



THE CITY OF SAN DIEGO

**DEVELOPMENT SERVICES DEPARTMENT**  
Date of Notice: April 4, 2016  
**PUBLIC NOTICE**  
**OF THE PREPARATION OF A**  
**SUBSEQUENT ENVIRONMENTAL IMPACT REPORT**  
**AND SCOPING MEETING**

SAP No. 24005737

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**PUBLIC NOTICE:** The City of San Diego as the Lead Agency has determined that the project described below will require the preparation of a Subsequent Environmental Impact Report (SEIR) in compliance with the California Environmental Quality Act (CEQA). This Notice of Preparation of a project SEIR and Scoping Meeting was publicly noticed and distributed on April 6, 2016. This notice was published in the SAN DIEGO DAILY TRANSCRIPT and placed on the City of San Diego website at: <http://www.sandiego.gov/city-clerk/officialdocs/notices/index.shtml> under the "California Environmental Quality Act (CEQA) Notices & Documents" section. In addition, the Public Notice was also distributed to the Central Library, as well as to the Linda Vista Branch Library.

**SCOPING MEETING:** A public scoping meeting will be held by the City of San Diego's Development Services Department on **April 20, 2016, beginning at 6:00 PM and running no later than 8:00 PM at the University of San Diego Kroc Institute for Peace and Justice (KIPJ), Room A, 5998 Alcala Park Drive, San Diego, CA 92110. Please note that depending on the number of attendees, the meeting could end earlier than 8:00 PM.** Verbal and written comments regarding the scope and alternatives of the proposed SEIR will be accepted at the meeting.

Written comments may be sent to the following address: **L. Sebastian, Environmental Planner, City of San Diego Development Services Department, 1222 First Avenue, MS 501, San Diego, CA 92101** or submitted via e-mail to [DSDEAS@sandiego.gov](mailto:DSDEAS@sandiego.gov) with the Project Name and Number in the subject line within 30 days of the receipt of this notice. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding. A SEIR incorporating public input will then be prepared and distributed for the public to review and comment.

**GENERAL PROJECT INFORMATION:**

- **PROJECT NAME / NUMBER:** USD MASTER PLAN UPDATE / 417090
- **COMMUNITY AREA:** Linda Vista
- **COUNCIL DISTRICT:** 2

**DESCRIPTION:** The project proposes a CONDITIONAL USE PERMIT (CUP) to amend CUP/Resource Protection Ordinance (RPO) Permit No. 92-0568, CUP No. 40-0419, CUP No. 10325 (Project No. 6242) and CUP No. 489856 (Project No. 140201) for development/improvements to the existing university. The CUP is also required for the existing/proposed student dormitories and child care center. A SITE DEVELOPMENT PERMIT (SDP) to amend SDP No. 10326 (Project No. 6242) and CUP/RPO Permit No. 92-0568 for development on a site that contains Environmentally Sensitive Lands (ESL), and for deviations to the zoning regulations. Specifically, the project would provide a comprehensive revision of the 1996 Master Plan and Design Guidelines, as well as the campus' building space and infrastructure needs associated with increasing enrollment from 7,000 full-time equivalent students (FTE) to 10,000 FTE students over the next 20+ years. The USD Master Plan Update project would allow for the development of academic core/student service/support uses and

athletics and recreation uses, and additional student housing. Parking supply expansions would also occur under the proposed Master Plan Update. The RPO Deed Restriction may be modified if the City determines the Deed Restriction is no longer needed because of new protective environmental regulatory requirements (i.e., MSCP Subarea Plan and ESL Regulations) enacted since the 1996 Master Plan and RPO Permit were approved. Among the projects outlined in the Master Plan Update are 14 proposed construction sites, as well as 16 approved projects identified in the 1996 Master Plan EIR that have previous City review/approvals but remain unbuilt. The 14 proposed project sites would allow for the construction of academic/administrative buildings, student housing, student services uses, athletics/athletic support/administrative buildings, parking, pedestrian circulation and landscape improvements not contemplated in the 1996 Master Plan and related EIR. Design guidelines contained in the Master Plan Update would provide a comprehensive design framework to guide campus development. Other elements of the Master Plan Update address the planning context of the campus, provide an enrollment and space analysis, and identify sustainability goals. The project would obtain a Leadership in Energy and Environmental Design (LEED) Silver Certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. The approximate 180-acre project site is located at 5998 Alcala Park. The parcel is designated Institution within the Linda Vista Community Plan. The site is within the OR-1-1, RS-1-7, RM-1-1, RM-3-7, and CC-4-2 Zones. Additionally, the project site is within the Community Plan Implementation Overlay Zone CPIOZ (Type A), the Parking Impact Overlay Zone (Campus Impact Area), the Airport Influence Area for San Diego International Airport and Montgomery Field (Review Area 2), the Airport Land Use Compatibility Overlay Zone, and the Federal Aviation Administration (FAA) Part 77 Noticing Area. (Assessor Parcel Number (APN) 436-280-1300) **The site is not included on any Government Code listing of hazardous waste sites.**

**APPLICANT:** Ky Snyder, University of San Diego

**RECOMMENDED FINDING:** Pursuant to Section 15060(d) of the CEQA Guidelines, it appears that the proposed project may result in significant environmental impacts in the following areas: **Land Use, Transportation/Circulation, Biological Resources, Historical Resources, Air Quality, Hydrology/Water Quality, Public Utilities, Visual Effects/Neighborhood Character, and Cumulative Effects.**

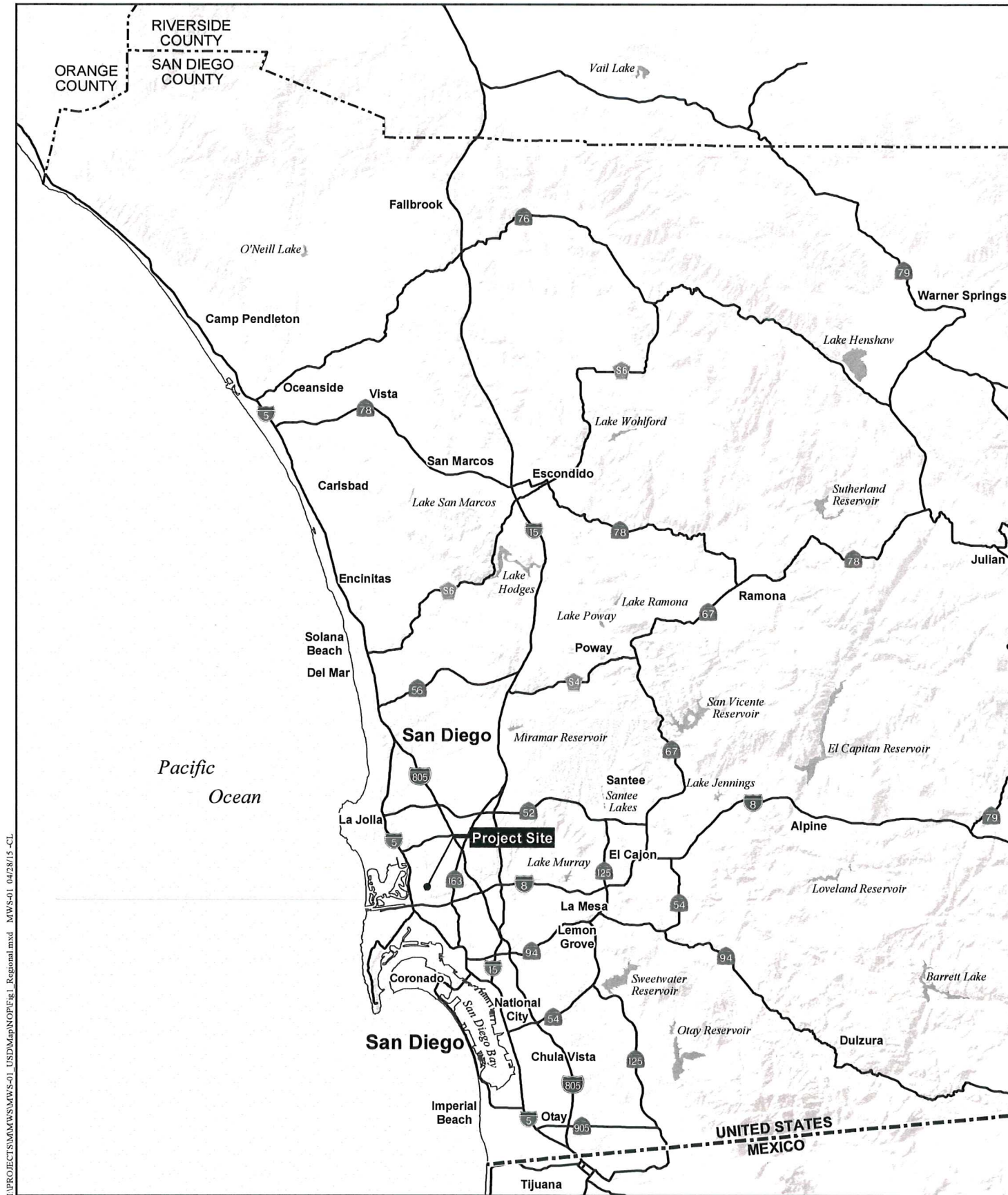
**AVAILABILITY IN ALTERNATIVE FORMAT:** To request the this Notice or the City's Scoping Letter to the applicant detailing the required scope of work in alternative format, call the Development Services Department at (619) 446-5460 (800) 735-2929 (TEXT TELEPHONE).

**ADDITIONAL INFORMATION:** For environmental review information, contact Lindsey H. Sebastian at (619) 236-5993. The Scoping Letter and supporting documents may be reviewed, or purchased for the cost of reproduction, at the Fifth floor of the Development Services Department. **For information regarding public meetings/hearings on this project, contact the Project Manager, John Fisher at (619) 446-5231.** This notice was published in the SAN DIEGO DAILY TRANSCRIPT and distributed on April 4, 2016.

Kerry M. Santoro  
Deputy Director  
Development Services Department

**DISTRIBUTION:** See Attached

**ATTACHMENTS:** Figure 1: Regional Map  
Figure 2: Vicinity Map  
Figure 3: Site Plan  
Scoping Letter



## Regional Location Map

UNIVERSITY OF SAN DIEGO MASTER PLAN UPDATE

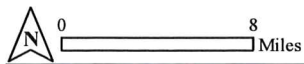


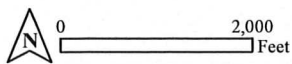
Figure 1

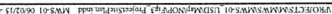


**Project Vicinity (USGS Topography)**

UNIVERSITY OF SAN DIEGO MASTER PLAN UPDATE

Figure 2





### Legend

Project Number

Existing Building

Proposed Project

## Project Site Plan

UNIVERSITY OF SAN DIEGO MASTER PLAN UPDATE

Figure 3

April 4, 2016

Mr. Ky Snyder  
University of San Diego  
5998 Alcala Park Drive  
San Diego, CA 92110

SUBJECT: **Scope of Work for Environmental Impact Report for the University of San Diego (USD) Master Plan Update Project (Project No. 417090); SCH No. 93121032**

Dear Mr. Synder:

Pursuant to Section 15060(d) of the California Environmental Quality Act (CEQA), the Environmental Analysis Section (EAS) of the Development Services Department of the City of San Diego has determined that the proposed project may have significant effects on the environment. The preparation of a subsequent Environmental Impact Report (EIR) to the 1996 EIR for the existing campus Master Plan (EIR No 92-0568; SCH No. 93121032) is required, pursuant to Section 15162(a) of the CEQA Guidelines. The EIR should take into consideration any updated baseline conditions and circumstances in the project area, as well as changes to the Master Plan and its impacts associated with the proposed update.

The purpose of this letter is to identify the issues to be specifically addressed in the EIR. The EIR shall be prepared in accordance with the City's "Technical Report and Environmental Impact Report Guidelines," dated September 2002 and updated December 2005. A copy of the current guidelines is attached.

A Notice of Preparation (NOP) will be distributed to the Responsible Agencies and others who may have an interest in the project as required by CEQA Section 15082. CEQA Section 21083.9(a)(2) requires scoping meetings for projects that may have statewide, regional or area-wide environmental impacts. The City's environmental review staff has determined that this project meets this threshold. A public scoping meeting has been scheduled for April 20, 2016, from 6:00 PM to 8:00 PM at the USD Kroc Institute for Peace and Justice (KIPJ), Room A, located at 5998 Alcala Park Drive, San Diego, CA 92110. Please note that, depending upon the number of attendees, the meeting could end earlier than 8:00 PM.

Please note, changes or additions to this scope of work may be required as a result of input received in response to the NOP and Scoping Meeting. The applicant may also need to adjust the project over time through the discretionary review process, and these changes would be disclosed in the EIR under the section "History of Project Changes" and accounted for in the EIR impact analysis to the

extent required by CEQA. Further, it is possible that a supplement to an EIR may be required per Section 15163(a) of the CEQA Guidelines, instead of a subsequent EIR, if further review and analysis of the project demonstrates only minor additions or changes are necessary to make the previous EIR adequately apply to the project. A final determination and decision on whether a subsequent or supplement EIR is required shall be made by EAS after review and approval of the draft technical studies completed for the EIR. Any such changes shall be disclosed and explained within the EIR.

## **PROJECT DESCRIPTION**

**Project Background:** In 1996, USD received approval of its existing Master Plan to guide the phased buildout of the campus through the year 2030. The City issued Conditional Use Permit (CUP)/Resource Protection Ordinance (RPO) Permit No. 92-0568 to allow the campus to construct 23 conceptual projects and expand student population to 7,000 full-time equivalent (FTE). Two future study areas were also identified in the Master Plan. The sequence of the projects was not determined at that time in order to provide flexibility with regard to economics and academic needs. The 1996 Master Plan EIR was prepared to assess the short- and long-term, as well as cumulative, impacts of implementing the Master Plan and was certified in conjunction with the CUP approvals. A Deed Restriction was also recorded, in conjunction with approval of the 1996 RPO Permit, to protect sensitive biological resources and steep hillsides avoided by the Master Plan.

The Master Plan is a document that records the vision and goals of the physical campus. This vision for the campus is updated from time to time to reflect the changes in demographics and the economy that affect higher education. Most importantly, the Master Plan is required by the City as the basis for the university's CUP and to ensure the University's fulfillment of current regulations. Over the last several years, USD campus officials have been conducting vision planning and space planning exercises to address the future needs of the university. An update to the existing Master Plan is now proposed.

**Location:** The USD campus occupies approximately 180 acres of land devoted to university-related uses in the central portion of the City of San Diego (City), in the community of Linda Vista. The campus is located 4 miles north of downtown San Diego, approximately 0.5 mile east of Interstate 5 (I-5) and 0.5 mile north of Interstate 8 (I-8) (Figures 1 and 2). The USD campus is located within an unsectioned area of Township 16 South, Range 3 West, on the U.S. Geological Survey (USGS) 7.5-minute La Jolla quadrangle map. Tecolote Canyon Natural Park forms the northern border of the property; Morena Boulevard is located to the west, with Via Las Cumbres bordering the campus on the east, and Linda Vista Road to the south. Elevations on campus range from approximately 50 feet above mean sea level (AMSL) to approximately 260 feet AMSL. With the exception of the steep, north-facing slopes along the northern campus border and the slopes on the western end of campus near Marian Way, the majority of the campus is developed and supports university facilities (buildings, parking lots, athletic fields, etc.) and associated landscaping.

Surrounding land uses include commercial/industrial development and residential housing in the Morena Boulevard area to the west of the campus, student and non-student multi-family housing immediately to the south and various types of residential development to the east. Tecolote Canyon Natural Park contains undeveloped regional open space to the north. The City's Multi-habitat Planning Area (MHPA) occurs on approximately 7.6 acres along the northern edge of the campus

and extends offsite into Tecolote Canyon. The campus is located within the Airport Influence Area (AIA) for San Diego International Airport and Montgomery Field.

**Project Description:** The proposed USD Master Plan Update provides a comprehensive revision of the 1996 Master Plan and Design Guidelines, as well as the campus' building space and infrastructure needs associated with increasing enrollment from 7,000 FTE to 10,000 FTE students over the next 20+ years. The USD Master Plan Update project would allow for the development of academic core/student service/support uses and athletics and recreation uses, and additional student housing. Parking supply expansions would also occur under the proposed Master Plan Update. The RPO Deed Restriction may be modified if the City determines the Deed Restriction is no longer needed because of new protective environmental regulatory requirements (i.e., MSCP Subarea Plan and ESL Regulations) enacted since the 1996 Master Plan and RPO Permit were approved.

Among the projects outlined in the Master Plan Update are 14 proposed construction sites, as well as 16 approved projects identified in the 1996 Master Plan EIR that have previous City review/approvals but remain unbuilt. The 14 proposed project sites would allow for the construction of academic/administrative buildings, student housing, student services uses, athletics/athletic support/administrative buildings, parking, pedestrian circulation and landscape improvements not contemplated in the 1996 Master Plan and related EIR. Design guidelines contained in the Master Plan Update would provide a comprehensive design framework to guide campus development. Other elements of the Master Plan Update address the planning context of the campus, provide an enrollment and space analysis, and identify sustainability goals.

**Discretionary Approvals:** The above-described improvements would require the following entitlements: (1) A Conditional Use Permit (CUP) to amend CUP/Resource Protection Ordinance (RPO) Permit No. 92-0568, CUP No. 40-0419, CUP No. 10325 (Project No. 6242) and CUP No. 489856 (Project No. 140201) for development/improvements to the existing university. The CUP is also required for the existing/proposed student dormitories and child care center. (2) A Site Development Permit (SDP) to amend SDP No. 10326 (Project No. 6242) and CUP/RPO Permit No. 92-0568 for development on a site that contains Environmentally Sensitive Lands (ESL). (3) A SDP for deviations to the zoning regulations. (4) Any other discretionary approvals as may be determined by the City.

## **EIR FORMAT/CONTENT REQUIREMENTS**

The EIR serves to inform governmental agencies and the public of a project's environmental impacts. Emphasis in the EIR must be on identifying feasible solutions to environmental problems. The objective is not to simply describe and document an impact, but to actively create and suggest mitigation measures or project alternatives to substantially reduce significant adverse environmental impacts. The adequacy of the EIR will depend greatly on the thoroughness of this effort.

The EIR must be written in an objective, clear, and concise manner, in plain language. Each section/issue area of the EIR should provide a descriptive analysis of the project followed by a comprehensive evaluation of the issue area. The use of graphics and tables are encouraged to

replace extensive word descriptions and to assist in clarification. Conclusions must be supported with quantitative, as well as qualitative, information to the extent feasible. **The entire environmental document must be left justified. In addition, the environmental document is required to utilize Open Sans, 10 point font.**

## **I. CONCLUSIONS**

Prior to public review, Conclusions to be attached at the front of the draft EIR will also need to be prepared. The Conclusions cannot be prepared until an approved draft has been submitted and accepted by the City.

## **II. TITLE PAGE**

The EIR shall include a Title Page that includes the project name, Project Tracking System (PTS) number, State Clearinghouse (SCH) number and the date of publication. DO NOT include any company logos, or names of applicants and/or consultants.

## **III. TABLE OF CONTENTS**

The Table of Contents must list all sections included in the EIR, as well as the Appendices, Tables, and Figures. Immediately following the Table of Contents, a list of acronyms and abbreviations utilized in the text must be provided.

## **IV. EXECUTIVE SUMMARY**

The consultant will prepare the Executive Summary to be submitted for review with the last screen check draft EIR, unless otherwise determined. The executive summary shall have an independent numbering system (e.g., S-1, S-2). In general the summary should reflect the EIR outline, but not need contain every element of the EIR. At a minimum, the summary must include: a brief project description; impacts determined to be significant (including cumulative); impacts found to be less than significant; alternatives; areas of controversy; and a matrix listing the impacts and mitigation. Please refer to the Environmental Impact Report Guidelines for further detailed information.

## **V. INTRODUCTION**

Introduce the purpose of the project with a brief discussion of the intended use and purpose of the EIR. Discuss how the decision to prepare the EIR, pursuant to CEQA Guideline Section 15162, was determined and how the EIR may be used as the basis for subsequent approvals, as appropriate; and describe the parameters for such future use of the EIR. Explain why the EIR meets the requirements for subsequent analysis under Section 15162 of the State CEQA Guidelines, which requires review of changes to the project that may result in significant impacts and that were not evaluated and disclosed in the previous CEQA document. This section shall describe and/or incorporate by reference applicable information contained in the 1996 Master Plan EIR. Additionally, this section shall provide a brief description of any other local, state and federal agencies that may be involved in the project review and/or any approvals.

## **VI. ENVIRONMENTAL SETTING**

Describe the precise location of the project with an emphasis on the physical features of the site and the surrounding area and present it on a detailed topographic map and a regional map. Provide a local and regional description of the environmental setting of the project, including any changes in circumstances since adoption of the 1996 Master Plan EIR. Describe any upcoming changes to the area and any cumulative changes that may relate to the project site. Include the existing and planned land uses in the vicinity, on-and off-site resources, the community plan area land use designation(s), whether or not the project is located within the MHPA, existing zoning, utility easements and any required maintenance access, and any overlay zones within this section. Provide a recent aerial photo of the site and surrounding uses, and clearly identify the project location.

## **VII. PROJECT DESCRIPTION**

Per CEQA Guideline Section 15124, the EIR shall include a discussion of the goals and objectives of the project, in terms of public benefit (increase in housing supply, employment centers, etc.). Project objectives will be critical in determining the appropriate alternatives for the project, which would avoid or substantially reduce potentially significant impacts. As stated in CEQA Section 15124 (b), "A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding consideration, if necessary. The statement of objectives should include the underlying purpose of the project."

This section shall also provide a detailed discussion of all features of the project. The description of the project shall include all major project features, including proposed campus use(s), site improvements, design guidelines, and parking areas associated with the Master Plan Update. Describe all the discretionary actions involved in the project. List and explain the requirements for permits or approvals from federal, state, and local agencies, as applicable. The EIR shall include sufficient graphics and tables to provide a complete description of all major project features. This discussion shall address the whole of the project.

## **VIII. HISTORY OF PROJECT CHANGES**

This section of the EIR shall outline the history of the project and any physical changes that have been made to the project in response to environmental concerns identified during the review of the project (i.e., in response to NOP or public scoping meetings, or during the public review period for the draft EIR).

## **IX. ENVIRONMENTAL IMPACT ANALYSIS**

This section shall analyze those environmental categories having a potential for adverse environmental impacts because of the project's effect on the existing conditions and/or modifications to the prior certified CEQA document. The EIR must include a complete discussion of the existing baseline conditions, significance thresholds, impact analysis, significance of impact, and mitigation for all environmental issue sections that identify significant impacts. The EIR must

represent the independent analysis of the Lead Agency. The City's current CEQA Significance Determination Thresholds (2011; 2012) shall be used to establish significant effects unless otherwise directed by the City.

In general, the EIR shall discuss all potential direct and indirect impacts associated with each environmental issue area listed below. Lastly, the EIR should summarize each required technical study or survey report within each respective issue section, and all requested technical reports must be included as the appendices to the EIR.

In each environmental issue section, mitigation measures to avoid or substantially lessen significant impacts must be clearly identified and discussed. The ultimate outcome after mitigation should also be discussed (i.e., significant but mitigated, significant and unmitigated). If other potentially significant issue areas arise during detailed environmental investigation of the project, consultation with the Development Services Department is required to determine if these areas need to be added to the EIR. As supplementary information is required, the EIR may also need to be expanded.

### **Land Use**

**Issue 1: Would the proposal result in a conflict with the environmental goals, objectives, or guidelines of the General/Community Plan in which it is located?**

**Issue 2: Would the proposal require a deviation or variance and the deviation or variance would in turn result in a physical impact on the environment?**

**Issue 3: Would the proposal conflict with the provisions of the City's Multiple Species Conservation Program (MSCP) Subarea Plan or other approved local, regional or state habitat conservation plan?**

**Issue 4: Would the proposal result in the exposure of people to noise levels which exceed the City's Noise Ordinance or are incompatible with the Noise Compatibility Guidelines (Table NE-3) in the Noise Element of the General Plan?**

**Issue 5: Would the proposal result in land uses which are not compatible with an adopted Airport Land Use Compatibility Plan (ALUCP), including aircraft noise levels as defined by the plan?**

The proposed project includes an amendment to the existing campus CUP, an SDP, and an MHPA Boundary Line Correction. This section shall provide a discussion of all applicable land use plans to establish a context in which the project is being proposed. Specifically, it shall discuss how the project implements the goals, objectives, and recommendations of the General Plan (including all of its elements), Climate Action Plan, Linda Vista Community Plan and Land Development Code. If the project is found to be inconsistent with any policies, the EIR would disclose and analyze any physical effects that may result from the inconsistency that could be considered significantly adverse.

The section shall provide a listing of all requested deviation(s)/variance(s). For each requested deviation or variance, provide analysis on whether the requested action would then result in a

physical impact on the environment. The bulk, scale and/or setbacks of any proposed structures that deviate from or exceed the development regulations in the Land Development Code should be discussed relative to other land uses in the surrounding communities. Potential deviations from the ESL regulations in the Land Development Code should also be noted. If the project would result in physical impacts on the environment due to any deviations or variances, the physical impacts could be considered significantly adverse.

The site is located within the MSCP and contains land within and adjacent to the MHPA. This section shall include a discussion of the existing MHPA lands on site (acreage, quality, etc.) and evaluate the project's conformance with the MSCP Subarea Plan, with specific attention to the Land Use Adjacency Guidelines, in terms of land use, drainage, toxic substances in runoff, lighting, noise, invasive plant species, and brush management requirements for the portion of the site within the MHPA. The proposed MHPA Boundary Correction should be addressed in the context of policy consistency. The potential policy impacts shall be discussed in the Land Use section, as well as the Biological Resources section where the physical impacts are discussed further.

The project site is located within the Airport Influence Area (AIA) for San Diego International Airport, an international airport operated by the San Diego County Regional Airport Authority, and Montgomery Field, a general aviation airport operated by the City. An acoustical analysis report shall be prepared for the project, as noted under Noise that would include an evaluation of the project's compatibility with the Airport Land Use Compatibility Overlay Zone contained in adopted plans for both airports. The section should also address the project's compatibility with future noise levels along Linda Vista Road, in accordance with the Noise Compatibility Guidelines (Table NE-3) in the Noise Element of the General Plan. Any inconsistencies identified shall be evaluated to determine if they would lead to a significant physical environmental impact.

### **Transportation/Circulation**

- Issue 1: Would the proposal result in an increase in projected traffic which is substantial in relation to the existing traffic load and capacity of the street system?**
- Issue 2: Would the proposal result in the addition of a substantial amount of traffic to a congested freeway segment, interchange, or ramp?**
- Issue 3: Would the proposal have a substantial impact upon existing or planned transportation systems?**
- Issue 4: Would the proposal conflict with adopted policies, plans or programs supporting alternative transportation modes?**
- Issue 5: Would the proposal result in substantial alterations to present circulation movements including effects on existing public access to beaches, parks, or other open space areas?**

Implementation of the proposed project would increase existing and future traffic volumes as the campus enrollment increases over time and has the potential to result in direct and/or cumulative

impacts on the surrounding local circulation network. Therefore, a transportation study must be prepared for this project consistent with the City's Traffic Impact Study Manual, to the satisfaction of the City Engineer, analyzing the traffic characteristics of the project. The transportation study shall analyze the expected trips from the project and document any impacts on intersections, roadways and freeways. The transportation study shall include descriptions and graphics of the conditions during near-term and at project buildout. The transportation study shall form the basis of the impact analysis for this section of the EIR.

The EIR shall present mitigation measures that are required to reduce significant impacts identified in the transportation study and discuss if those measures will mitigate impacts to below a level of significance. If the project results in direct traffic impacts, which cannot be mitigated to below a level of significance, an alternative to the proposed project that avoids or substantially lessens direct traffic impacts shall be provided in the EIR. An evaluation of the project's cumulative impacts shall also be conducted. Should the project's contribution to cumulatively significant impacts be considerable, a discussion on the feasibility of mitigation shall also be provided.

The EIR section shall also address the project's walkability, pedestrian linkages, bicycle connectivity and transit opportunities taking into consideration applicable General and Community Plan policies encouraging alternative methods of travel. Potential effects on existing public access to Tecolote Canyon Natural Park should be discussed in the EIR section.

### **Biological Resources**

**Issue 1: Would the proposal result in substantial adverse impacts, either directly or through habitat modifications, on any species identified as a candidate, sensitive or special status species in the MSCP or other local or regional plans, policies or regulations, of by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?**

**Issue 2: Would the proposal result in substantial adverse impacts on any Tier I, Tier II, Tier IIIA or Tier IIIB habitats as identified in the Biology Guidelines of the Land Development Code or other sensitive natural community identified in local or regional plans, policies, regulations or by the CDFW or USFWS?**

**Issue 3: Would the proposal result in a substantial adverse impact on wetlands (including, but not limited to, marsh, vernal pools, riparian, etc.) through direct removal, filling, hydrological interruption, or other means?**

**Issue 4: Would the proposal interfere with the movement of any native resident or migratory fish or wildlife species or within established native resident or migratory wildlife corridors, including linkages identified in the MSCP Plan or impede the use of native wildlife nursery sites?**

**Issue 5: Would the proposal conflict with the provisions of an adopted Habitat Conservation Plan (HCP), Natural Conservation Community Plan (NCCP) or other approved local,**

**regional or state habitat conservation plan, either within the MSCP plan area or in the surrounding region?**

**Issue 6: Would the proposal introduce a land use within an area adjacent to the Multiple Habitat Planning Area (MHPA) that would result in adverse edge effects?**

**Issue 7: Would the proposal introduce invasive species of plants into a natural open space area?**

**Issue 8: Would the proposal result in a conflict with any local policies or ordinances protecting biological resources?**

The project site is developed with an educational university, with portions of the campus supporting limited amounts of sensitive biological resources, including Tier I, II or III habitats, listed species, narrow endemics, and wetlands. The MHPA occurs within a portion of and adjacent to the project site in Tecolote Canyon Natural Park. The project will impact sensitive biological resources and has the potential to result in direct, indirect and/or cumulative impacts to biological resources in the MHPA. The habitat within Tecolote Canyon Natural Park and the adjacent slopes on site do not connect otherwise isolated blocks of habitat allowing movement or dispersal of plants and wildlife on a regional scale, but they serve as a local wildlife corridor within the project area. An updated biological resources survey and letter report must be prepared on the project, to the satisfaction of City EAS and MSCP staff.

The biological resources letter report must incorporate the results of site-specific field surveys and identify all impacts to biological resources consistent with the ESL regulations, the City Biology Guidelines, and the MSCP Subarea Plan. A summary discussion of the project's conformance with the MSCP Subarea Plan Land Use Adjacency Guidelines must be addressed in the report, including the proposal to modify the boundary of the MHPA as part of a Boundary Line Correction. The biological resources letter report would form the basis of the impact analysis for this section of the EIR, as well as the policy consistency discussion under Land Use.

The EIR shall present mitigation measures that are required to reduce significant impacts and discuss if those measures will mitigate impacts to below a level of significance. If the project results in biological resources impacts, which cannot be mitigated to below a level of significance, the alternatives section of the EIR should include a project alternative that will avoid or substantially lessen biology impacts.

Evidence must be provided that all required agency (USFWS, CDFW) permits and authorizations have been acquired for impacts to sensitive species not covered by the MSCP.

### **Historical Resources**

**Issue 1: Would the proposal result in an alteration, including the adverse physical or aesthetic effects and/or destruction of a prehistoric or historic building (including an architecturally significant building), structure, object or site?**

**Issue 2: Would the proposal result in any impact to existing religious or sacred uses within the potential impact area?**

**Issue 3: Would the proposal result in the disturbance of any human remains, including those interred outside of formal cemeteries?**

Historical resources consisting of buildings over 45 years in age occur on the project site and may potentially be directly or indirectly affected by project implementation. Undeveloped lands contain the potential for known and unknown archaeological resources. An updated archaeological resources report form is required to determine if any archaeological resources may be located on site, to the satisfaction of City EAS staff. The report shall include the results of the literature review and archaeological site survey conducted on the project site and address the potential for impacts to historic resources. Appropriate graphics, including a map of the Area of Potential Affect (APE), shall be provided. The archaeological resources report form would form the basis of the impact analysis for this section of the EIR.

If potentially significant impacts to historic resources are identified, the EIR shall include requirements for conducting a site-specific historic resources evaluation to determine the design measures that would minimize such impacts, consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties. If potentially significant archaeological impacts are identified, the EIR shall identify requirements for archaeological monitoring during grading operations and specify mitigation requirements for any discoveries.

#### **Air Quality**

**Issue 1: Would the proposal conflict with or obstruct implementation of the applicable air quality plan?**

**Issue 2: Would the proposal cause a violation of any air quality standard or contribute substantially to an existing or projected air quality violation?**

**Issue 3: Would the proposal expose sensitive receptors to substantial pollutant concentrations?**

**Issue 4: Would the proposal exceed 100 pounds per day of Particulate Matter (PM) dust?**

The construction and operational phases of the project have the potential to affect ambient air quality and long-term air quality management. Construction can create short-term air quality impacts through equipment use, ground-disturbing activities, architectural coatings, and worker automotive trips. Air quality impacts resulting from the operation of the project would be primarily generated by increases in automotive trips. An air quality analysis must be prepared which discusses the project's impact on the ability to meet state, regional, and local air quality strategies/standards, as well as any health risks associated with construction. The proposed development would not generate odor impacts, thus this issue does not need to be addressed further.

Describe the project's climatological setting within the San Diego Air Basin and the basin's current attainment levels for State and Federal Ambient Air Quality Standards. Discuss short- and long-term and cumulative impacts on regional air quality, including construction and operational-related sources of air pollutants. Discuss the potential impacts from the increase in trips to the Regional Air Quality Standards, and the overall air quality impacts from such trips, and any proposed mitigation measures. Should the project result in a significant decrease in the levels of service of any intersection in the vicinity of a sensitive receptor, address the potential degradation of localized air quality, which may result, including the possibility of "hot spots" within the area. Also include a discussion of potential dust generation during construction within this section of the document, together with any required dust suppression measures that would avoid or lessen dust-related impacts to sensitive receptors within the area. Because none of the structures would be tall enough or close enough to other structures so as to affect air movements, the EIR section will not be required to address that issue.

### **Hydrology/Water Quality**

**Issue 1: Would the proposal result in a substantial increase in impervious surfaces and associated increased runoff?**

**Issue 2: Would the proposal result in a substantial alteration to on- and off-site drainage patterns due to changes in runoff flow rates or volumes?**

**Issue 3: Would the proposal develop wholly or partially within the 100-year floodplain identified in the FEMA maps or impose flood hazards on other properties?**

Anticipated changes to existing drainage patterns and runoff volumes should be addressed in the EIR. Drainage and water quality impacts were previously assessed as part of the USD Master Plan project. An updated hydrology study must be provided and measures to protect on-site and downstream properties from increased erosion and siltation must be identified. The EIR shall address the project's potential for impacting the hydrologic conditions within the project area and downstream, and discuss site planning and drainage design techniques to reduce runoff volumes and velocities, if appropriate. The water quality analysis shall discuss the project's potential to cause sedimentation due to erosion, urban runoff carrying contaminants and direct discharges of pollutants. Compliance with the City's Storm Water Standards is generally considered to preclude water quality impacts.

### **Public Utilities**

**Issue 1: Would the proposal result in the need for new water or sewer systems or require substantial alterations to existing utilities, the construction of which would create physical impacts?**

**Issue 2: Would the proposed project use excessive amounts of potable water?**

**Issue 3: Would the proposal have an effect upon, or result in a need for new or altered solid waste facilities?**

Construction of new campus facilities may require expansion of public infrastructure serving the campus for potable water and/or sewage conveyance systems. However, the uses, buildings and facilities proposed by the Master Plan would be consistent with existing campus facilities, would comply with state and local codes for energy efficiency would not require an excessive amount of energy to operate. Landscaping to be installed as part of the project would be drought-tolerant and not consist of large expanses of turf or other water-demanding treatments. The EIR shall include a discussion of potential impacts to public utilities as a result of the project, as well as identify any conflicts with existing and planned infrastructure, and evaluate any need for upgrading infrastructure. The focus on the analysis shall be on any physical impacts resulting from the construction of needed new facilities.

The EIR will include a discussion of the project's construction and operational effects on the City's ability to handle solid waste. According to Assembly Bill (AB) 939 and AB 341, the City was required to divert at least 50 percent of its solid waste from landfill disposal through source reduction, recycling, and composting by 2000 and increase the diversion to 75 percent by 2030. The proposed project meets the City's threshold of development of 40,000 square feet or more and therefore a Waste Management Plan (WMP) must be prepared, approved by the City's Environmental Services Department, and summarized in the EIR. The WMP must address recycling and solid waste disposal, for demolition, construction, and post-construction occupancy phases of the project.

A Sewer and/or Water Study will be completed to determine if appropriate sewer/water facilities are available to serve the campus development under the Master Plan Update. The analysis and conclusions of the studies shall be included in the EIR. Additionally, the proposed project has the potential to require potable water supplies equivalent to or greater than a 500-unit residential development, as stated in the California Water Code Section 10912. A Water Supply Assessment (WSA) will be required to determine if adequate water supplies are available within the City to serve the project. The analysis and conclusion of the WSA shall be included in the EIR.

#### **Visual Effects/Neighborhood Character**

**Issue 1: Would the proposal result in a substantial obstruction of any vista or scenic view from a public viewing area as identified in the community plan?**

**Issue 2: Would the proposal create a negative aesthetic site or project?**

**Issue 3: Would the proposal include bulk, scale, materials, or style which would be incompatible with surrounding development?**

**Issue 4: Would the proposal cause substantial alteration to the existing or planned character of the area?**

**Issue 5: Would the proposal result in a substantial change in the existing landform?**

The site is a developed university campus with a range of campus-related uses adjacent to the Linda Vista community and Tecolote Canyon Natural Park. Although there are views from the campus to Mission Bay Park, there are no vistas or scenic views designated on or around the project site in the

Linda Vista Community Plan. The Community Plan recognizes there are scenic resources to and from Tecolote Canyon Natural Park and Mission Bay Park within the community. The Master Plan Update includes the construction of several new buildings, improvements, and facilities on the project site, some of which would be visible from nearby public vantage points, such as Linda Vista Road and Tecolote Canyon Natural Park. New development would primarily occur on developed portions of campus and no distinctive trees or landmarks would be removed; limited development would occur on steep hillsides. The proposal includes design guidelines which are proposed to address site planning, architectural design, landscape design, lighting, signage and other elements of the visual character. The EIR shall provide an evaluation of the Visual Quality/Neighborhood Character (Aesthetics) changes due to the proposed project, including an evaluation of consistency with policies protecting scenic resources and views in the vicinity of the project. Consistency with the bulk and scale regulations in the Land Development Code shall be addressed. Describe the proposed Design Guidelines and how they will address consistency with existing and planned character of the area. Describe how the character of the surrounding area would be affected by the implementation of the Master Plan Update. Identify potential effects on steep hillsides consistent with the ESL regulations.

#### **X. MANDATORY DISCUSSION AREAS**

In accordance with CEQA Section 15126, the EIR must include a discussion of the following issue areas:

- A. *Significant effects of the proposed project.* These impacts shall be clearly identified and described in the EIR, giving due consideration to both the short-term and long-term effects. The discussion should include relevant specifics of the area, the resources involved, physical changes, alterations to ecological systems, and changes induced in population distribution, population concentration, the human use of the land (including residential development), health and safety problems caused by the physical changes, and other aspects of the resource base such as water, historical resources, scenic quality, and public services. The EIR shall also analyze any significant environmental effects the project might cause by bringing development and people into the affected area.
- B. *Any significant environmental effects that cannot be avoided if the proposed project is implemented.* Include impact threshold criteria to be used. Provide mitigation measures where appropriate; including triggers, details, responsible entities, and a monitoring and report schedule. Include a sentence on the significance of each impact area discussed, with effect of the proposed mitigation if appropriate.
- C. *Any significant irreversible environmental changes that would result from the implementation of the proposed project.* In accordance with CEQA Section 15126.2(c), the EIR shall include a discussion of any significant irreversible environmental changes which would be caused by the project should it be implemented. This section shall address the use of nonrenewable resources during the construction and life of the project. See CEQA Section 15127 for limitation on the requirements for this discussion.

- D. *Growth-inducing impacts of the proposed project.* The Growth Inducement analysis should conclude: 1) how the project is directly and indirectly growth inducing (i.e., fostering economic or population growth by land use changes, construction of additional housing, etc.), and 2) if the subsequent consequences (i.e., impacts to existing infrastructure, requirement of new facilities, etc.) of the growth inducing project would create a significant and/or unavoidable impact, and provide for mitigation or avoidance. Address the potential for growth inducement through implementation of the proposed project; accelerated growth could further strain existing community facilities or encourage activities that could significantly affect the environment. This section need not conclude that growth-inducing impacts, if any, are significant unless the project would induce substantial growth or concentration of population that would lead to significant environmental impacts.

## **XI. CUMULATIVE EFFECTS**

When this project is considered with other past, present, and reasonable foreseeable future projects on the project site and in the project area, implementation could result in significant environmental changes, which are individually limited but cumulatively considerable. Therefore, in accordance with Section 15130 of the CEQA Guidelines, potential cumulative impacts must be discussed in a separate section of the EIR. This section should update the cumulative discussion contained in the prior CEQA document completed in 1996.

## **XII. EFFECTS NOT FOUND TO BE SIGNIFICANT**

Provide a discussion of the environmental issue areas that were determined not to be significant or significant effects that would not be substantially more severe than discussed in the 1996 Master Plan EIR (pursuant to Section 15162 of the CEQA Guidelines) and describe the reasons for this determination. Environmental issue areas in which effects have been preliminarily been determined not to be significant include Agricultural and Forestry Resources, Geologic Conditions, Health and Safety, Mineral Resources, Noise, Paleontological Resources, Population and Housing, and Public Services and Facilities. This discussion shall be based in part on information contained in project-specific technical studies, as well as the 1996 Master Plan EIR, as applicable.

If issues related to these areas or other potentially significant issues areas arise during the detailed environmental investigation of the project, consultation with EAS is recommended to determine if subsequent issues area discussion needs to be added to the EIR. Additionally, as supplementary information is submitted (such as with the technical reports), the EIR may need to be expanded to include these or other additional issue areas.

## **XIII. ALTERNATIVES**

The EIR must place major attention on reasonable alternatives that avoid or mitigate the project-level significant impacts for the environmental issue sections that are addressed in detail in the environmental impact analysis. These alternatives should be identified and discussed in detail and should address all new significant impacts associated with the revisions to the Master Plan. The alternatives analysis should be conducted in sufficient detail to clearly assess the relative level of

impacts and feasibility. See Section 15364 of the CEQA Guidelines for the CEQA definition of "feasible."

This section should provide a meaningful evaluation, analysis and comparison of alternatives impacts as compared to those of the proposed project (matrix format recommended). These alternatives should be addressed in detail and address all new significant impacts of the proposed project. The alternatives evaluation should be conducted in sufficient graphics, narrative and detail to clearly assess their relative impacts and feasibility.

Preceding the detailed alternatives analysis, provide a section entitled "Alternatives Considered but Rejected." This section should include a discussion of preliminary alternatives that were considered but not analyzed in detail. The reasons for their rejection must be explained in detail and demonstrate to the public the analytical route followed in rejecting certain alternatives.

The analysis should consider the ability of each alternative to meet the project objectives while reducing or substantially lessening significant environmental impacts. The following alternatives, at a minimum, must be considered:

*A. No Project/No Development*

This alternative would include no changes to the existing site conditions. The site would remain developed as a university; however, no expansion in student enrollment or construction of new facilities would occur. Describe any environmental effect changes that would occur if the site remained in its current state.

*B. No Project/Existing Master Plan Development*

This alternative would allow for the construction of the 16 projects previously approved by the City but have not been constructed on campus. No increase in student enrollment, above levels currently permitted on campus would occur. Changes to the existing environment shall be described.

*C. Reduced Development Alternative*

If the traffic study shows a substantial increase in traffic volumes in the community as a result of build-out of the proposed project, a Reduced Development Alternative that reduces the overall traffic impacts should be presented in the EIR. Work with the City's EAS and Transportation Development staff to determine the development intensity that should be considered in this alternative development scenario.

*D. Other Project Alternatives*

If the biological resources analysis determines that the project would impact sensitive resources that require a modification to the project footprint to avoid, then an Other Project Alternative which substantially lessens the project's impact and/or reduces the mitigation requirements should be considered in this section of the EIR.

If through the environmental analysis process, other alternatives become apparent which would mitigate potentially significant impacts; these alternatives must be discussed with EAS staff prior to including them in the EIR. It is important to emphasize that the alternatives section of the EIR should constitute a major part of the report. The timely processing of the environmental review will likely be dependent on the thoroughness of effort exhibited in the alternatives analysis.

#### **XIV. MITIGATION MONITORING AND REPORTING PROGRAM**

Mitigation measures should be clearly identified and discussed. A Mitigation, Monitoring and Reporting Program (MMRP) for each issue area with significant impacts is mandatory and projected effectiveness must be assessed (i.e., all or some CEQA impacts would be reduced to below a level of significance, etc.). The list of measures in the MMRP should include measures contained in the EIR. At a minimum, the MMRP should identify: 1) the department responsible for the monitoring; 2) the monitoring and reporting schedule; and 3) the completion requirements. In addition to separate issue area mitigation discussions in the various topics of the EIR, a consolidated, stand alone, verbatim, all issue area MMRP should also be included in the EIR in a separate section and a duplicate separate copy must also be provided to EAS.

#### **XV. REFERENCES**

Material must be reasonably accessible. Use the most up-to-date possible and reference source document.

#### **XVI. INDIVIDUALS AND AGENCIES CONSULTED**

List those consulted in preparation of EIR. Seek out parties who would normally be expected to be a responsible agency or an interest in the project.

#### **XVII. CERTIFICATION PAGE**

Include City and Consulting staff members, titles, and affiliations.

#### **XVIII. APPENDICES**

Include the EIR NOP, scoping meeting transcript, and any comments received regarding the NOP and Scoping Letter. Include all accepted technical studies.

#### **CONCLUSION**

If other potentially significant issue areas arise during detailed environmental investigation of the project, consultation with staff from the Environmental Analysis Section of the Land Development Review Division is required to determine if these other areas need to be addressed in the EIR. Should the project description be revised, an additional scope of work may be required. Furthermore, as the project design progresses and supplementary information becomes available, the EIR may need to be expanded to include additional issue areas.

Page 17  
Mr. Ky Snyder  
April 4, 2016

It is important to note that timely processing of your project will be contingent in large part on your selection of a well-qualified consultant. Prior to starting work on the EIR, a meeting between the consultant and EAS will be required to discuss and clarify the scope of work. Until the screencheck for the draft EIR is submitted, which addresses all of the above issues, the environmental processing timeline will be held in abeyance. Should you have any questions regarding this letter or the environmental process, please contact the environmental analyst, Lindsey Sebastian at (619) 236-5993; for general questions regarding project processing and/or the project, contact John Fisher, Project Manager at (619) 446-5231.

Sincerely,



Kerry Santoro  
Deputy Director  
Development Services Department

KS/ls

cc: Elizabeth Shearer-Nguyen, Environmental Analysis Section  
Lindsey H. Sebastian, Environmental Analysis Section  
Environmental Project File  
John Fisher, Project Management Division  
Melissa Plaskonos, USD Facilities Management  
Kelly Douglas, USD General Counsel  
Kim Baranek, HELIX Environmental Planning, Inc., Consultant  
Diego Valesco, M.W. Steel Group, Consultant

**DEPARTMENT OF TRANSPORTATION**

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May 3, 2016

11-SD-VAR

(5, 8)

USD Master Plan Update #1993121032

Ms. Lindsey Sebastian  
City of San Diego  
1222 First Avenue MS 501  
San Diego, CA 92101

Dear Ms. Sebastian:

The California Department of Transportation (Caltrans) has reviewed the USD Master Plan Update. Caltrans has the following comments:

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 study should use as a guideline the *Caltrans Guide for the Preparation of Traffic Impact Studies*. Minimum contents of the traffic impact study are listed in Appendix "A" of the TIS guide. [www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_ceqa\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_ceqa_files/tisguide.pdf)

The geographic area examined in the traffic study should include as a minimum all regionally significant arterial system segments and intersections, including State highway facilities where the project will add over 100 peak hour trips. State highway facilities that are experiencing noticeable delays should be analyzed in the scope of the traffic study for projects that add 50 to 100 peak hour trips.

A focused analysis may be required for project trips assigned to a State highway facility that is experiencing significant delay, such as where traffic queues exceed ramp storage capacities. A focused analysis may also be necessary if there is an increased risk of a potential traffic accident.

All freeway entrance and exit ramps where a proposed project will add a significant number of peak-hour trips that may cause any traffic queues to exceed storage capacities should be analyzed. If ramp metering is to occur, a ramp queue analysis for all nearby Caltrans metered on-ramps is required to identify the delay to motorists using the on-ramps and the storage necessary to accommodate the queuing. The effects of ramp metering should be analyzed in the traffic study. For metered freeway ramps, LOS does not apply. However, ramp meter delays above 15 minutes are considered excessive.

The data used in the TIS should not be more than 2 years old.

Ms. Lindsey Sebastian

May 3, 2016

Page 2

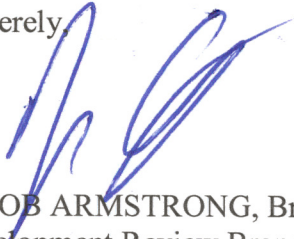
Mitigation measures to State facilities should be included in TIS. Mitigation identified in the traffic study, subsequent environmental documents, and mitigation monitoring reports, should be coordinated with Caltrans to identify and implement the appropriate mitigation. This includes the actual implementation and collection of any "fair share" monies, as well as the appropriate timing of the mitigation. Mitigation improvements should be compatible with Caltrans concepts.

Please reference the final draft of the I-8 Corridor study completed by SANDAG. The study contains a robust and detailed active transportation analysis of this area and vetted traffic information for many of the segments and intersections.

<http://www.sandag.org/index.asp?classid=13&subclassid=10&projectid=484&fuseaction=projects.detail>

If you have any questions, please contact Roger Sanchez of the development review branch at [roger\\_sanchez-rangel@dot.ca.gov](mailto:roger_sanchez-rangel@dot.ca.gov) or (619) 688 6494.

Sincerely,



JACOB ARMSTRONG, Branch Chief  
Development Review Branch



State of California – Natural Resources Agency  
DEPARTMENT OF FISH AND WILDLIFE  
South Coast Region  
3883 Ruffin Road  
San Diego, CA 92123  
(858) 467-4201  
www.wildlife.ca.gov

EDMUND G. BROWN JR., Governor  
CHARLTON H. BONHAM, Director



May 2, 2016

Ms. Lindsey H. Sebastian  
City of San Diego Development Services Department  
1222 First Avenue, MS-501  
San Diego, California 92101  
DSDEAS@sandiego.gov

**Subject: Comments on the Notice of Preparation of an Environmental Impact Report for the University San Diego Master Plan Update, City of San Diego, San Diego County, California (Project Number 417090, SCH # 1993121032)**

Dear Ms. Sebastian:

The California Department of Fish and Wildlife (Department) has reviewed the above-referenced Notice of Preparation (NOP) for the University San Diego (USD) Master Plan Update Draft Environmental Impact Report (DEIR). The following statements and comments have been prepared pursuant to the Department's authority as Trustee Agency with jurisdiction over natural resources affected by the project (California Environmental Quality Act, [CEQA] Guidelines § 15386) and pursuant to our authority as a Responsible Agency under CEQA Guidelines section 15381 over those aspects of the proposed project that come under the purview of the California Endangered Species Act (CESA; Fish and Game Code § 2050 *et seq.*) and Fish and Game Code section 1600 *et seq.* The Department also administers the Natural Community Conservation Planning (NCCP) program. The City of San Diego (City) participates in the NCCP program by implementing its approved Multiple Species Conservation Program (MSCP) Subarea Plan (SAP).

The project proposes a conditional use permit (CUP) to amend CUP/Resource Protection Ordinance (RPO) Permit No. 92-0568, CUP No. 40-0419, CUP No. 10325 (Project No. 6242) and CUP No. 489856 (Project No. 140201) for development and improvements to the existing university (proposed project). The CUP is also required for the existing and proposed student dormitories and child care center. A site development permit (SDP) to amend SDP No. 10326 (Project No. 6242) and CUP/RPO Permit No. 92-0568 to develop a site that contains Environmentally Sensitive Lands (ESL), and for deviations to the zoning regulations. The project would provide a comprehensive revision of the 1996 Master Plan and Design Guidelines, as well as the campus' building space and infrastructure needs associated with increasing enrollment from 7,000 full-time equivalent students (FTE) to 10,000 FTE students over the next 20-plus years.

The USD Master Plan Update project would allow for the development of academic core/student service and support uses and athletics and recreation uses, and additional student housing. Parking supply expansions would also occur under the proposed Master Plan Update. The RPO Deed Restriction may be modified if the City determines the Deed Restriction is no longer needed because of new protective environmental regulatory requirements (i.e., MSCP Subarea Plan and ESL Regulations) enacted since the 1996 Master Plan and RPO Permit were approved. Among the projects outlined in the Master Plan Update are 14 proposed construction sites, as well as 16 approved projects identified in the 1996 Master Plan EIR that have previous City review and approvals but remain unbuilt. The 14 proposed project sites would allow for the construction of academic, administrative buildings, student housing, student services uses,

athletics, athletic support, administrative buildings, parking, pedestrian circulation, and landscape improvements not contemplated in the 1996 Master Plan. Design guidelines contained in the Master Plan Update would provide a comprehensive design framework to guide campus development.

The Department offers the following comments and recommendations to assist the City in avoiding, minimizing, and adequately mitigating project-related impacts to biological resources, and to ensure that the project is consistent with all applicable requirements of the approved SAP.

### **Specific Comments**

1. The DEIR should list and fully describe all projects or actions proposed under the Master Plan Update including those projects that have been previously approved. According to the NOP, "a[A]mong the projects outlined in the Master Plan Update are 14 proposed construction sites, as well as 16 approved projects identified in the 1996 Master Plan EIR that have previous City review/approvals but remain unbuilt." Projects which have been previously approved per the 1996 EIR should be enumerated including their respective mitigation measures (including compensatory mitigation measures) required by the 1996 EIR. For those projects which have been approved, the status of each project should also be specified. Any projects which have yet to be constructed or complete their respective mitigation requirements should be disclosed in the DEIR. Subsequent projects should not move forward until such time that the DEIR demonstrates that those prior actions have been mitigated. Subsequent projects should be fully detailed including the anticipated mitigation associated with each project. The Department recommends that no development permits or entitlements be issued until all prior projects have fulfilled their required mitigation.
2. The DEIR should analyze the consistency of amending the RPO Deed Restriction with current policies established under the City MSCP SAP and ESL regulations. No alteration to the existing RPO Deed Restriction should be allowed if the DEIR's analysis demonstrates that the alteration would be any less protective of biological resources (e.g., allowing additional ingress or egress including the placement of trails or utility features) should be allowed. The NOP suggests that the "...RPO Deed Restriction may be modified if the City determines the Deed Restriction is no longer needed because of new protective environmental regulatory requirements (i.e., MSCP Subarea Plan and ESL Regulations) enacted since the 1996 Master Plan and RPO Permit were approved." Any Amendment to the RPO Deed Restriction which would diminish the biological protections already afforded would be contrary to the spirit of the instrument.
3. The Department recommends that the DEIR analyze project alternatives which avoid direct and indirect impacts to narrow endemic species, wetlands and listed species. Alternative configurations including the physical layout and reducing the development density should be explored in the DEIR.

### **General Comments**

4. To enable the Department to adequately review and comment on the proposed project from the standpoint of the protection of plants, fish and wildlife, we recommend the following information be included in the DEIR.
  - a) The document should contain a complete discussion of the purpose and need for,

- a) The document should contain a complete discussion of the purpose and need for, and description of, the proposed project, including all staging areas and access routes to the construction and staging areas.
- b) A range of feasible alternatives should be included to ensure that alternatives to the proposed project are fully considered and evaluated; the alternatives should avoid or otherwise minimize impacts to sensitive biological resources. Specific alternative locations should be evaluated in areas with lower resource sensitivity where appropriate.

#### Biological Resources within the proposed project's Area of Potential Effect

- 5. The document should provide a complete assessment of the flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, sensitive, and locally unique species and sensitive habitats. This should include a complete floral and faunal species compendium of the entire project site, undertaken at the appropriate time of year. The DEIR should include the following information.
  - a) CEQA Guidelines, section 15125(c), specifies that knowledge on the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.
  - b) A thorough assessment of rare plants and rare natural communities, following the Department's Protocols for Surveying and Evaluating Impacts to Special Status Native Plant Populations and Natural Communities (see: <https://www.wildlife.ca.gov/Conservation/Plants>, or R.F. Holland codes per the SAP Bio Guidelines, attachment II).
  - c) A current inventory of the biological resources associated with each habitat type on site and within the area of potential effect. The Department's California Natural Diversity Database in Sacramento should be contacted at [www.wildlife.ca.gov/biogeodata/](http://www.wildlife.ca.gov/biogeodata/) to obtain current information on any previously reported sensitive species and habitat, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code.
  - d) An inventory of rare, threatened, and endangered, and other sensitive species on site and within the area of potential effect. Species to be addressed should include all those which meet the CEQA definition (see CEQA Guidelines, §15380). This should include sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed. Focused species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and the USFWS.

#### Analyses of the Potential Project-Related Impacts on the Biological Resources

- 6. The DEIR should provide a thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. This discussion should focus on maximizing avoidance, and minimizing impacts.

- a) A discussion of potential adverse impacts from lighting, noise, human activity, exotic species, drainage, and MSCP SAP Land Use Adjacency Guidelines should also be included. The latter subject should address: project-related changes on drainage patterns on and downstream of the project site; the volume, velocity, and frequency of existing and post-project surface flows; polluted runoff; soil erosion and/or sedimentation in streams and water bodies; and post-project fate of runoff from the project site. The discussions should also address the proximity of the extraction activities to the water table, whether dewatering would be necessary, and the potential resulting impacts on the habitat, if any, supported by the groundwater. Mitigation measures proposed to alleviate such impacts should be included.
- b) Project impacts should be analyzed relative to their indirect impacts on biological resources, including resources in nearby public lands, open space, adjacent natural habitats, riparian ecosystems, and any designated and/or proposed or existing reserve lands. Impacts on, and maintenance of, wildlife corridor/ movement areas, including access to undisturbed habitats in adjacent areas, should be fully evaluated in the DEIR.
- c) The zoning of areas for development projects or other uses that are nearby or adjacent to natural areas may inadvertently contribute to wildlife-human interactions. A discussion of possible conflicts and mitigation measures to reduce these conflicts should be included in the environmental document.
- d) A cumulative effects analysis should be developed as described under CEQA Guidelines, section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

#### Mitigation for the Project-related Biological Impacts

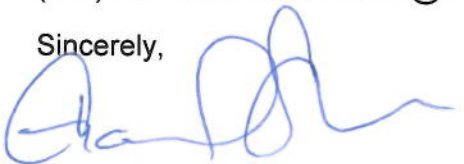
- 7. The DEIR should include measures to fully avoid and otherwise protect Rare Natural Communities from project-related impacts. The Department considers these communities as threatened habitats having both regional and local significance.
- 8. The DEIR should include mitigation measures for adverse project-related impacts to sensitive plants, animals, and habitats. Mitigation measures should emphasize avoidance and reduction of project impacts. For unavoidable impacts, on-site habitat restoration or enhancement should be discussed in detail. If on-site mitigation is not feasible or would not be biologically viable and therefore not adequately mitigate the loss of biological functions and values, off-site mitigation through habitat creation and/or acquisition and preservation in perpetuity should be addressed.
- 9. For proposed preservation and/or restoration, the DEIR should include measures to perpetually protect the targeted habitat values from direct and indirect negative impacts. The objective should be to offset the project-induced qualitative and quantitative losses of wildlife habitat values. Issues that should be addressed include restrictions on access, proposed land dedications, monitoring and management programs, control of illegal dumping, water pollution, increased human intrusion, etc.

The Department recommends that measures be taken to avoid project impacts to nesting birds. Migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (Title 50, § 10.13, Code of Federal Regulations). Sections 3503, 3503.5, and 3513 of the California Fish and Game Code prohibit take of all birds and their active nests including raptors and other migratory nongame birds (as listed under the Federal MBTA). Proposed project activities (including, but not limited to, staging and disturbances to native and nonnative vegetation, structures, and substrates) should occur outside of the avian breeding season which generally runs from February 1- September 1 (as early as January 1 for some raptors) to avoid take of birds or their eggs. If avoidance of the avian breeding season is not feasible, the Department recommends surveys by a qualified biologist with experience in conducting breeding bird surveys to detect protected native birds occurring in suitable nesting habitat that is to be disturbed and (as access to adjacent areas allows) any other such habitat within 300 feet of the disturbance area (within 500 feet for raptors). Project personnel, including all contractors working on site, should be instructed on the sensitivity of the area. Reductions in the nest buffer distance may be appropriate depending on the avian species involved, ambient levels of human activity, screening vegetation, or possibly other factors.

10. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Studies have shown that these efforts are experimental in nature and largely unsuccessful.
11. Plans for restoration and revegetation should be prepared by persons with expertise in southern California ecosystems and native plant revegetation techniques. Each plan should include, at a minimum: (a) the location of the mitigation site; (b) the plant species to be used, container sizes, and seeding rates; (c) a schematic depicting the mitigation area; (d) planting schedule; (e) a description of the irrigation methodology; (f) measures to control exotic vegetation on site; (g) specific success criteria; (h) a detailed monitoring program; (i) contingency measures should the success criteria not be met; and (j) identification of the party responsible for meeting the success criteria and providing for conservation of the mitigation site in perpetuity.

We appreciate the opportunity to comment on the referenced NOP. Questions regarding this letter and further coordination on these issues should be directed to Eric Weiss at (858) 467-4289 or [eric.weiss@wildlife.ca.gov](mailto:eric.weiss@wildlife.ca.gov).

Sincerely,



Gail K. Sevens  
Environmental Program Manager  
South Coast Region

cc: Scott Morgan, State Clearinghouse, Sacramento  
Patrick Gower, U.S. Fish and Wildlife Service, Carlsbad



1550 Harbor Blvd., Suite 100  
West Sacramento, CA 95691  
Phone (916) 373-3710  
Fax (916) 373-5471  
Email: [nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)  
Website: <http://www.nahc.ca.gov>  
Twitter: @CA\_NAHC



April 7, 2016

Lindsey H. Sebastian  
City of San Diego  
1222 First Avenue  
San Diego, CA 92101

RE: SCH# 1993121032 USD Master Plan Update Project, Draft Environmental Impact Report, City of Linda Vista, San Diego County, California

Dear Ms. Sebastian:

The Native American Heritage Commission has received the Notice of Preparation (NOP) for the project referenced above. The California Environmental Quality Act (CEQA) (Pub. Resources Code § 21000 et seq.), specifically Public Resources Code section 21084.1, states that a project that may cause a substantial adverse change in the significance of an 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 Section 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, § 15064 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 with the area of project 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 or a notice of negative declaration or 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, subds. (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 sections 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 section 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 section 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 section 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 section 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 nonfederally 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 sections 21080.3.1 and 21080.3.2 and concluded pursuant to Public Resources Code section 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 section 21080.3.1 (d) and the tribe failed to request consultation within 30 days. (Pub. Resources Code § 21082.3 (d)).  
*This process should be documented in the Cultural Resources section of your environmental document.*

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](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](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 section 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 sections 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

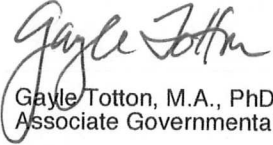
To adequately assess the existence and significance of tribal cultural resources and plan for avoidance, preservation in place, or barring both, mitigation of project-related impacts to tribal cultural resources, the NAHC recommends the following actions:

1. Contact the appropriate regional California Historical Research Information System (CHRIS) Center ([http://ohp.parks.ca.gov/?page\\_id=1068](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 been 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, section 15064.5(f) (CEQA Guidelines section 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 section 7050.5, Public Resources Code section 5097.98, and Cal. Code Regs., tit. 14, section 15064.5,

subdivisions (d) and (e) (CEQA Guidelines section 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.

Please contact me if you need any additional information at [gayle.totton@nahc.ca.gov](mailto:gayle.totton@nahc.ca.gov).

Sincerely,

A handwritten signature in cursive script, appearing to read "Gayle Totton".

Gayle Totton, M.A., PhD.  
Associate Governmental Program Analyst

cc: State Clearinghouse



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

May 3, 2016

File Number 3300300

Ms. Lindsey Sebastian  
City of San Diego  
Development Services Department  
1222 First Avenue, Mail Station 501  
San Diego, CA 92101

Dear Ms. Sebastian:

**SUBJECT:** University of San Diego Master Plan Update Notice of Preparation  
of a Subsequent Environmental Impact Report (Project No. 417090)

Thank you for the opportunity to comment on the University of San Diego (USD) Master Plan Update Notice of Preparation. Our comments are based on policies included in San Diego Forward: The Regional Plan (Regional Plan) and are submitted from a regional perspective emphasizing the need for land use, transportation coordination, and implementation of smart growth and sustainable development principles. The Regional Plan sets forth a multimodal approach to meeting the region's transportation needs. Therefore, the San Diego Association of Governments (SANDAG) recommends the following issues be addressed:

### **Smart Growth**

A key goal of the Regional Plan is to focus growth in smart growth opportunity areas. The proposed project is located within an existing/planned special use center identified on the Smart Growth Concept Map (SD-LV 3). The special use center designation calls for 45 employees per acre. The proposed project is adjacent to a high-frequency peak-period local bus (Route 44), and a planned *Rapid* service will be phased in by 2030. It is strongly encouraged that the project facilitate access to these public transit services.

In addition to the transit services that directly border the project area, SANDAG suggests considering bicycle and pedestrian access to other nearby transit services, including the Morena/Linda Vista Green Line trolley station and the Old Town Transit Center, as well as the proposed Mid-Coast Corridor Blue Line trolley station at Tecolote Road.

### **Transportation Demand Management**

SANDAG encourages incorporating site-specific Transportation Demand Management (TDM) strategies into the USD Master Plan Update to assist in reducing the drive-alone rate and demand for parking on the USD campus.

#### **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

TDM measures could include:

- Parking management strategies, such as shared parking, priced parking, parking cash-out, and dedicated parking for carpools and vanpools.
- Provision of carshare services and dedicated carshare parking spaces (e.g., Zipcar).
- Enhanced bicycle and pedestrian facilities that connect students and employees to nearby commercial areas, bikeways, and available transit services.
- Bike amenities, such as locker rooms and bike repair stands.
- Bikeshare services to provide a convenient solution to traveling around campus.
- Promotion of ridesharing, such as carpooling, vanpooling, or the use of shuttles, and the provision of ride-matching services that facilitate the formation of carpools and vanpools.
- Transportation kiosks (real-time or static) with information about transportation services.
- Incentive programs for employees and students that use transportation alternatives, such as discounted transit passes.
- Close coordination with the USD Transportation Services department to ensure campus-operated TDM programs are promoted.
- Partnering with iCommute to promote existing regional TDM programs and services, including the Regional Vanpool Program and the Guaranteed Ride Home Program.

Information on these programs and services can be accessed through [iCommuteSD.com](http://iCommuteSD.com). The SANDAG TDM division can assist with integration of these measures as a part of the project.

### **Other Considerations**

SANDAG recommends the traffic analysis section of the Subsequent Environmental Impact Report include a multimodal transportation analysis, as well as the associated mitigation measures for the project's traffic impacts.

We encourage, where appropriate, consideration of the following tools in evaluating this project based on these SANDAG publications (which can be found on our website at [sandag.org/igr](http://sandag.org/igr)):

1. SANDAG Regional Parking Management Toolbox.
2. Riding to 2050, the San Diego Regional Bike Plan.
3. Regional Multimodal Transportation Analysis: Alternative Approaches for Preparing Multimodal Transportation Analysis in Environmental Impact Reports.
4. Designing for Smart Growth, Creating Great Places in the San Diego Region.
5. Planning and Designing for Pedestrians, Model Guidelines for the San Diego Region.
6. Trip Generation for Smart Growth.
7. Parking Strategies for Smart Growth.

When available, please send the Draft Subsequent Environmental Impact Report to:

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

We appreciate the opportunity to comment on the USD Master Plan Update. If you have any questions, please contact me at (619) 699-1943 or via e-mail at [susan.baldwin@sandag.org](mailto:susan.baldwin@sandag.org).

Sincerely,



SUSAN B. BALDWIN, AICP  
Senior Regional Planner

SBA/KHE/asa



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

Notice of Preparation

April 4, 2016

To: Reviewing Agencies

Re: USD Master Plan Update  
SCH# 1993121032

Attached for your review and comment is the Notice of Preparation (NOP) for the USD Master Plan Update draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Lindsey H. Sebsastian  
City of San Diego  
1222 First Ave  
San Diego, CA 92101

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 1993121032  
**Project Title** USD Master Plan Update  
**Lead Agency** San Diego, City of

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<b>Type</b>	NOP Notice of Preparation
<b>Description</b>	<p>The project proposes a CUP to amend CUP/Resource Protection Ordinance Permit No. 92-0568, CUP No. 40-0419, CUP No. 10325 (Project No. 6242) and CUP No. 489856 (Project No. 140201) for development/improvements to the existing university. The CUP is also required for the existing/proposed student dormitories and child care center. A site development permit to amend SDP No. 10326 (Project No. 6242) and CUP/RPO Permit No. 92-0568 for development on a site that contains Environmentally Sensitive Lands, and for deviations to the zoning regulations. Specifically, the project would provide a comprehensive revision of the 1996 Master Plan and Design Guidelines, as well as the campus' building space and infrastructure needs associated with increasing enrollment from 7,000 full-time equivalent students to 10,000 FTE students over the next 20+ years. The USD Master Plan update project would allow for the development of academic core/student service/support uses and athletics and recreations uses, and additional student housing. Parking supply expansion would also occur under the proposed Master Plan Update. The RPO Deed Restriction may be modified if the City determines the Deed Restriction is no long needed because of new protective environmental regulatory requirements (i.e., MSCP Subarea Plan and ESL Regulations) enacted since the 1996 Master Plan and RPO Permit were approved. Other elements of the Master Plan Update address the planning context of the campus, provide an enrollment and space analysis, and identify sustainability goals. The project would obtain a Leadership in Energy and Environmental Design (LEED) Silver Certification, in conformance with the criteria of the Affordable/In-Fill Housing and Sustainable Buildings Expedite Program. Additionally, the project site is within the community plan implementation overlay zone CPIOZ (Type A), the Parking Impact Overlay Zone (Campus Impact Area), the Airport Influence Area for San Diego International Airport and Montgomery Field (Review Area 2), the Airport Land Use Compatibility Overlay Zone, and the Federal Aviation Administration (FAA) Part 77 Noticing Area.</p>

**Document Details Report  
State Clearinghouse Data Base**

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**Lead Agency Contact**

**Name** Lindsey H. Sebastian  
**Agency** City of San Diego  
**Phone** 619-236-5993 **Fax**  
**email**  
**Address** 1222 First Ave  
  
**City** San Diego **State** CA **Zip** 92101

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**Project Location**

**County** SAN DIEGO  
**City** LINDA VISTA  
**Region**  
**Cross Streets** Linda Vista Rd, and Marian Way and Alcala Parkway  
**Lat / Long** 32.77435051° N / -117.1836616° W  
**Parcel No.** 436-280-1300  

<b>Township</b>	<b>Range</b>	<b>Section</b>	<b>Base</b>
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**Proximity to:**

**Highways** I-5  
**Airports**  
**Railways**  
**Waterways**  
**Schools** USD  
**Land Use** Institutional & Public and Semi-Public Facilities

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**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Biological Resources; Sewer Capacity; Solid Waste; Traffic/Circulation; Vegetation; Water Quality; Landuse; Cumulative Effects

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**Reviewing Agencies** Resources Agency; California Coastal Commission; Department of Parks and Recreation; Department of Water Resources; Department of Housing and Community Development; Department of Fish and Wildlife, Region 5; Native American Heritage Commission; Caltrans, Division of Aeronautics; California Highway Patrol; Caltrans, District 11; Air Resources Board; Regional Water Quality Control Board, Region 9

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**Date Received** 04/04/2016 **Start of Review** 04/04/2016 **End of Review** 05/03/2016

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## Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 93121032

Project Title: USD Master Plan Update

Lead Agency: City of San Diego

Contact Person: Lindsey H. Sebastian

Mailing Address: 1222 First Avenue, MS 501

Phone: (619) 236-5993

City: San Diego, CA

Zip: 92101

County: San Diego

Project Location: County: San Diego

City/Nearest Community: San Diego/Linda Vista

Cross Streets: Linda Vista Road, and Marian Way and Alcala Parkway

Zip Code: 92110

Lat. / Long.: 32.77435051/-117.1836616

Total Acres: approx. 180

Assessor's Parcel No.: 436-280-1300

Section: \_\_\_\_\_ Twp.: \_\_\_\_\_ Range: \_\_\_\_\_ Base

Within 2 Miles: State Hwy #: Interstate 5

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: \_\_\_\_\_

Schools: USD

### Document Type:

CEQA:

- ☒ NOP  
☐ Early Cons  
☐ Neg Dec  
☐ Mit Neg Dec

- ☐ Draft EIR  
☐ Supplement/Subsequent EIR  
(Prior SCH No.) \_\_\_\_\_  
Other \_\_\_\_\_

- NEPA: ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSI

- Other: ☐ Joint Document  
☐ Final Document  
☐ Other \_\_\_\_\_

### Local Action Type:

- |   |   |  |  |
|---|---|--|--|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan            | <input type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation                    |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan              | <input type="checkbox"/> Prezone                           | <input type="checkbox"/> Redevelopment                 |
| <input type="checkbox"/> General Plan Element   | <input type="checkbox"/> Planned Unit Development | <input checked="" type="checkbox"/> Use Permit             | <input type="checkbox"/> Coastal Permit                |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                | <input type="checkbox"/> Land Division (Subdivision, etc.) | <input checked="" type="checkbox"/> Other: <u>Site</u> |
- Development

### Development Type:

- |   |  |
|---|--|
| <input type="checkbox"/> Residential: Units _____ Acres _____                 | <input type="checkbox"/> Water Facilities: Type _____ MGD _____  |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____     | <input type="checkbox"/> Transportation: Type _____  |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Mining: Mineral _____   |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____ | <input type="checkbox"/> Power: Type _____ MW _____  |
| <input type="checkbox"/> Educational _____                                    | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____   |
| <input type="checkbox"/> Recreational _____                                   | <input type="checkbox"/> Hazardous Waste: Type _____   |
|   | <input checked="" type="checkbox"/> Other: <u>Master Plan Update, see attached Public Notice / Project Description</u> |

### Project Issues Discussed in Document:

- |  |   |  |  |
|--|---|--|--|
| <input checked="" type="checkbox"/> Aesthetic/Visual         | <input type="checkbox"/> Fiscal                     | <input type="checkbox"/> Recreation/Parks                | <input checked="" type="checkbox"/> Vegetation         |
| <input type="checkbox"/> Agricultural Land                   | <input type="checkbox"/> Flood Plain/Flooding       | <input type="checkbox"/> Schools/Universities            | <input checked="" type="checkbox"/> Water Quality      |
| <input checked="" type="checkbox"/> Air Quality              | <input type="checkbox"/> Forest Land/Fire Hazard    | <input type="checkbox"/> Septic Systems                  | <input type="checkbox"/> Water Supply/Groundwater      |
| <input checked="" type="checkbox"/> Archeological/Historical | <input type="checkbox"/> Geologic/Seismic           | <input checked="" type="checkbox"/> Sewer Capacity       | <input type="checkbox"/> Wetland/Riparian              |
| <input checked="" type="checkbox"/> Biological Resources     | <input type="checkbox"/> Minerals                   | <input type="checkbox"/> Soil Erosion/Compaction/Grading | <input type="checkbox"/> Wildlife                      |
| <input type="checkbox"/> Coastal Zone                        | <input type="checkbox"/> Noise                      | <input checked="" type="checkbox"/> Solid Waste          | <input type="checkbox"/> Growth Inducing               |
| <input type="checkbox"/> Drainage/Absorption                 | <input type="checkbox"/> Population/Housing Balance | <input type="checkbox"/> Toxic/Hazardous                 | <input checked="" type="checkbox"/> Land Use           |
| <input type="checkbox"/> Economic/Jobs                       | <input type="checkbox"/> Public Services/Facilities | <input checked="" type="checkbox"/> Traffic/Circulation  | <input checked="" type="checkbox"/> Cumulative Effects |
| <input type="checkbox"/> Other _____                         |   |  |  |

Present Land Use/Zoning/General Plan Designation: Institution / the OR-1-1, RS-1-7, RM-1-1, RM-3-7, and CC-4-2 Zones / Institutional & Public and Semi-Public Facilities

Project Description: *(please use a separate page if necessary)* See attached Public Notice / Project Description

# NOP Distribution List

County: San Diego

SCH# 1993121032

## Resources Agency

☒ Resources Agency  
Nadell Gayou

☐ Dept. of Boating & Waterways  
Denise Peterson

☒ California Coastal Commission  
Elizabeth A. Fuchs

☐ Colorado River Board  
Lisa Johansen

☐ Dept. of Conservation  
Elizabeth Carpenter

☐ California Energy Commission  
Eric Knight

☐ Cal Fire  
Dan Foster

☐ Central Valley Flood Protection Board  
James Herola

☐ Office of Historic Preservation  
Ron Parsons

☒ Dept of Parks & Recreation  
Environmental Stewardship Section

☐ California Department of Resources, Recycling & Recovery  
Sue O'Leary

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam

☒ Dept. of Water Resources  
Nadell Gayou

## Fish and Game

☐ Dept. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Curt Babcock

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☐ Fish & Wildlife Region 2  
Jeff Drongesen

☐ Fish & Wildlife Region 3  
Craig Weightman

☐ Fish & Wildlife Region 4  
Julie Vance

☒ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Tiffany Ellis  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M  
Heidi Calvert  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
Becky Ota  
Marine Region

## Other Departments

☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

☐ Dept. of General Services  
Public School Construction

☐ Dept. of General Services  
Cathy Buck/George Carollo  
Environmental Services Section

☐ Delta Stewardship Council  
Kevan Samsam

☒ Housing & Comm. Dev.  
CEQA Coordinator  
Housing Policy Division

## Independent

### Commissions/Boards

☐ Delta Protection Commission  
Michael Machado

☐ OES (Office of Emergency Services)  
Marcia Scully

☒ Native American Heritage Comm.  
Debbie Treadway

☐ Public Utilities Commission  
Supervisor

☐ Santa Monica Bay Restoration  
Guangyu Wang

☐ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

## Cal State Transportation Agency CalSTA

☒ Caltrans - Division of Aeronautics  
Philip Crimmins

☐ Caltrans - Planning  
HQ LD-IGR  
Terri Pencovic

☒ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

## Dept. of Transportation

☐ Caltrans, District 1  
Rex Jackman

☐ Caltrans, District 2  
Marcelino Gonzalez

☐ Caltrans, District 3  
Eric Federicks - South  
Susan Zanchi - North

☐ Caltrans, District 4  
Patricia Maurice

☐ Caltrans, District 5  
Larry Newland

☐ Caltrans, District 6  
Michael Navarro

☐ Caltrans, District 7  
Dianna Watson

☐ Caltrans, District 8  
Mark Roberts

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☒ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Maureen El Harake

## Cal EPA

☒ Air Resources Board  
All Other Projects  
Cathi Slaminski

☐ Transportation Projects  
Nesamani Kalandiyur

☐ Industrial/Energy Projects  
Mike Tollstrup

☐ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

☐ State Water Resources Control Board  
Cindy Forbes - Asst Deputy  
Division of Drinking Water

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

☐ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☐ Dept. of Toxic Substances Control  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator

Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☐ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☐ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☒ RWQCB 9  
San Diego Region (9)

☐ Other \_\_\_\_\_

☐ \_\_\_\_\_  
Conservancy

## USD MASTER PLAN UPDATE - Project No. 417090 / SCH. No. 93121032

Environmental Impact Report Scoping Meeting

April 20, 2016

[illegible]

1 USD KROC INSTITUTE FOR PEACE AND JUSTICE

2 5998 ALCALA PARK DRIVE, ROOM A

3 SAN DIEGO, CALIFORNIA 92110

4 ORIGINAL

5 ENVIRONMENTAL IMPACT REPORT

6 SCOPING MEETING

7 FOR THE

8 UNIVERSITY OF SAN DIEGO MASTER PLAN UPDATE PROJECT

9  
10  
11  
12 APRIL 20, 2016

13 6:12 P.M.

14  
15  
16  
17  
18  
19  
20 Reported by:

21 LISA ANDREASEN

22 CSR No. 9584

23 Job No. 2295647

24  
25 PAGES 1 - 14

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1     SPEAKER INDEX

2  
3     PRESENTERS:

4     Elizabeth Shearer-Nguyen

5     City of San Diego

6     Development Services Department

7     1222 First Avenue, MS 301

8     San Diego, CA 92101-4101

9  
10    Diego Valesco

11    M.W. Steele Group

12    1805 Newton Avenue, Suite A

13    San Diego, CA 92113

14  
15    PUBLIC SPEAKERS:

16    Howard Wayne

17    Mary Lundberg

18    Mike Baker

1 San Diego, California, April 20, 2016

2 6:12 P.M.

3  
4 MS. NGUYEN: Good evening. Thank you for  
5 attending and welcome to the scoping meeting for the  
6 Environmental Impact Report for the USD Master Plan  
7 Update Project. I am Elizabeth Shearer-Nguyen. With  
8 me is Lindsey Sebastian. We are both from the City of  
9 San Diego, Development Services Department.

10 This meeting is referred to as a scoping  
11 meeting, and the purpose is to give the public and  
12 interested parties an opportunity to submit comments  
13 regarding the substantial environmental impact of the  
14 proposed project. The information gathered tonight  
15 will be used to guide the scope and content of the  
16 Environmental Impact Report. We are not here to  
17 respond to questions about the project but to gather  
18 input from the public. Comments may be provided  
19 verbally or in writing. In order to facilitate  
20 written comments, there are comment forms provided.  
21 Please include your name and address and any written  
22 comments. Additionally, comments can be emailed to  
23 the address indicated on the scoping meeting notice.

24 As previously mentioned, this meeting has  
25 been scheduled to gather input in preparing the

1 project's environmental document. The environmental  
2 review staff is required by the City's Municipal Code  
3 to provide the public and the decision makers with  
4 independently prepared environmental documents which  
5 disclose impacts to the physical environment.  
6 Environmental documents are prepared in accordance  
7 with the California Environmental Quality Act in order  
8 to provide analysis of our proposed project's  
9 environmental impact and in order to identify ways  
10 that those impacts can be avoided or significantly  
11 reduced. The information is used by the City's  
12 decision makers as a part of the deliberating process  
13 in approving or denying a project, and the  
14 environmental document itself does not recommend  
15 approval or denial of the project.

16 A few comments about how the meeting will be  
17 conducted: First a brief description of the project  
18 by Diego Valesco from M.W. Steele Group will take  
19 place, and then we will open up the meeting to public  
20 comments. This meeting is designed to get as much  
21 public input as possible on areas that need to be  
22 addressed in the EIR in the time allocated for this  
23 meeting. Your verbal comments will be recorded, and,  
24 therefore, each speaker is asked to introduce  
25 themselves, state their address and complete their

1 comments within the one -- or I'm sorry, I was going  
2 to say one to three minutes, but it will be three  
3 minutes allotted. Please refrain from trying to  
4 conduct a debate on the merits of the project, for  
5 this is not the purpose of the gathering tonight. I  
6 need to emphasize that the focus of the comments must  
7 stay on the environmental impacts you believe need to  
8 be thoroughly analyzed in the environmental document.

9 Lastly, Lindsey will act as our moderator and  
10 timekeeper for the duration of the meeting, and we  
11 respectfully request that you end your comments when  
12 you're notified that your time is up. Thank you in  
13 advance for your patience, and now I will turn it over  
14 to Diego, who will provide a brief description of the  
15 project.

16 MR. VALESCO: Thank you, Liz. Thank you for  
17 coming. Good evening. I am going to read this just  
18 so that it's clear in the record. Normally I wouldn't  
19 read it directly. I'll try my best.

20 The University of San Diego Master Plan  
21 Update, the Master Plan, encompasses a comprehensive  
22 update of the 1996 Master Plan and Design Guidelines  
23 and an amendment to the Conditional Use Permit for the  
24 campus. The Master Plan provides a framework to guide  
25 campus development over the next 15 to 20 years. It

1 is a document that records the vision and goals of the  
2 physical campus. This vision is updated to reflect  
3 changes in the demographics and the economy that  
4 affect higher education today and into the future.  
5 The Master Plan brings value to the campus to set  
6 priorities and policies that are realistic and can be  
7 executed and that will help keep USD competitive. The  
8 Master Plan also serves as a basis for the  
9 university's Conditional Use Permit amendment and to  
10 ensure USD's fulfillment of current land use and  
11 environmental regulations.

12 In 1996, USD received approval of its  
13 existing Master Plan to guide the phased build out of  
14 the campus through the year 2030. The City issued  
15 Conditional Use Permit Resource Protection Ordinance  
16 Permit Number 92-0568 to allow the campus to construct  
17 23 conceptual projects and expand student population  
18 to 7,000 full-time equivalent students. Two future  
19 study areas were also identified in the Master Plan.  
20 The sequence of the projects was not determined at  
21 that time in order to provide flexibility with regard  
22 to economics and academic needs. The '96 Master Plan  
23 EIR was prepared to assess short-term and long-term,  
24 as well as cumulative, impacts of implementing the  
25 Master Plan and was certified in conjunction with the

1 CUP approvals.

2 The proposed USD Master Plan Update provides  
3 a comprehensive revision of the 1996 Master Plan and  
4 Design Guidelines, as well as the campus' building  
5 space and infrastructure needs associated with  
6 increasing enrollment from 7,000 FTE to 10,000 FTE  
7 students over the next 20 plus years. While it is not  
8 certain that enrollment will increase to that amount,  
9 it provides the campus with the flexibility to do so.

10 Among the projects outlined in the Master  
11 Plan Update are 14 proposed construction sites, as  
12 well as 16 previously approved projects identified in  
13 the 1996 Master Plan EIR that currently have City  
14 review and approval but remain unbuilt. The 14  
15 proposed project sites would allow for the  
16 construction of approximately anywhere from 400,000 to  
17 600,000 assignable square feet of academic,  
18 administrative, student services and athletic space on  
19 campus. Additional parking that will be required will  
20 be provided in structured garages on the campus. The  
21 Master Plan includes many circulation, mobility and  
22 pedestrian circulation improvements, as well as  
23 landscape enhancements not contemplated in the 1996  
24 Master Plan and related EIR. Design guidelines  
25 contained in the Master Plan Update provide a

1 comprehensive design framework to guide building and  
2 landscape design. Other elements of the Master Plan  
3 Update address the planning context of the campus,  
4 provide an enrollment and space analysis and identify  
5 sustainability goals for the campus.

6 That's a summary of a lot of what's contained  
7 in the Master Plan.

8 MS. NGUYEN: Thank you, Diego. With that,  
9 I'd like to open it up to public comment to speak on  
10 the issues that you believe need to be analyzed in the  
11 environmental document. And, again, I would ask that  
12 you introduce yourself for the record and help our  
13 court reporter here.

14 MR. WAYNE: Let me speak up, then, and say  
15 just a couple things. I'm Howard Wayne, and I'm at  
16 1448 Elevation Road, spelled E-l-e-v-a-t-i-o-n Road,  
17 in the adjacent community of Overlook Heights. And I  
18 would say, just based on the presentation, we simply  
19 don't have enough facts to offer much in the way of  
20 comment. There are no diagrams there. There's no  
21 show. The question I have and the input I'd like to  
22 give is: What will be the impact on the Overlook  
23 Heights neighborhood? And are there any plans to  
24 change the open space by the tennis courts or the  
25 tennis courts themselves? Are there any plans to do

1 anything with the access or egress into the Overlook  
2 Heights neighborhood? We need to have at least some  
3 idea of what those plans are before we can offer any  
4 meaningful testimony about what this project involves.  
5 To date we have not seen it.

6 MS. NGUYEN: Thank you. I would like to just  
7 say that, in the notice provided, there's a link there  
8 to a site plan and a scoping letter that you can get.  
9 We will accept electronic or even regular mail if you  
10 want to submit additional comments.

11 MR. WAYNE: Up to what date?

12 MS. NGUYEN: Thirty days. So if you need a  
13 little bit more time, just contact me via email, and  
14 we can discuss that. I do want to make it known that  
15 the comments that you provide we do not respond to.  
16 We review them, incorporate them into the  
17 environmental document, and they're a part of the  
18 administrative record.

19 MS. LUNDBERG: The site plan is where?

20 MS. NGUYEN: What you can do is you hit the  
21 link, or there is a link right here that you can get  
22 information.

23 MS. LUNDBERG: And the site plan will be  
24 right there?

25 MS. NGUYEN: Yes. It's all part of that, all

1 posted online.

2 MS. LUNDBERG: Okay. Thank you.

3 MS. NGUYEN: You're very welcome. Anyone  
4 else?

5 MR. WAYNE: Can I follow up by saying, would  
6 the consultants be open to questions now, or is that  
7 not part of the process?

8 MS. NGUYEN: That's not part of this process  
9 right now. I think if you want to do that, you can do  
10 that separate and apart from this process. But for  
11 what we're doing tonight right at this moment, I would  
12 say no.

13 MS. LUNDBERG: He's nodding his head.

14 MS. SAATHOFF: Perhaps at the conclusion of  
15 this meeting.

16 MR. VALESCO: We'll have planning  
17 opportunities.

18 MS. NGUYEN: No pressure. Anyone else?  
19 all right. With that I will close the public  
20 testimony for now, and maybe we'll wait for a little  
21 more in case there's some late people due to traffic  
22 and see what happens, and if no one shows, then we'll  
23 end the meeting. Great. Thank you.

24 (Recess taken.)

25 MS. NGUYEN: I'm going to open public

1 testimony up again. This is the first time it's ever  
2 happened that someone actually came after I closed it.  
3 So this is great. I'm going to introduce Mike Baker,  
4 and you can introduce yourself, as well.

5 MR. BAKER: Hi. Good evening. I'm Mike  
6 Baker. I am a neighbor who lives in Overlook Heights  
7 on the side of the tennis courts. I heard about the  
8 meeting. I've lived there for 12 years, and the  
9 university has been a wonderful neighbor for the  
10 entire time. I'm just curious what the future plans  
11 are. So that's why I'm here.

12 MS. NGUYEN: So I explained to Mr. Baker a  
13 little bit about what was going on, and so I think a  
14 few of the things that he's concerned about was  
15 traffic.

16 MR. BAKER: Yeah, traffic. And I'm just  
17 speculating. You know, it's kind of like a henhouse  
18 over there with us all talking about what the  
19 university is doing in the area. We watched the  
20 businesses down on the marina side close, and then the  
21 land is still vacant. I'm just assuming the  
22 university is still buying up pieces and want to  
23 extend the campus that way, which is great, but I'm  
24 just kind of curious how it's going to work out.

25 MS. NGUYEN: So based on my understanding of

1 the project today, all the work that is being done is  
2 being done on campus within the project boundaries of  
3 USD here. I'm unaware of anything that's going off  
4 site. But, again, you have the website if you have  
5 additional comments you want to provide, and you can  
6 do that in writing, electronically and so on and so  
7 forth. Like I said, this is early in the process.  
8 There will be other opportunities. Now that you're on  
9 the list, you will be sent a copy of the draft  
10 document that goes out for public review.

11 MR. VALESCO: If you go to [SanDiego.edu](http://SanDiego.edu),  
12 which is USD's main website, and on the search button  
13 you hit Campus Plan, it will take you to the  
14 Facilities Management page, and there's a link to the  
15 draft.

16 MR. BAKER: Okay. Got it.

17 MS. NGUYEN: So with that, I think I will  
18 close public testimony for a second time. So this  
19 closes the public Environmental Scoping Meeting for  
20 USD Master Plan Project. Your input will be  
21 considered by City staff and for use for the scope of  
22 the EIR and included as part of the official record  
23 for the document. Speakers and commenters who  
24 provided comments tonight will be provided a copy of  
25 the environmental document. I would also like to

1 remind everybody that this is really the very  
2 beginning of the process. There will be many other  
3 opportunities to provide input on the project, such as  
4 various hearings that will take place. Again, you  
5 will be added to the Interested Persons List. With  
6 that I'd like to end the meeting and thank you and  
7 have a great evening.

8  
9 (The meeting was concluded at 6:36 p.m.)  
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25

1 I, the undersigned, a Certified Shorthand  
2 Reporter of the State of California, do hereby  
3 certify:

4 That the foregoing proceedings were taken  
5 before me at the time and place herein set forth; that a  
6 record of the proceedings was made by me using machine  
7 shorthand which was thereafter transcribed under my  
8 direction; that the foregoing transcript is a true record  
9 of the testimony given.

10 I further certify I am neither financially  
11 interested in the action nor a relative or employee of  
12 any attorney or any party to this action.

13 IN WITNESS WHEREOF, I have this date  
14 subscribed my name.

15 Dated: April 21, 2016

16  
17  
18   
19

20 LISA ANDREASEN

21 CSR No. 9584, RPR  
22  
23  
24  
25

1	a	assuming 11:21 athletic 7:18 attending 3:5 attorney 14:12 avenue 2:7,12 avoided 4:10	closed 11:2 closes 12:19 code 4:2 coming 5:17 comment 3:20 8:9 8:20 commenters 12:23 comments 3:12,18 3:20,22,22 4:16,20 4:23 5:1,6,11 9:10 9:15 12:5,24 community 8:17 competitive 6:7 complete 4:25 comprehensive 5:21 7:3 8:1 conceptual 6:17 concerned 11:14 concluded 13:9 conclusion 10:14 conditional 5:23 6:9 6:15 conduct 5:4 conducted 4:17 conjunction 6:25 considered 12:21 construct 6:16 construction 7:11 7:16 consultants 10:6 contact 9:13 contained 7:25 8:6 contemplated 7:23 content 3:15 context 8:3 copy 12:9,24 couple 8:15 court 8:13 courts 8:24,25 11:7 csr 1:22 14:21 cumulative 6:24 cup 7:1 curious 11:10,24 current 6:10
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