge into the next "great" idea let's pause and reflect on our options. Remember the Chargers Ticket guarantee and, the need to build a downtown stadium so the Chargers didn't leave? Remember the need to build an addition to Qualcomm Stadium so we could entertain a Super Bowl, creating a big debt with little economic return?

What is being proposed by the Stone Group may be our best option but let's not rush into a decision we might regret.

Let's not succumb to the pressure of making a decision about the Qualcomm site without analyzing all our options.

The Qualcomm site is worth between \$300,000,000 and \$400,000,000 We need to understand how such a valuable site becomes valued at only \$50,000,000. The Stone Group needs to give us financial details of what they are proposing before we embrace any decision. How are they going to address the additional traffic congestion created under their plan?

Alternatively, this is an opportunity to create something great for San Diego. **Raise your level of expectations San Diego.**

Having a Major League Soccer Team in San Diego is a wonderful idea, but only under the best terms.

Let's explore our options. Having a river front park, an NFL quality football/soccer stadium, and a new campus for San Diego State University should be a top priority.

With one hundred and sixty-six acres we could have all of that. **Raise your level of expectations.**

It is not hard to envision a beautiful river front park with the recreation fields that Mission Valley deserves.

Let's invest in our children and grand children and expand their opportunity for a quality education with an expanded San Diego State University. We live in an ever changing world where higher education is key to our children's success. A big piece of the site should be reserved for current and future expansion of SDSU. San Diego State has a large, dedicated, loyal alumni. We need to encourage them to get this done, and put some skin in the game.

As to the stadium--don't we want to be able to attract a new NFL team?

In the meantime, San Diego is still a football town. Will we now direct our support to the Aztecs? They have drawn crowds of over 40,000 in the past. Don't they need a real football stadium, one that could also be used for major league soccer? Is a new 20,000 or 30,000 seat stadium big enough? A down-sized football stadium implies a lack of confidence in the future of SDSU Football.

The current stadium is constantly being referred to as a dump. Architects have talked about the great design and bones of the stadium. Remember under all that grime and deferred maintenance is an American Institute of Architects National award-winning stadium. Along with

the Salk Institute, it is the only major structure in San Diego to receive such acclaim. And it is steeped in our memories of past glory.

The great bones. Let's pretend that we are going to build a new NFL stadium in Mission Valley. The first thing to be built is the foundation. In Mission Valley that is very expensive because the stadium will be on an old river bed. It would be a pile foundation. Like a waterfront pier the piles must extend down to firm soil. Then we would build the concrete and steel structure. At that point we would have spent about half the cost of the new stadium. So let's strip down the rest of the old stadium and get back to these valuable bones and start over with a new transformed stadium we can all be proud of. New locker rooms, toilets, seats, concourses, lounges, sky boxes and a big state-of-the-art video/scoreboard. All for about half the cost of a new stadium.

Let's remove the later additions and get the stadium back to its original award winning size of 50,000 seats. Wouldn't that be a good size for future growth of both college football and the MLS? LA Coliseum, home of USC football seats 93,000 and was built in 1921. The Rose Bowl home of UCLA football seats 88,500 and was built in 1922. Both are still in use. The "Q" is a little teenager by comparison.

In the short term let's just repair the "Q" rather than tear it down. The cities' updated estimate would be \$100,000,000 or about the cost to tear it down.

Raise your level of expectations, San Diego.



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] wastewater & water treatment plant

1 message

Mancil Smith <jamesmancil.smith@sdsu.edu>

Fri, Feb 8, 2019 at 6:37 AM

To: mvcomments@sdsu.edu

I think we at SDSU should also add water treatment to the over all plan with bio filed the add to the clean water for both reuse and drinking water. SDSU could look to santee lakes in design and water grant to help build it

--

James Mancil Smith Jr
Unit 6 Teamster Union Steward (Housing)
619-729-8645

[mvcomments] Comments on Notice of Preparation of Draft Environmental Impact Report SDSU Mission Valley Campus Master Plan Project

1 message

hcjpowell hcjpowell <hcjpowell@cox.net>
Reply-To: hcjpowell hcjpowell <hcjpowell@cox.net>
To: mvcomments@sdsu.edu

Tue, Feb 19, 2019 at 4:55 PM

Attn: Laura Shinn, Director; Facilities Planning, Design, and Construction; SDSU

Dear Ms Shinn:

I am providing the following comments for your consideration regarding preparation of the DEIR for the SDSU Mission Valley Campus Master Plan.

The Project EIR should address the following issues:

Safety of development in proximity to the Large Fuel Tank Farm directly adjacent to the northeast of the project site should be addressed including worst case analysis of catastrophic leaks, ruptures, fires, explosions.

Compliance with the City of San Diego Climate Action Plan goals, since this document has been adopted by the City Council as the key mitigation for development in the City of San Diego. Key areas include energy, transportation and water supply and conservation and waste elimination.

In particular the goals regarding energy include achieving 100% renewable energy use by the year 2035, providing a municipal energy strategy to achieve that goal and ordinances to achieve zero net energy use in buildings.

The EIR should include an energy element that addresses how the Campus will achieve these goals and how it will use the project area to generate, store and manage renewable power, including the potential for a micro grid system to facilitate such a project.

The EIR should address remediation of toxic pollution on the site including the plume from previous and/or current discharges from the fuel tank farm and other toxic pollution sources.

Storm water flows should be quantified and measures to eliminate or reuse rain water runoff should be addressed. In addition, the potential to capture and reuse storm water for treatment and reuse for irrigation and/or recreational uses should be addressed. The latter should include the potential interface with the San Diego River and potential for damming the river in conjunction with storm water treatment and potential amenity of a recreational water feature such as a lake to serve the campus and the City parks and recreation uses and potential to generate electric energy.

Alternatives to demolition of the existing stadium should be addressed including retrofitting the facility to accommodate recreational and sports events for a variety of sports and other public uses.

The volume of waste generated and bound for the City landfill or other disposition by demolition of the existing structure should be quantified.

The potential to accommodate a shared use parking structure in conjunction with a proposed new structure or a renovated or modified stadium facility as well as incorporation of solar PV generation and storage installations integral to such a new or renovated structure stadium should be addressed.

Thank you for the opportunity to comment on the proposed EIR. Please confirm your receipt of these comments and please add me to your noticing list.

Sincerely,

HC Jay Powell

Principal, Cooperations - In the Public Interest, for the Common Good

[3191 North Mountain View Drive](#)

San Diego, CA 92116

hcjpowell@cox.net

(619) 813-8485



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Former Student BA in Urban Studies: Jazmin Sanchez

1 message

'Jazmin Sanchez' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Fri, Dec 14, 2018 at 3:01 PM

Reply-To: Jazmin Sanchez <jazimataz@yahoo.com>

To: mvcomments@sdsu.edu

Hello,

I graduated from SDSU in May 2018 with a BA in Urban Studies- Planning, Design, and Management. I would like to volunteer in anyway possible to learn more about this incredible urban development project and receive hands on experience. Please let me know if this is possible.

Thank you,

Jazmin Sanchez
(619) 370-0107

[mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

Jeff Clark <pikebro7@gmail.com>
To: mvcomments@sdsu.edu

Tue, Jan 22, 2019 at 6:18 PM

Thank you Madam President! I believe these meetings will validate the position that the Mission Valley project has widespread support.

Sincere regards,

Jeff Clark
SDSU 1968

On Tue, Jan 22, 2019 at 9:31 AM SDSU President Adela de la Torre <alumni@sdsu.edu> wrote:



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



SDSU | Mission Valley

Dear Mr. Clark,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, sdsu.edu/missionvalley. If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral

comments, in addition to comment cards, for those who would prefer to give their feedback in writing.

Scoping Meeting #1

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)

[San Diego, CA 92182](#)

(Parking available in the adjacent parking garage)

Scoping Meeting #2

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Scoping Meeting #3

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre

President, San Diego State University



SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | [San Diego, CA 92182-1690](#)

[Digital Privacy Statement](#)

Manage your preferences: [Sign up for the SDSU Mission Valley email list](#) | [Unsubscribe](#)



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Campus expansion

1 message

Jim Trageser <jimtrageser@gmail.com>

Fri, Dec 21, 2018 at 4:33 PM

To: mvcomments@sdsu.edu

I am a 1986 alumni of SDSU, and was the 1985-86 play by play voice on KCR radio for baseball and women's volleyball.

Two quick thoughts:

1) The city of San Diego should be reminded - publicly if need be - that this deal is NOT a "selling" of a public asset; it is re-purposing of an existing public asset to a new use, and a new public agency, but it is remaining a public asset, held in the public's trust. And given the city's abuse of the same process when given the former Naval Training Center by the federal government, with the promise of a "Balboa Park West" which was then basically turned into another McMillan community, the city should not be allowed to try to "Virtue Signal" or get all pious over the stadium site. SDSU will almost certainly be a more protecting steward of this public asset than the city of San Diego ever would.

2) In your possession, in the basement of the SDSU Library, held by the Special Collections Dept. of the Library, sits the world's largest collection of historic computer artifacts and publications. I am the former president of the Computer Museum of America (briefly the San Diego Computer Museum), and when we lost our funding from the Coleman College Foundation some 15 years ago, we gifted the entire collection to SDSU in order to keep it local. From Apple Lisas to San Diego's own Osborne portable computers, from a replica Apple I used in the TV show "Pirates of Silicon Valley" to dozens of mainframe components, including working punch-card sorters, to the thousands of 1980s era computer club newsletters from the San Diego area, this is an anchor tenant in the waiting for the new campus. A revived San Diego Computer Museum would help sell this new campus to the public, would generate significant national and even international interest, and would serve important academic purposes by furthering research into the Computer Revolution and San Diego's important role in that revolution.

With best wishes,

Jim Trageser
San Marcos, Calif.
760-522-0265



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

Joaquin Camacho <jcamacho@sdsu.edu>
To: mvcomments@sdsu.edu

Tue, Jan 22, 2019 at 9:09 AM

Hello,

Yes, I would like to RSVP for the 1/29 meeting.

Best,

Joaquin

Joaquin Camacho
Assistant Professor
Mechanical Engineering
San Diego State University
<http://engineering.sdsu.edu/camacho>

On Fri, Jan 18, 2019 at 1:00 PM President Adela de la Torre <presidents.office@sdsu.edu> wrote:

To manage your email preferences visit [this page](#) at any time.



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



SDSU | Mission Valley

Dear Joaquin,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are

considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, sdsu.edu/missionvalley. If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give their feedback in writing.

Scoping Meeting #1

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)

[San Diego, CA 92182](#)

(Parking available in the adjacent parking garage)

Scoping Meeting #2

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Scoping Meeting #3

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott

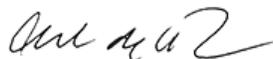
[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre

President, San Diego State University



San Diego State University

5500 Campanile Drive San Diego, CA 92182 Tel: 619-594-5200

[Digital Privacy Statement](#)

1/22/2019

San Diego State University Mail - [mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

This email was sent to jcamacho@sdsu.edu. To manage your email preferences visit [this page](#) at any time.

[mvcomments] SDSU west

1 message

'Joe Quinn' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Sat, Feb 16, 2019 at 1:37 PM

Reply-To: Joe Quinn <gjoey2003@yahoo.com>

To: mvcomments@sdsu.edu

Hello President De La Torre,

Thank you for keeping us posted and included on the status of the SDSU West Project. As a former student and current Mission Valley resident I am one of many in the community that are eager to follow along with the project and track its progress. As mentioned in your email many of us do have question and concerns and are very appreciative that the school is taking the time to consider our opinion. Here is a short list of some my initial interests regarding the project.

-With the acquisition of the SDCCU land would it effect/change the zoning of the land? Mainly would it be considered a school zone. Would that effect what kind of business that would be allowed/not allowed by the river park/stadium. I'm not familiar with many school zone rules, such as hours allowed for business operations, sound regulation (a long time concern of local residents), requirements/limitations on the sale of Alcohol etc.

-Has the project already taken under consideration community preference for parking and tailgating for events? Will this even be possible in the projected setup?

-With the purchase of the land, trolley station and development of the river park will there still be a Park and Ride at that Trolley Station going forward? Many residents use that on the daily commute to ease traffic.

-With the infrastructure changes could Mission Valley could be flooded with parking meters similar to downtown?

-Is there any plans to connect the SDSU West Campus over the river via road, bridge or sky walk to access to Camino Del Rio North?

-Are project designers and architects aware of the support pillars of the stadium that we have heard go deep underground to the valley foundation. Would those need to be uprooted or left in place? Would that effect future buildings?

-Is the University aware that a portion of the land is owned by the water company and is the entire lot included in the purchase?

-Has the project taken into account the portion of land that floods regularly to avoid damage to future buildings?

-Is there any relief or relocation plan for any homeless that are known to reside in the San Diego River.

-Is there any trolley waiver for students commuting between East and West Campus? Seems a bit unfair to charger them if classes stretch between the two.

- Does the increase in activity and population effect the required amount of law enforcement and emergency services (Example the new fire station across Friars rd).

[mvcomments] Bike paths

1 message

'Joel Anderson' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Tue, Feb 19, 2019 at 2:18 PM

Reply-To: Joel Anderson <jcanderson74@yahoo.com>

To: mvcomments@sdsu.edu

Greetings,

One thing re: bike paths on the SDSU MV site:

In addition to building bike paths throughout & around the SDSU MV site & connecting to current bike paths from Santee to Mission/Pacific Beach/OB & the Pacific Ocean I would like to see an enhanced & safer bike path that will connect SDSU Main Campus & SDSU Mission Valley campus. This will encourage recreation & reduce vehicular impacts in the immediate area.

Regards,

Joel Anderson

Sent from my iPhone



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU West

1 message

john schmitz <jcschmitz@hotmail.com>

Fri, Dec 14, 2018 at 5:04 PM

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

I have two suggestions for the redevelopment of the Mission Valley stadium site (three actually if you include clearly answering the question of WHY DO WE NEED TO TEAR DOWN THE EXISTING STADIUM?!?):

1. Consider providing more street connections away from the site, such as an extension to Camino Del Rio North across the San Diego River. The current situation of dumping all event traffic onto Friars Road may have made sense 50 years ago when the valley was not developed, but now having almost all traffic going that way with few viable options is taxing.
2. Consider making some portion of the new facility a homeless resource and services center. Just as you state you want hotels and event space adjacent to the proposed stadium as a training opportunity to SDSU students in the hotel convention program, why not partner with a homeless services agency (Father Joe's, Alpha Project, City of San Diego) to provide a resource center as a training opportunity for your Master of Social Work candidates. Helps the greater region and shows that you care about things other than business.

John Schmitz*Friend of La Mesa & Its Library*

619-460-1744



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Please send me notices of Preparation of CEQA NEPA Environmental Documents

1 message

John Stump <mrjohnstump@cox.net>
To: mvcomments@sdsu.edu

Fri, Dec 21, 2018 at 9:59 AM

Dear Madam /Sir.

Please send me notices of all opportunities to provide comments on any CEQA / NEPA environmental studies and documents for any propose development in Mission Valley

All the best,

John W. Stump, III*Attorney at Law*

Under the Big Tree At 3 Leaf

2415 Shamrock Street

City Heights, California 92105

Office: 619-281-4663  **This number does not take Ex Parte Notices**Cell: (619) No Published Number → 

NO SERVICES WITHOUT WRITTEN CONTRACT Nothing in this email or any other correspondence should be interpreted as a promise to perform legal services or to take any actions or representations on behalf of the recipients. No legal advice or opinion is being provided herein. Any information contained is general in nature and not to be relied on. No individual research has been performed and must not be used for your specific circumstances. Legal matters are time sensitive and your rights can be lost or diminished if you do not assert them in a timely manner. You are advised to immediately seek competent legal counsel. The San Diego County Bar Association has a lawyer referral service that may be consulted at: <https://www.sdcba.org/index.cfm?pg=mainIris>.

Please consider the environment before printing this e-mail. Print double-sided whenever possible.

Important Notice: This message contains confidential information intended only for the use of the addressee(s) named above and may contain information that is legally privileged. If you are not an addressee or the person responsible for delivering this message to the addressee(s), you are hereby notified that reading, disseminating, distributing, or copying this message is strictly prohibited. If you have received this message by mistake, please immediately notify me by replying to this message and then delete the original message and your reply immediately thereafter. Thank you very much.

Internal Revenue Service Circular 230 Disclosure: Nothing in this message is intended or written by John Stump (including his attorney associates and/or staff) to be used and cannot be used for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed in this message.

Virus-free. www.avast.com

[mvcomments] Football Field

1 message

Jon Alegria <jaztecs@msn.com>

Tue, Feb 19, 2019 at 3:28 PM

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

Looking forward to see this exciting project taking off.

On a side note is there any thought / considerations of making the field Black with red trim or Red with black trim ala a twist on Boise St. field. Would be media story every game.

Go Aztecs.

ususus U.S.A. ususus



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] New Stadium

1 message

Jon Connor <jonbconnor@gmail.com>
To: mvcomments@sdsu.edu

Wed, Dec 19, 2018 at 2:59 PM

To Whom This May Concern,

I hope whatever you do around the stadium portion that this group creates a design aspect so it is easily expandable to 55K or 60K in the future, just in case the NFL decides to come back someday.

The NFL & the new team would of course need to pay for their expansion along with more suites, premium areas, etc... that they seem to desire so much but please just don't create the original 35K stadium in which a proper expansion would not be feasible down the road.

Thanks!

JC



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Feedback for SDSUWest Planning

1 message

760jon <760jon@gmail.com>

Sun, Feb 3, 2019 at 9:27 AM

To: mvcomments@sdsu.edu

The following feedback is submitted through the lens of a former Charger season ticket holder and an SDSU alum.

I have avoided San Diego State football games over the years because of access issues to the stadium. Driving was never a good option due to congestion. Sometimes it could take over 30 minutes to exit the parking lot after a game. I do like to ride the trolley, but there is seldom parking available at other trolley stops in the city. The trolley frequency is also insufficient which ultimately deters fans and riders. On multiple occasions, games went late and parents with children had to leave the games early, but several trolley cars remained parked on the line forcing families to wait over 30-60 minutes for service to resume. These factors affect the return on investment, the economic impact and the degree to which the public land is actually used for the public.

On a positive note, the plans for the grass, connected parks, hotels and restaurants looks good.

Feel free to share my comments publicly, but keep my contact information private.

Thank you,

Jon Gollias
SD County Resident , SDSU alum and Sports Fan
760jon@gmail.com



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Scoping Meetings

6 messages

'Josiah Imperial' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Mon, Jan 28, 2019 at 5:34 PM

Reply-To: Josiah Imperial <josiahimperial100@yahoo.com>

To: mvcomments@sdsu.edu

Good evening.

My name is Josiah Imperial; I am a freshman of San Diego State University. President Adela de la Torre invited me to attend at least one of three scoping meetings regarding SDSU West; however, I cannot make it to any of them. So I would like to know what questions should I answer regarding input and comments; please let me know ASAP. Thank you.

Josiah Imperial

Laura Shinn <lshinn@sdsu.edu>

Tue, Jan 29, 2019 at 8:52 AM

To: gina.jacobs <gina.jacobs@sdsu.edu>

I am happy to respond. Something to the effect of:

The scoping process identifies what environmental impacts the project is likely to have in categories such as traffic, water quality, greenhouse gas, etc. We have outlined what we think the impacts will be in our Notice of Preparation and Initial Study, which is available at: <http://missionvalley.sdsu.edu/>. At that site you will also find images from our vision plan. Feel free to provide us with any comments on the plan or its potential impacts that you would like us to study.

Laura

Laura V. Shinn, AIA, AICP

Director of Planning

Planning, Design & Construction

San Diego State University

5500 Campanile Drive

San Diego, CA 92182-1624

619-594-6619

lshinn@sdsu.edu

[Quoted text hidden]

Laura Shinn <lshinn@sdsu.edu>

Tue, Jan 29, 2019 at 9:06 AM

To: Michael Masterson <MMasterson@gdandb.com>

Forwarding because it is NOP Comment period. We will decide if any follow up is required from the campus.

Laura V. Shinn, AIA, AICP

Director of Planning

Planning, Design & Construction

San Diego State University

5500 Campanile Drive

San Diego, CA 92182-1624

619-594-6619

lshinn@sdsu.edu

----- Forwarded message -----

From: **'Josiah Imperial' via SDSU Mission Valley Comments** <mvcomments@sdsu.edu>

Date: Mon, Jan 28, 2019 at 5:34 PM

Subject: [mvcomments] Scoping Meetings

To: <mvcomments@sdsu.edu>

Good evening.

My name is Josiah Imperial; I am a freshman of San Diego State University. President Adela de la Torre invited me to attend at least one of three scoping meetings regarding SDSU West; however, I cannot make it to any of them. So I would like to know what questions should I answer regarding input and comments; please let me know ASAP. Thank you.

Josiah Imperial

Gina Jacobs <gina.jacobs@sdsu.edu>

Tue, Jan 29, 2019 at 10:16 AM

To: Laura Shinn <lshinn@sdsu.edu>

1/31/2019

San Diego State University Mail - [mvcomments] Scoping Meetings

Works for me.

Thanks!

[Quoted text hidden]

--

Gina Jacobs '01, '10

Assistant Vice President of Divisional Communications & Strategy

Business and Financial Affairs

San Diego State University

619-594-4563

gina.jacobs@sdsu.edu

Laura Shinn <lshinn@sdsu.edu>

Wed, Jan 30, 2019 at 10:51 AM

To: Josiah Imperial <josiahimperial100@yahoo.com>

Josiah,

The scoping process identifies what environmental impacts the project is likely to have in categories such as traffic, water quality, greenhouse gas, etc. We have outlined what we think the impacts will be in our Notice of Preparation and Initial Study, which is available at: <http://missionvalley.sdsu.edu/>. At that site you will also find images from our vision plan. Feel free to provide us with any comments on the plan or its potential impacts that you would like us to study.

Laura

Laura V. Shinn, AIA, AICP

Director of Planning

Planning, Design & Construction

San Diego State University

5500 Campanile Drive

San Diego, CA 92182-1624

619-594-6619

lshinn@sdsu.edu

[Quoted text hidden]

Josiah Imperial <josiahimperial100@yahoo.com>

Wed, Jan 30, 2019 at 3:38 PM

To: Laura Shinn <lshinn@sdsu.edu>

For now, I think it is just the traffic and the hills; other than that, I am sure there is a good spot to build campus in Mission Valley. Hey hey, Mission Valley means that SDSU is on a mission to the valley. Or better yet, today is January 30; January is a month full of air... Janu-airy. Same with February; Febru-airy. Get it?

[Quoted text hidden]

[mvcomments] Please do

1 message

'Kate Atkins' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Tue, Feb 19, 2019 at 2:26 PM

Reply-To: Kate Atkins <kateatkins@me.com>

To: mvcomments@sdsu.edu

Would love to see San Diego State extend into Mission Valley. I am a native San Diegan with both Bachelor's and Master's Degrees from SDSU. As our city has grown, options available to the University for expansion have become very limited. Let's grab hold of this unique opportunity to expand and enhance our Alma Mater.

With Transit Connectivity, additional parking and facility space, I love the idea of SDSU taking the space. I think there are many San Diegans who would prioritize education over sports (note Chargers lack of support). I will watch this issue closely for the future of my home town. I was born here 65 years ago and have seen huge change. It's even more important now to reserve what little space is left for non-profit activities like education, the arts, etc., not just for profit like sports, businesses, retail, etc.

Kate Elizabeth Baxter Atkins, B.A. '75, M.S. '77

Sent from my iDevice



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Comments on SDSU Mission Valley Campus Master Plan Project

1 message

Campbell, Allan <Allan_Campbell@kindermorgan.com>
To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>
Cc: "Fore, Allen" <Allen_Fore@kindermorgan.com>

Mon, Feb 4, 2019 at 9:34 AM

Attached is a letter commenting on the NOP and IS for the SDSU Mission Valley Campus Master Plan Project. Original to follow.

Allan Campbell

Director, Project Permitting

KINDER MORGAN

1100 Town and Country Rd.

Orange, CA 92868

Office: 714-560-4967

Cell: 951-237-3393

Fax: 714-560-6658

allan_campbell@kindermorgan.com

 **SDSU Mission Valley Scoping Comments 02-04-2019.pdf**
619K



February 4, 2019

Laura Shinn
Director; Facilities Planning, Design, and Construction
SDSU
5500 Campanile Drive
San Diego, CA 92182-1624

Re: SDSU Mission Valley Campus Master Plan Project NOP and IS

Dear Ms. Shinn,

Kinder Morgan is in receipt of the Notice of Preparation (NOP) dated January 18, 2019 regarding the proposed San Diego State University Mission Valley Campus Master Plan Project. Kinder Morgan appreciates the opportunity to comment on the NOP and Initial Study (IS) for this project. We have noted several items that we believe should be addressed in the EIR.

1. The proposed project is very close to Kinder Morgan's Mission Valley Terminal. The IS indicates that the project is located 0.25 miles from the terminal, however our preliminary review indicates that parts of the proposed development are within 500 feet of several above-ground storage tanks associated with this petroleum terminal.
2. The EIR should address potential security issues associated with construction of as many as 4,600 residential units in close proximity to an active petroleum terminal.
3. The eastern boundary of the project area appears to overlap an active Kinder Morgan pipeline. The EIR should address the presence of the pipeline, the relationship between the proposed development and the pipeline, and project measures to be implemented to protect the pipeline.
4. The project EIR should include a risk assessment that addresses potential exposure issues associated with locating as many as 4,600 residential units in close proximity to an active petroleum terminal and pipeline. While Kinder Morgan believes that these risks are less than significant, we believe the EIR should clearly evaluate and document the potential risks associated with the proposed development.



Kinder Morgan's contact for the project will be Allen Fore. Mr. Fore's contact information is as follows:

Allen Fore
Kinder Morgan
3250 Lacey Road, 7th Floor
Downers Grove, IL 60515-7901
allen_fore@kindermorgan.com

Again, Kinder Morgan appreciates the opportunity to comment on this project, and we look forward to working with CSU during the CEQA process.

Sincerely,

Allan Campbell
Director, Project Permitting

KINDER MORGAN

Cc: Allen Fore, Kinder Morgan
mvcomments@sdsu.edu

[mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

Leo Deleon <lqdeleon@gmail.com>
To: mvcomments@sdsu.edu

Tue, Jan 22, 2019 at 9:30 AM

On Tue, Jan 22, 2019, 09:28 SDSU President Adela de la Torre <alumni@sdsu.edu> wrote:



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



SDSU | Mission Valley

Dear Leonard,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, sdsu.edu/missionvalley. If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give their feedback in writing.

[Scoping Meeting #1](#)

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)[San Diego, CA 92182](#)

(Parking available in the adjacent parking garage)

Scoping Meeting #2**January 30, 2019 from 5:30 p.m. - 7:30 p.m.**

Mission Valley Marriott

[8757 Rio San Diego Drive](#)[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Scoping Meeting #3**February 7, 2019 from 5 p.m. - 7 p.m.**

Mission Valley Marriott

[8757 Rio San Diego Drive](#)[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre

President, San Diego State University



SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | [San Diego, CA 92182-1690](#)[Digital Privacy Statement](#)Manage your preferences: [Sign up for the SDSU Mission Valley email list](#) | [Unsubscribe](#)



Laura Shinn <lshinn@sdsu.edu>

SDSU Mission Valley

1 message

Luciano Demasi <ldemasi@mail.sdsu.edu>

Thu, Dec 13, 2018 at 10:50 AM

To: mvcomments@sdsu.edu

To whom it may concern:

This is Luciano Demasi from The Aerospace Engineering Department. I have already shared these thoughts in a public meeting that was held about a month ago. In any case, I think it is crucial to involve companies such as Northrop Grumman and General Atomics. These companies are world leaders in the Unmanned Air Vehicles design. The SDSU Mission Valley could have a center with computational and experimental capabilities targeting UAVs.

I have just filed a patent (via SDSU) for drag reduction mechanism that could be directly adopted for this kind of vehicles and I could also get involved in the process if my expertise is needed at any stage.

Best,

Luciano Demasi



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Sdsu stewardship of rivervalley

1 message

'miguelfhammer' via **SDSU Mission Valley Comments** <mvcomments@sdsu.edu>

Thu, Dec 13, 2018 at 2:59 PM

Reply-To: miguelfhammer <miguelfhammer@yahoo.com>

To: mvcomments@sdsu.edu

I hope you take your opportunity to heart and do a better job than you have with the river. The section just east of the stadium, full of graffiti and trash from trespassers, is an embarrassment with re to your oversight. I am a lifetime alum, long time sd resident, concerned about over development and poor oversight...
M. Stoyanow

Sent from my T-Mobile 4G LTE Device



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Questions about Mission Valley

1 message

Manuel Uribe <muribe@sdsu.edu>

Thu, Dec 13, 2018 at 11:49 AM

To: mvcomments@sdsu.edu

Hi and thank you for the opportunity to ask questions about SDSU Mission Valley.

As a native San Diegan and SDSU staff member, I have two concerns/questions.

1. The proposed development in Mission Valley includes housing for staff. **Will that housing be affordable to the average staff member?** Particularly for those not in management or administrative positions? As I'm sure you know, the cost of living in San Diego is one of the highest in the nation and I'm hoping that the new MV site will provide SDSU staff a place to live near work at an affordable rate that will allow us to continue working at SDSU.

2. I heard in the news about the great increase in students we will be able to accommodate with the MV site. With that, I'm sure we will also have many more faculty members. **Are there plans to also increase staff support?** It seems we keep getting new faculty and students all the time but never any money to get new staff to support those bigger numbers.

Thanks for the continued updates. This is an exciting project for sure!

Manny

--

**Manny Uribe***Web & Digital Media Specialist*

College of Education, San Diego State University



Manzanita Band of the Kumeyaay Nation

February 19, 2019

Ms. Laura Shinn, Director
Planning, Design and Construction
San Diego State
University 5500
Campanile Drive
San Diego, CA 92182-1624

Sent Via Email: mvcomments@sdsu.edu

RE: Comments of the Manzanita Band on the Scoping of SDSU Mission Valley
Mission Valley Campus Master Plan Project

Dear Ms. Shinn:

The Manzanita Band of the Kumeyaay Nation, also known as the Manzanita Band of Diegueno Mission Indians, is a federally recognized Self-Governance Indian Tribe that operates pursuant to its Constitution and Bylaws adopted on July 12, 1975 pursuant to the Indian Reorganization Act and approved by the Commissioner of Indian Affairs on January 9, 1976, and possesses inherent powers of self-governance with duties, rights, responsibilities, and with power and authority over the lands within the exterior boundaries of the Manzanita Indian Reservation.

The Manzanita Band is one of twelve Bands of the Kumeyaay Nation whose aboriginal territory is from the Pacific Ocean to the desert and approximately 75 miles north and south of the international border and as far as the Colorado River adopted by the State of California through Assembly Joint Resolution No. 60 on the 29th day of August 2002. The Manzanita Band of the Kumeyaay Nation is also traditionally and culturally affiliated with cultural resources now submerged in the Pacific Ocean from 3 to 17 kilometers further westward than today's coastline and as far as the Kumeyaay could travel to harvest marine resources. The Manzanita Band strives to protect known and unknown cultural resources throughout the Kumeyaay aboriginal territory.

First, the Manzanita Band applauds the SDSU Facilities, Planning, Design, Construction, Community and Outreach team for attending the Kumeyaay Diegueño Land Conservancy (KDLC) and the Kumeyaay Heritage Preservation Committee (KHPC) Board of Directors meetings on Monday, February 11, 2019 hosted by the Jamul Indian Village. The venue provided an excellent opportunity to present the project to the Kumeyaay Nation without replacing the formal government-to-government consultation process or AB 52 consultation requirements of the California Environmental Quality Act (CEQA).

<p>Second, The Manzanita Band has reviewed the Notice of Preparation of the Draft Environmental Impact Report and Initial Study; the Notice of Public Information/Scoping Meetings; and, the San Diego State University (SDSU) Mission Valley Campus Master Plan Project. The following information is provided to improve the project scoping and Environmental Impact Review.</p>	<p>Comment is understood as an introduction to comments which follow. No response or analysis required in the DEIR.</p>
<p>Stadium Site Construction History</p>	
<p>The Manzanita Band is concerned there is no reference to the date of construction of the Stadium now called Qualcomm, which opened in August 1967. This is a significant oversight as the Initial Study describes the project areas as “previously disturbed” (page 8); “demolition of the existing Stadium” (page 19); “heavily disturbed during the grading for and construction of the existing Stadium” (page 20); and “proposed project site spans areas previously developed” (page 30). The environmental evaluations are heavily based on the project occurring within a disturbed area.</p>	<p>The comment is understood as an introduction to the following comment. Please see following responses.</p>
<p>What is not clear is that during previous development and disturbance of the project area, the site was not required to undergo the strenuous environmental regulations of today. The California Environmental Quality Act (CEQA) was passed in 1970 to institute a statewide policy of environmental protection, shortly after the United States federal government passed the National Environmental Policy Act (NEPA) on January 1, 1970. The previously disturbed areas were not subject to either CEQA or NEPA analysis due to timing of construction before the laws were in place. Therefore, there is little known about what has been disturbed and significantly increases the probable that Kumeyaay cultural items, including human remains, funerary objects, sacred objects, objects of cultural patrimony, cultural resources and tribal cultural resources will be uncovered throughout the entire construction process.</p>	<p>The “fill” was from the landforms to the north of the project site, as evidenced in historic photos and provided for your review. (assuming this is at a meeting) The DEIR will evaluate the potential for cultural items on this hillside as part of the analysis to evaluate and disclose potential for such items to have been “imported” as part of the prior construction activity on the project site.</p> <p>As requested, the DEIR will consider/treat any material, even former “fill” material, as potentially sensitive and require mitigation in the form of monitoring for any and all cut/fill activity within the project site.</p>
<p>Description of the Project</p>	

<p>The project is anticipated to require, "...approximately 913,000 cubic yards (CY) of cut and 1,062,000 CY of fill, which would require off-site import to balance the grading quantities" (Page 4). The Draft EIR should clearly document the source of known old fill and new imported fill and the process to evaluate cultural resources occurring in either source.</p>	<p>To the extent that the location of any fill material is known, it will be disclosed. Fill is often sourced from whatever surrounding project(s) are generating material, the CEQA-document(s) for which should cover those project's potential effects on cultural resources.</p>
<p>Land Tenure</p>	
<p>In order to fully understand the pre-contact and historic context of the project area, a thorough land tenure study of the project area and adjacent lands must be completed. It is especially important to understand the relationship that individuals and groups hold with respect to land and land-resources, such as water, trees, plants, rock outcroppings, scenic vistas, ceremonial sites, raw material gathering and processing sites.</p>	<p>Matt?</p>
<p>The Stadium is located a mere 2.6 miles from the historic Kumeyaay Village of Nipaguay situated on a bend in what is now called the San Diego River. Nipaguay was occupied for over 12,000 years with an estimated population of several hundred or more at the time of contact. In 1774, the Mission San Diego de Alcalá was established adjacent to Nipaguay. Therefore, there is a high probability that the boundaries of Nipaguay extend beyond the boundaries of the Stadium project to adjoining lands.</p>	<p>Matt?</p>
<p>The Kumeyaay have lived along the San Diego River since the beginning of time. There are many known village sites, traditional use areas, and known Kumeyaay ancestors that have lived in Mission Valley. Although many known sites in the river bed may have been covered by silt and sand as the river flowed, the level changed, erosion occurred and the river carved through the landscape. The San Diego River was a major trail for the Kumeyaay from the ocean to the deserts and from far away. Many Kumeyaay artifacts have been found in the sand and gravel and will continue to be found throughout the previously disturbed areas. The San Diego River and its tributaries and streams are a cultural resource, a</p>	<p>Matt</p>

tribal cultural resource and a scenic viewshed.	
Selecting the Right Consultants	
The environmental consultants contracted by SDSU must have the respect of their colleagues and the Kumeyaay Nation. Artifacts are the witnesses of the past and document how an area was used by the Kumeyaay throughout time and the concentration of the use of an area. Contemporary archeologists apply unempirical standards that are in direct opposition to Kumeyaay interpretation based on centuries of knowledge passed on by the ancestors. For example, archeologists use definition such as cultural resources and isolates. Frequently isolates or groups of isolates are discounted and listed as unassociated artifacts. An archeologist is studying only the immediate project areas rather than the totality of the landscape. Prior to beginning any field work, SDSU should seek consensus from the Kumeyaay Nation on the definitions of cultural resources, sites, isolates and other terminology in order consultants to adequately analyze impacts and cumulative effects. This is increasingly common in areas where artifacts may have been relocated by the river flow or previous construction activities.	Matt?
Prior to beginning any site specific research, SDSU and their consultants should meet with the Kumeyaay Nation and establish a preferred project protocol and consensus for site and record evaluation including technical terms; field survey protocol; standards for recordation during field surveys; information sharing; impacts to resources; avoidance standards; project alternatives; and, development of mitigation measures. In addition, a program for Kumeyaay participation throughout the project should be established to ensure Kumeyaay active participation during all field work when an archeologist is in the field.	Matt?
Qualified Kumeyaay Cultural Monitors	
The Draft EIR should require that a “Qualified Kumeyaay Cultural Monitor” be used rather than a “Native American Monitor.” “Native American	Agree, will endeavor to use this term.

<p>Monitor” is a generic term for all tribes across the United States. Within the State of California, it is further defined as “California Native American.” For projects occurring within the Kumeyaay Nation and the aboriginal territory occupied by the Kumeyaay people for thousands of years and recognized by the California Legislature Assembly Joint Resolution No. 60 adopted on the 29th day of August, 2002, it is more accurate and respectful to clarify a “Kumeyaay Cultural Monitor.”</p>	
<p>A “Qualified Kumeyaay Cultural Monitor” is defined as an individual who is culturally affiliated with the area, has a vested interest, and trusted by tribal leaders. Therefore, the term “qualified” refers not only to the skills, expertise, and training of an individual, but also to the formal recognition by the elected leadership of the individual’s tribal association; the leadership acknowledges the individuals skills; and, approves the individual acting on their behalf as a Kumeyaay Cultural Monitor. Tribal officials are ultimately responsible for vetting the qualifications of the Cultural Monitors whom they choose to represent their tribe. Cultural Monitors are intended to be trusted tribal representatives who will have firsthand exposure to field activities so that they may make recommendations to the archaeologist onsite, as well as directly report their observations to their tribal leadership and/or community. The use of “Native American Monitor” allows any individual claiming native status to pursue monitoring work in the Kumeyaay Territory. The selection and scheduling of Kumeyaay Monitors should be rotated among the interested Kumeyaay Bands with monitoring programs.</p>	
<p>Tribal Cultural Resources</p>	
<p>The initial study states that,</p> <p>“...CSU will conduct a cultural resources record search, make a request to the Native American Heritage Commission for a “Sacred Lands” file, and contact all Native American tribes known to have occupied or</p>	<p>Restated text from the Initial Study, no response or analysis required.</p>

<p>used lands within the project area. Once these resources are understood, CSU will authorize field surveys of the project site to conduct surveys for such resources. The Draft EIR will determine whether potential significant impacts could occur to tribal cultural resources, based on the above data (Page 34 - emphasis added).”</p>	
<p>The above discussion is clearly insufficient to establish tribal cultural resource and shows a lack of understanding of cultural and tribal resources. According to CEQA, the importance of tribal cultural resources is the value of the resources to Native American tribes culturally affiliated with the Project site. Based on the original Stadium construction date, a cultural resource or sacred site record search is unlikely to yield sufficient results. Records maintained by the Native American Heritage Commission (NAHC) and Cultural Historical Resources Information System (CHRIS) are not exhaustive, and a negative response to these searches does not preclude the existence of tribal cultural resources. <i>Many of the Kumeyaay Bands maintain their own registry of known sites so local tribal record offices should also be contacted.</i> Often times a tribe may be the only source of information regarding the existence of a tribal cultural resource. In addition, the records of the Catholic Church and Missions should be reviewed and any studies conducted by the Church or its agents should be included in the technical report.</p>	<p>Okay to contact local tribal record offices?</p>
<p>The discretionary determination of impacts to tribal cultural resources by CSU, SDSU, or their consultants does not honor the purposed Tribal Cultural Resources was added to CEQA as a separate category from Cultural Resources. <i>The Tribal Cultural Resource analysis should be prepared by the Kumeyaay Nation with the assistance of CSU, SDSU, or their consultant.</i> Otherwise Tribal Cultural Resources is merely a sterile application and interpretation of academics. The Tribal Cultural Resource section of the Draft EIR should also include a <i>description and analysis of Kumeyaay</i></p>	<p>Okay</p>

<i>plants and animals native to the project site and their pre- contact and post-contact use by the Kumeyaay.</i>	
Cultural and Tribal Cultural Resource Protection	
The Manzanita Band requests the Draft EIR include a plan for the long-term curation and collection management for all Cultural and Tribal Cultural Resources recovered from the project site. The plan should prioritize the curation and collection management within the boundaries of the County of San Diego and preferably within the project site with Kumeyaay participation.	Agree to provide an area within the campus for this?
Hazards and Hazardous Materials	
The Initial Study identifies the proximity of the project site to the Kinder Morgan Energy Partners Mission Valley Terminal and adjacent Interstate 15. The project site is also adjacent to Interstate 8 which was not included in the discussion. All three facilities may result in the risk of exposing receptors to potentially hazardous materials which will be analyzed in the Draft EIR.	The EIR will include a Phase 1 and limited Phase 2 for the KMEP MVT facility, as well as a Health Risk Assessment (HRA) which will analyze proximity to I-15 and the KMEP MVT. I-8 is not proposed to be analyzed because the project site is over 500' from centerline of that freeway.
The Draft EIR should also include (1) a discussion of the hazardous material impacts to Kumeyaay plants, the gathering of plants and their processing by the Kumeyaay; (2) a discussion of hazardous materials impacts during inadvertent discovery of Kumeyaay cultural items, including human remains, funerary objects, sacred objects, objects of cultural patrimony, cultural resources and tribal cultural resources potentially uncovered throughout the entire construction process; and, (3) the risk to individuals involved in the handling of any of the above.	This is not required, the impacts from the KMEP MVT are not due to the proposed project.
Kumeyaay Culture and Heritage Interpretive Program	
The SDSU Master Plan includes the development of River Park, Open Spaces and Trails. Each of these elements as well as the built environment offer an unique opportunity to develop a wide range of Kumeyaay Culture and Heritage Interpretive	

<p>elements to compliment the SDSU educational programs and the importance of the San Diego River as the lifeline for the Kumeyaay. During the initial planning and design phases are many opportunities to consider incorporating Kumeyaay designs into construction elements such as buildings, the stadium, sidewalks and intersection.</p>	
<p>The Manzanita Band recommends SDSU and their consultants consider the Immediate Use Program for the Former CalTrans Building in Old Town State Historic Park as an example of positive collaboration between a state agency and the Kumeyaay Nation to develop an interpretive program specific to a location.</p>	
<p>The Manzanita Band looks for to continued involvement in the preparation of the Draft EIR and clarification of the above referenced concerns as well as others. The Manzanita Band also requests copies of all record searches and confidential site records as the studies progress. Should you have any questions, please contact Lisa Haws, Tribal Administrator, 619-766-4030 (office), 619-733-7697 (cell) or email: lisahaws@msn.com. Thank you.</p>	

Sincerely,



Ms. Angela Elliott Santos Chairwoman



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU WEST

1 message

Marilyn Allen <mharder@cox.net>

Fri, Dec 14, 2018 at 6:18 PM

To: mvcomments@sdsu.edu

Is a living/learning community in the planning for active older adults as part of the SDSU WEST complex? This would seem to be a natural development for those faculty and staff who are widowed or for those couples who want to continue to participate in campus activities.



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Comments on MISSION VALLEY CAMPUS MASTER PLAN PROJECT NOP

1 message

Mark Nelson (Home Gmail) <menelson@gmail.com>

Thu, Jan 24, 2019 at 2:15 PM

To: mvcomments@sdsu.edu

The page <http://missionvalley.sdsu.edu/form.html> does not contain an operating form and as a result, the public is being denied access to participate.

Mark Nelson
Adjoining SDSU Landowner



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] MISSION VALLEY CAMPUS MASTER PLAN PROJECT NOP Comments - Land Use and Planning, Section 5.11

2 messages

Mark Nelson (Home Gmail) <menelson@gmail.com> Thu, Jan 24, 2019 at 2:17 PM

To: mvcomments@sdsu.edu

Cc: presidents.office@sdsu.edu, President's Office <presoffi@mail.sdsu.edu>, cityattorney@sandiego.gov, summer.stephan@sdcca.org

NOP Comments - Land Use and Planning, Section 5.11

LOCAL ZONING COMPLIANCE

Notwithstanding whether or not they have the right to ignore local zoning, the CSU and SDSU failed to disclose to the public during Measure G in a material misstatement of fact that the CSU planned to ignore local zoning requirements of the City of San Diego, and instead, rely on its status as a State agency write whatever development standards desired. Had the CSU and SDSU conducted a political campaign with full disclosure of its intent, it is very unlikely that Measure G would have passed. **CSU and SDSU must commit to abide by existing local zoning and control, and must work with the City of San Diego for any needed changes.**

ENVIRONMENTAL COMPLIANCE - MHPA, MSCP

Previously, CSU and SDSU declared themselves to be exempt from, and above the law, with regard to the City and County of San Diego's Multi-Habitat Planning Area and Multiple Species Conservation Program during the SDSU Chapultepec area "Megadorm" project attempted expansion in to the greenfield, MHPA, MSCP protected Aztec canyon. CSU and SDSU used the specious argument that they were exempt and that they were non-signatories to the agreement, when as a state agency, they were bound by the State Resources Agency and CDFW signatory status. **CSU and SDSU have demonstrated their desire to be "bad actors" with regard to their prior development efforts of the Chapultepec area "Megadorm" and based on those prior actions, must commit to abide by the letter of the MHPA AND MSCP.**

DIVISION OF ESTABLISHED COMMUNITY

CSU and SDSU posit that they will not divide an established community, however, the expectations of the CSU and SDSU are irrelevant, and until such time as it is demonstrated that no impacts occur that make any division of the community, either physical, economic, or sociological due to the CSU and SDSU actions, it must be considered a potentially significant impact.

Mark Nelson
Adjacent Landowner to SDSU

Copies to City and County Attorneys for awareness
cityattorney@sandiego.gov, summer.stephan@sdcca.org

Laura Shinn <lshinn@sdsu.edu> Thu, Jan 24, 2019 at 3:19 PM

To: Michael Masterson <MMasterson@gdandb.com>

Laura V. Shinn, AIA, AICP

Director of Planning

Planning, Design & Construction

San Diego State University

5500 Campanile Drive

San Diego, CA 92182-1624

619-594-6619

lshinn@sdsu.edu

[Quoted text hidden]

[mvcomments] SDSU Mission Valley

1 message

Matt Ortiz <matteo.ortiz@gmail.com>

Tue, Feb 19, 2019 at 2:47 PM

To: mvcomments@sdsu.edu

Thanks for all the great work and opportunities for public comment.
I only have 2 comments.

1. I would hope the public open space/recreational park space would have less baseball diamond & backstop type of purposes. Instead having more of a dog park/outdoor workout type of specific recreational use would be great. Perhaps even areas for bocce ball, yoga or crossfit.

2. Seeing as though SDSU's representation is that of an Aztec. Some tastefully done, indigenous design motifs would be very popularly accepted by many alumni and fans that i have spoken with. Even if only on the stadium portion that reflects on the football team. An extreme case would be including an Aztec temple motif into the stadium somehow. But in any case something artistic to reflect that culture would be great.

Thank you,

Matt Ortiz

Artist/Designer

6199945197

<https://matteosandiego.wordpress.com/>



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Congestion concerns

1 message

Megan Dunn <megandunn1217@hotmail.com>

Wed, Feb 27, 2019 at 1:22 PM

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

To Whom It May Concern:

I'm wondering what congestion concerns for the 8 freeway are being considered for the new project? Anything to alleviate the already congested freeway especially during morning rush hour traffic?

Thank you,
Megan Dunn
619-818-1242



[mvcomments] Proposed Center in Mission Valley

1 message

Mounah Abdel-Samad <msamad@sdsu.edu>

Fri, Dec 14, 2018 at 11:00 AM

To: mvcomments@sdsu.edu

Dear Mission Valley Committee Members:

As we embark on this great journey to build SDSU/Mission Valley, I would like to propose that the SDSU/Mission valley house a Center on Engaging Government and Non-profit organization. I believe that by bringing faculty from different departments whose work tackles issues related to government and NFP we would be able to affect policies from a more comprehensive way.

This center/Initiative would:

- 1- Engage students through projects in the community
- 2- Engage the community (government and NFP)
- 3- Influence policies using evidence-based practices
- 4- Engage inter-departmental/interdisciplinary faculty

This would be especially important if the University engages in Public-Public Partnerships in addition to the expressed desire to engage Private-Public Partnerships.

In terms of EIR:

1- I would encourage the University **not** to build any roads inside the new design. As we try to reduce our carbon footprint, it is essential that we encourage our students/faculty and staff to use alternative means of transportation.

2- I also propose that we have green roofs where inhabitants of the new building could grow their own food. This increases the sustainability of the new campus, reduce emissions, reduce transportation costs (in terms of food at least) among other benefits.

Thank you for the opportunity to voice my recommendations,

Best wishes,

Mounah

--

Dr. Mounah Abdel-Samad, Ph.D.

Director of the Social and Economic Vulnerabilities Initiative

Coordinator of the Masters of Public Administration Program

School of Public Affairs, San Diego State University

619-594-4724

[mvcomments] More information is needed

1 message

nickelr97 via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Wed, Feb 20, 2019 at 6:41 PM

Reply-To: nickelr97@aol.com

To: mvcomments@sdsu.edu

Please add me to your mailing list. I am very interested in being kept up to date on this project. The only reason i know about anything this is because of my neighbors on next door. Your public information campaign for input is seriously lacking if those of us directly affected by this project have no idea you are putting plans out there and then cannot find then to view and provide meaningful comments. This project has significant potential to affect not only traffic and the environment but also most significantly the quality of life of this neighborhood.

Sincerely,

Nicole Rieger



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Mission Valley development

1 message

Norma Clark <normacgia@gmail.com>

Fri, Dec 14, 2018 at 9:42 AM

To: mvcomments@sdsu.edu, rschulz@sdsu.edu

Cc: Norma Clark <normacgia@gmail.com>, Michele Goetz <mgoetz@foundation.sdsu.edu>

From a perspective of design, my hope is that SDSU will take the opportunity to create a high quality site master plan with a strong emphasis on design. With years of poor design development on campus, followed by a more recent emphasis of a much improved interpretation on "modern mission revival", this site will hopefully carry that new "brand image" of it's main campus, albeit with multiple "zones" that have variation related to uses. And as other outside "partners" in development prepare their own development and design, a site master plan with strong design elements would bind them to this and create a harmonious sense of place.

Best, Norma Clark

[mvcomments] Mission Valley West Campus EIR Scoping

1 message

Peter StClair <phstc2@gmail.com>

Tue, Feb 19, 2019 at 5:46 PM

To: mvcomments@sdsu.edu

Please include in the EIR an analysis of runoff from the hardscape planned for the campus and ancillary development and its impact on the San Diego River and the proposed River Park. The elements of the River Park that are to create a natural system must incorporate CA native plants found along the San Diego River. The park must function as more than a large catch basin. The development's hardscape and landscape should be evaluated for potential impacts on the San Diego River.

Thank you very much.

Peter H. StClair
2341 Whitman Street
San Diego CA 92103
619-260-1307



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] RE: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

'Buckley, Philip @ CBRE San Diego Capital Markets' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Tue, Jan 22, 2019 at 9:44 AM

Reply-To: "Buckley, Philip @ CBRE San Diego Capital Markets" <Philip.Buckley@cbre.com>

To: "mvcomments@sdsu.edu" <mvcomments@sdsu.edu>

To whom it may concern,

I love SDSU and finished both my undergraduate and graduate work at the university, as did my wife. That said, because I live North of the 56 freeway, my daughter may be routed to San Marcos despite applying for SDSU. We own residential properties in the City of San Diego, but when it comes to admission decisions, that has as much value as having two alumni parents (0). I find it more than ironic SDSU constantly bombards me with all types of request for support, while the university provides my family none. Know in the past I was a long term season ticket holder for basketball and donated regularly to the university.

We will know in March if my daughter is admitted to SDSU. If she is lucky enough to be admitted, I will be happy to support all SDSU initiatives going forward.

Best,

Philip Buckley | Vice President | Lic. 01209801

[Investment Properties](#)[CBRE | Capital Markets](#)
[4301 La Jolla Village Drive, Suite 3000 | San Diego, CA 92122, USA](#)

T +1 858 646 4706 | F +1 858 546 3985 | C +1 760 822 9861

philip.buckley@cbre.com | www.cbre.us/philip.buckley*Follow CBRE: [Facebook](#) | [@cbre](#) | [Google+](#)*

Please consider the environment before printing this email. This message and any attachments may be privileged, confidential or proprietary. If you are not the intended recipient of this email or believe that you have received this correspondence in error, please contact the sender through the information provided above and permanently delete this message.

From: mvcomments@sdsu.edu [mailto:mvcomments@sdsu.edu] **On Behalf Of** SDSU President Adela de la Torre**Sent:** Tuesday, January 22, 2019 9:28 AM**To:** Buckley, Philip @ CBRE San Diego Capital Markets <Philip.Buckley@cbre.com>**Subject:** Mission Valley NOP/IS Scoping Meetings Scheduled

[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



Dear Mr. Buckley,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, [sdsu.edu/missionvalley](https://www.sdsu.edu/missionvalley). If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give their feedback in writing.

[Scoping Meeting #1](#)

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)

San Diego, CA 92182

(Parking available in the adjacent parking garage)

[Scoping Meeting #2](#)

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

San Diego, CA 92108

(Onsite parking will be complimentary)

[Scoping Meeting #3](#)

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

San Diego, CA 92108

(Onsite parking will be complimentary)

Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre

President, San Diego State University



1/22/2019

San Diego State University Mail - [mvcomments] RE: Mission Valley NOP/IS Scoping Meetings Scheduled

SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | San Diego, CA 92182-1690

[Digital Privacy Statement](#)

Manage your preferences: [Sign up for the SDSU Mission Valley email list](#) | [Unsubscribe](#)



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU Public Input

1 message

'Ralph Richardson' via SDSU Mission Valley Comments <mvcomments@sdsu.edu>

Tue, Feb 12, 2019 at 7:21 PM

Reply-To: Ralph Richardson <ralphdr40@yahoo.com>

To: mvcomments@sdsu.edu

Cc: jeff@sdccn.com

I was away during your earlier meetings for public input. Thank you for extending and gathering added input through February 18, 2019. I'm offering the following comments, suggestions and recommendations for EIR considerations in the bullet format below:

- Air Quality and Residual impacts during all demo and construction activity periods.
- Haz Mat ? RX Involvement covering breathing issues, illnesses etc.
- Motorists will find short-cut routes definitely increasing traffic and congestion on nearby residential feeder streets bringing on extra noise, speeding, debris, brake dust, oil drippings, driveway intrusions into private property for mid street turn around purposes etc.
- Nearby city residential streets will be found by motorists for parking a large number of vehicles along the streets for group rides to different areas for various sporting events etc.

These unbearable off-site parking invasions also brings on many downsides to all residents faced with these intrusions as stated above.

- The more street activity and daily constant use, experienced, will definitely require added increased frequency of Street Sweeping Services by the city, coupled with added posted signage, street sweepers and drivers for all areas where street activity has increased with parking, trash etc etc
- More custom painting/stenciling should be used, considered and implemented in area streets with i.e. direction arrows, Speed Limits, Stop, Slow Down Areas, etc. etc. to better help all motorists with the added traffic congestion proposed and generated by the project/plans.....

And have our city keep them all maintained, painted, and routinely refreshed along with cross walks, traffic lane stripping etc. for the safety of all citizens.

I respectfully request that you take these points/recommendations under serious consideration. Thank you for this opportunity.

Sincerely,

Ralph Richardson
6641 Archwood Ave
San Diego, CA 92120

Sent from my iPhone

[mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

Rick Van Schoik <drickvanschoik@gmail.com>
To: mvcomments@sdsu.edu

Tue, Jan 22, 2019 at 9:39 AM

Not all SDSU grads live in SD...

D. Rick Van Schoik
North American Research Partnership
<http://naresearchpartnership.org>
<http://www.linkedin.com/company/north-american-research-partnership>
760 942-8317

On Tue, Jan 22, 2019 at 9:25 AM SDSU President Adela de la Torre <alumni@sdsu.edu> wrote:



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



SDSU | Mission Valley

Dear Douglas,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, sdsu.edu/missionvalley. If you cannot attend one of the meetings, please feel free

to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give their feedback in writing.

Scoping Meeting #1

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)

[San Diego, CA 92182](#)

(Parking available in the adjacent parking garage)

Scoping Meeting #2

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Scoping Meeting #3

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre

President, San Diego State University



SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | [San Diego, CA 92182](#)-1690

[Digital Privacy Statement](#)

Manage your preferences: [Sign up for the SDSU Mission Valley email list](#) | [Unsubscribe](#)

8859 Sandmark Avenue
San Diego CA 92123
February 8, 2019

RECEIVED

FEB 14 2019

SDSU
5500 Campanile Drive
San Diego CA 92182-1624

Facilities Planning, Design
and Construction

Attn.: Laura Shinn, Director of Facilities Planning, Design, and Construction

Subject: Notice of Preparation of a Draft Environmental Impact Report

I am pleased to assist you in the identification of traffic impacts for the subject EIR study.

Based on a detailed review of the Traffic Impact Analysis Report for Stadium Replacement EIR, Appendix 7, prepared for City of San Diego by AECOM August 2015, I submit the following including the attached drawing that describe Projects and their traffic impacts that were not covered in that traffic analysis. These are relevant to the subject SDSU Draft Environmental Impact Report:

- Data for traffic to and from San Diego Gas and Electric Company (SDG&E) Mission Control Center at 9060 Friars Road.

This 148 Acre site currently contains over 350 designated employee parking places plus undesignated parking for service and equipment vehicles (trucks). The entry and exit to this facility is on 9060 Friars Road between I-805 and River Run Drive and adds significant traffic at this location.

- Data for future increased traffic to and from this facility due to the planned expansion of this facility as described in the SDG&E Mission Control Master Plan.

This expansion includes up to 100,000 square feet of new and expanded facilities to accommodate both expanded and relocated staff and would include additional parking. This will also add to traffic at the 9060 Friars Road entry/exit.

There is a possibility that SDG&E will re-route traffic from this expansion to their Sandmark Avenue entrance, currently used only for special equipment. This will add traffic to the intersection of Murray Ridge Road and Mission Center Road, and will in turn require a specific study of this impact.

- Data for the future increased traffic, including heavy equipment, to and from the planned substation east of Encino Avenue.

This expansion includes construction of a new substation on the 15-acre property recently sold to SDG&E by the City of San Diego in January, 2017. This will also include changing the zoning of this property from OC1-1, Open Space/Canyons, to a zoning appropriate for substation use.

These items, especially those affecting traffic at 9060 Friars Road, are relevant to the Traffic Impact Study.

Thank you for this opportunity to comment.

Sincerely,



Robert Garner
Encl.



★ PLANNED FACILITY & PARKING EXPANSION

★ PLANNED SUBSTATION

SDG&E MISSION CONTROL

ROAD EXTENSION

CIVITA

ADDITIONAL PROJECTS

February 15, 2019

Regarding Mission Times Courier
2-8-2019 SDSU Mission Valley Campus Plan
SDSU West Project by Jeff Clemetson, editor

Dear Ms Laura Shinn,
SDSU Director of Planning -

This project is a huge responsibility to the generations to come regarding this giant impact to Mission Valley and the surrounding people, wild life, and traffic that will not be "mitigated" by the developmental teams.

POWER AND MONEY GO HAND IN HAND.

Developers have one thing in mind - to make more money. The university should make decisions based upon honesty and truth - not profit.

I would like to see more than 10 percent "affordable" housing. Most students are broke with the heavy tuition and living costs.

One point six (1.6) million square feet devoted to staff, labs, faculty and "industry partners" sounds a lot like favoritism of the elite.

How about low-cost student dorms with kitchenettes and a food store closeby with laundry facilities?

②

Transportation could be provided ^{with shuttles,} and bike trails, and quiet outside study and rest areas

Thirty-four acres for a river-park seems like a paltry amount based on the size of this campus.

Leaving eighty-three acres of open space may look good on paper but as split parcels it is of little value to wildlife dodging cars and tall buildings and cell towers.

What is the impact to the surrounding communities? Noise, pollution, traffic and congestion on the travel routes..

I would also like to see more students in California and surrounding ^{and all of the United States} states get a chance first to enroll. I would like to see the tuition go down, ^{and smaller-} class sizes.

I would like to see a building dedicated to holistic health and the study of holistic medicine.

~~(And most of all)~~ ^{star} I would like to see an end to animal experimentation and ^{more} of the use of previous studies or, animal studies to help the welfare of the animals themselves.

The traffic and travel into and out of the campus will be overwhelming. Four thousand six hundred (4,600) residential housing units, (^{how many and} how much for students?) a 35,000 seat stadium,

400 hotel rooms between two hotels
plus a conference center

plus the students
plus the employees

It is too much, too large, and too massive. Will there be additional roads into and out of the area?

And where exactly do you think there will be room to go with this traffic?

Please reconsider the impact on the environment in this once lovely valley and area.

Sandy Schielke

[mvcomments] Mission Valley

1 message

Spencer Harris <spencer.taxcounseling@gmail.com>

Sat, Feb 9, 2019 at 10:05 AM

Reply-To: spencer.taxcounseling@gmail.com

To: mvcomments@sdsu.edu

If the expansion to Mission Valley is about SDSU and education, why the housing, offices and commercial space development ?

seem like a money grab- by SDSU partners

Thanks

Spencer

W. Spencer Harris CPA, [8865 Balboa Ave, Ste F, San Diego CA 92123](#) Tel

858-277-3282 fax 858-268-2875

Tax Counseling and Planning Inc.

IRS CIRCULAR 230 NOTICE: Please be advised that, based on current IRS rules and standards, the advice above was not intended or written to be used, and it cannot be used by the taxpayer, for the purpose of avoiding penalties that may be imposed on the taxpayer. If this message is provided in any manner to another taxpayer, he or she cannot use the advice and should seek advice based on his or her own particular circumstances from an independent tax advisor.

CONFIDENTIALITY NOTICE: This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.



Laura Shinn <lshinn@sdsu.edu>

RE: [mvcomments] Mission Valley

1 message

Spencer Harris <spencer.taxcounseling@gmail.com>

Mon, Feb 11, 2019 at 10:34 AM

Reply-To: spencer.taxcounseling@gmail.com

To: SDSU Mission Valley <mvcomments@sdsu.edu>

this sound good in principal, but as I understand it 4000 housing units will not all be used as you explain

so more traffic issues on freeway 8 and the surrounding streets

8 is already a mess- designed for year 1970

same for the commercial space, more than you can use effectively for new businesses

who will own the commercial space

who develops and sells the housing units ? who makes the big \$\$

Thanks

Spencer

W. Spencer Harris CPA, 8865 Balboa Ave, Ste F, San Diego CA 92123 Tel

858-277-3282 fax 858-268-2875

Tax Counseling and Planning Inc.

IRS CIRCULAR 230 NOTICE: Please be advised that, based on current IRS rules and standards, the advice above was not intended or written to be used, and it cannot be used by the taxpayer, for the purpose of avoiding penalties that may be imposed on the taxpayer. If this message is provided in any manner to another taxpayer, he or she cannot use the advice and should seek advice based on his or her own particular circumstances from an independent tax advisor.

CONFIDENTIALITY NOTICE: This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

From: SDSU Mission Valley [mailto:mvcomments@sdsu.edu]

Sent: Monday, February 11, 2019 10:27 AM

To: spencer.taxcounseling@gmail.com

Subject: Re: [mvcomments] Mission Valley

Hi Spencer,

Thank you for your input and sharing your concern. All of the uses anticipated for the site will have a direct connection to SDSU. The university itself will be selecting development partners through standard procurement processes to ensure they will help the university meet its goals. Every dollar invested in Mission Valley will return to our public university, our students and the San Diego region through the economic return of higher education. The dividends will come in the form of a better trained workforce and greater economic development. The project will also enable SDSU and its partners to help people expand their livelihoods, finding solutions through research and other growth across all sectors.

2/11/2019

San Diego State University Mail - RE: [mvcomments] Mission Valley

The housing will support student, faculty and staff housing needs, in addition to the general community. The commercial/office space is planned to be developed as an Innovation District, attracting businesses and industry that want to partner with university researchers and provide students internship opportunities in a live/work/play environment. The hotel/conference space will have a connection to our School of Hospitality & Tourism Management and provide the campus with space to host academic conferences, visiting scholars and other campus visitors. And of course, the stadium will play host to NCAA athletics including our football program.

Thank you again for your input. For further information about SDSU Mission Valley, please visit sdsu.edu/missionvalley.

On Sat, Feb 9, 2019 at 10:05 AM Spencer Harris <spencer.taxcounseling@gmail.com> wrote:

If the expansion to Mission Valley is about SDSU and education, why the housing, offices and commercial space development ?

seem like a money grab- by SDSU partners

Thanks

Spencer

W. Spencer Harris CPA, [8865 Balboa Ave, Ste F, San Diego CA 92123](https://www.google.com/maps/place/8865+Balboa+Ave,+San+Diego,+CA+92123) Tel

858-277-3282 fax 858-268-2875

Tax Counseling and Planning Inc.

IRS CIRCULAR 230 NOTICE: Please be advised that, based on current IRS rules and standards, the advice above was not intended or written to be used, and it cannot be used by the taxpayer, for the purpose of avoiding penalties that may be imposed on the taxpayer. If this message is provided in any manner to another taxpayer, he or she cannot use the advice and should seek advice based on his or her own particular circumstances from an independent tax advisor.

CONFIDENTIALITY NOTICE: This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

Steve Duntley <pl.steve7@gmail.com>
To: mvcomments@sdsu.edu

Tue, Jan 22, 2019 at 12:56 PM

Thank you!
These are exciting days.
Proud to be an Aztec.
Steve Duntley '72.

On Tue, Jan 22, 2019, 9:25 AM SDSU President Adela de la Torre <alumni@sdsu.edu> wrote:



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)



SDSU | Mission Valley

Dear Stephen Duntley,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called "Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, sdsu.edu/missionvalley. If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give

San Diego State University Mail - [mcomments] Re: Mission Valley NOP/IS Scoping Meetings Scheduled
their feedback in writing.

Scoping Meeting #1

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)

[San Diego, CA 92182](#)

(Parking available in the adjacent parking garage)

Scoping Meeting #2

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Scoping Meeting #3

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

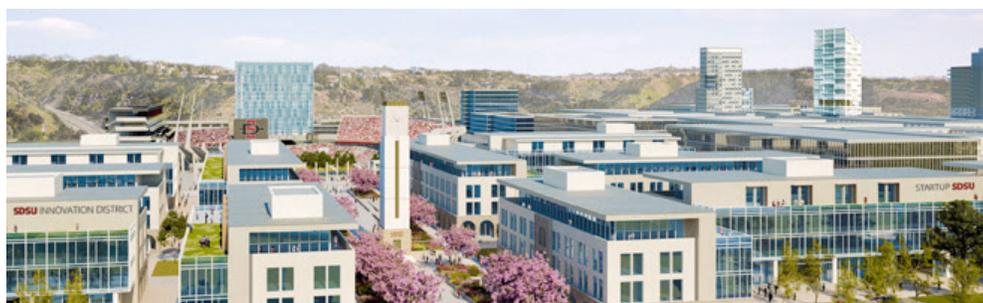
Thank you! Our team looks forward to hearing from you soon.

Sincerely,



Adela de la Torre

President, San Diego State University



SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | [San Diego, CA 92182](#)-1690

[Digital Privacy Statement](#)

Manage your preferences: [Sign up for the SDSU Mission Valley email list](#) | [Unsubscribe](#)



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] RE: Mission Valley NOP/IS Scoping Meetings Scheduled

1 message

Steve <pl.steve7@gmail.com>

Wed, Feb 6, 2019 at 11:42 AM

To: mvcomments@sdsu.edu

One concern I have is the plan for parking at the new MV site.

Looking at the artist's renderings it isn't clear how that will be handled.

Not only student's on-campus parking for 10,000 plus students (some, using trolley, not all), but concurrent parking for Stadium events with quick flowing in-out traffic and easy arterial access for 15,000+ autos?

The artwork doesn't make me feel confident.

What's the plan?

From: Steve Duntley [mailto:pl.steve7@gmail.com]
Sent: Tuesday, January 22, 2019 12:56 PM
To: mvcomments@sdsu.edu
Subject: Re: Mission Valley NOP/IS Scoping Meetings Scheduled

Thank you!

These are exciting days.

Proud to be an Aztec.

Steve Duntley '72.

On Tue, Jan 22, 2019, 9:25 AM SDSU President Adela de la Torre <alumni@sdsu.edu> wrote:



[Home](#) | [Overview](#) | [Community Input and Engagement](#) | [FAQs](#) | [Visuals](#) | [News At SDSU](#)

Dear Stephen Duntley,

First, let me wish you a Happy New Year!

Today I want to follow up on the message I shared at the end of 2018. I have exciting news about the California Environmental Quality Act (CEQA) process for SDSU Mission Valley. Today, SDSU issued the official Notice of Preparation and Initial Study for our Environmental Impact Report (EIR), which marks the formal beginning of our environmental review for the site.

The Notice of Preparation and Initial Study (NOP/IS) is significant in many ways, not the least of which is that it provides the first opportunity for formal public input into the process. Over a series of meetings (which are officially called

"Scoping Meetings"), SDSU will ask the public for input and comments. Our CEQA team already is working with a robust list of CEQA topics, including transportation, cultural resources, greenhouse gas (GHG) emissions, biological resources, and others. However, we need your input to make sure we are considering appropriate areas of importance when it comes to protecting the environment.

We will be hosting three Scoping Meetings to allow for public comment. Dates, times and locations are noted below. You can also find them on our website, sdsu.edu/missionvalley. If you cannot attend one of the meetings, please feel free to also email your comments to mvcomments@sdsu.edu by February 19. Also, a court reporter will be present at each Scoping Meeting to record all oral comments, in addition to comment cards, for those who would prefer to give their feedback in writing.

Scoping Meeting #1

January 29, 2019 from 3:30 p.m. - 5:30 p.m.

Parma Payne Goodall Alumni Center - SDSU

[5250 55th Street](#)

[San Diego, CA 92182](#)

(Parking available in the adjacent parking garage)

Scoping Meeting #2

January 30, 2019 from 5:30 p.m. - 7:30 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Scoping Meeting #3

February 7, 2019 from 5 p.m. - 7 p.m.

Mission Valley Marriott

[8757 Rio San Diego Drive](#)

[San Diego, CA 92108](#)

(Onsite parking will be complimentary)

Thank you! Our team looks forward to hearing from you soon.

Sincerely,

Adela de la Torre

President, San Diego State University



SDSU Alumni

Parma Payne Goodall Alumni Center | [5500 Campanile Drive](#) | San Diego, CA 92182-1690
[Digital Privacy Statement](#)

Manage your preferences: [Sign up for the SDSU Mission Valley email list](#) | [Unsubscribe](#)



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Stadium Size

1 message

Steve Duntley <pl.steve7@gmail.com>

Thu, Dec 13, 2018 at 4:08 PM

To: mvcomments@sdsu.edu, John David Wicker <jdwicker@mail.sdsu.edu>

35,000 is planned. I'm betting 40,000 is best, expandable later to 50,000.
What size does the Holiday Bowl need to keep it a mid-upper level Bowl?



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Mission Valley Campus

1 message

Timi Gleason <timi.gleason@gmail.com>

Tue, Jan 22, 2019 at 11:48 PM

To: mvcomments@sdsu.edu

Sending my wishes along:

I have to go up to UCSD fairly frequently. I HATE going there because of the parking issues. Can we figure out what they are doing wrong and avoid the same problems? I am not optimistic as you have made it clear that predictions say "less cars" . more Uber and Lyft. But those of us who have to go over to these campuses for meetings DREAD it. Not only is it confusing and hard to find a proper parking spot that won't cause us a ticket for parking in the wrong spots, but the "hike" in business clothes is daunting at times.

Also, "building location maps" so we can find our locations. I was at Gilman Campus at UCSD recently and not one student I asked knew where the Career Center was. In retrospect I needed to use my GPS to walk it, but it didn't occur to me that the building would have an address on GPS...and there were no maps posted or reminders to try your GPS...we were late for our meeting wandering around in search of this building!

Timi Gleason

(1975)



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Sustainability at Mission Valley

1 message

Tom Abram <tabram@sdsu.edu>

Mon, Feb 11, 2019 at 1:55 PM

To: mvcomments@sdsu.edu

San Diego State University has a goal of operational carbon neutrality of 2040. The Mission Valley campus, while providing crucial benefits to SDSU, will have an impact on our greenhouse gas emissions. We should have ambitious goals for the project. Examples of goals that should be explored include:

- Net zero energy
- Net zero water
- Combustion free campus

These goals should be explored and set now before the final teams are in place for the project.

This is a great opportunity for campus to take the lead in regional and institutional sustainability.

Thanks,
Tom



Sustainability Starts Here



Tom Abram PE, CEM, LEED AP

*Energy and Sustainability Officer
Assistant Director, Facilities Services
(619) 594-0550 | (217) 417-7118*

San Diego State University
5500 Campanile Drive, San Diego, CA 92182

[mvcomments] SDSU new campus suggestions

1 message

Vanessa Johnson <vnessyjn5@gmail.com>

Sat, Feb 16, 2019 at 2:45 PM

To: mvcomments@sdsu.edu

Please make sure for the new campus that there is a good ample and adequate parking and make sure it's designed so that it doesn't create traffic problems I currently go to the campus on the original site and parking is horrible and it causes so much traffic so I hope there is better improved affordable traffic hopefully they'll even be areas where there's free parking and for the grocery store and Retail I hope it's not a limited time limit of 30 minutes I hope it's all day parking and it's free cuz that's really annoying that the Trader Joe's by the original campus only gives 45 minutes of free parking which isn't enough time to do your shopping for the week. And make sure that there's a great preservation of the Mission Valley River since I live right next to the river and I see all the ducks and Wildlife. I think that's very important to preserve.

Thank you

Vanessa Johnson



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] SDSU mission valley

1 message

Vanessa Johnson <vnessyjn5@gmail.com>

Thu, Dec 13, 2018 at 11:58 AM

To: mvcomments@sdsu.edu

I am so excited about the opening of the new SDSU in Mission Valley I live in Mission Valley and it's such a wonderful place to live I have a view of the river and this email was provided to give comments and suggestions I just wanted to suggest that SDSU take a big part in especially making sure there is a dedicated River space for all the birds because it is truly a bird sanctuary here in Mission Valley, for all the wildlife who rely on the river there's so much SDSU can do I hope they don't do something small but wonderful and huge and really truly contribute to the wildlife and preservation of the Mission Valley River because that is something that is near and dear to my heart. I also hope they include a wonderful extension of business classes there because I am a business student and I think it's very important for business students to learn and in a conducive learning style classroom I'm also an sasc student I have a learning disability and I feel to accommodate all of the special needs students especially during finals week that they open a special large testing center so that each student can have private rooms with computers if they need it so that they may take their test which will enable them to do very well in each exam because right now they have very limited space and they're overbooked and can't even accommodate all of the sasc students . Please take these things into consideration I have so many suggestions and I'm so very excited I really did pray that SDSU get that land

Thank you,

Vanessa Johnson

SASC & Lavin Student



Laura Shinn <lshinn@sdsu.edu>

[mvcomments] Mission Valley Site for SDSU West

1 message

Walter Penrose <wpenrose@sdsu.edu>

Thu, Dec 13, 2018 at 2:07 PM

To: mvcomments@sdsu.edu

Hello,

I am writing to share my concerns about the proposed site. While I think that it is great that the university has plans to expand, I am greatly concerned about funding. From where will the funds come? Not just to develop the land, but to purchase it? And how will class sizes be affected? Our class sizes are enormous here. We expanded them when the budget crashed, esp. in 2009, and they've never gone back down. Courses of 50 are already large, but they've gone up to 70, 100, etc. (for just one section, whereas 100 in other universities would count as a double). Students, in most cases, do not even have a breakout section to work with a TA. This, in my opinion, is an inferior model upon which to run the university. Yet, we continue to grow, expand, and spend, while our students pay the price.

Sincerely,

Walter D. Penrose, Jr.