APPENDIX B Aesthetics and Visual Quality Technical Report

VISUAL ANALYSIS TECHNICAL REPORT

for the

2007 SDSU CAMPUS MASTER PLAN REVISION SAN DIEGO, CALIFORNIA

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SUMMARY OF FINDINGS

The proposed project occurs on the San Diego State University (SDSU) campus and adjacent lands at the eastern edge of Mission Valley in San Diego, California. The project includes the adoption and subsequent implementation of the 2007 SDSU Campus Master Plan Revision. The project includes improvements to six project components to be conducted at nine campus locations. These components and locations include (1) the Adobe Falls Faculty/Staff Housing site north of Interstate 8; (2) the Alvarado Campus site on D Lot and SDSU Foundation-owned land; (3) the Student Union Addition site; (4) the Campus Conference Center site on vacant land east of Cox Arena; (5) the Student Housing site on U Lot, C Lot, G Lot, and existing Olmeca/Maya Residence Hall location; and (6) the Alvarado Hotel site on C Lot. The Adobe Falls Faculty/Staff Housing site is the only site that is undeveloped, not located on lands currently utilized for campus uses, and not contiguous with the existing SDSU campus.

This report analyzes the visual effects of the improvements proposed as part of the 2007 SDSU Campus Master Plan Revision. This report has been prepared in support of an Environmental Impact Report (EIR) analyzing the impacts of the proposed project. The report first presents a detailed description of the proposed project and the project setting and then presents the analysis methods, significance thresholds, results, and mitigation recommendations.

A summary of the findings of the visual analysis is provided in Table 1, Summary of Significant Impacts and Mitigation Measures, below. Cumulative impacts are discussed in Section 7.0 and would result from the Adobe Falls Faculty/Staff Housing component's permanent loss of native habitat and change to urban environment. Five mitigation measures are provided in an attempt to reduce impacts generated from the proposed project. First, sensitive viewers would be shielded from proposed campus buildings by landscape treatment that would be consistent with landscape themes present throughout campus and consistent with SDSU's Physical Master Plan Phase I. Landscape themes will be consistent with those present in each area or an overall re-landscaping plan. These landscape themes will help obscure the appearance of new buildings and make them blend in more favorably with the surrounding urbanized/established campus. The second mitigation measure would offset lighting impacts. This measure would consist of directing all light fixtures downward in order to reduce skyglow and impacts to adjacent neighbors. Furthermore, motion sensor lights will be used in order to reduce the amount of constant light, especially during the late evening/early morning hours. The third mitigation measure provides a means to reduce lighting impacts unique to the Adobe Falls Faculty/Staff Housing Upper Village. The fourth mitigation measure pertains solely to the Alvarado Hotel component in order to reduce lighting associated with proposed signage. The fifth mitigation measure, unique to the Villa Alvarado Housing component, addresses use of vegetative screening along the slope south of the project site.

	Project Component Impacts			Lighting Impacts (Project Level Only)		
	Significant?	Mitigation Measures Provided	Significant After Mitigation?	Significant?	Mitigation Measures Provided	Significant After Mitigation?
Student Union Addition	No	N/A	N/A	No	N/A	N/A
Campus Conference Center	No	N/A	N/A			· · · ·
Adobe Falls Faculty/Staff Housing	Upper and Lower Villages: Yes	1	Upper and Lower Villages: Yes	Upper Village: Yes	2,3	Upper Village: No
Alvarado Campus	D Lot: Yes Alvarado Core Site: No	D Lot: 1, 2 Alvarado Core Site: N/A	D Lot: No Alvarado Core Site: N/A	D Lot: Yes	D Lot: 2	D Lot: No
Student Housing	G Lot: Yes Olmeca/Maya: Yes Lawn Area North of H Lot: No U Lot: Yes C Lot: Yes	G Lot: 1,2 Olmeca/Maya: 1,2 Lawn Area North of H Lot: N/A U Lot: 1,2 C Lot: 1, 2, 5	G Lot: Yes Olmeca/Maya: Yes Lawn Area North of H Lot: N/A U Lot: Yes C Lot: No	G Lot: Yes Olmeca/Maya and Lawn Area North of H Lot: Yes	G Lot: 1,2 Olmeca/Maya and Lawn Area North of H Lot: 1,2	G Lot: No Olmeca/Maya and Lawn Area North of H Lot: No
Alvarado Hotel	Yes	4	No	Yes	4	No

TABLE 1 Summary of Significant Impacts and Mitigation Measures

1.0 INTRODUCTION

1.1 Local and Regional Setting

The proposed project site is on the campus of San Diego State University (SDSU) and adjacent to the university boundary, which is located within the College Area and Navajo Communities in the City of San Diego (see *Figure 1, Regional Map*). As shown on *Figure 2, Vicinity Map*, the general boundaries of the site are Adobe Falls Drive to the north and Montezuma Road to the south. The east and west boundaries are located near Hewlett Drive and approximately 1,000 feet east of Alvarado Court, respectively. The project site is located approximately 10.3 miles from downtown San Diego.

1.2 **Project Description**

The 2007 Campus Master Plan Revision (proposed project) is intended to improve, enhance, rehabilitate, and provide new facilities. This project will enable SDSU to meet the projected increases in student demand for higher education. To accommodate the projected student increase, the proposed project involves the development of classroom, housing, and student support facilities on land located on the SDSU campus and immediately adjacent to it.

Figure 3, Existing Land Use, is an aerial photograph documenting the existing SDSU Campus Boundary. *Figure 4, Existing Campus Master Plan*, shows SDSU's existing Campus Master Plan. *Figure 5, Proposed 2007 Campus Master Plan*, shows the proposed 2007 Campus Master Plan Revision, including proposed project components.

Described below are the six proposed project components. Project components being analyzed at the project level include the Adobe Falls Faculty/Staff Housing Upper Village, the Alvarado Campus Site Phase I, the Alvarado Hotel, Student Housing on G Lot and the Olmeca/Maya sites, and the Student Union Addition. Project components being analyzed at the programmatic level include the Adobe Falls Faculty/Staff Housing Lower Village, the Alvarado Campus Site Phase II and subsequent phases, the Campus Conference Center, as well as Student Housing on U Lot and C Lot. *Table 2, Proposed Project Components*, summarizes the following:

• ADOBE FALLS FACULTY/STAFF HOUSING. This project component is proposed for SDSU's 33-acre undeveloped land located north of Interstate 8. The site is bordered by Adobe Falls Drive/Del Cerro Boulevard to the north, which is lined with residential communities, and Interstate 8 to the south.











Component Name	Existing Land Use	Existing Campus Master Plan Use	Project Level of Analysis?
Student Union Addition	Aztec Center	Aztec Center	Yes
Campus Conference Center	Lawn Area, Former Tennis Courts	Open Area	No
Adobe Falls Faculty/Staff Housing	Undeveloped Land	"Adobe Falls Campus"	Upper Village – Yes; Lower Village – No
Alvarado Campus	D Lot (SDSU–Owned Land); Medical Offices (SDSU Foundation–owned land)	East Campus Development Area (SDSU–Owned Land); Redevelopment Project Area (medical offices)	D Lot Phase I – Yes; D Lot Phase II – No; Subsequent Phases/Core Site Development – No
Student Housing	G Lot; Olmeca/Maya Residence Halls; Student Residence Life Administration Building; Lawn Area North of H Lot; U Lot; C Lot	G Lot; Olmeca/Maya Residence Halls; Student Residence Life Administration Building; Lawn Area North of H Lot; Parking Structure 7; C Lot	G Lot – Yes Olmeca/Maya Reconstruction – Yes U Lot – No C Lot – No
Alvarado Hotel	C Lot	C Lot	Yes

TABLE 2Proposed Project Components

The Adobe Falls site is proposed as a new residential community to provide housing for faculty and staff. Due to topographical features created by the meandering nature of Adobe Falls Creek, the development would consist of two general areas referred to as the western or Lower Village portion and the eastern or Upper Village portion. The Upper Village would be developed in the near-term and would include 48 housing units, comprised of 2-story, 3-bedroom townhomes, with an average size of approximately 1,600 SF. In regards to the Lower Village, the number of housing units ultimately depends on several factors, including available roadway capacity and future market conditions. Reasonable scenarios would result in the construction of either 124 to 180 townhomes or 165 to 300 condominiums. Both villages would contain ancillary facilities, including vehicle parking, and outdoor open space amenities. Amenities include a swimming pool, 3,600-GSF community center, and recreation areas.

• ALVARADO CAMPUS. The Alvarado Campus component of the proposed project is located in the northeast portion of the SDSU campus, extending eastward onto property presently owned by the SDSU Foundation. The site is bordered by Alvarado Road to the

north and an undeveloped slope and Alvarado Creek to the south. The northward-trending bend in Alvarado Creek forms the western boundary, and the edge of the existing medical office facility property serves as the eastern boundary. The Alvarado Campus project component consists of two distinct areas: D Lot, which is an existing SDSU parking lot with 432 spaces, and the existing Alvarado Medical Center, a complex of medical offices and research facilities located east of D Lot, and owned by the SDSU Foundation. Under the proposed project, the two areas that make up the Alvarado Campus component would function as one contiguous campus region.

Under the proposed project, the existing D Lot and approximately 116,000 SF of adjacent medical center office space would be removed in order to construct a contiguous campus center. Future use of these new facilities would be for academic, research, and/or medical purposes.

The Alvarado Campus component ultimately will include a total of approximately 612,285 SF of new instructional and research space (280,000 SF within the western D Lot portion, and 332,285 SF within the core site/eastern portion). Demolition activities on D Lot and the core site/eastern portion total 128,678-GSF of existing space, resulting in a net increase of approximately 483,607-SF at buildout.

The 280,000-SF on D Lot includes the following: (1) Phase I-development of a new 110,000-GSF 5-story building to be analyzed at the project level and (2) Phase II-development of two 85,000-GSF 5 story buildings to be analyzed at the program level. The 332,285-GSF within the core site/eastern portion to be constructed in subsequent phase(s) includes the following, all analyzed at a program level: (1) development of three 4/5-story 100,000-GSF buildings, (2) development of one 4/5-story 32,385-GSF building, and (3) development of a 6/7-story 552,000-GSF parking structure for 1,840 vehicles. Access between the Alvarado Campus and central campus would occur through expansion of the Red and Black Shuttle Service. The proposed project also would entail the reconfiguration of Alvarado Court to allow for the development of a more unified campus node.

• **STUDENT UNION ADDITION.** The Student Union Addition component of the proposed project entails renovation of the west side of the existing Aztec Center, including up to a 70,000-GSF expansion to include social space, recreation facilities, student organization offices, food services, and retail services. Construction of this component would necessitate demolition of the 5,200-SF La Tienda Building, the exterior arched breezeway, and the outdoor picnic/eating area. The La Tienda building site plus the exterior breezeway and picnic table area will be redesigned to support the 4-story (one

subterranean and up to three above ground) extension of the Aztec Center. Landscape treatment also would be incorporated into the ultimate site design. The Student Union Addition would provide an additional student gathering space in order to accommodate projected increased student enrollment.

- CAMPUS CONFERENCE CENTER. The proposed Campus Conference Center is planned to be located immediately east of the Cox Arena and bounded by softball fields to the east, the Aztec walkway and the Calpulli Center to the south, the music building to the northeast, and a construction site for the planned Performing Arts Building to the north. This site is currently an open grass area previously used for tennis courts. This component would entail construction of a new 70,000-GSF building on approximately 0.5-acres to be used for meeting/conference space, office space, food services, and retail services. This building would be three stories in height (one subterranean and two above ground floors). Development of a Campus Conference Center on this location would be consistent with the intentions of the Aztec Walk Master Plan, which reserves this open lawn area for the development of future master planned academic activities.
- STUDENT HOUSING. The Student Housing component entails multiple phases in the nearand long-term. Phase I involves development of a 10-story 350,000-GSF Type 1 (reinforced concrete) structure to house 95 to 105 suite-style residential units on G Lot, and the reconfiguration of existing G parking lot (G Lot) resulting in a 90% reduction in available parking spaces. Each unit would contain four bedrooms with two beds per room. Under normal conditions, G Lot provides 230 parking spaces to the campus inventory. G Lot is bordered on the northwest by College Avenue, the northeast by Zura Way (an internal campus street), and the south by the East Residence Hall complex, which includes Tepeyac, Cuicacalli, and Tacuba Halls. This project component is planned to be located on existing G Lot due to the areas close proximity to the East Campus Residential Hall complex. This residential node is connected by plaza areas and common dining facilities. Residents would access the main part of campus by the existing pedestrian bridge over College Avenue. Landscaping and outdoor plazas and arcades also would be constructed to connect the building with the rest of the East Campus Residential Hall complex.

Phase I would also entail construction of a 2-story 15,000-GSF Student and Residential Life Administration structure. This new structure would be located on the lawn area north of H Lot.

Phase II entails the demolition of the existing Olmeca and Maya Residence Halls, containing a combined total of 424 beds, as well as the Housing Administration/

Residential Educational Offices building, including the surrounding landscaped areas and associated amenities. These buildings are currently located south of Tepeyac, Cuicacalli, and Tacuba Halls, east of College Avenue, and north of Montezuma Road. Two 10-story 350,000-GSF Type 1 structures, each containing 800 student beds, would be constructed in place of these demolished structures.

Following completion of Phases I and II, additional student housing would be developed on the existing U Lot. U Lot is located on the northwest end of campus just east of Cholula Hall and the western residential complex. Surrounding streets include Remington Road to the south and 55th Street to the east. The U Lot Residence Hall is planned as a 10-story 350,000-GSF Type 1 structure that would house an additional 800 student beds.

During the final phases of development, the existing Villa Alvarado Residence Hall, a coed apartment-style student housing complex located on C Lot, would be expanded to add 50 two-bedroom apartments in 2/3-story structures, providing an additional 200 student beds. C Lot is a split-level parking lot bisected by the San Diego Trolley located in the northeastern portion of campus. The proposed apartments would be constructed on the southern portion of the parking lot, which is elevated relative to the northern parking area.

• ALVARADO HOTEL. This project component is proposed to be located on approximately 2.0 acres of existing C Lot, immediately north of Villa Alvarado Residence Hall and south of Alvarado Road. The site abuts wetlands to the north and east and additional campus parking lots that are part of C Lot to the west.

The Alvarado Hotel would consist of an approximately 60,000-GSF six-story building, with up to 120 rooms and studio suites. The building would be owned and operated in cooperation with the SDSU School of Hospitality and Tourism Management. The facilities will contain a small meeting room, exercise room, board room, business center, on-site restaurant, and hospitality suite consistent with current "branded" concepts offered by major hotel developers. Site parking will be provided for 130 to 140 cars either on grade or in a subterranean garage. Trash enclosures, storage, and an entry canopy will be provided.

2.0 METHODOLOGY

The methods used to analyze visual changes associated with the proposed project consisted of a detailed field and photographic inventory of the portions of the campus and adjacent Alvarado

Medical Center affected by the proposed improvements, along with documentation of proposed project components using existing available land use and topographic data and conceptual plans for the proposed improvements. The field and photographic inventory focused both on the existing visual character of the affected portions of the campus and the presence or absence of sensitive receptors and on existing lighting conditions in the project area. The project components were also analyzed for consistency with aesthetics considerations in the existing SDSU Physical Master Plan Phase I visual condition and lighting policies.

The inventory of existing conditions was conducted in the context of two factors important in characterizing the visual resources of an area: (1) scenic features (both natural and man-made) and (2) sensitivity of views (value of the view to those who experience it). Sensitive views are generally defined as those views of scenic features from vantage points such as roadways, public lookouts, or trails. Sensitive views are also characterized as backyard vistas from private residences. However, due to the difficulty in accessing private backyards, views from undeveloped space (including hillsides, trails, or vacant lots) next to backyards (if applicable) would serve as an adequate vantage point from which to analyze anticipated changes. Changes in views may be analyzed in the context of the distance of the view (foreground, mid-view, distance view, or panorama), duration of the view, and level of obstruction created by a particular project feature. Visual changes may also be softened or screened by a variety of design features, such as landscaping, barriers, or architectural treatments.

A variety of techniques are used in this document to analyze anticipated visual changes associated with the proposed project changes. These include use of aerial and site photographs to map existing viewsheds and preparation of visual simulations to provide the reader with anticipated visual changes from sensitive viewpoints. Visual simulations were developed by creating digital models by using 3D Studio Max, AutoCAD 14, and Photoshop.

3.0 SETTING

3.1 Regional Setting

The project site is located in the southwestern portion of San Diego County. The landscape typical of this area includes a network of large canyon drainages feeding into lower coastal river systems. Canyons in the area include Alvarado Canyon, Mission Gorge, Murray Canyon, Murphy Canyon, Talmadge Canyon, and several unnamed canyons. These tributaries are part of the San Diego River system.

A majority of urban development within the San Diego River system is located atop level mesas. Established communities on surrounding mesa tops include the College Area, Talmadge, La Mesa, and Rolondo on the south side of Interstate 8 and Del Cerro, Grantville, Navajo, and Allied Gardens north of Interstate 8. Development has also taken place within the San Diego River Valley. Established communities include Mission Valley and the Mission Gorge area.

3.2 Local Setting

SDSU is located in the City of San Diego's College Area Community, which ranges from 340 to 453 feet above average mean sea level (AMSL). The western portion of campus is situated approximately 430 feet AMSL, whereas the eastern portion ranges from 457 feet AMSL at the southeast end to 340 feet AMSL at the northeast boundary near the Alvarado Medical Complex Area. The developed portions of the campus are generally located on the flatter, mesa top areas. Adjacent canyon areas have been generally retained in a vacant, undisturbed condition.

The northern portion of SDSU, referred to as the Adobe Falls Faculty/Staff Housing parcel, is located in the Navajo Community, which ranges from 100 to 700 feet AMSL. The Adobe Falls Faculty/Staff Housing parcel ranges from approximately 130 to 360 feet AMSL. The developed portions of the Navajo Community are generally on the mesa tops; however, some development is located in canyon areas near Interstate 8 and in the Mission Gorge area. The Adobe Falls Faculty/Staff Housing site is located in a canyon created by Alvarado Creek.

The areas immediately surrounding SDSU are made up of a mixture of residential, commercial, and institutional uses. A residential sector of the College Area Community is located to the west of campus. This area is solely composed of a mixture of multi- and single-family residential units. To the south of campus, along Montezuma Road, there is a mixture of single- and multi-family residential units intermixed with fraternities and sororities and commercial establishments, including restaurants, gas stations, and student-service oriented businesses. Faith Presbyterian School and Hardy Elementary School are located adjacent to Montezuma Road south of campus. The community east of campus is primarily made up of single-family residential units. The Alvarado Medical Complex is located east of the northeast boundary of campus. Interstate 8 is the primary feature located to the north of campus.

The communities of Del Cerro, Navajo, Allied Gardens, and Grantville are located across Interstate 8, north of campus. The Adobe Falls Faculty/Staff Housing parcel is located adjacent to the north boundary of Interstate 8. College Avenue, a major arterial roadway connecting the Navajo and College Area Communities, makes up the far eastern edge of this parcel. Singlefamily residential uses are located immediately north and east of this parcel. The Smoke Tree Condominium Complex abuts this parcel to the west. Vacant land owned by Caltrans, the City of San Diego, and private interests also contributes to the undeveloped landscape in the Adobe Falls Canyon area. Visual access to SDSU is present from portions of all surrounding areas described above.

Due to its central location within the College Area Community, SDSU is influenced by a number of local transportation routes. College Avenue, Montezuma Road, East Campus Drive, Remington Road, 55th Street, Campanile Drive, Lindo Paseo Drive, Hardy Avenue, and Interstate 8 all provide access to the campus. Views of campus are present from stretches of each of these roadways. Adobe Falls Road and Mill Peak Road are also afforded views of both the main campus and the Adobe Falls Faculty/Staff Housing parcel.

3.3 Visual Character

In general, the existing visual environment of the area immediately surrounding the campus is that of an urbanized area. The visual character can be described as vacant canyon slopes with development located on the canyon floors as well as the mesa tops above. The canyon slope areas are characterized by low-lying shrub vegetation, including southern mixed chaparral and coastal sage scrub. The areas abutting SDSU-owned property have been built out to include single- and multi-family residential units, institutional, and commercial uses. Details of the existing conditions of the specific project sites are described below.

4.0 EXISTING CONDITIONS

4.1 Existing Master Plans

The assessment of visual impacts considers not only impacts to existing land uses but also analyzes effects on planned land uses surrounding a potential area of impact. Two Master Plan documents, one developed by SDSU and the other a component of the City of San Diego's Community Plan system, document anticipated future uses of the campus and surrounding community. Each of these plans is described below.

The existing Master Plan adopted by SDSU delineates the existence of current land uses within campus boundaries. Existing land uses plus alterations proposed by Aztec Walk Master Plan and Campus Master Plan 2000 make up SDSU's template for future development.

SDSU's Physical Master Plan Phase I Existing Conditions outlines design elements to which future campus development should conform. Guidelines for campus entries, campus edges, campus landmarks, campus nodes, campus views, architectural elements, site form, campus neighborhoods, building character, landscape architecture, informal spaces, formal urban spaces,

way-finding systems, memorials and public art, circulation elements, and transit facilities are included in this planning document. Guidelines applicable to visual quality in the SDSU campus and surrounding campus are particularly relevant to this study.

SDSU is located within the College Area Community within the City of San Diego. The Adobe Falls Faculty/Staff Housing parcel is located in the Navajo Community within the City of San Diego. The College Area and Navajo Community Plans are the City of San Diego's blueprints for future development or redevelopment within these areas. Within the College Area, land uses located along the northwestern portion of campus at the cul-de-sac of 55th Street are planned for low-density residential. Existing land uses within this area of the City consist of multi-family residential complexes. Areas along the northwestern boundary of campus not currently developed are planned to remain as open space due to the canyon topography characteristic of these areas. Existing land uses within the city are consistent with this Community Plan designation. Residential areas abutting the western edge of campus are consistent with the City's Community Plan designation of single-family residential. An institutional designation has been included in the Community Plan south of the western recreational field area, as the existing land use consists of Hardy Elementary School. Very high-density residential land uses are designated along the north side of Hardy Avenue; existing land uses are consistent with this designation. Commercial land uses are located southeast of the Hardy Avenue/College Avenue intersection; this area is consistent with the City's Community Plan designation. Low-density residential land use abuts the college along the southwestern border. The entire eastern edge of campus is abutted by single-family residential units, which conform to the College Area Community Plan designation. Alvarado Hospital and associated facilities are located immediately east of Alvarado Court; these land uses are consistent with the institutional designation documented in the City's Community Plan.

The Adobe Falls Faculty/Staff Housing parcel abuts single-family residential land uses to the north. These land uses are in conformance with the Navajo Community Plan. A portion of the northern boundary of the site also abuts land owned by the City of San Diego. This land consists of Alvarado Creek and is planned to remain undeveloped in conjunction with the Adobe Falls Parcel "park" designation. The eastern edge of the parcel abuts College Avenue, which is planned to remain a major arterial within the eastern San Diego area. The southern portion of the parcel is abutted by Interstate 8 and undeveloped land associated with the Interstate 8 (Caltrans) right-of-way. Interstate 8 is planned to remain an interstate freeway. Undeveloped right-of-way land would remain as such until Caltrans were to widen the freeway or make other freeway-oriented improvements. The western boundary of the parcel is abutted by the Smoke Tree Condominium complex, which is consistent with the multi-family residential designation in the Navajo Community Plan.

4.2 Existing Visual Character

Existing visual character of each project component is described below, while *Figures 6a* through 6g depict existing campus settings.

4.2.1 Adobe Falls Faculty/Staff Housing

EXISTING VISUAL CHARACTER. The Adobe Falls site can be described primarily as an 0 undeveloped, vacant site vegetated with native and exotic vegetation communities, including coastal sage scrub/chaparral and palm trees, respectively. However, some utilities are present and modifications to the flow channel and site drainage have been made over time. The site includes a north-facing slope descending to the Alvarado Creek floodplain from Interstate 8, a small canyon surrounding Alvarado Creek as it flows through the site, and a south-facing slope immediately north of Interstate 8. The site contains both upland and wetland vegetation. Upland areas are dominated by coastal sage scrub, broom baccharis scrub, southern mixed chaparral, and chaparral dominated by lemonadeberry. Disturbed portions of the site contain non-native annual grassland or bare soil. Approximately 4 acres of the site containing mature chaparral and some coastal sage scrub were burned in October 2003. These areas are being revegetated with native and non-native plants. Wetlands on the site include Alvarado Creek and its associated riparian areas, a small cismontane marsh (upland wetland habitat) located adjacent to Alvarado Creek, and several small drainages that convey runoff from Interstate 8 and Mill Peak Road into Alvarado Creek. The stream channel and riparian habitat along Alvarado Creek is being restored on the City's parcel to the north. However, the stream channel and riparian areas on site contain non-native wetland plants (including giant reed, Mexican fan palm, and Peruvian pepper), as well as some mature native plants (western sycamore and black and arroyo willows).









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Photo 1: Villa Alvarado Residence Hall Expansion Site looking southwest Figure 6f **Existing Conditions Site Photographs - U Lot Residence Hall** and Villa Alvarado Residence Hall Expansion

MAP SOURCE: Airphoto USA, Jan 2006 600 -SDSU Campus Boundary Feet Area of Focus **Photo Location/Direction** สิ ALANCE AND DESCRIPTION OF THE OWNER OF THE OWNE

• SENSITIVE RECEPTOR SUMMARY. This project component would be visible to Adobe Falls Road, Capri Drive, Mill Peak Drive, Adobe Falls Court, Genoa Drive and Del Cerro Boulevard residents. These residents would have both midground and distant views of the Adobe Falls development. The project would also be visible from residences within the Smoke Tree Condominium community. Travelers on Genoa Drive, Del Cerro Boulevard, Capri Drive, College Avenue, internal Smoke Tree roadways, and Interstate 8 all have midground to distant views of the project site; however, due to travel speeds and maneuvering of curves/residential street hazards, drivers are not likely to experience views of long duration. Travelers on Adobe Falls Road, especially those in the lower culde-sac, would have prominent views of the project beginning with the foreground view of the access roadway followed by the midground view of the townhomes and condominiums.

4.2.2 Alvarado Campus

• EXISTING VISUAL CHARACTER. The western portion of this project component area consists of D Lot, a campus parking area with capacity of 432. The existing Rehabilitation Center is located at the eastern edge of the parking area. Alvarado Creek forms the western edge of D Lot. A pedestrian bridge spanning Alvarado Creek links D Lot with C Lot to the west. Due to this project area location at the northeast corner of campus, the facility is confined to parking and Rehabilitation Center use rather than any sort of campus meeting or transportation hub. Visual character of this area can be described as a developed campus use bordered by a mature riparian stream system. Vegetation along Alvarado Road and Alvarado Court consists of low-lying ornamental shrubs intermixed with mature trees. Alvarado Creek is a mature riparian system dominated by willows, sycamores, and other low-lying wetland vegetation.

The Alvarado Medical Center area consists of approximately 360,000 SF of existing medical and research facility space. The buildings are surrounded by surface parking spaces. Landscaped areas consist of parking lot islands, edge treatments, and building entryways. A majority of the medical offices house existing SDSU researchers and affiliates. This area is included in a specific redevelopment zone as outlined in the College Area Redevelopment Plan. The primary objective of this plan is to eliminate blighted conditions and rehabilitate, renovate, and redevelop underutilized areas. This area's inclusion in this plan gives evidence to the existing run-down nature of the medical complex.

• SENSITIVE RECEPTOR SUMMARY. This project component site is visible from both eastand west-bound lanes of Alvarado Road and north- and south-bound lanes of Alvarado Court. Alvarado Road travelers also have midground views of the Rehabilitation Center along the south side of D Lot, although it is in the distance and less prevalent than the parking area. The pedestrian bridge linking D and C Lots provides campus users with expansive foreground views of D Lot. Residents of West Falls View Drive have midground views of the project area from their backyards located along the mesa top above the parking/Rehabilitation Center area. The existing parking area is difficult to see from residences along the north side of Interstate 8 as the freeway combined with mature vegetation along the north edge of the parking area shield the component site from view. Trolley riders also experience views of the Alvarado Campus development.

4.2.3 Student Union

- **EXISTING VISUAL CHARACTER**. The proposed Student Union Addition site entails renovation of the west side of the existing Aztec Center. The Aztec Center is located northeast of the recently opened bus plaza that is located directly above the underground trolley station facilities. The Aztec Center is bounded by the Student Services Building to the north, the underground trolley station entrance to the west, College Avenue to the east, and Aztec Walk to the south. The west side of the Aztec Center consists of a market/student store with ATM machine, outdoor seating area and patio, and canopied walkway.
- SENSITIVE RECEPTOR SUMMARY. Foreground and midground views of the Student Union Addition site would be visible from Aztec Walk, the bus transit terminal, the pedestrian bridge extending over College Avenue connecting to the East Campus Residence Hall, and northbound traffic on College Avenue. Views of this project component would be short in duration to vehicles traveling on College Avenue. Midground views of the site area are apparent looking northward from the eastern terminus of Hardy Avenue. The west side of the Aztec Center is also visible by users of the Adams Humanities Building and Centennial Hall.

4.2.4 Campus Conference Center

• **EXISTING VISUAL CHARACTER.** The Campus Conference Center site is planned to be located immediately east of the Cox Arena, and bounded by softball fields to the east, the Calpulli Center to the south, the music building to the northeast, and a construction site for the planned Performing Arts Complex to the north. This site is currently an open lawn

area previously used for tennis courts. This site is slightly elevated relative to the Cox Arena.

• SENSITIVE RECEPTOR SUMMARY. Mid-ground views of the Conference Center Building would be partially visible from the elevated walkway areas extending over Aztec Circle Drive north of L Lot and Cox Arena. Foreground and midground views of this structure would be prevalent walking east or west toward the project site along Aztec Walk. However, because property west of the site is at a lower elevation, only the upper portion of the proposed facility would be visible walking east on Aztec Walk. The site would also be visible from the Exercise and Nutritional Sciences Building and Music Building located north of the project site, from the Calpulli Center south of the project site, and by users of the softball fields/lawn area to the east. The campus housing facilities located east of 55th Street, west of Campanile Drive, north of Hardy Avenue, and south of Aztec Walk have windows facing north and therefore are capable of project site visibility.

4.2.5 Student Housing

• **EXISTING VISUAL CHARACTER.** The Student Housing Site is proposed for development on existing G Lot, the existing Olmeca/Maya Residence Halls, the existing Housing Administration/Residential Education Offices, and the lawn area north of H Lot, U Lot, and C Lot. G Lot is located to the north of Cuicacalli Residence Hall and primarily serves as an ingress/egress route for Cuicacalli Residence Hall food deliveries. The parking lot slopes in a slight downward direction to the north.

The existing Olmeca and Maya Residence Halls are located within the eastern campus residential community. These halls are surrounded by Tepeyac Hall, Cuicacalli Hall, and Tacuba Hall to the north; Zura Hall to the east; and the Housing Administration/Residential Education Offices and Montezuma Road to the south. The Olmeca and Maya Residence Halls are 3-story structures, smaller than the Tepeyac, Tacuba, and Zura Halls, which range from 6 to 7 stories in height. A landscaped fenced courtyard area runs the length of and between Olmeca and Maya Halls. Bicycle parking is available on the northeast side of Olmeca Hall, and an associated recycling center building is located on the northwest side of Olmeca Hall. To the west of Olmeca and Maya Residence Halls and the Housing Administration/Residential Education Offices is a fire lane and a strip of fast food and convenient shops. Large trees line the southern side of the Housing Administration/Residential Education Offices. A gas station is located on the corner of College Avenue and Montezuma Road.

The lawn area north of H Lot is on the east side of Zura Hall and west of Parking Structures 6 and 3. A pedestrian walkway divides the grass area and extends northwest from East Campus Drive, leading through the East Residential Hall corridor. This project area contains a covered parking validation meter, lighting and landscaping features, and an emergency vehicle turnout lane with barricades.

U Lot is located on the northwest side of campus and currently consists of a parking lot to service residences and users of the west side of campus. U Lot is slightly lower in elevation relative to Remington Road. Smith Field is located south of U Lot and Remington Road. North of the project site is an undeveloped vegetated canyon area sloping downward toward the north. The "College View" apartment complex is located northeast of the project site, and single-family homes are located northwest of the project site. West of U Lot is the 11-story Chulalac Hall and associated residential structures.

C Lot is located on the northeastern end of campus and is the same lot as that proposed for the Alvarado Hotel. The Student Housing component would be located on the strip of parking lot located south of the trolley tracks. The eastern side of the lot is relatively flat, and the western end slopes downward to the west underneath the trolley tracks. To the east is the Villa Alvarado Residence Hall. Elevated residences are located atop a mesa south of the project site. A steep vegetated slope including both larger trees and smaller shrubs extends down and north from these residences toward the project site.

• SENSITIVE RECEPTOR SUMMARY. The Student Housing G Lot site is located within the midground views of campus pedestrians on the main campus and within foreground views of those walking across the pedestrian bridge immediately west of G Lot. The site is visible from College Avenue, although motorists' views are brief due to traffic speed. The site is also visible from East Campus Drive, Zura Way, Parking Lots F and E, and any pedestrians within this area. This parking lot is also visible by West Falls View and Adobe Drive residences.

Foreground views of the Olmeca and Maya Residence Halls and Housing Administration/Residential Education Offices building are visible by campus pedestrians, users of the fire lane, and pedestrians on College Avenue looking east in between building structures on College Avenue. Olmeca and Maya Residence Halls form the eastern terminus and are the primary focal point to motorists on Lindo Paseo Avenue looking eastward. Foreground and midground views of the Housing Administration/Residential Education Office are discernable from eastbound and westbound motorists on Montezuma Road and at the intersection of Montezuma Road and College Avenue.

Foreground views of U Lot are visible by both pedestrians and motorists traveling in either direction on Remington Road for a short duration of time. As already stated, U Lot is lower in elevation than property south of the site. Foreground views of U Lot are visible by residents of Cholula Hall. Off-site residential receptors with visibility of U Lot include college apartments residents to the northeast with midground views, single-family residences to the northwest of the project site with midground to distant views from their backyards, and residences north of Interstate 8 located south of Adobe Falls Road on the canyon top with distant views.

Visibility of the portion of C parking lot (C Lot) south of the trolley is obstructed from every direction. Eastbound and westbound motorists on Alvarado Road have midground views of C Lot for a short duration of time obstructed by both vegetation along Alvarado Road as well as the trolley tracks. Because of the discrepancy in elevation, visibility of C Lot is limited from the edge of the backyards of residences along the cul-de-sac of West Falls View Drive. The project site is also limited from these residences due to existing vegetation. The most prominent views of the C Lot south of the trolley are the distant views experienced by motorists traveling north and south on College Avenue north of Interstate 8 for a short duration of time. Residents and users of the existing Villa Alvarado Residential Hall facing west would have foreground views of the project site.

4.2.6 Alvarado Hotel

- EXISTING VISUAL CHARACTER. The Alvarado Hotel is planned for location on approximately 2.0 acres of existing C Lot immediately north of Villa Alvarado Hall. The project would be bordered on the north and east by Alvarado Creek and existing parking lot uses on the west. The project site is located in the Alvarado Creek Canyon area, which is a lower elevation than the main SDSU campus. The site is surrounded by mature eucalyptus trees on the south side and a mixture of native and non-native palms associated with the Alvarado Creek wetland areas along the north and east. Due to its location along the campus periphery, this area of campus is quiet and away from the activity characteristic of the main, mesa-top campus.
- SENSITIVE RECEPTOR SUMMARY. The Alvarado Hotel would be visible from D Lot (and the future Alvarado Campus office and classroom occupants) and the western portion of C Lot. Eastbound Alvarado Road motorists would have limited views of the hotel, while westbound motorists might have slightly longer views of the structure. Residents of the Villa Alvarado Residence Hall would have foreground views of this structure. Residents with north-facing backyards along East Falls View Drive have limited midground views of the portion of C Lot proposed for the hotel; it is assumed a larger structure on the

existing parking lot would afford these neighbors a similar SDSU element in their viewshed. Similar to Alvarado Campus, trolley riders would have views of this facility as the trolley line is located immediately north of the proposed building footprint.

4.3 Existing Campus Vantage Points

Figure 7a, Campus Project Component Vantage Points, illustrates the surrounding vantage points for the campus. Vantage points encompass surrounding areas that have foreground, midground, or distant views of SDSU. As shown on *Figure 7a*, views of SDSU are typically limited to roadways (and motorists or pedestrians on roadways), walkways, and surrounding residential land uses atop mesas. Residences located adjacent to the east and west boundaries of campus as well as residences in Del Cerro and visitors to Adobe Falls also have significant views of the campus.

Each vantage point depicted in *Figure 7a* is described below. Only vantage points that have been determined to be project specific have been included in the vantage point photograph exhibits. *Figures 7b to 7j* give a visual representation of existing project-specific vantage points.

- **INTERSTATE 8.** The north side of the campus is visible from Interstate 8. Depending on the motorist's location on Interstate 8, many main campus buildings, parking lots adjacent to Alvarado Road, and the Adobe Falls site are visible from this roadway. The buildings along the north side of the main campus dominate foreground and midground views from Interstate 8 due to their unobstructed proximity to the freeway and their sheer mass and density. Due to existing landscaping and topographic distinction coupled by the speeds at which Interstate 8 motorists travel, the SDSU parking lots adjacent to Alvarado Road and the Adobe Falls parcel are visible to freeway motorists for a small duration of time.
- MONTEZUMA ROAD. Several campus facilities are visible from Montezuma Road due to its proximity to the southern campus boundary. Motorists driving east on Montezuma Road from the Fairmount Avenue area get their first glimpse of campus by looking up the unnamed canyon located adjacent to the southwest boundary of campus. An unobstructed view of the existing westside dormitory complex is available to motorists for approximately 4 to 5 seconds, assuming they are traveling at 35 miles per hour. At the junction of 55th Street and Montezuma Road, motorists traveling either direction on Montezuma Road and northbound travelers on 55th Street are faced with partially obstructed views of the Campus Transit Center and the Gateway Building.




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SAN DIEGO STATE UNIVERSITY Figure 7b Campus/Project Component Vantage Points Adobe Falls Faculty/Staff Housing

















The junction of College Avenue and Montezuma Road allows motorists traveling in either direction on Montezuma Road visual access to the East Residence Hall Complex including the Administration/Residential Education Offices. At the junction of East Campus Drive and Montezuma Road motorists traveling either direction continue to have visual access to the East Residence Hall Complex as well as Parking Structure 3 and surrounding parking lots.

- **54TH STREET.** The dominant architectural features visible to travelers on northbound 54th Street within the vicinity of Collier Avenue are Chapultepec and Cholula Halls. An obstructed view of the canyon area south of the West Residence Hall complex is also visible in the foreground.
- **55TH STREET.** Motorists traveling north on 55th Street beginning at the junction of Montezuma Road have partially obstructed views of Aztrac, Peterson Gymnasium, and Aztec Recreation Center. Once farther north on 55th Street, full views of Cox Arena at Aztec Bowl, Peterson Gymnasium, Aztec Recreation Center, and the Athletics Administration Offices dominate the surrounding view corridor. At the intersection of Remington Road and 55th Street, motorists are faced with views of U Lot and the West Residence Hall complex.
- **REMINGTON ROAD.** Views of Tony Gwynn Stadium and Smith Field, the West Residence Hall complexes, and S, T, and U Lots are prevalent to motorists on Remington Road. Travelers heading either east or west on Remington Road are surrounded by foreground and midground views of campus.
- **HEWLETT DRIVE.** Views of the Chapultepec Residence Hall complex (part of the West Residence Hall complex) and U Lot are dominant viewpoints for several residences along this roadway. From observations taken on the west campus recreation fields adjacent to Tony Gwynn Stadium/Smith Field, it is evident that several residences on the 5200 and 5300 blocks of Hewlett Drive have dominant backyard views of S Lot, the recreation fields, Tony Gwynn Stadium, and the West Residence Hall complex. Clarity and obstructiveness of these viewpoints differ between each residence. Residences along the east side of Hewlett Drive north of the Hewlett Drive/Remington Road intersection have foreground views of Parking lot U and the Chapultepec Residence Hall.
- HARDY AVENUE. Hardy Avenue serves as a connector road between Campanile Drive and 55th Street. This is a one-way road for westbound traffic beginning at the Campanile Drive intersection. The western terminus affords travelers views of the Aztrac and Athletic Administration Buildings. Hardy Avenue intersects Campanile Drive at the

south end of the campus transit center. Views from this intersection include those of the KPBS Building, Gateway Center, and Campanile Mall. The eastern terminus of Hardy Drive allows travelers views of P Lot and obstructed views of the Aztec Center to the north.

- CAMPANILE DRIVE. Campanile Drive serves as the main entrance drive to SDSU. Foreground views of the Campanile Mall and midground views of Hardy Tower begin at the intersection of Campanile Drive and Montezuma Road. The foreground views of this corridor consist of the main SDSU entrance sign and transit circular and Hardy Tower in the distance. As the traveler moves north, the KPBS and Gateway Buildings come into view. Other campus buildings become more clear as the viewer moves closer to the transit center.
- LINDO PASEO DRIVE. Lindo Paseo serves as another connecting corridor between the east and west sides of campus. This is a one-way road for eastbound traffic beginning at the 55th Street intersection. Motorists traveling east on Lindo Paseo Drive have views of the East Residence Hall complex. The intersection of Lindo Paseo and Campanile affords travelers views of the KPBS and Gateway Buildings, Campus Transit Center, and Health Services Building. Pedestrians and other non-motor vehicles traveling west on Lindo Paseo have views of the same buildings in the foreground and the hedged fence surrounding Aztrac as the final viewpoint.
- COLLEGE AVENUE. Traveling north on College Avenue from the intersection with Montezuma Road yields extensive views of SDSU. As the traveler continues north, views of the Aztec Center, Bus Plaza and trolley entrance, P Lot and several pedestrian overpasses linking the East Residence Hall complex and parking areas with the west side of campus, A Lot and Parking Structure 1 become the dominant viewpoints. Beginning in the Del Cerro neighborhood area, College Avenue south has expansive views of the north side of campus; dominant structures include the lighted SDSU event message board adjacent to Interstate 8, The viewer is surrounded with views of the same campus facilities described above.
- EAST CAMPUS DRIVE. Traveling north, beginning at the intersection of East Campus Drive and Montezuma Road, structures and facilities of SDSU become dominant foreground viewpoints. Traveling north on East Campus Drive affords motorists or other travelers views of the East Residence Hall complex, Parking Structures 3 and 6, E, F, G, H, I Lots and Parking Structure 1. Southbound travelers on East Campus Drive have views of E, F, G, H and I Lots as well as Parking Structures 3 and 6.

- AZTEC CIRCLE DRIVE. Aztec Circle Drive winds throughout campus; nearly every portion of this roadway provides both foreground and midground views of campus facilities.
- ALVARADO ROAD. Traveling west on Alvarado Road within the vicinity of SDSU, the viewer is confronted with expansive views of SDSU. Hardy Tower is visible in the distant skyline. The trolley line obstructs the main view of campus as it crosses over Alvarado Road. Obstructed views of C and D Lots are available from either direction of Alvarado Road.
- **DEL CERRO NEIGHBORHOOD.** Travelers on Capri Drive, Genoa Drive, Adobe Falls Road, Mill Peak Road, Marne Avenue, and Del Cerro Boulevard are confronted with extensive vistas of the university to the south. From observations taken traveling northbound on College Avenue, residences on the south side of Capri Drive, Arno Drive, Adobe Falls Road, Glenmont Street, and Airoso Avenue have extensive views of the north side of campus adjacent to Interstate 8.
- **EAST FALLS VIEW DRIVE.** Residents with west- or north-facing backyards are confronted with midground and distant views of campus. Many of these views are obstructed by mature vegetation.
- HARDY ELEMENTARY SCHOOL. The north and east boundaries of Hardy Elementary School abut those of SDSU. Due to the open nature of the back playground and recreation field area, the adjacent SDSU recreation fields, S Lot, the West Residence Hall complex, and Tony Gwynn Stadium/Smith Field are the school's dominant midground and foreground viewsheds to the north and east.
- **PEDESTRIAN THOROUGHFARES.** A curvilinear grid of walkways, sidewalks, and pedestrian bridges allows for safe pedestrian passage throughout campus. Inclusive in this grid is Aztec Walk, which generally extends from 55th Street eastward and south of the Aztec Bowl to the Aztec Center at College Avenue, where a pedestrian bridge links the walkway to the east residence halls and ultimately to East Campus Drive. Foreground, midground, and distant views of campus are available at designated locations along these pedestrian corridors. In particular, pedestrians traveling east and west on Aztec Walk and the central walkway through campus north of Campanile Drive are confronted with both foreground and midground views of campus facilities.

The above descriptions summarize the main views of SDSU from surrounding vantage points. However, as shown in *Figure 7a*, only views from Interstate 8, College Avenue, Montezuma

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Road, pedestrian thoroughfares, East Campus Drive, Alvarado Road, Hewlett Drive, the East Falls View Drive neighborhood, and the Del Cerro neighborhood would be affected by the proposed project. Therefore, the remainder of this analysis focuses on these vantage points.

4.4 Existing Lighting Characteristics

4.4.1 Regional and Local Setting

Due to the project's location within an urbanized area of SDSU and the College Area Community, urban skyglow is characteristic of the site. SDSU structures and facilities that supply light to the local skyglow effect include Tony Gwynn Stadium/Smith Field, the East and West Residence Hall complexes, Cox Arena, Peterson Gymnasium, Aztec Recreation Center, and surrounding parking and pedestrian areas. These facilities contribute to the existing skyglow of the area due to security or incandescent light fixtures. The amount of light present within the project area varies slightly depending on the level of use and activity within each facility.

4.4.2 SDSU Lighting Policy

SDSU has adopted a lighting policy that is to be incorporated into exterior campus design considerations (SDSU Physical Master Plan, Phase I, Existing Conditions, pp. 157-160). The primary goal of SDSU's lighting policy is to achieve safety and security on all walkways and parking areas. At the same time, the lighting systems should strengthen the public's impression of the SDSU campus by accentuating unique architectural qualities and enhancing pedestrian activities. The full text of this lighting policy is included in EIR *Appendix I*.

Exterior lighting design for walkways, parking lots, and streets on campus will comply with standards published by the Illuminating Engineering Society of North America (IES). For example, IES publishes specific values for recommended light levels expressed in foot candles (FC) and average-to-minimum uniformity ratios. These standards are applied to four distinct classes of walkways/sidewalks to meet IES requisites for pedestrian identification at a distance or special pedestrian security. SDSU also applies IES standards for parking lots based on the classification of the university as an educational facility with a medium activity level, due to the large number of vehicles present at night.

SDSU's lighting policy also voluntarily follows the adopted ordinances of the City of San Diego for any outdoor lighting upgrade. The impetus for establishing this directive lies in the university's interest in reducing light impacts because it affects astronomical research, particularly at the Palomar and Mount Laguna observatories.

4.4.3 Existing Lighting Conditions

Lighting conditions are dependent on architectural and defined site plans, which are readily available for project-level components. A general discussion pertaining to programmatic-level components is provided at this time; however, a more detailed analysis will be necessary with availability of these plans. Existing campus lighting conditions were observed on a nighttime visit on March 6, 2007. The visit included documenting all existing exterior light fixtures within the boundaries of project-level components. Figures 8a to 8c, Existing Lighting, depict the location of each exterior lighting unit within the project area. As identified in Figures 8a to 8c, the light fixtures currently located within project boundaries represent a mixture of types and strengths of lighting. The street lights are either high-pressure sodium or mercury vapor units. The walkway lights are either high-pressure sodium, mercury vapor, or metal halide. The parking lot light is either high-pressure sodium or metal halide in non-light sensitive areas and lowpressure sodium in areas where minimal lighting is required. Lights on buildings generally consist of wall sconce fixtures. For purposes of this analysis, the project-level components' lighting characteristics are documented and impacts assessed. Sensitive receptors are identified for each project component as well. Pedestrians and motorists are typically not sensitive receptors of light impacts due to their short exposure to lighting conditions; however, visibility of lights by these receptors is documented below.

4.4.3.1 Alvarado Campus D Lot

• **D** LOT. This parking lot is well lit with security lighting. Lighting in this parking area is made up of high-pressure sodium light fixtures. Two sets of high-pressure sodium light fixtures are located in the middle of the parking area, while single units line the exterior of the lot. Four metal halide wall sconces are attached to the north- and west-facing sides of the existing Rehabilitation Center located immediately south of the parking area. This lighting regime is visible from Alvarado Road and Interstate 8 (very briefly). It should be noted that San Diego trolley users are confronted with this lighting scenario due to proximity to the tracks.







4.4.3.2 Alvarado Hotel

• **C Lot.** Similar to D Lot, this parking lot is well lit with security lighting. Lighting in this parking area is made up of low-pressure sodium lighting around the periphery of the parking lot and high-pressure sodium lighting along the north side of the Villa Alvarado Residence Hall. This high-pressure sodium lighting is used to illuminate walkways and other high-traffic areas while the taller, low-pressure sodium (the two internal lights have double-pronged fixtures) units are meant to illuminate the parking lot areas. This lighting regime has limited visibility from Alvarado Road and is visible from Interstate 8 (very briefly) and adjacent neighbors' backyards, although highly obscured by creek and hillside vegetation. It should be noted that trolley users are confronted with this lighting scenario due to proximity to the tracks.

Sensitive Receptor Summary: C and D Lots

Lighting located within these two project-level component areas can be seen by several receptors located within the College Area Community. Eastbound travelers on Interstate 8 are exposed to lighting within both C and D Lots. However, due to the speed at which Interstate 8 motorists travel coupled by the other urban development along the freeway, lighting from either parking lot is not discernable. Travelers on Alvarado Road have brief glimpses of the night-lighting regime on C Lot and longer views of D Lot. The duration of view from Alvarado Road is dictated by the topographic difference between the road and C Lot (more drastic) and D Lot (more or less level elevation). Trolley users are exposed to existing lighting on C and D Lots due to the trolley line's close proximity.

Lighting from these project component areas is visible from private viewpoints as well. East and west Falls View Drive residents with north- and northeast-facing backyards are exposed to C and D Lot lighting.

4.4.3.3 Adobe Falls Faculty/Staff Housing Upper Village

This site is currently undeveloped and devoid of any lighting fixtures.

Sensitive Receptor Summary: No lighting fixtures currently exist on this undeveloped area. However, sensitive receptors in the vicinity include residences along Adobe Falls Road, Capri Drive, Mill Peak Drive, Adobe Falls Court, Genoa Drive, and Del Cerro Boulevard. The project site would also be visible from residences within the Smoke Tree Condominium Community. Travelers on Genoa Drive, Del Cerro Boulevard, Capri Drive, College Avenue, internal Smoke Tree roadways, and Interstate 8 also have project site visibility.

4.4.3.4 Student Housing

Phase 1. G Lot: This parking lot is lit by a total of 3 high-pressure sodium lights. A threepronged light structure exists on the southwest area of the lot, a two-pronged light structure exists in the middle of the lot, and a one-pronged structure exists on the northeast area of the lot. Relative to F Lot (located immediately north), this parking lot is only dimly lit with minimal light structures. Lighting from peripheral structures contributes to the light on the project site. A pathway extending from G Lot to the west side of Tepayac Hall is lined with high-pressure sodium lights. Wall fixtures are attached to the facilities and dumpster storage buildings on the south side of the parking lot. Lighting from the food delivery entrance associated with Cuicacalli Hall radiates onto the parking lot.

Sensitive Receptor Summary: The lighting fixtures on G Lot are visible by drivers on College Avenue and by pedestrians traversing the bridge extending from the East Residential Complex to the Aztec Center; however, these lights are not a primary focal point for an extended period of time. The north side of Cuicacalli Hall, which is lined with windows, and residences of Tepeyac Hall facing northward overlook G Lot with foreground views of the lighting structures. Users of these facilities are exposed to lighting from G Lot for extended periods of time. Lighting from this site also contributes to the lighting conditions for residences along East Falls View Drive.

Lawn Area North of H Lot: Lighting in this area primarily comes from fixtures along the walkway extending through the East Residential Hall complex and from a combination of low-pressure and high-pressure sodium lights along parking lots and streets. Three high-pressure sodium lamps are located on the grass area along the southern side of the walkway, and another three are located along the north side of the walkway in front of Tacuba Hall. One additional high-pressure sodium lamp is situated on the grass island south of the designated fire lane turnout. A series of decorative metal halide lamps on Tacuba Hall also contribute to the glow in the area. H Lot contains 4 metal halide lights, and the walkway west of H Lot, southwest of the project site, is lined with three high-pressure sodium lights for vehicle traffic and sidewalks. These lights in combination with the lighting features on the lawn area create a bright and secure environment typical for residential areas.

Sensitive Receptor Summary: The lighting regime associated with the lawn area north of H Lot is visible by campus users, including pedestrians along walkways through the East Residential Hall complex and motorists on East Campus Drive for limited duration. Surrounding buildings including, Tacuba and Zura Halls, which house students, contain windows facing the lawn area north of H Lot. Students occupying these facilities facing east in Zura Hall and facing

south in Tacuba Hall have foreground visibility of the lighting layout on the lawn area north of H Lot.

Phase 2. This portion of the project is situated in the center of the East Residence Hall complex, which is a well-lit area in order to serve the needs of a secure residential community. The project area is surrounded by Tepeyac, Cuicacalli, Zura, and Tula Halls, which all feature high-pressure sodium lights and metal halide fixtures along walkways serving and attached to the buildings, respectively. The older Olmeca and Maya Residential Halls are relatively dimmer than the newer surrounding residential facilities. Two metal halide lights are located on the west side of Olmeca and Maya Halls. The fenced courtyard connecting the two halls includes seven shorter high-pressure sodium lights and seven taller high-pressure sodium lights. Attached to the Housing Administration/Residential Education Offices building is one metal halide light.

Sensitive Receptor Summary: Lighting features associated with Olmeca and Maya Halls are visible by drivers on Montezuma Road traveling either direction and on Lindo Paseo Avenue traveling east. The light emanating from the upper levels of the Tepeyac and Zura Halls is a more distinguishing glow relative to the light emanating from Olmeca and Maya Halls. Pedestrians crossing the East Residence Hall complex have views of the lighting regime. Residences in halls with windows facing south and east also have views of the Olmeca and Maya Hall lighting layout.

4.4.3.5 Student Union Addition

Because this site serves as a center for student activity, the existing Aztec Center is well lit and used by students and trolley users well into the night. A combination of street lights, lighting around the trolley entrance west of and adjacent to the Aztec Center, decorative lighting around the student seating area, and the grid of light fixtures attached to the walls defining the Aztec Center structure makes this area safe and bright for student use. An emergency call box and light is located on the southwest side of the Aztec Building. Street lighting combined with a platform of lights over the glass-encased elevators southwest of the Aztec Center contribute to glow in the area. An electronic billboard is located over the ATM structure, which is visible to pedestrians on Aztec Walk, bus riders, and users of the Aztec Center. The Aztec Center is very well lit relative to the surrounding academic and institutional buildings north and east of the project site, which are minimally used at night.

Sensitive Receptor Summary: Sensitive receptors include users of the surrounding academic facilities, which are infrequent in use after dark, and pedestrians along Aztec Walk and associated pedestrian thoroughfares. Drivers traveling north on College Avenue would experience short-duration nighttime visibility of the lighting layout.

4.4.3.6 Program Level Components

Campus Conference Center: Because this site is currently an existing open lawn area, lighting features are situated along the periphery of the project where development already exists. No lighting features currently exist on the project site. The Aztec Walk, which runs east west along the southern boundary of the project site, and pedestrian walkway running north/south along the eastern boundary of the project site, however, are well lit for security purposes. Aztec Walk is lined with three metal halide lights to provide a low glow along the walkway. The pedestrian walkway is lined with five high pressure sodium lights that illuminate the entire pathway. The Calpulli Center south of the project area also remains well lit in the evening hours.

Sensitive Receptor Summary: Lighting fixtures currently existing on the periphery of the project site are visible by users of Aztec Walk and the central walkway through campus north of Campanile Drive. Users of surrounding music and humanities facilities may have nighttime views of the project site; however, uses of these buildings after dark are infrequent. Residences with windows facing north along Hardy Avenue have foreground views of the project area.

Adobe Falls Faculty/Staff Housing Lower Village: This site is currently undeveloped and devoid of any lighting fixtures.

Sensitive Receptor Summary: No lighting fixtures currently exist on this undeveloped area. However, sensitive receptors in the vicinity include residences along Adobe Falls Road, Mill Peak Drive, Adobe Falls Court, Genoa Drive, and Del Cerro Boulevard. The project site would also be visible from residences within the Smoke Tree Condominium Community. Travelers on Adobe Falls Road, Adobe Falls Court, Del Cerro Boulevard, internal Smoke Tree roadways, and Interstate 8 also have project site visibility.

Alvarado Campus Phase II and Subsequent Phases: Phase II of the Alvarado Campus component would be constructed on Lot D. The existing lighting environment and sensitive receptors are already summarized above in Section 4.4.3.1. The core site development would occur on the eastern portion of the site, which is currently developed. Lighting in this area is associated with the Alvarado Medical Center and accompanying research facilities as well as parking lot areas.

Sensitive Receptor Summary: See sensitive receptor summary Section 4.2.2 and 4.4.3.1.

Student Housing U Lot and C Lot (Villa Alvarado Residence Hall): U Lot currently serves as a parking lot lit by 4 two-pronged high pressure sodium lights. Surrounding the site is the eleven-

story Chulalac Hall, which is lit by wall sconces and interior lights that are on throughout the night. North of the site is an undeveloped canyon devoid of lights.

C Lot (Villa Alvarado Residence Hall) is lit by a combination of high and low pressure sodium lights. The south side of the lot is lined with low pressure lights and the north side of the lot is lined with high pressure sodium lights.

Sensitive Receptor Summary U Lot and C Lot (Villa Alvarado Residence Hall): See sensitive receptor summary Section 4.2.5.

Existing lighting of each project component area discussed above contributes to the local skyglow within the College Area Community. Sensitive receptors include travelers on Interstate 8, residents of the Del Cerro and Navajo neighborhoods located near the SDSU campus, as well as viewpoints throughout the College Area Community. These receptors are affected by skyglow, which is partially attributed to the lighting of SDSU facilities.

5.0 SIGNIFICANCE THRESHOLDS

The project would result in a significant impact if it:

- 1. Has a substantial adverse effect on a scenic vista.
- 2. Substantially damages scenic resources, including, but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway.
- 3. Substantially degrade the existing visual character or quality of the site and its surroundings.
- 4. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

6.0 IMPACTS

6.1 Visual Character

Visual simulations were prepared for the project components providing a 3-D rendering of the anticipated proposed structures. These simulations and an index are provided on *Figures 9a* to *9i*. A representative vantage point was selected for each project component. An existing condition photograph was taken from each vantage point to serve as the basis for visual simulation.

6.1.1 Adobe Falls Faculty/Staff Housing

The introduction of a faculty and staff housing development into the existing undeveloped Adobe Falls site would represent a visual change in the south Del Cerro area. In order to document these anticipated visual changes, visual simulations were created to depict the change in visual character. The simulation for the Upper Village is presented from College Avenue looking northward, and a simulation for the Lower Village depicts what residents north of the Adobe Falls site would see (see *Figure 9a, Visual Simulations Index Map* and *9b, Adobe Falls Visual Simulation*). Furthermore, two cross-section drawings have been prepared to show existing topography plus proposed grading of Upper Village as they relate to surrounding home elevations (see *Figure 9j, 9k, and 9l*).

Del Cerro residents along Del Cerro Boulevard would be confronted with a change in distant visual character due to their distance from and above the Adobe Falls site (see *Figures 9a*, and *9b*). Existing neighbors along Adobe Falls Road, Mill Peak Road, and Adobe Falls Court and within the Smoke Tree Condominium complex currently experience views of the canyon area. The clarity of views in most cases is either partially or wholly obstructed by backyard or Alvarado Creek drainage vegetation, depending on the exact elevation of each home.

That said, while the existing visual character of an undeveloped site would change, the proposed development would appear as an extension of existing residential development within the Alvarado Canyon area (single-family residences along Adobe Falls Road, Mill Peak Road, Genoa Drive, Capri Street, Adobe Falls Court, and the Smoke Tree Condominium development). Furthermore, the introduction of the Adobe Falls Faculty/Staff Housing component would not block existing views present from Del Cerro Boulevard residents' backyards. Del Cerro Boulevard residents are approximately 160 to 250 feet above the existing elevation of the Lower Village site. Although the visual character would change, the proposed project would result in the introduction of additional residential uses that would be consistent with the development patterns currently present in the Alvarado Creek Canyon.

As shown at this location, the existing single family house at Adobe Falls is more or less at the same elevation as the north portion of the proposed Lower Village site. Existing views from these single family residences is that of a canyon with trees in the foreground. With the project, it is anticipated that the existing trees or other landscaping would screen additional development. The view through the trees would change to that of townhomes and condominiums taller than the existing single family homes abutting the south edge of Adobe Falls Road. Since the project grading is unknown at this time, precise elevations of buildings and other site features can not be determined at this time. Though screened, the existing visual environment for residents along Adobe Falls Road would change as a result of the proposed project.

DUDEK





SOURCE: DUDEK

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Figure 9b-1 Adobe Falls Faculty/Staff Housing Lower Village Visual Simulation



Visual Analysis Technical Report

SAN DIEGO STATE UNIVERSITY

Adobe Falls Faculty/Staff Housing Upper Village Visual Simulation





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Figure 9c-2 Alvarado Campus Visual Simulation



SOURCE: DUDEK

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Figure 9c-3 Alvarado Campus Visual Simulation



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Visual Analysis Technical Report



Figure 9d Campus Conference Center Visual Simulation



SOURCE: DUDEK

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Figure 9e Student Union Expansion Visual Simulation





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Figure 9f-2 Student Housing (Olmeca/Maya) Visual Simulation






Visual Analysis Technical Report



Figure 9h Villa Alvarado Residence Hall Expansion Visual Simulation









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Given the project level of analysis of the Upper Village, proposed grading information is available, as presented in Figures 9-k, Upper Adobe Falls Section A-A and Figure 9l, Upper Adobe Falls Section B-B. The cross-section shows the existing backyard elevation of a nearby neighbor on the west side of Mill Peak Road at approximately 370 feet AMSL (see Figure 9-i, Upper Adobe Falls Section A-A). The slope behind these neighbors' homes falls fairly drastically toward the Alvarado Creek drainage. The topography along the western edge of the Upper Village site would require some element of cut- and fill-slopes. Views from Mill Peak Road residents' backyards may be slightly obstructed in the foreground, again, depending on the ultimate form and placement of cut- and fill-slopes and ultimate building height. While foreground views may be partially obstructed, this project component too would result in a visual change from native habitat/undeveloped land to an urban environment.

Similar to Section A-A described above, *Figure 9-l, Upper Adobe Falls Section B-B*, depicts a representative cross-section of the existing Adobe Falls parcel's topographic relationship to homes along the south side of Genoa Drive. In this area, the Adobe Falls ownership ranges from approximately 313 to 390 feet AMSL. It is estimated that the home located within this cross-section view is located at approximately 405 feet AMSL. Existing residents have views of the sloping undeveloped land in the foreground, Interstate 8 in the midground, and SDSU in the distance. Depending on the specific residence, existing vegetation obscures some of these residents' views beyond their backyards. Similar to the western portion of the proposed Upper Village site, the topography falls fairly drastically toward the Alvarado Creek drainage and Interstate 8 right-of-way. Depending on ultimate building height and placement of cut- and fill-slopes, foreground and midground views currently available to Genoa Drive residents may be slightly obstructed. As indicated in the previous paragraph, while these views may be partially obstructed, views would change from a natural setting to an urban setting.

Although existing communities would be screened from the proposed development via landscaping and/or elevation differences, and proposed buildings would blend in with existing development patterns, this project component would permanently change existing open space containing native habitat to urban development. Establishment of permanent open space easements/dedications in the Adobe Falls/Alvarado Creek canyon area would help preserve open space and aesthetically pleasing settings in perpetuity; however, a significant impact would still occur. In order to help offset the impact of these modified views and to help shield neighbors from new development on the Adobe Falls Faculty/Staff Housing parcel, mitigation is provided (see *Section 8.1, Adobe Falls Faculty/Staff Housing, Mitigation Measure 1*). Even though mitigation, through easements and preservation efforts, impacts would remain significant.

The proposed project is designed in such a way to maintain wetland vegetation that prominently characterizes the canyon. Landscaping and trails would be designed to blend in with the existing terrain, vegetation, and architectural styles currently present in the south Del Cerro area. The architectural treatment, color schemes, site layout, and incorporation of natural features as amenities would soften the change in visual conditions.

The change in visual character of the site from the Interstate 8 and College Avenue vantage points would not result in a significant impact to motorists. These motorists would be traveling at speeds that would allow a fleeting glimpse of the site at best. Furthermore, due to the elevated nature of College Avenue and Interstate 8 and the lower, undulating terrain present on the Adobe Falls site, it is difficult to see much of the site from these roadways. Motorists passing this area would see an extension of existing development already present in the canyon.

The proposed project would be visible from the faculty office/classroom/gallery building currently along the northern edge of campus. This facility was included in the Campus Master Plan 2000 update. This facility would have distant views of the residential uses. These views may be partially distorted due to the sloping nature of the Adobe Falls site (the southernmost portions of the Adobe Falls development may be hidden below Interstate 8 from the future building vantage point). The distance of these views and the partial distortion would represent a change from the existing undeveloped nature of the site; however, these view changes would not be considered significant.

6.1.2 Alvarado Campus

D LOT. Figure 9c-1, Alvarado Campus Visual Simulation, depicts a view of future campus buildings. The implementation of an academic and administration development would alter the existing parking-lot character of D Lot. The site would appear as an extension of the existing academic facilities located atop the main campus mesa. The introduction of buildings and associated users would represent a new visual theme in the area. The quiet, parking lot nature of the site would give way to an increase in activity and appearance as a designation node of the campus. This view would be considered significant, but due to the existing parking-lot nature of the site, the change in view would be an improvement to the area's visual appeal.

Viewers in the Del Cerro neighborhoods may be exposed to a new building in their midground viewsheds. However, due to the sunken elevation of the proposed buildings as well as the position of Interstate 8 between this area and cross-freeway residents, visual impacts to sensitive receptors are anticipated to be partially obscured. Existing vegetation along Alvarado Road would remain, further reducing potential for significant cross-freeway viewshed impacts. Views from Alvarado Road travelers would be impacted by the proposed academic buildings. The

abrupt change in the existing midground viewshed of Alvarado Road travelers would be considered a significant impact. However, due to the existing parking lot view present from this vantage point, a building and campus node area would be considered a positive visual change; therefore, the impact is significant but not adverse.

Views from the East Falls View Drive residences to the south would also be augmented from a parking lot to a campus academic center. While vegetation on the slope separating these uses and riparian habitat within Alvarado Creek would remain and partly shield these viewers from a new vista, significant impacts would result. In order to mitigate for impacts, mitigation is provided (see *Section 8.0, Mitigation Measures, Mitigation Measures 1 and 2*) that would reduce impacts below a level of significance.

San Diego trolley users currently see the existing D Lot nature of the site and would be reconfronted by a visual change in the area when this project component is developed. The trolley users, similar to the Alvarado Road traffic, would have fleeting views of D Lot, depending on the speed of the trolley. Existing landscaping would not shield these viewers from the visual change. Therefore, a significant impact to trolley riders would occur, although it would not be adverse.

ALVARADO CORE SITE. The project would result in elimination of existing blighted medical research buildings to make way for introduction of new academic and research facilities. A change in visual character of the site will therefore occur (see *Figure 9d, Alvarado Campus Visual Simulation*). Integration of this site with D Lot immediately west will create the appearance of a campus academic and activity node where one of disjointed parking lot and research facilities currently exists. This change would be significant; however, it would be an overall improvement to the site's visual condition.

Implementation of the proposed academic facility would not result in significant adverse impacts to future surrounding land uses documented in the overall SDSU Master Plan. Guests or workers in the proposed hotel (see *Section 6.1.6, Alvarado Hotel*, below) would be confronted with views of an academic activity node instead of existing parking lots and the rehabilitation center. This change in view would be considered beneficial over the existing parking lot condition.

Impacts to City of San Diego land uses located east of this facility would not occur as these surrounding land uses consist of institutional research and medical facilities (including Alvarado Hospital) that would be similar in size and function as those proposed. These facilities are consistent with the City's Community Plan in their existing state. However, these uses may be replaced with office/commercial uses in accordance with the College Area Redevelopment Plan. Trolley users would be confronted with an academic campus node rather than a parking lot and

rehabilitation center. Although a change in existing visual character from a parking lot area on the periphery of campus to a campus academic node would occur, this change in visual character would be not be adverse but rather would be considered beneficial over the existing condition.

Introduction of the proposed buildings to the existing Alvarado Core Site would result in significant visual changes for neighbors along the southern edge of the site/campus boundary. *Figure 9c-3, Alvarado Campus Visual Simulation*, depicts a suggested style and bulk of future facilities. The introduction of several 5+-story buildings and a 6/7-story parking structure into an area that currently supports 2 to 3 stories would significantly change the midground view of residents along Cleo Street and Brockbank Place. Because native habitat within the City of San Diego's Multiple Habitat Preserve Area (MHPA) separates these homes from the proposed project site, additional vegetation that may grow tall enough (and therefore is likely non-native to the chaparral/coastal sage scrub habitat present within the canyon) to shield these future buildings would not be permitted. Although this project component would result in a significant change to the existing midground view of these adjacent neighbors, visual changes would not be considered adverse.

6.1.3 Campus Conference Center

The Campus Conference Center component entails construction on the lawn area east of and adjacent to Cox Arena, which would represent the introduction of a building in an area where no facilities currently exist (see *Figure 9d, Campus Conference Center Visual Simulation*). Visual impacts would occur to sensitive receptors on Aztec Walk and pedestrians following the central walkway through campus north of Campanile Drive. Forefront views of the proposed 70,000 SF 2-story building would be visible to pedestrians traveling west on Aztec Walk. Because the elevation of Aztec Walk to the east of the site is lower than the project site, pedestrians heading eastbound would only see the upper levels of the proposed building. Existing views on this walkway are of the 2-story music building and Exercise and Nutritional Sciences building, which would be mostly replaced by the 2-story Campus Conference Center structure. Unobstructed midground views would be visible to pedestrians looking west from the central walkway. This change from open lawn area to building structure would blend in with the vicinity and would not be considered adverse.

The pedestrian pathway extending north of Cox Arena via Parking Structure 4 currently provides a distant vantage point of the project site. The view from this location northwest of Site 1 includes the project site and construction site for the Performing Arts Building southeast of L Lot, the Exercise and Nutritional Sciences building partially blocked by eucalyptus trees, the western end of the Music Building, and housing facilities lining Aztec Walk in the distance. The inclusion of a 2-story building in the viewshed of this pedestrian corridor would not adversely alter existing conditions.

While the change from an open lawn area to a 2-story structure is a significant change, this change would not be adverse. The proposed building will be an infill project blending in with the surrounding structures. The Performing Art Building, which will be adjacent to and north of the Conference Center, would be 3 stories in height. Architectural features will be similar to that of the Health Services Building, and landscaping would be consistent with the surrounding features. The introduction of the building would represent the introduction of a new building into the area. This building would be consistent with the Aztec Walk Master Plan, which states that this area would be reserved for development of future master-planned academic facilities. The softball fields to the east are planned for conversion into a grass area. It is not likely that ongoing Campus Master Plan 2000 and Aztec Walk Master Plan improvements would be adversely visually exposed to this site. The structures that surround the site would shield it from view by sensitive receptors in the College or Navajo Areas.

6.1.4 Student Union Addition

Renovation of the west side of the existing Aztec Center would represent a 70,000 SF expansion and remodeling of existing structures (see *Figure 9e, Student Union Expansion Visual Simulation*). Visual impacts would occur to sensitive receptors on Aztec Walk and pedestrians traveling northeast over the pedestrian bridge from the East Residence Hall complex. Forefront views of the proposed project site would be visible to pedestrians traveling west on Aztec Walk. Pedestrians traveling northwest over the bridge have existing views of the Aztec Center seating area and patio and a dominant view of the Adams Humanities building. Completion of renovation activities would decrease the visibility of the Adams Humanities building and make the Aztec Center more apparent in the viewshed. Visual impacts would be significant; however, because the renovation constitutes an improvement to existing structures, site development would not be adverse. The proposed architectural style of the expansion includes a more modern look as compared to the existing building via use of glass features. This look, though different than existing structures surrounding the site, intends to be an aesthetically pleasing feature. It is not likely that ongoing Campus Master Plan 2000 and Aztec Walk Master Plan improvements would be adversely visually exposed to this site.

6.1.5 Student Housing

The Student Housing component would involve construction on the following five locations: (1) G Lot, (2) the lawn area north of H Lot, (3) the existing Olmeca/Maya residence halls and Housing Administration/Education Residential Offices, (4) U Lot, and (5) C Lot. Phase I

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includes development on G Lot and the lawn area north of H Lot. Phase II includes the Olmeca/Maya Residence Halls and Housing Administration/Education Residential Office structure locations. Subsequent phases include development of existing parking lot areas (U and C Lots) for residential uses. The Student Housing component represents the introduction of buildings to areas characterized by parking facilities and existing development. (See *Figures 9f-through 9h pertaining to the Student Housing Visual Simulations.*)

G Lot

Figures 9f-1 and 9f-3 provide a visual simulation of G Lot. Visual impacts would occur to sensitive receptors on College Avenue and pedestrians on the College Avenue pedestrian overcrossing as a result of the G Lot residence hall. Viewers would be confronted with a structure rather than the existing parking lot. The introduction of a student living facility would represent a change in the existing viewshed, but due to the proximity of the existing East Residential Hall complex immediately south of the site, an extension of the existing visual theme of a student living area would remain unchanged. This facility would simply represent a visual extension of the existing student residential community.

The proposed structure would be 10 stories in height, which is slightly taller than the existing Tepayac Residential Hall to the south, and exceptionally taller than the existing Olmeca and Maya Residential Halls. However, Phase II entails demolition of Olmeca and Maya residential structures and construction of two 10-story residential structures. Although intensity of use would increase, the entire eastern residential community would be consistent in terms of building height.

Introduction of the new residence hall would result in impacts to future surrounding land uses documented in the overall SDSU Master Plan. The Academic/Research Facility planned for location within E and F Lots to the north would be confronted with this visual change. However, because this facility would appear as an extension of the existing residence hall complex, visual impacts to surrounding campus master plan uses would be less than significant. This project component is also consistent with planned land uses as designated in the College Area Community Plan.

The upper levels of this project component would be visible by residences along East Falls View and Adobe Drive. This facility would not be visible from trolley users as the trolley is underground in this area. Although this project element will appear as an extension of existing residential facilities and be similar in height to surrounding and planned structures, visual impacts would be significant due to the change from an undeveloped parking lot to 10- story structure visible by residences off-campus. . In order to reduce these significant impacts, mitigation in the form of visual treatments and light shielding pertaining to this facility would occur in order to soften the view (see *Section 8.5, Student Housing, Mitigation Measure 1 and 2*). However, with mitigation impact would be significant and unmitigable.

Olmeca/Maya/Housing Administration/Education Offices/Lawn North of H Lot

Phase II proposes two 10-story 300,000 SF residential structures in place of the Olmeca and Maya Residence Halls and Housing Administration/Residential Education Office buildings. See figures 9f-1, 9f-2, and 9f-3. Viewers at the intersection of College Avenue and Montezuma Road, driving eastbound on Lindo Paseo Avenue, and walking southbound along the west side of Tepeyac Hall would be exposed to views of these proposed buildings. Olmeca and Maya Halls are surrounded by residential buildings and commercial development, and thus only obstructed views of the buildings are available. Landscaping further hides these buildings. These existing three-story brick residential facilities are not architecturally consistent with the vicinity, which entails reinforced concrete structures off-white and beige in color. Furthermore, the proposed 10story height would only be slightly taller than the surrounding 6- and 7-story Tepeyac, Tacuba, Tenochca, and Zura Halls. Distant eastbound views from Lindo Paseo Avenue of the East Residential Hall complex would entail the top of the proposed Olmeca and Maya structures as a focal point rather than Zura Hall (currently the tallest building in the existing East Campus Residence Hall community). The two proposed residential halls and associated landscaping would be considered an aesthetic improvement as compared to existing conditions. Reconstruction of these two improved residential halls would further complete the East Campus Residential Hall community renovation underway in the existing SDSU Campus and Aztec Walk Master Plans.

Although the proposed Olmeca and Maya structures would be consistent with the existing buildings in the immediate area and provides landscaping features desirable by the campus community, these two large buildings would inevitably establish a more densified campus horizon. Residences south of Montezuma that previously only encountered visibility the existing 6-7 story structures would now encounter visibility of the proposed two ten story buildings as well. Demolition of the existing student administration building and removal of existing vegetation would allow expansion of the student housing component to Montezuma Road. See figure 9f-2. Off-site residences and fraternity/sorority facilities along Montezuma Road facing northward would experience a permanent change from a two-story structure shielded by trees and vegetation to a landscaped ten-story structure. This change in campus horizon and permanent impact to off-site residences is considered a significant impact. In order to reduce these significant impacts, mitigation in the form of visual treatments to this facility would occur in

order to soften the view (see *Section 8.5, Student Housing Phase I, Mitigation Measure 1 and 2*). However, with mitigation impact would be significant and unmitigable.

The lawn area north of H Lot would be visible to drivers along East Campus Drive and to pedestrians crossing over East Campus Drive to and from Parking Structures 6 and 3. As depicted on Figure 9f-1 viewers would be confronted with a 2-story building rather than a grass area. The walkway would be realigned. This building, a needed administration building for the east residential community operations, would blend in with the residential complex. It is not likely that ongoing Campus Master Plan 2000 and Aztec Walk Master Plan improvements would be adversely visually exposed to this site. Off-site receptors would not have visibility of this structure. Therefore, impacts associated with construction of this two-story facility would be less than significant.

U Lot

The U Lot component entails construction of a 10-story, 350,000-GSF Type 1 structure atop the master-planned Parking Structure 7. Figure 9g provides a visual simulation of the U Lot project component. The existing site is that of a parking lot. East of this site are the Cholula and Chapultepec Residential Halls and associated convenience store. Development of the parking facilities with residential uses would be an expansion of the western residential complex. Foreground and midground views of the project site would be visible only for a short duration by motorists and pedestrians traveling on Remington Road and 55th Street. Permanent midground and distant unobstructed views of the site would be visible from residences northeast, northwest, and directly north across Interstate 8. The introduction of a 10-story structure to an area where none currently existed constitutes a visual change to the surrounding community. Furthermore, due to the unobstructed view currently afforded to residents along Hewlett Drive, coupled by the topographic portion which is lower (i.e., down canyon) from the main SDSU mesa, presence of a new 10-story residence hall would be significant and adverse to these residents. Residents in the Del Cerro neighborhood north of Interstate 8 would also be confronted with this new structure in their midground to distant views. While mitigation measures 1 and 2 (see Section 8.5) would be included, light shielding and vegetative screening would partially obstruct the proposed view at best. The visual impact of the proposed U Lot would remain significant and unmitigable.

C Lot

The C Lot component would result in an expansion of the Villa Alvarado Residence Hall to the west. Figure 9h provides a simulation of the C Lot project component. Use of C Lot for residential uses would be consistent with surrounding master plan uses. Unobstructed views of the proposed 2-story buildings would solely be visible from users of the existing Villa Alvarado

Residence Hall. The project site is shielded by the trolley tracks and vegetation to the north and a steep highly vegetated hillside to the south. Drivers along Alvarado Road would see obstructed views of the proposed residences for just a short amount of time in passing, as would drivers on College Avenue north of Interstate 8. The site would be visible from the edge of the backyards of residences atop the mesa south of the project site. Construction of the Villas could involve encroachment into the hillside and involve removal of vegetation currently shielding these residences from visibility of C Lot. Due to this potential aesthetic change of an obstructed parking lot to less obstructed densified student housing facilities, a significant impact would occur to off-site residences south of the project site. Mitigation measures 1 and 2 would be included to provide light shielding and landscaping techniques to soften the change, and mitigation measure 5 would require additional vegetative screening along the slope inclusive of tree planting. With mitigation impacts would be less than significant.

6.1.6 Alvarado Hotel

Construction of the Alvarado Hotel within C Lot would represent the introduction of a building and associated freeway signage in an area characterized by parking facilities. Figure 9i provides a rendering of the Alvarado Hotel looking eastward. Visual impacts would occur to sensitive receptors on Alvarado Road, residents of the Villa Alvarado Apartments, and trolley users. Viewers would be confronted with a structure and sign rather than the existing parking facility. The introduction of hotel buildings and associated uses would represent a new visual theme in the area; however, an adverse visual change would not occur.

Implementation of the proposed Alvarado Hotel would result in impacts to future surrounding land uses documented in the overall SDSU Master Plan. D Lot, located immediately east of the proposed hotel site, is planned for academic building uses in both the Campus Master Plan 2000 and this existing master plan update. These academic uses would be confronted with a different visual environment - that of an expanded residential/dormitory setting instead of parking lots broken up by creek vegetation. Exposure of planned academic building occupants in D Lot may result in a significant change, but this change would not be adverse.

This land use would be visible from East Falls View Drive residences, although obstructed by the Villa Alvarado Apartments and mature vegetation. These residential land uses are consistent with single-family residential uses planned in the College Area Community Plan. Exposure of this additional facility in these residences' midground viewshed would occur; however, due to the obstruction, a significant impact would not occur. The upper story of the hotel may be visible in the distant viewshed of Navajo residents on the north side of Interstate 8. However, due to the trolley line and proximity of existing Alvarado Creek vegetation (between the facility and Navajo residents to the north), distant views of the facility would be partially obstructed. A

change in viewshed of Navajo Community residents to the north would not be considered significant.

Notwithstanding the above paragraph, signage directed at freeway traffic would need to be located north of the trolley tracks in order to be visible to Interstate 8 traffic. The placement of the sign feature may therefore be visible to Navajo Community members to the north. In order to remain useful, this sign would need to be placed in a location favorable to freeway motorists (and therefore visible from Navajo Community vantage points). This potential impact to Navajo Community members would be considered significant, therefore mitigation is provided (see *Section 8.6, Mitigation Measures, Mitigation Measure 1*).

The proposed project's proximity to the trolley tracks would allow trolley users a foreground view of the planned hotel. This would represent a change from existing parking lot and visible creek vegetation to a more developed site that would partially hide creekside and surrounding vegetation. While this would be a change over the existing condition, this change would not be adverse.

6.2 Lighting

The proposed project would involve alteration of existing lighting themes (see *Figure 8a*), which is based on conceptual plans and gives a visual representation of the types and densities of lighting which may occur with project implementation. *Figures 10a* to *10d* provide anticipated proposed lighting layouts for the project-level components. As stated in *Section 4, Existing Conditions*, specific lighting impacts and appropriate mitigation measures are characterized for the project-level components. Lighting impacts associated with the Campus Conference Center, Adobe Falls Faculty/Staff Housing lower village, Alvarado Campus Phase II and subsequent phases, and Student Housing component on U and C lots are addressed; however, these program-level components require additional analysis for lighting impacts once specific design plans are available.









The increase in intensity of development planned for either undeveloped land (Adobe Falls Faculty/Staff Housing) or existing parking lots/existing lawn uses (all other project components) would result in a net increase in light in the community and contribute to the region's sky glow. In the case of Adobe Falls Faculty/Staff Housing, undeveloped land, which is currently dark during nighttime hours, would change; lighting would now be located within the southern end of this canyon area. Existing lighting within the parking lot areas planned for development would be eliminated and replaced with building-oriented exterior lighting. It is assumed that all future building and lighting design would be designed for consistency with SDSU lighting policy contained in the Physical Master Plan, Phase I, Existing Conditions document. Once defined site plans and architectural designs are prepared for program elements, a detailed lighting analysis would be conducted in conjunction with subsequent environmental review.

6.2.1 Alvarado Campus D Lot

The proposed building would be primarily utilized as an academic facility with limited parking surrounding the site. Walkways and congregation nodes would be lit with high-pressure sodium fixtures, while open parking areas will be lit with SDSU's standard low-pressure sodium parking lot lighting. (See *Figure 10a*.)

The proposed combination of low-pressure sodium and high-pressure sodium light fixtures would replace the existing low-pressure sodium parking lot lights. The existing Rehabilitation Center is lit by metal halide wall sconces. The introduction of high-pressure sodium fixtures would likely represent a decrease in amount of light from the existing condition. Therefore, due to the potential for a reduction in area lighting, impacts would be less than significant.

The introduction of a new building and more activity (which requires additional lighting beyond existing parking lot security lighting) would result in a change in the existing lighting scheme currently on site. However, the introduction of a new building would simply replace lighting schemes currently present on site. The increase in intensity of land use may result in more light fixtures than in the current condition. This increase in lighting would constitute a significant impact, therefore mitigation is provided (see *Section 8.2, Mitigation Measure 2*). With mitigation, lighting impacts would be less than significant.

6.2.2 Alvarado Hotel

This facility will be used to house visiting lecturers, guests of the university, visiting parents, or alumni and will consist of a single building of hotel and affiliated uses. Walkways and congregation areas, such as the front entrance and food service receiving area, will be lit with high-pressure sodium fixtures, while open parking areas will be lit with SDSU's standard low-pressure sodium parking lot lighting. (See *Figure 10a*.)

The introduction of new buildings and more activity (which requires additional lighting beyond existing parking lot security lighting) would result in a change in the existing lighting scheme currently on site. Furthermore, the introduction of buildings onto the site could result in interior lighting during evening hours. However, the introduction of high-pressure sodium fixtures would help reduce the amount of exterior lighting currently present at the site. Furthermore, due to the vegetation and existing apartment uses (Villa Alvarado Residence Hall) located between sensitive East Falls View Drive receptors south of the site, impacts would be less than significant.

The introduction of a hotel sign to this portion of the Interstate 8 corridor would represent a new light source. Existing vegetation between the Villa Alvarado Residence Hall and East Falls View Drive residents would shield this new light source from view; therefore, impacts would not occur to this neighborhood. The introduction of a new light source to Interstate 8 traffic would not constitute a significant impact as this freeway is located in an urban setting where many hotel and business light features are already present, and the speed at which motorists travel would not allow this sign to be a dominant feature on the roadside horizon. This new source of light would be visible from Navajo Community viewers to the north of Interstate 8. While this sign would blend in with the developed nature of the Alvarado Road corridor, this feature could represent a new source of light and/or glare to north-side freeway residences. In order to reduce this impact to less than significant, mitigation is provided (see Section 8.6, Mitigation Measure 4).

6.2.3 Student Union Addition

Renovation of the west side of the existing Aztec Center requires demolition of the canopied walkway, La Tienda/ATM building, seating area, and associated lighting structures. The proposed facilities would result in construction of improved replacement facilities with an up-to-70,000-GSF expansion. While a 70,000-GSF expansion would represent an increase in lights to the area, this increase associated with the proposed renovation would not result in substantial changes as compared to existing conditions. The expanded and renovated facilities would result in lighting impacts similar to that of the existing conditions via use of high-pressure sodium and metal halide lights in the form of tall lighting poles, decorative wall fixtures, ground lighting, and safety lights. (See *Figure10c*.) Because this area would remain a center for student activity, night lighting is necessary for health and safety purposes. The renovated Aztec Center lighting layout would be visible by the same viewers as those capable of seeing the existing lighting layout, which primarily consists of pedestrians and motorists for short duration in passing. Therefore, impacts would be less than significant.

6.2.4 Student Housing

G Lot: Construction of a 10-story student housing structure and reduction in parking spaces by 50% would represent a new light source and change in the existing lighting regime on G Lot. The proposed lighting regime would involve a combination of high and low sodium lights along with metal halide fixtures on the buildings. (See Figure 10d.) In an effort to physically unite these areas, lighting on the proposed building would be similar to the 6- and 7-story residential halls south of G Lot. In addition, the introduction of buildings onto the site could result in interior lighting during evening hours. Typically, stairways are lit up to the top floor with bright safety lights. The proposed increase in lighting associated with the change in land use of the site would impact users of Cuicacalli Hall and existing residences looking northward for an extended duration of time. Because of the building height, internal lights from top floors may radiate eastward and be visible to East Falls Drive and Adobe Drive residents. This change would be considered significant due to the contribution of light and glare to sensitive receptors; however, because existing parking lot structure uses already impose an existing substantial light source adjacent to these sensitive receptors, the new building would blend with the existing lighting theme in this portion of campus. Standard mitigation, including landscaping and lighting techniques listed below (Section 8.5, Mitigation Measures 1 and 2), would reduce impacts to below a level of significance. Therefore, with mitigation, impacts would be less than significant.

Olmeca and Maya Residence Halls/Office of Housing Administration and Residential Education/Lawn North of H Lot. Construction of two 10-story student housing structures would represent a new light source and a change in the existing lighting regime associated with the existing East Campus Residential Hall complex. (See Figure 10d.) The project would replace the existing Olmeca and Maya Halls and Student Administration/Education Office, which are currently minimally lit, with two structures similar to the surrounding 6- and 7-story residential halls to the north and east. High-pressure sodium lights would line the walkways, and the buildings would be lit by decorative metal halide wall fixtures. In addition, these proposed buildings would result in interior lighting during evening hours. Typically, stairways are lit up to the top floor with bright safety lights visible well into the distance. The proposed structures would represent the tallest buildings in the East Campus Residential Hall complex. Residences of surrounding structures along with pedestrians in the East Campus Residential Hall complex vicinity would have foreground views of the revised lighting regime. Adjacent Zura, Tenochca, and Tacuba Halls would shade residences along East Falls Drive and Adobe Road from direct lighting impacts associated with these two structures. However, the increased densities would contribute to a brighter night glow in the area. The top floor of these buildings would now be visible to drivers on Montezuma Road as well as drivers on College Avenue. This exposure would be for short duration in passing. Residents south of Montezuma Road may also be

exposed to new sources of light due to the height of the buildings. However, because these buildings are proposed for location within an existing residence hall neighborhood that is characterized as a well-lit area at night due to parking emergency lighting, walkways, and lighting visible through dormitory windows, the introduction of these new structures would appear as an extension of existing campus light sources. Standard mitigation, including landscaping and lighting techniques listed below (*Section 8.5, Mitigation Measures 1 and 2*), would apply to this project component. With mitigation, impacts would be less than significant.

6.2.5 Adobe Falls Faculty/Staff Housing Upper Village

This proposed project component would result in the introduction of lighting in an area currently devoid of light. Lighting structures would include high-pressure sodium or mercury vapor street lights, as well as metal halide sconces on housing structures (e.g., patios, backyards) typical of residential neighborhoods. Additional night lighting would be associated with any recreation facilities that function at night (i.e., street and walkway areas). Residences along Adobe Falls Road, Capri Drive, Mill Peak Drive, Adobe Falls Court, Genoa Drive, and Del Cerro Boulevard and residences within the Smoke Tree Condominium community would be exposed to a lighting element where one previously did not exist. Existing vegetation and proposed landscaping would shield residences away from proposed light sources; however, lighting impacts would be substantial and adverse due to the permanency of increased light exposure to off-site sensitive receptors. Mitigation Measure(s) 2 and 3 provided in *Section 8.1* would be incorporated; and therefore this impact would be less than significant.

Travelers on Genoa Drive, Del Cerro Boulevard, Capri Drive, College Avenue, internal Smoke Tree roadways, and Interstate 8, which all have midground to distant views of the project site, and travelers on Adobe Falls Road, which has prominent views of the project, would be impacted by this new light source; however, motorists are only temporarily exposed to this night light. Although the lighting impacts would be substantial to these motorists, impacts would not be adverse.

6.2.6 Program Level Analysis

Architectural and design plans are currently unavailable for the program level components. Lighting layout of the Campus Conference Center, Adobe Falls Faculty/Staff Housing lower level, Alvarado Phase II and subsequent phases, and Student Housing U and C Lot components will ultimately take into consideration the existing and surrounding lighting environment. Based on available information the following can be concluded:

Campus Conference Center: The introduction of the Campus Conference Center on an existing lawn area would represent a new light source as compared to existing conditions. Views of this new light source would primarily be limited to pedestrians and users of the surrounding buildings for short duration. Lighting from this structure would be restricted to on campus viewpoints (residences looking north, pedestrians for short duration in passing, and users of building facilities typically in early evening only) and internal lighting would extend two-stories in height.

Adobe Falls Faculty/Staff Housing lower village: Impacts would be very similar to the upper village as residences along Adobe Falls Road, Mill Peak Drive, Adobe Falls Court, Genoa Drive, and Del Cerro Boulevard as well as the Smoke Tree Condominium Community would be exposed to lighting elements where one previously did not exist.

Alvarado Campus Phase II and Subsequent Phases: The introduction of buildings on D Lot and the core site would replace existing lighting schemes currently present on the site. The increase in intensity of land use may result in more light fixtures than in the current condition.

Student Housing U Lot and C Lot: Development of the 10-story residential structure on U Lot would represent an expansion of the west residential hall complex. Existing parking lot lights would be replaced with a residential structure that presents more light than currently exists on site. Typically stairways of residential halls are lit with bright lights to the top floor for safety purposes. Unobstructed views of these lights would be visible by residences to the west, east, and north of I-8. Development of the Villa Alvarado Residence Hall too would involve development of a parking lot structure with housing facilities. These Villas would likely entail a lighting regime similar to that of the existing villas east of the project site. Obstructed views of this lighting regime would be visible to residences along East Falls View Drive.

Based on available information, program level components would generate significant lighting impacts. Mitigation measures 1 and 2 would reduce impacts to below a level of significance. In regards to Adobe Falls Faculty/Staff Housing lower village, mitigation measure 3 would be adapted to the lower village. Regardless, additional analysis is necessary in order to more precisely determine the impacts and needed mitigation measures pertaining to the proposed programmatic components.

7.0 CUMULATIVE IMPACTS

A discussion of the aesthetic impacts, taking into considerations all reasonably foreseeable developments within the project boundary, follows in this section. A discussion of the aesthetic impacts of each project component combined with cumulative projects in its immediate vicinity

is provided, followed by a general discussion of the aesthetic changes to the campus as a whole. A list of cumulative projects considered can be found in Section 2.0 of the 2007 SDSU Campus Master Plan Revision EIR.

With the exception of the undeveloped Adobe Falls Faculty/Staff Housing parcel, the Adobe Falls Canyon area is currently built out. The relocation of the existing City of San Diego Metropolitan Waste Water Department sewer line (Adobe Falls Supplemental Environmental Project ("SEP")) and consequent creek restoration program (Alvarado Creek SEP), both cumulative projects, would help in the overall restoration of a degraded creek environment in the area. As stated in the direct impacts discussion, the proposed Adobe Falls Faculty/Staff Housing component would permanently change existing open space containing native habitat to urban development. The proposed Adobe Falls Faculty/Staff Housing project component would coincide with these restoration projects, utilizing the screening benefits of the riparian vegetation while modifying the aesthetic conditions consistent with the visual setting of the canyon. However, despite the vegetation screening from the cumulative projects and the landscaped screening proposed as part of the project, as discussed in the direct impact section above, the permanent loss of native habitat and change to urban environment would result in a significant contribution to cumulative impacts that would not be fully mitigated to below a level of significance.

The Campus Conference Center project component is located within the central portion of campus, which is not visible outside the project boundaries. This element, therefore, would not contribute to cumulative visual impacts beyond the existing campus interior. The Performing Arts Complex, which is currently under construction, is located adjacent to and north of the project site. These projects are both consistent with the Aztec Walk and Campus Master Plans. Therefore, this component of the proposed project would not adversely contribute to cumulative impacts.

The Student Union Addition project component includes a renovation and expansion of the existing Aztec Center, which is visible outside the project boundaries. Surrounding cumulative projects include the proposed Aztec Inn located on the corner of Campanile Drive and Montezuma Road. This renovation would entail aesthetic improvements to the existing facilities and would not result in an adverse cumulative impact when combined with surrounding projects.

The Student Housing project, when coupled with the development of the College of Business Administration in F Lot, will contribute to the general appearance of densification of the East Campus Area. This impact is considered significant but not adverse, as this project component would be constructed in accordance with guidelines and design parameters contained in the Physical Master Plan, Phase I, Existing Conditions.

No cumulative projects are currently proposed within the immediate vicinity of the proposed C Lot Student Housing Component, Alvarado Hotel, and Alvarado Campus project sites. Therefore, these projects would not result in adverse cumulative impacts when considered with surrounding developments.

While individual project components may result in a significant impact, the overall addition of new buildings and therefore the appearance of intensification of urban use in the SDSU area would be consistent with the overall urban university campus setting present within this portion of the City of San Diego. These project components would be constructed in accordance with SDSU architecture and design standards outlined in the Physical Master Plan, Phase I, Existing Conditions, which was designed to ensure that a uniform aesthetic be developed throughout campus. With the exception of Adobe Falls Faculty/Staff Housing, the overall aesthetic character of the campus would not substantially change or result in a significant adverse contribution to cumulative impacts relative to aesthetics and visual quality. The Adobe Falls Faculty/Staff Housing components distance from the core campus does not link it, from a visual perspective, to the urban campus aesthetic present south of I-8.

Land Use Compatibility and Aesthetics

Land use compatibility concerns typical of a university expansion project include indirect aesthetic impacts triggered by increased densities of students in residential communities. Change in the aesthetic environment associated with dense student communities can be triggered from overcrowded parking and traffic conditions, increased nuisances from parties, and a change in the economic environment due to student body demands and priorities. Examples of aesthetic changes from these triggers include, but are not exclusive to, parking on lawns and damage to landscape, increased garbage on city streets, and lack of attention toward housing upkeep. Concerns specifically raised by the College Area and Navajo community members include aesthetic impacts associated with "mini dorms." Specifically, neighbors who live near mini dorms often experience aesthetic changes in their neighborhoods as identified above. At the same time, these sorts of aesthetic changes are not unique to student behavior and can be caused by non-student residences as well.

Neighbors who encounter such aesthetic degradation to their property or neighborhood can call the police, who, since the start of the April 30, 2007, Community Policing Pilot Program, have the ability to issue \$1,000 fines on the spot to those caught in violation of City ordinances. The City of San Diego Municipal Code includes regulations regarding parking and garbage disposal requirements that help maintain the aesthetic integrity of the City. SDSU authorities can assist in the maintenance of neighborhood aesthetics via utilization of the National Conflict Resolution Center, a facility used to settle neighborhood disputes, and the Associated Students of SDSU Good Neighbor Program. Regulation of lands off-campus, however, largely falls on City code compliance officials.

8.0 MITIGATION MEASURES

Mitigation measure numbering is related to the type of mitigation measure (vegetation shielding, lighting direction, or sign placement/design treatment). Each mitigation measure is unique to the project component but is numbered according to the type of measure. The landscaping and vegetative shielding measure is identified as measure 1, the lighting direction measures as 2 and 3, the sign placement/design treatment as 4, and vegetative screening unique to Villa Alvarado housing component as 5.

8.1 Adobe Falls Faculty/Staff Housing

- 1. In order to shield sensitive viewers from proposed campus buildings, landscape treatment consistent with landscape themes present throughout campus and consistent with SDSU's Physical Master Plan Phase I will be applied. Landscape themes will be consistent with those present in this area or an overall relandscaping plan. These landscaping themes will help obscure the appearance of a new building and make it blend in more favorably with the surrounding urbanized/established neighborhood. The addition of vegetation will also help reduce sky glow, as light fixtures will be blocked from above as vegetation matures.
- 2. In order to minimize impacts from lighting, all light fixtures would be shielded away from sensitive viewers. Motion sensor lights shall be used in order to reduce the amount of constant light, especially during the late evening/early morning hours. Implementation of this mitigation measure would reduce impacts to a level below significance.
- 3. In order to reduce the severity of lighting impacts on adjacent neighbors of the Upper Village, all lighting on the north side of the building would need to be of low intensity and height. Shielding shall occur on all lighting. Motion detectors shall be utilized in an effort to limit continuing safety lighting immediately adjacent to residents.

8.2 Alvarado Campus

1. In order to shield sensitive viewers from proposed campus buildings, landscape treatment consistent with landscape themes present throughout campus and consistent with SDSU's Physical Master Plan Phase I will be applied. Landscape themes will be consistent with those present in this area or an overall relandscaping plan. These landscaping themes will help obscure the appearance of a new building and make it blend in more favorably with

the surrounding urbanized/established neighborhood. The addition of vegetation will also help reduce sky glow, as light fixtures will be blocked from above as vegetation matures.

2. In order to minimize impacts from lighting, all light fixtures would be shielded away from sensitive viewers. Motion sensor lights shall be used in order to reduce the amount of constant light, especially during the late evening/early morning hours. Implementation of this mitigation measure would reduce impacts to a level below significance.

8.3 Student Union Addition

No significant impacts were identified; therefore, no mitigation is provided.

8.4 Campus Conference Center

No significant impacts were identified; therefore, no mitigation is provided.

8.5 Student Housing

- 1. In order to shield sensitive viewers from proposed campus buildings, landscape treatment consistent with landscape themes present throughout campus and consistent with SDSU's Physical Master Plan Phase I will be applied. Landscape themes will be consistent with those present in this area or an overall relandscaping plan. These landscaping themes will help obscure the appearance of a new building and make it blend in more favorably with the surrounding urbanized/established neighborhood. The addition of vegetation will also help reduce sky glow, as light fixtures will be blocked from above as vegetation matures.
- 2. In order to minimize impacts from lighting, all light fixtures would be shielded away from sensitive viewers. Motion sensor lights shall be used in order to reduce the amount of constant light, especially during the late evening/early morning hours.
- 5. In order to soften the visibility of the proposed Villa Alvarado project component from sensitive viewers atop the mesa south of the project site, vegetative screening would be required along the slope south of the project. Vegetation would resemble existing vegetation inclusive of large trees in order to establish an obstructed view of the project site.

8.6 Alvarado Hotel

4. In order to shield Navajo Community viewers from the Alvarado Hotel sign as much as possible, the sign shall be placed at a 90-degree angle with the freeway. This will allow

the smallest portion of the sign, the side edge (rather than the face), to be visible to crossfreeway viewers while still allowing freeway motorists to remain aware of the hotel. Furthermore, this sign would not be equipped with flashing or marquee elements but rather one constant low-intensity light. These measures will help minimize the sign feature's visibility and light/glare to cross-freeway viewers.

9.0 SIGNIFICANCE OF IMPACT AFTER MITIGATION

9.1 Adobe Falls Faculty/Staff Housing

Significant visual quality impacts were identified for Adobe Falls requiring incorporation of Mitigation Measure 1 in order to soften impacts due to the change in aesthetics from that of native habitat to an urban environment. This mitigation measure would not reduce impacts below a level of significance; therefore, significant, unmitigable impacts would remain.

Mitigation Measures 2 and 3 were incorporated to help shield residents from the proposed lighting components associated with the Upper Village. With mitigation impacts as a result of night lighting are less than significant.

9.2 Alvarado Campus

Incorporation of Mitigation Measures 1 and 2 would reduce visual quality and lighting impacts to a level below significance.

9.3 Student Union Addition

No significant impacts were identified; therefore, this is not applicable.

9.4 Campus Conference Center

No significant impacts were identified; therefore, this is not applicable.

9.5 Student Housing

Mitigation Measures 1 and 2 are incorporated to reduce visual quality impacts to a level below significance on G Lot, the Olmeca/Maya project area, U Lot, and C Lot. Additionally, Mitigation Measure 5 applies to C Lot. With mitigation, only impacts to the Villa Alvarado housing facility (C Lot) would be reduced to less than significance. All other components previously mentioned would remain significant and unmitigable. No significant impacts would occur from construction of the administrative facility on the Lawn Area north of H Lot.

Mitigation Measures 1 and 2 address significant impacts from lighting on G Lot and the Olmeca/Maya reconstruction area. With mitigation, impacts would be less than significant.

9.6 Alvarado Hotel

Incorporation of Mitigation Measure 4 will reduce visual quality and lighting impacts to a level below significance.

10.0 ACKNOWLEDGEMENTS

This report was prepared by the following Dudek & Associates staff members:

Sarah Lozano, Project Manager/Analyst Dana Freiser, Analyst Lesley Terry, Graphics and GIS support Paul Caligiuri, Visual Simulations Tiffany White, Word Processing and Formatting

11.0 LITERATURE CITED

None.