

**SECTION 1.0**  
**PROJECT DESCRIPTION**

## 1.0 PROJECT DESCRIPTION

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### 1.1 INTRODUCTION

#### 1.1.1 Purpose

The purpose of this section is to describe the proposed project for the public, reviewing agencies, and decisionmakers. For purposes of CEQA, a complete project description must contain the following information: (a) the precise location and boundaries of the proposed project, shown on a detailed map, along with a regional map of the project's location; (b) a statement of the objectives sought by the proposed project, which should include the underlying purpose of the project; (c) a general description of the project's technical, economic, and environmental characteristics; and, (d) a statement briefly describing the intended uses of the EIR. (CEQA Guidelines §15124.) An adequate project description need not be exhaustive, but should supply the information necessary for the evaluation and review of the project's significant environmental effects. This section describes the proposed project, as well as its location and characteristics, and it includes statements describing the project's objectives and the intended uses of this EIR.

#### 1.1.2 Introductory Project Description

The proposed project is the adoption and subsequent implementation of the San Diego State University ("SDSU") 2007 Campus Master Plan Revision ("proposed project"). The proposed project will enable SDSU to meet the projected increases in student demand for higher education, and further enhance SDSU's standing as a premier undergraduate, graduate, and research university by providing the needed buildings, facilities, improvements, and services to support campus growth and development from the current SDSU enrollment of 25,000 full-time equivalent students ("FTES") to a new Campus Master Plan enrollment of 35,000 FTES by the 2024/25 academic year.

To accommodate the projected student increase, the proposed project involves the development of classroom, student and faculty/staff housing, and student support facilities on approximately 55 acres of land located throughout the SDSU campus and immediately adjacent to it. As further described in this section, the proposed project consists of the following six development components:

*Adobe Falls Faculty/Staff Housing* – This project component, which would be developed in two phases, consists of the development of faculty and staff housing on a site approximately 33 acres in size located north of Interstate 8 ("I-8"). The development

would consist of an Upper Village and a Lower Village, and would include up to 348 housing units for university faculty and staff upon full buildout. This project component also would include a swimming pool, a 3,600 gross square-foot ("GSF") community center, and recreation areas for resident use only. The Upper Village portion of the site would be developed in the near-term following project approval, and would provide 48 townhomes. The Lower Village, which would be developed long-term, would include between 124 and 300 townhomes and/or condominiums. The total number of housing units ultimately to be developed on the Lower Village site is dependent on numerous factors, including available access routes and future market conditions.

*Alvarado Campus* – This project component, which includes an expansion of the current Campus Master Plan northeastern boundary, consists of the multi-phase development (near-term and long-term) of approximately 612,000 GSF of academic/research/medical space, and a 552,000 GSF vehicle parking structure. A portion of this project component would be constructed in the near-term, following project approval, on Lot D, an existing surface parking lot, with the balance to be developed in future years on adjacent property presently owned by the SDSU Research Foundation.<sup>1</sup>

*Alvarado Hotel* – This project component, which would be constructed in the near-term following project approval, consists of the development of an approximately 60,000 GSF six-story building with approximately 120 hotel rooms and studio suites, located on approximately 2 acres of existing Lot C, immediately north of Villa Alvarado Residence Hall. The hotel, which would be owned by Aztec Shops and operated in cooperation with the SDSU School of Hospitality and Tourism Management, will contain a small meeting room, exercise room, board room, business center, on-site restaurant, and hospitality suite.

*Student Housing* – This project component, which would be developed in multiple phases, consists of the demolition of two existing student housing structures and the construction of five new housing structures, ultimately resulting in a net increase of 2,976 new student housing beds on campus. This component also includes the demolition of the existing Office of Housing Administration and Residential Education

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<sup>1</sup> The SDSU Research Foundation is an auxiliary organization of SDSU, authorized by the State of California. It is a non-profit corporation, self-financed and chartered to provide and augment programs that are an integral part of the educational mission at SDSU.

("HA/RE")building and the reconstruction of this facility immediately north of existing Lot H.

*Student Union* – This project component consists of a 70,000 GSF expansion and renovation of the existing Aztec Center to include social space, recreation facilities, student organization offices, food services, and retail services.

*Campus Conference Center* - This project component consists of the development of a new 70,000 GSF 3-story building to be used for meeting/conference space, office space, food services, and retail services, on approximately one-half acre located east of Cox Arena on the site of existing tennis courts.

### **1.1.3 Project Location**

The proposed project site is located on the SDSU campus, approximately eight miles east of downtown San Diego. (**Figure 1.0-1, Regional Map.**) The general boundaries of the SDSU campus are Montezuma Road to the south, East Campus Drive to the east, 55th Street/Remington Road to the west, and Adobe Falls Road/Del Cerro Boulevard (lying just north of I-8 to the north. (**Figure 1.0-2, Vicinity Map.**) The SDSU campus is located within the College Area and Navajo Communities of the City of San Diego. (**Figure 1.0-3, College Area and Navajo Communities.**)

### **1.1.4 Project Information**

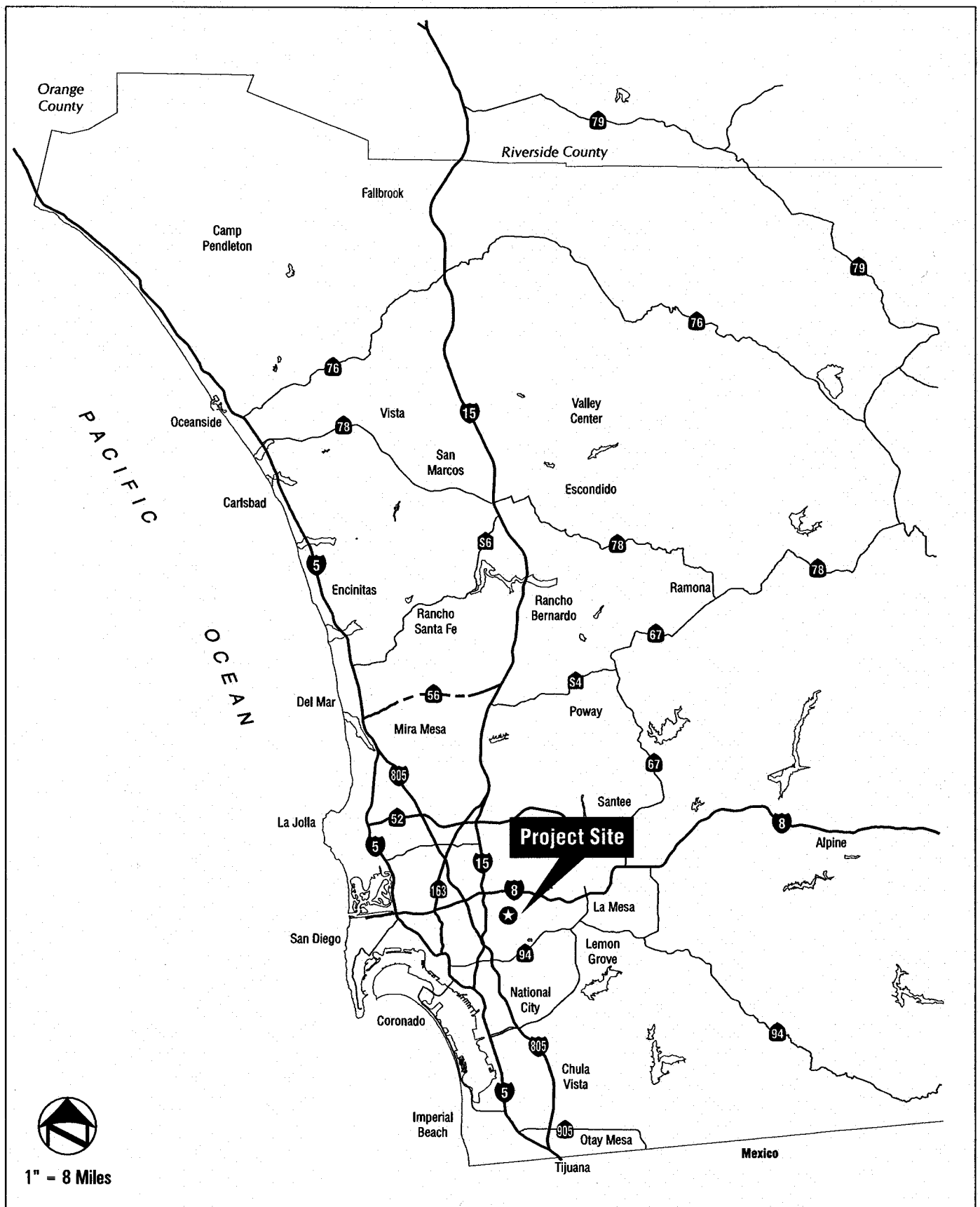
Listed below is information pertinent to the proposed project, including the project title, the lead agency for the project, the project sponsor, the project contact person, the current zoning for the project site, and the level of environmental analysis to be conducted for the proposed project.

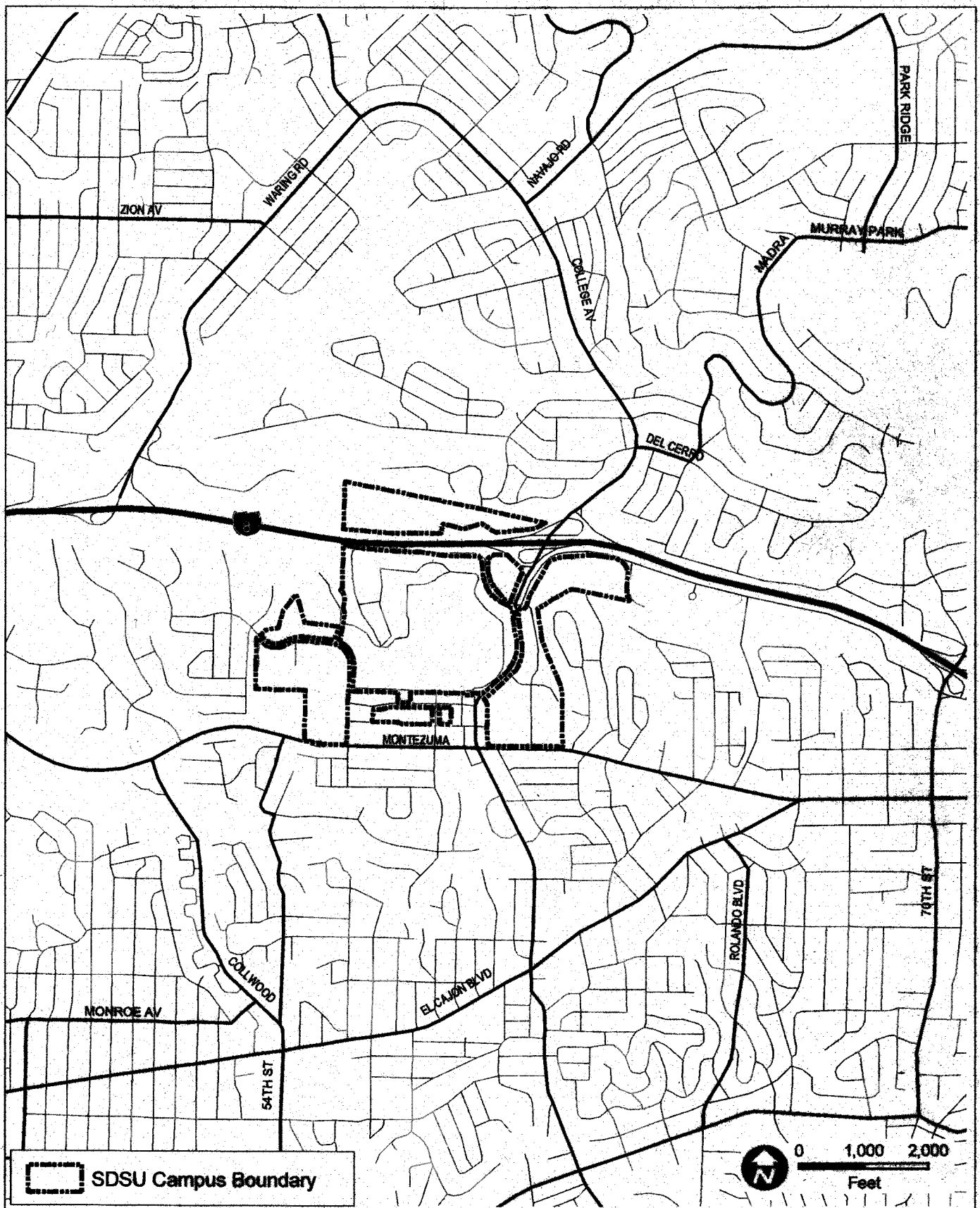
#### **Project Title**

SDSU 2007 Campus Master Plan Revision

#### **Lead Agency**

The Board of Trustees of The California State University  
401 Golden Shore, 6th Floor  
Long Beach, California 90802  
(562) 951-4020

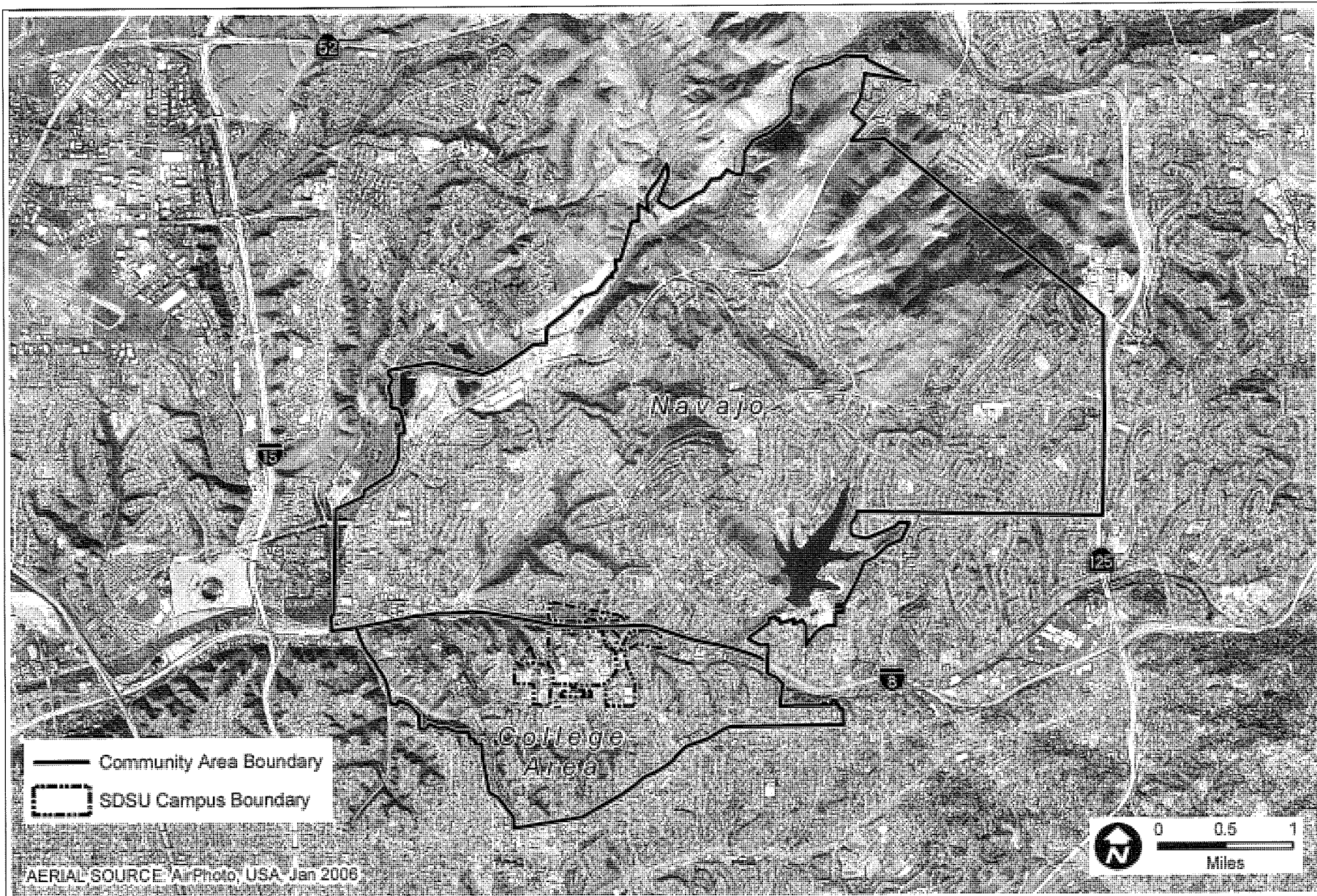




2007 Campus Master Plan  
Revision EIR



Figure 1.0-2  
Vicinity Map



### **Project Sponsor**

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

### **Contact Person**

Lauren Cooper  
Associate Director, Facilities Planning, Design and Construction  
San Diego State University  
5500 Campanile Drive  
San Diego, California 92182-1624  
(619) 594-5224

### **1.1.5 General Plan/Community Plan Designation/Zoning**

Institutional/University Campus and Park/R1-5000

### **1.1.6 Level of Environmental Review**

Under CEQA, a program EIR is prepared for a series of actions that can be characterized as one large project, with each action related as logical parts in the chain of contemplated actions. (CEQA Guidelines §15168(a).) A program EIR allows the lead agency to consider broad policy alternatives and program-wide mitigation measures at an early time; subsequent project-specific activities in the program are examined in light of the program EIR to determine if additional environmental compliance is required. (CEQA Guidelines §15168(b)-(c).) A program-level analysis is intended to provide the public and the decision-makers with an overview of the potential environmental impacts associated with a proposed project. A project EIR, in contrast, examines the environmental impacts of a specific development project, reviewing all phases of the project, including planning, construction, and operation. (CEQA Guidelines §15161.) No further environmental review under CEQA is required following preparation of a project EIR.

Certain development components of the SDSU 2007 Campus Master Plan Revision will be analyzed at the program level, while others will be analyzed at the project level. At this time, SDSU has sufficient site detail for development to proceed at the Upper Village of the Adobe Falls Faculty/Staff Housing component; the D Lot portion of the Alvarado Campus



component;<sup>2</sup> the Student Union/Aztec Center component; the G Lot Residence Hall, Olmeca and Maya Residence Halls and HA/RE reconstruction portions of the Student Housing component; and, the Alvarado Hotel component. Therefore, these seven portions of the proposed project are analyzed in this EIR at the project level, such that no further CEQA review will be required prior to project construction.

As to the subsequent development phases of the Adobe Falls Faculty/Staff Housing, Alvarado Campus and Student Housing project components, and the development of the Campus Conference Center, SDSU does not anticipate proceeding with development of these components in the immediate future, nor does it have sufficient details available to enable an analysis of project-specific impacts at this time. Due to the long-term nature of the SDSU Campus Master Plan, it is preferable not to project specific uses or exact building characteristics at this time because the precise future role of these project components likely will evolve over the coming years. Therefore, these portions of the proposed project are analyzed at the program level in this EIR. Additional CEQA compliance for these project components will be undertaken, as appropriate, during subsequent Campus Master Plan implementation.

## **1.2 CAMPUS HISTORY AND EXISTING CAMPUS CONDITIONS**

### **1.2.1 Campus History**

SDSU was founded as a state college in 1897 with an academic mission to train students to become elementary school teachers. The original campus occupied a single building in downtown San Diego. Thereafter, the university was relocated to its second home at the corner of Park Boulevard and El Cajon Boulevard. The curriculum at the time was limited initially to English, history and mathematics, but it broadened rapidly over the years under the leadership of various campus presidents. In February 1930, the SDSU campus was moved to its present location, atop Montezuma Mesa, and operated from the seven Spanish Colonial style buildings surrounding what is still referred to today as the "Main Quad."

Since 1930, the original SDSU buildings located on the Main Quad functioned as the campus core. Expansion, at first, was principally to the north and southeast. Gradually, the canyon areas were filled with auxiliary uses, including the Aztec Bowl football stadium, the Greek Amphitheatre, and various parking lots.

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<sup>2</sup> The D lot portion of the Alvarado Campus project component was analyzed previously at the program-level as part of the EIR for the SDSU Campus Master Plan 2000 project (SCH No. 2000051026).  
June 2007

In 1960, the Donahoe Higher Education Act brought each of the state colleges, like SDSU, together as a system. In 1972, the state college system became known as the California State University and Colleges, and in 1982 as the California State University ("CSU"). Under the CSU system, the primary function of the state colleges was broadened to include undergraduate and graduate instruction in the liberal arts and sciences, applied fields, and professions. Doctoral degrees were authorized if offered jointly with the University of California.

By the early 1960s, a comprehensive planning effort was necessary for future expansion of the campus, primarily because: (a) vehicle parking and movement across campus became a concern; (b) functional areas had not been established; and (c) the homogeneity of the Spanish Revival/Mission Style architecture had been supplanted by more eclectic architectural styles. Coupled with the start of the "Baby Boomer" flood into higher education facilities (referred to as "Tidal Wave I" in higher education planning) and the increased demand for higher education, SDSU was faced with the need to create a comprehensive physical master plan to accommodate the inevitable continuing growth.

In 1962, the California Department of Education, Chancellor's Office, mandated that all metropolitan state college campuses plan for a student enrollment of 20,000 FTES. This mandate led to the creation of the first SDSU campus master plan, prepared by Frank L. Hope and Associates and approved by the CSU Board of Trustees in 1963. The 1963 master plan contained a planned land use map, outlined directives for facility placement, and provided target square footage for academic, support, and athletic spaces.

In 1967, an update to the 1963 campus master plan was completed, again by Frank L. Hope and Associates. The 1967 master plan provided planning direction relevant to traffic and parking concerns, issues relating to land subsidence, the need for additional utilities, and also suggested the construction of new campus buildings through a phased approach.

A number of revisions were made to the SDSU campus master plan during the 1970s. These revisions were primarily minor in nature, consisting of either single building additions or minor modifications to the 1963 master plan, as revised in 1967. In the late-1970s, however, the campus master plan was revised in response to the CSU Board of Trustees' authorization for SDSU to increase its FTES enrollment from 20,000 to 25,000 to accommodate the increasing demand for higher education.

### 1.2.2 Existing Campus

Over the next 20 years, several revisions were made to the master plan, although these revisions were primarily single building additions or minor modifications. Beginning in 1997, however, SDSU embarked on a comprehensive two-phase master planning effort, which resulted in a significant update to the prior master plan efforts in 1963 and 1967. Phase I of the process involved the preparation of a physical master plan, which documented the existing conditions of SDSU, and outlined proposed policies and guidelines to maintain and enhance the character, form, and function of the campus. This phase included a survey of the campus background and history, current land uses and facilities, and proposed planning and design guidelines.

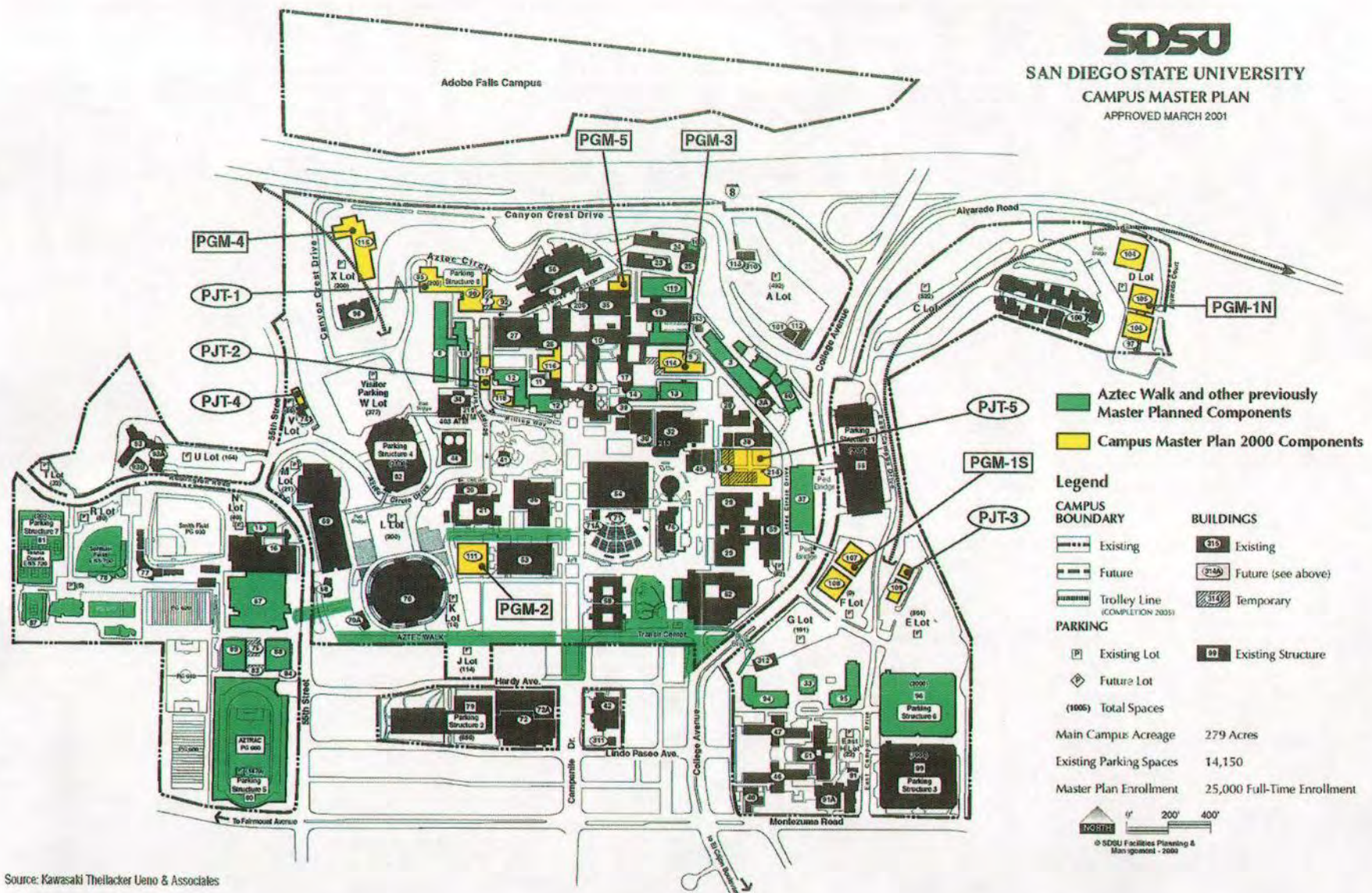
Phase II of the process evolved into two distinct planning programs – the SDSU Aztec Walk Master Plan and SDSU Campus Master Plan 2000. The Aztec Walk Master Plan provided a comprehensive design for the main east-west pedestrian axis that crosses the SDSU campus. Components of this master plan included the consolidation and redevelopment of SDSU's athletic, recreational, and student housing resources. Replacement locations for parking and utility facilities were also included. The Aztec Walk Master Plan facilities are identified on **Figure 1.0-4, Previous Master Planned Projects**.

The second component of Phase II, Campus Master Plan 2000, consisted of a comprehensive campus-wide build-out strategy. This master plan proposed the redevelopment of several classrooms, office, research and student buildings and facilities, and the development of several new buildings, a physical plant and yard, a parking structure, and a central campus park area. These buildings, facilities, and campus areas are shown on **Figure 1.0-4, Previously Master Planned Projects**.

The Aztec Walk Master Plan was approved by the CSU Board of Trustees in 1999, and Campus Master Plan 2000 was approved in March 2001. Since that time, several minor revisions have been made to the existing Campus Master Plan. The existing, approved SDSU Campus Master Plan is depicted on **Figure 1.0-5, Existing Campus Master Plan**.

Both the Aztec Walk and Campus Master Plan 2000 projects are implemented according to the priorities established by program needs, budgetary constraints, and the sequential redevelopment of space. To date, the co-generation plant, the child-care center, the Arts and Letters Building, the BioScience Center (referred to as the NLS Addition in the Campus Master Plan 2000), the Student Health Services Building, and the Gateway Addition have been

**SDSU**  
**SAN DIEGO STATE UNIVERSITY**  
**CAMPUS MASTER PLAN**  
 APPROVED MARCH 2001





# SAN DIEGO STATE UNIVERSITY

## CAMPUS MASTER PLAN

MASTER PLAN APPROVED BY THE BOARD OF TRUSTEES, MAY 1963  
MASTER PLAN REVISION APPROVED BY THE BOARD OF TRUSTEES, MARCH 2001



completed. Reconstruction of the SDSU transit center has been completed in conjunction with the Mission Valley East Trolley Extension.

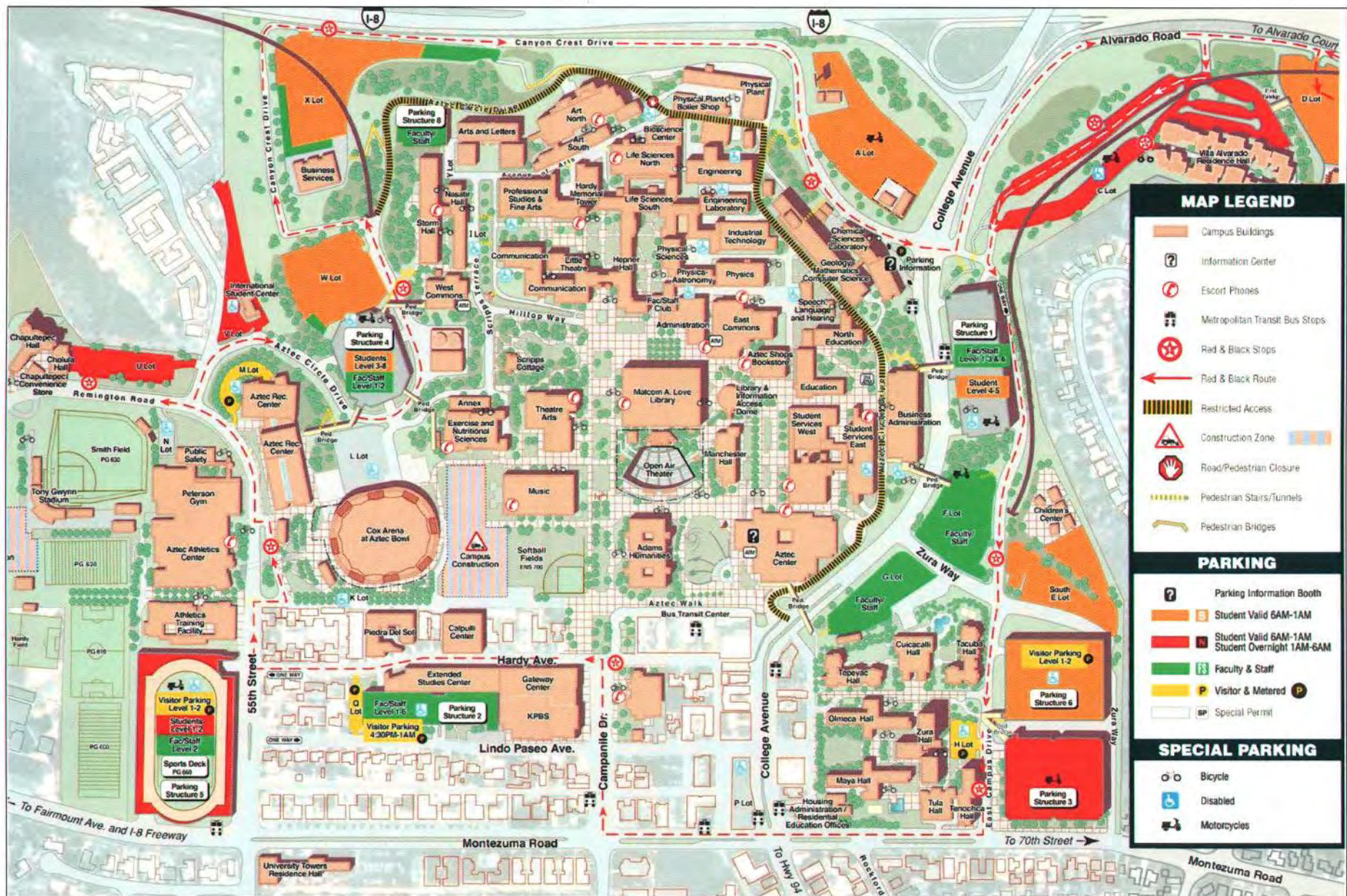
**Figure 1.0-6, Campus Directory**, provides an overview of the existing campus physical plan with all on-campus existing buildings, parking areas, facilities, general services, operations, and student services noted.

In September 2005, the CSU Board of Trustees approved the SDSU 2005 Campus Master Plan Revision, and certified the EIR prepared for the project as adequate under CEQA. The following month, lawsuits were filed in San Diego Superior Court challenging the adequacy of the EIR. One of the issues raised in the lawsuits was whether CSU was responsible for the mitigation of significant impacts to off-campus roadways that would be caused by the project. In July 2006, the California Supreme Court ruled against CSU on this point in *City of Marina v. Board of Trustees of The California State University* (2006) 39 Cal.4th 341. As a result of the California Supreme Court's decision, CSU set aside its approval of the 2005 Campus Master Plan Revision project, and its related certification of the 2005 EIR. CSU now proposes the 2007 Campus Master Plan Revision project which, as described in this Project Description, incorporates certain components from the 2005 Campus Master Plan Revision project, deletes other components, and also adds others.

### **1.2.3 Surrounding Community Development**

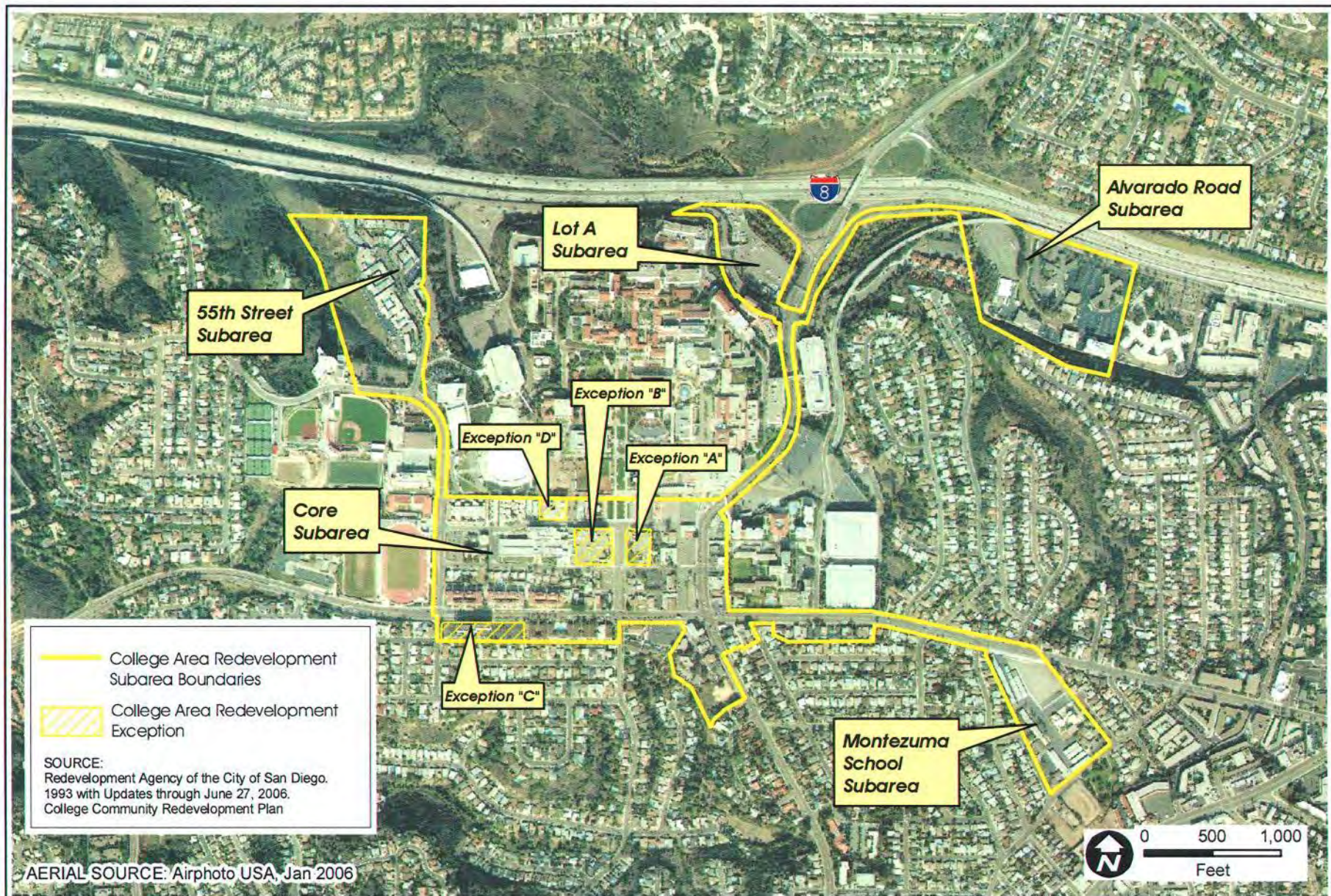
In addition to the various SDSU-initiated master planning efforts, the City of San Diego ("City") Planning Department, the Redevelopment Agency of the City of San Diego ("Redevelopment Agency"), the SDSU Research Foundation, and the Metropolitan Transit System ("MTS") have all participated in infrastructure and community development programs within the SDSU College Area. These programs are integral components of a region-wide effort to maintain and enhance SDSU. **Figure 1.0-7, Surrounding Projects**, identifies the various projects undertaken by these entities in the College Area.





2007 Campus Master Plan Revision EIR







The SDSU Research Foundation is an auxiliary organization of SDSU, authorized by the State of California. It is a non-profit corporation, self-financed and chartered to provide and augment programs that are an integral part of the educational mission of SDSU. Although separate from the university, the Foundation is responsible for the accomplishment of certain university objectives that require financial support not provided by the state. The Foundation serves the university in multiple ways, including the ownership and development of property adjacent to campus boundaries for supporting facilities. In 1991, the SDSU Research Foundation created a master plan that outlined the development of these supporting university areas; this plan became the basis for the College Community Redevelopment Plan, approved in 1993 by the Redevelopment Agency.

The Redevelopment Agency has been an active participant in College Area redevelopment planning, forming the College Community Redevelopment Project, with the SDSU Research Foundation as an implementation mechanism for the Foundation's Master Plan. The College Community Redevelopment Project provides the private sector with incentives to redevelop certain College Area properties into commercial and residential facilities in support of the student population. The Redevelopment Project, which was analyzed in the College Community Redevelopment Project Final Program EIR, SCH No. 92091036 (1993) ("Redevelopment EIR"), is divided into five zones, to be redeveloped over a 10 to 25-year period. Of specific relevance to the proposed project, one of the areas within the Redevelopment Project is the "Alvarado Road Sub-Area," envisioned to provide university-serving office, and research and development uses. The Redevelopment Project proposed approximately 600,000 square feet of office space and 110,000 square feet of research and development space for the Alvarado site. (Redevelopment EIR, p. 3-10.)

MTS, the transit planning agency for the greater San Diego region, has been tasked with providing transportation options for the region. In July 2005, MTS completed the Mission Valley East Extension of the San Diego Trolley, which connects the Grantville and College neighborhoods with La Mesa and Mission Valley. The trolley extension project includes an underground SDSU transit center station located along the north side of Aztec Walk. The SDSU transit station provides a central location for the City bus system, the trolley and the internal "Red and Black" bus service, thereby providing the campus community with a wide variety of transit options. The SDSU trolley station also allows for a non-vehicular connection between Mission Valley, the College Area, and the City of La Mesa neighborhoods where many students reside.

### 1.3 BACKGROUND AND FRAMEWORK OF PROJECT

#### 1.3.1 Background

In May 2003, the CSU Board of Trustees adopted a resolution directing each campus within the CSU system to take those steps necessary to accommodate a projected increase of 107,000 students by the year 2011. The Board's action was taken in response to current system-wide CSU enrollment projections, as well as state policy directions regarding CSU's mission to provide educational equity and access. A copy of the Board of Trustees' Resolution, adopted May 13-14, 2003, is included as **Appendix O** to this EIR.

Given appropriate state support, the CSU Board of Trustees pledged to accommodate the additional students through a variety of means. These means include expanding summer term enrollments, increased efficient utilization of existing physical capacity, expanding existing and developing new off-campus centers, and expanding the use of academic technology (e.g., Internet classes) in order to free existing physical capacity and expand access.

The CSU Board of Trustees also directed the individual campuses to review their respective current campus master plans and, where appropriate, consider increasing existing enrollment targets. On this point, the Board authorized those campuses that are at or near the historic system maximum enrollment of 25,000 academic year FTES to prepare, and present to the Board, campus master plan revisions that exceed the 25,000 FTES enrollment.

For master and academic planning purposes, SDSU utilizes the FTES population unit. One FTES is defined as one student taking 15 course units (considered a full course load). A student taking 10 course units would constitute a 0.66 FTES, while a student taking 20 course units would constitute a 1.33 FTES. The proposed project has been configured to accommodate 35,000 FTES.

Related to the FTES population unit is the headcount unit, which is the total number of enrolled students. Two students each taking 7.5 course units would constitute one FTES. Because two individual students would be enrolled, these two students would constitute two in terms of headcount. Although the FTES standard is used for master and academic planning, the environmental impacts generated by the proposed project are assessed in terms of headcount. The 10,000 FTES increase is estimated to result in a 44,826 headcount by the 2024-25 academic year.

The Board of Trustees' action was based, in part, on the findings of the Board of Trustees' Committee on Educational Policy, which, in 2003, reported the following:

For many years, projections of enrollments in higher education in California have warned of a vast increase during the first decade of the 21st Century. However, not only are enrollments increasing, the projections themselves are increasing. For example, in 1995, the California Department of Finance, Demographic Research Unit, projected that the CSU would enroll 406,317 headcount students in the Fall 2004. By 2000, the Department of Finance's projection of CSU enrollment for Fall 2004 had been revised upward to 414,091 headcount students. The most recent Department of Finance projections of CSU enrollment for Fall 2004 have now reached 436,172 headcount students [attachment references omitted].

The current [2003] Department of Finance projections indicate that over the next eight years, by Fall 2011, CSU enrollment will have grown to 513,550 headcount students, an increase of 26 percent over the 406,684 enrolled in Fall 2002. This enrollment increase of nearly 107,000 students presents a significant challenge for the CSU in that many campuses are rapidly approaching their physical capacity as measured in lecture hall, classroom, and laboratory space. Indeed, across the system, in AY [academic year] 2003-04, enrollments will exceed physical capacity space . . . . However, the impact of enrollment upon physical capacity will be felt differentially across the state . . . . It is clear that the state will not be able to address this projected enrollment increase as it did during the surge of the 1960's by building new campuses.

The CSU plans to meet this increased enrollment need primarily by expanding service on its current campuses and by creating off-campus centers in parts of the state which are increasingly under-served. (Agenda Packet - Campus Options, pp. 1-2. A copy of the complete Agenda Packet is included as **Appendix O** to this EIR.)

Eight CSU campuses, including SDSU, have physical capacity enrollment set at the historic maximum of 25,000 academic year FTES. The Board of Trustees' Committee on Educational Policy reports that the 25,000 historic maximum was based largely on conjecture and opinion,

not empirical analysis of campus environments. (See **Appendix O** [Agenda Packet - Campus Options, p. 3].)

The Board of Trustees, which directed the individual campuses to review their respective current campus master plans and consider increasing existing enrollment, effectively removed the system maximum enrollment ceiling and now provides the Board of Trustees with the power to establish enrollment for campuses based upon individual campus needs. Moreover, the Board of Trustees' May 2003 Resolution reaffirmed the CSU's commitment to accommodate all fully eligible California high school graduates and upper division California Community College transfers. This commitment is also rooted in the law, which expects the CSU and UC systems "to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend an appropriate place within the system." (Cal. Ed. Code §66202.5.)

Because SDSU is at its maximum enrollment of 25,000 FTES, the university is in the process of reviewing data to develop an understanding of demand and potential capacity in order to develop a plan to accommodate the projected additional demand.

### **1.3.2 Demographic Projections**

As previously noted, student enrollment at the post-secondary level throughout California is expected to increase substantially over the next several years. This growth is expected at the state and regional level, as well as at the local level.

#### **A. Existing and Projected State/Regional Enrollment/Facilities Growth**

Recent reports by the U.S. Bureau of the Census, the California Department of Finance and the Rand Corporation have projected substantial population increases in California through the year 2040. Utilizing these projections with various growth models and methods, the California Post Secondary Education Commission ("CPEC") has estimated higher education demand through the 2010/11 academic year. As discussed below, each of the models indicates substantial increased population growth and greater demand for higher education.

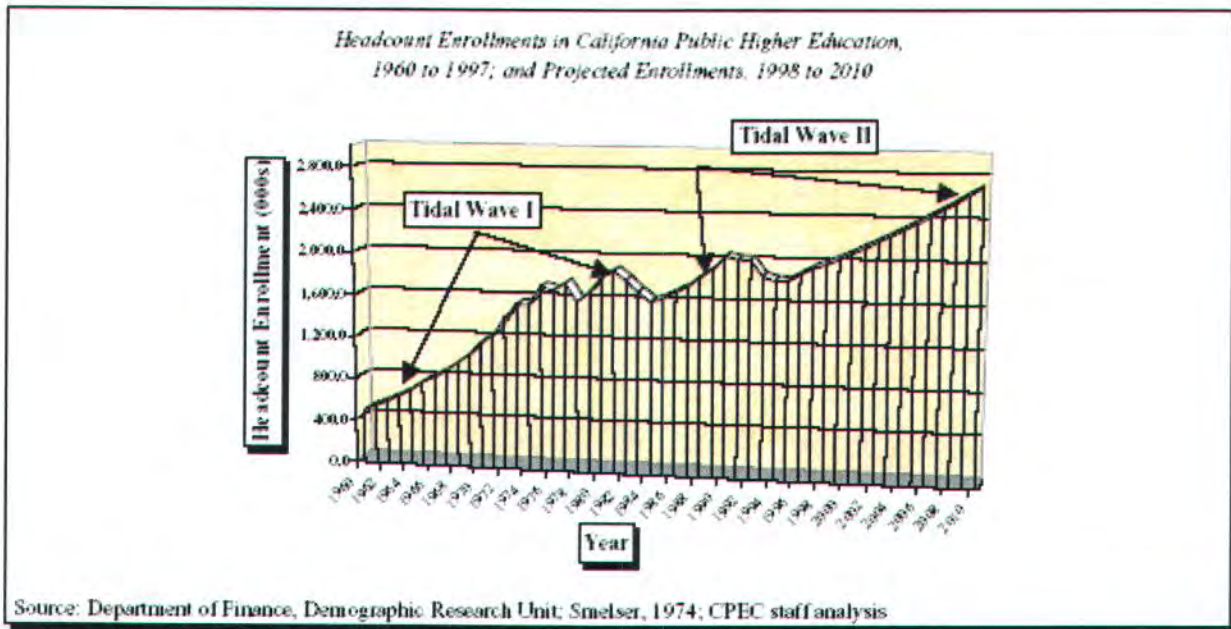
In 2000, CPEC completed two comprehensive, long-range higher education planning reports -- *Providing for Progress: California Higher Education Enrollment Demand and Resources Into the 21st Century* (February 2000), and *Policy for Progress: Reaffirming California Higher Education Accessibility, Affordability, and Accountability Into the 21st Century* (April 2000). (Copies of the executive summaries for each of these two reports, as well as for *Moving California Ahead, An*

*Executive Summary*, are included in **Appendix O** to this EIR. These reports may be viewed in their entirety at [www.cpec.ca.gov](http://www.cpec.ca.gov).) The reports combine CPEC's work over the past 25 years and its current effort to move higher education policy forward to address the issues of the 21st century. In completing both reports, CPEC took into account a number of critical demographic, economic, social, and educational factors that are likely to significantly influence the future course of higher education in the state. The factors most consequential to the ability to provide higher education for California's population include:

California's total population now exceeds 33 million and will grow by approximately 600,000 people per year. Coupled with the perception that a college education is essential to future prosperity, such growth has fueled and will continue to fuel steady demand for access to education beyond high school. (*Moving California Ahead*, 2000, p. 3.)

According to the CPEC reports, the central question is whether California post-secondary enrollment growth will be "moderate and steady by historical standards," or be the "Tidal Wave II" of burgeoning demand, on an order of magnitude exceeded only by the historic growth in the post-World War II era. In response to this question, the CPEC concluded that as California enters the 21st century it must prepare for an enrollment surge in higher education similar to that of post-World War II veterans and Baby Boom-era students. These surges became known as the higher education enrollment "Tidal Wave" and rolled through California colleges and universities from the 1950s through the 1970s. Furthermore, CPEC found that not only is the subsequent tidal wave of college and university enrollment demand real, it is already upon us, as illustrated in **Table 1.0-1, Headcount Enrollments in California Public Higher Education**.

**Table 1.0-1**  
**Headcount Enrollments in California Public Higher Education**



Note: See, **Appendix XX** [*Providing for Progress*, p. 1].

As previously noted, the data show that not only have student enrollments been increasing, but the projections themselves have been increasing. For example, and specific to CSU, in 1995, the California Department of Finance, Demographic Research Unit, projected that CSU would enroll a total of 406,317 graduate and undergraduate students (headcount) in the Fall 2004. By 2000, the Department of Finance's projection of CSU enrollment for Fall 2004 had been revised upward to 414,091 students. In November 2003, the Department of Finance projections of CSU enrollment for Fall 2004 were again revised upward, this time to 418,002 students.

As of December 2006, the Department of Finance projected higher education enrollments to increase statewide by over 2 percent annually, or 503,750 students, between 2005 and 2015. Steady enrollment growth is expected to continue through the decade as larger numbers of students leave the K-12 system and enter higher education institutions.

For the CSU system, Fall 2005 saw undergraduate enrollment grow by nearly four percent to 331,563, while graduate student enrollment fell by nearly five percent to 73,719. Graduate enrollment has returned to the levels of the mid-late 1990's and is expected to continue to show a small decline before stabilizing. Thus, in 2005, enrollment reached 405,282; returning to a growth pattern that started in 1994, with CSU enrollment expected to grow by 2.5 percent in

Fall 2006. By 2015, overall statewide enrollment for the CSU is projected to grow by about 19 percent to 482,367 students, with undergraduates accounting for about seven out of ten additional students.

### B. Existing and Projected SDSU Student Enrollment

**Table 1.0-2, California State University Enrollments and Planning Estimates**, depicts the Department of Finance, Demographic Research Unit, enrollment and planning estimates for the CSU system through the year 2011, with the estimates broken down into separate regions throughout the state. **Table 1.0-2** shows that student enrollment on the SDSU and CSU San Marcos campuses, combined, will increase from 41,982 students in 2002 to 54,722 students in 2011, a projected increase of 12,740 students between the two campuses.

**Table 1.0-2**  
**California State University Enrollments and Planning Estimates**

Year	Campuses											
	Southern		Greater Los Angeles Basin		Bay Area		Other		CSU		DOF 2002 Series	
2002	41,982		171,683		85,095		107,755		406,515		406,684	
2003	42,308	1%	179,340	4%	88,028	3%	110,299	2%	419,975	3%	423,087	4%
2004	43,356	2%	185,866	4%	90,641	3%	112,905	2%	432,768	3%	436,172	3%
2005	44,246	2%	193,787	4%	93,383	3%	115,545	2%	446,961	3%	446,329	2%
2006	45,888	4%	201,287	4%	96,237	3%	118,178	2%	461,590	3%	456,221	2%
2007	47,565	4%	208,580	4%	99,103	3%	120,937	2%	476,185	3%	466,062	2%
2008	48,959	3%	214,256	3%	101,969	3%	123,914	2%	489,098	3%	478,562	3%
2009	50,481	4%	219,729	3%	104,728	3%	126,889	2%	502,187	3%	490,683	3%
2010	52,762	4%	224,011	2%	107,515	3%	129,862	2%	514,150	2%	502,013	2%
2011	54,722	4%	228,306	2%	110,328	3%	132,836	2%	526,192	2%	513,550	2%

Source: *Agenda Packet, Attachment B, Ed. Pol., Agenda Item 1*

Note: Southern campuses include San Diego and San Marcos. Greater Los Angeles Basin campuses include Channel Islands, Dominguez Hills, Fullerton, Long Beach, Los Angeles, Northridge, Pomona, and San Bernardino. Bay Area campuses include Hayward, Maritime Academy, Monterey Bay, San Francisco, San Jose, and Sonoma. Other campuses include Bakersfield, Chico, Fresno, Humboldt, Sacramento, San Luis Obispo, and Stanislaus.

Specific to SDSU, in 2001, the CSU Chancellor's Office, Division of Academic Affairs, Office of Analytic Studies, prepared a study entitled *Enrollment Needs Study for the San Diego County Region*. A copy of this study is included in **Appendix O** to this EIR. This study provides analysis of higher education enrollment demand for SDSU and CSU San Marcos. This study's



projections of new students from San Diego County are consistent with attendance patterns and projected high school graduates and community college enrollments from the County.

The SDSU Academic Affairs office also has prepared enrollment planning projections through the 2024-25 academic year. As depicted in **Table 1.0-3, SDSU Enrollment Planning Projections**, the Academic Affairs office reports that during the Fall 2006-2007 academic year, there were 25,163 on-campus FTES. Beginning in year 2007-2008, Academic Affairs projects average annual increases of approximately 3.0% in total FTES through 2024-25. Based on these estimates, SDSU expects on-campus Fall FTES to reach 35,000 by the 2024-2025 academic year, and the headcount on the main campus to reach 44,826 by the 2024-25 academic year. SDSU has chosen to use these growth projections to accommodate the historic demand for enrollment and the calculations have been derived for planning purposes.

**Table 1.0-3**  
**SDSU Enrollment Planning Projections**

	<b>2006- 2007</b>	<b>2009- 2010</b>	<b>2014- 2015</b>	<b>2019- 2020</b>	<b>2024- 2025</b>
AY San Diego On Campus	26,488	27,486	30,563	33,597	36,951
Summer Annualized FTES	1,320	2,496	4,020	6,475	9,305
Summer FTES	2,639	4,993	8,041	12,949	18,610
CY San Diego Campus Total	27,808	29,982	34,583	40,072	46,256
% Increase*		3.0%	3.0%	3.0%	2.5%
Fall San Diego Campus Headcount	33,441	33,873	37,077	40,757	44,826
Summer Headcount	6,795	9,361	13,401	21,582	31,017
On-Campus Fall San Diego Instructional FTES	<b>25,163</b>	<b>26,035</b>	<b>28,949</b>	<b>31,823</b>	<b>35,000</b>
On-Campus AY San Diego FTES	24,237	25,150	27,965	30,741	33,810

Source: SDSU Academic Affairs (February 2007)

Notes:

1. Unit load increase from 12.1 to 12.8 in annual increments of .1 unit beginning in 2005/06.
2. Annualized FTES in summer increase to a maximum 25% of AY San Diego Campus FTES in 2023/24.

\*Annualized rate of growth.

These estimates are consistent with the recent surge in undergraduate applications for enrollment to SDSU. For example, for the Fall 2006 semester, SDSU received 52,000 undergraduate applications, and for Fall 2007, SDSU received 57,600 applications for 8,800



openings. The number of students admitted each year is directly linked to CSU assigned enrollment growth targets. SDSU's overriding goal is to align actual enrollment with budgeted enrollment targets as assigned by the CSU. In essence, the university must admit the appropriate number of students to meet its budgeted enrollment target. Among the factors considered when determining the number of students to admit annually are the projected graduation rates, projected continuation rates, and projected admission to enrollee show rates.

Over the past decade, SDSU has become nationally and internationally recognized as an emerging research university. SDSU faculty members are attracting large quantities of external research funding. Increasingly, these monies are obtained from the most highly competitive and prestigious research funding sources in the country. The outstanding academic credentials of newly hired tenure-track faculty, often through head-to-head competition with the country's most highly regarded universities, are unprecedented. Decades of disciplined development also have produced many high-quality undergraduate and graduate programs. Within this same time period, a number of SDSU undergraduate and graduate programs, for the first time in SDSU's history, have been ranked among the best in the nation.

Over this time period, SDSU has been inundated with undergraduate applications for enrollment. In an attempt to manage campus undergraduate enrollment, in 1999, SDSU declared its "impaction" status with regards to campus enrollment. Impaction occurs when a university receives more fully eligible applicants than can be accommodated. The SDSU "impaction" status has had the effect of increasing the level of academic preparation for incoming SDSU students significantly.<sup>3</sup>

This heightened academic rigor is evidenced by the fact that numerous national rankings of colleges and universities are increasingly including SDSU in their ratings and now place the campus among the most highly esteemed schools recognized for their academic excellence. These factors, coupled with the projected increase in the college-going population, the aesthetically appealing campus, the idyllic climate, and a location in one of the country's most attractive cities, have created a university with an appeal and a standing not previously enjoyed.

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<sup>3</sup> The Board of Trustees' policy is to avoid "impaction" at CSU campuses: "It is the intent of the CSU Board of Trustees that campuswide impaction be avoided. The Trustees will seek the instructional and physical capacity resources necessary to serve all fully eligible students who desire a CSU education." (See **Appendix O** [CSU Board of Trustees Resolution, March 2000].)

In summary, as it is impossible to predict with certainty the actual demand rate of growth over a twenty-year period, SDSU has chosen to cap the growth at 35,000 FTES, and plans to grow between approximately 2.5 – 3 % per year through the year 2025. SDSU's expanded enrollment plan is based on CSU enrollment planning growth estimates, as SDSU is expected to take its fair share of the CSU enrollment, especially given the statewide and San Diego region's projected population growth and SDSU's exceptionally large number of applicants. The enrollment growth figure of 10,000 allows the university to enroll its fair share of local and state-wide enrollment growth demand at a very modest enrollment growth pace. Further, the 10,000 FTES increase will allow the university to expand graduate enrollment to meet graduate enrollment demand and San Diego work force needs.

### **C. Existing and Projected SDSU Faculty/Staff**

In order to accommodate the anticipated growth in FTES as outlined above, SDSU must hire additional faculty and staff to serve the additional students. The 10,000 FTES increase will necessitate the hiring of approximately 691 additional faculty, and 591 additional staff members over the years, through 2024-2025. (SDSU Academic Affairs Office of the Provost; see, EIR Section 3.12, *Population and Housing*.)

While SDSU recognizes that additional faculty/staff members will be imperative in sustaining the quality education available to SDSU students, SDSU, like other CSU campuses, will be faced with increasingly difficult circumstances in hiring quality faculty and staff members. In September 2001, the CSU Academic Senate adopted a report entitled *The California State University at the Beginning of the 21st Century: Meeting the Needs of the People of California*. In a section entitled "The Crisis in Faculty Hiring," the report notes that CSU hires tenure/tenure track faculty from a national pool, and therefore faces serious competition for new faculty members from schools throughout the country. Additionally, the report notes, CSU faces serious constraints on its ability to recruit and retain a faculty of high quality during the coming decade due to: (i) the serious and continuing lag of CSU salaries behind those of comparable institutions, and (ii) excessive California housing costs.

These circumstances have not improved since the report was originally drafted. Current faculty members continue to retire in large numbers, and enrollments continue to increase despite budget reductions. However, both of these constraints on recruiting and retaining a faculty of high quality have increased. (See **Appendix O**, *Faculty Compensation and The Crisis in Recruiting and Retaining Faculty of High Quality*, pg. 1.)

With respect to the matter of salaries, a new contract recently entered into between CSU and the union representing faculty/staff calls for faculty, librarians, counselors and coaches to receive raises that would total 20.7% in phases, retroactive to July 2006 and through 2010. Various categories will get additional raises, based on merit, seniority, and new steps created in the respective pay ladders. As a result, the typical faculty member will wind up with a total increase of 23% to 25%, although he or she might receive more than a 31% raise over the four years, according to the union. Additionally, the administration and the faculty said they would ask the Legislature for an additional 1% for each of the next three years.

As to the high cost of housing in the state, many candidates are wary of taking a position in a location where even a rental absorbs a disproportionate percent of one's income and where expectations for top salaries or retirement income are fragile at best, even with the recently agreed to salary increases. The gross average salary paid to an CSU assistant professor in 2003-04 was \$54,572; in 2004-05 it increased a total of \$277, to \$54,949. The average assistant professor's salary was critically inadequate in 2003-04; its inadequacy has been exacerbated by steep increases in housing prices. Salaries of associate professors were better matched to the housing market, but still inadequate in many areas of the state. Dependence on hiring new faculty at the associate professor level in order to offer a nationally competitive salary compresses the salary scale for those currently employed and is unfair to CSU faculty members who have had to serve as many as seven or eight years to reach similar salary levels. In San Diego County, the average salary of an assistant professor at SDSU or CSU San Marcos is \$35,280 lower than the \$89,852 income needed to purchase a median-priced home (\$406,950) and \$6,000 below the HUD median annual wage for the area. (See **Appendix O**, *Faculty Compensation and The Crisis in Recruiting and Retaining Faculty of High Quality*, pg. 5.)

Fair market rental costs were also nearly prohibitive in relation to faculty salaries at the levels normally utilized for new faculty hires. In San Diego County, in 2004, a new faculty member would have to receive an annual take-home salary of \$42,300 for a 2-bedroom apartment (\$1,175 monthly) and \$58,896 for a 3-bedroom apartment (\$1,636 monthly). In 2005, the take-home salary would have to be \$42,588 for a 2-bedroom apartment (\$1,183 monthly) and \$62,100 (\$1,725 monthly) for a 3-bedroom apartment, a one-year increase in salary of 0.7 percent and 5.4 percent respectively. (See **Appendix O**, *Faculty Compensation and The Crisis in Recruiting and Retaining Faculty of High Quality*, pg. 5.)

In light of the high cost of housing in San Diego County, coupled with the relatively low salaries earned by SDSU faculty, CSU/SDSU has determined that it is necessary to assist faculty and staff with obtaining affordable housing that is centrally located near campus.

#### **1.4 PROJECT OBJECTIVES**

The project objectives are rooted in the overall SDSU education mission. In early 2004, the university undertook a process intended to provide the guiding framework for campus growth. This process resulted in the development of a "shared vision," with agreement that SDSU is a community of learners committed to academic excellence; dedicated to educating students for positions of responsibility and leadership in the twenty-first century; focused on addressing the challenges and opportunities of San Diego and California; and, confident that, if the university could provide service to this fast-changing region and its people, the campus would emerge as a national and international leader in higher education.

Prior to development of the "shared vision," in Fall 2003, an SDSU Master Plan advisory committee developed several academic, housing, and transportation goals and objectives that seek to promote research, scholarship and creative activities, community engagement, and internationalization of programs. These goals and objectives are listed below:

##### **Academic Goals/Objectives**

1. Accommodate projected increases in student enrollment to 35,000 FTES by academic year 2025;
2. Graduate highly capable undergraduates;
3. Expand graduate student population to 20% FTES over time;
4. Emphasize the teacher/scholar model;
5. Expand research capabilities;
6. Develop interdisciplinary opportunities; and
7. Increase research funding and meet Carnegie criteria.

##### **Housing Goals/Objectives**

1. Accommodate between 25% and 30% of the future campus student population, located within one mile of the main campus, in either on-campus housing, redevelopment area housing, or private housing (*i.e.*, non-university) within the surrounding community;

2. Provide a campus life component within all housing for up to 10% of the student population or 65% of the first time freshmen class (*i.e.*, 100% of anticipated freshmen who are not commuters);
3. Set housing targets for first year, returning students, new transfers, and graduate and professional students;
4. Provide affordable housing types suitable for married/graduate students, faculty/staff, honors colleges, or other specialized markets at Adobe Falls and other campus sites;
5. Promote housing development opportunities along trolley routes to create additional student and other housing types. Collaborate with the private sector to build housing by providing placement and affiliate opportunities;
6. Add elements to the student life component of the existing Campus Master Plan by:
  - (i) Expanding the Student Union;
  - (ii) Expanding Student Services – within an expanded Student Union or within the campus buildings; and
  - (iii) Expanding Recreation Elements - including open space by capturing land made available by demolishing and/or relocating existing facilities (*i.e.*, College of Education, softball fields).
7. Relocate the Office of Housing Administration and Residential Education ("HA/RE") to the vicinity of one of the proposed student apartment complexes or within the redevelopment area; and
8. Examine the long-term useful life and/or phased replacement of the existing housing stock on campus.

#### **Transportation Goals/Objectives**

1. Support transit as the primary method of accommodating future students and commuter travel related to the increase in student population;
2. Support development of a "Universal Transit Pass" program with MTS to increase the ridership and reduce vehicle trip generation;
3. Identify traffic improvements at key intersection locations to maintain current levels of service;
4. Work with Caltrans, the City, and SANDAG to identify funding sources for necessary public improvements;

5. Expand campus shuttle/people mover services to support development of the Alvarado Campus, the internal campus core area, Adobe Falls, and other housing areas;
6. Limit construction of new parking facilities to the replacement of lost spaces, and to support the Alvarado Campus project component; and
7. Establish an internal campus loop route for shuttles, service vehicles, and campus core users, and a pedestrian-friendly connection between the core campus and the Alvarado Campus area.

Attainment of these goals and objectives will necessitate facilities and services beyond those currently available to the campus. In order to adequately plan for the physical elements needed to fulfill such goals and objectives, a revised Campus Master Plan is needed. Therefore, the overall objectives of the proposed SDSU 2007 Campus Master Plan Revision are as follows:

1. Develop facilities to support the academic, research, and student service needs of SDSU;
2. Provide a framework from which to make future facility planning decisions;
3. Guide development of facilities that will be cohesive with the surrounding community, environment, and associated governmental agencies/interest groups; and
4. Maintain and enhance SDSU's rank as one of the premier undergraduate, graduate, and research institutions in the state.

These overall project objectives, in combination with the academic, housing, and transportation goals and objectives set forth above, have been considered in developing the proposed physical master plan improvements necessary to accommodate the projected increase in student enrollment and enable SDSU to continue to fulfill its educational mission. These proposed physical improvements, as described below, are the subject of the SDSU 2007 Campus Master Plan Revision.

## **1.5 PROJECT DESCRIPTION**

### **1.5.1 Project Location, Boundaries and Regional Setting**

As previously noted, the proposed project site is located on the SDSU campus in the City of San Diego, along the southern rim of Mission Valley and approximately eight miles northeast of downtown. (**Figure 1.0-1, Regional Map.**) The campus currently consists of approximately 283 acres. As shown on **Figure 1.0-2, Vicinity Map**, the general boundaries of the SDSU campus are

Montezuma Road to the south, East Campus Drive to the east, 55th Street/Remington Road to the west, and Adobe Falls Road/Del Cerro Boulevard (lying just north of I-8) to the north.

The SDSU campus is situated on slightly undulating mesas, which are intersected by steep canyons. The campus setting is largely urban in nature, with the exception of the undeveloped Adobe Falls area, and is comprised, primarily, of campus buildings interspersed with open area amenities. *See Figure 1.0-6, Campus Directory.*

From a regional perspective, the entrance to the SDSU campus is perceived to be from either the north or the south. From the north, College Avenue is the primary north/south vehicular route to and from the campus, and it connects I-8 to the Del Cerro, Navajo, and College Area communities. The primary intersections, heading south on College Avenue, are: (a) Canyon Crest Drive/Alvarado Road; (b) Zura Way, providing left-hand turn-lane access to the east side of the campus; (c) Lindo Paseo Avenue; and (d) Montezuma Road. From the south, Montezuma Road is the primary east/west vehicular route, located at the southern boundary of the campus. On the west, Montezuma Road connects directly to I-8 *via* the Fairmont Avenue exit and, on the east, to El Cajon Boulevard. Montezuma Road is the destination for all traffic coming to the campus from points south of I-8. The primary intersections, heading east on Montezuma Road, are: (a) Collwood Avenue, bringing traffic north from El Cajon Boulevard; (b) 54th Street, bringing traffic north from El Cajon Boulevard; (c) 55th Street, the westernmost primary campus entry leading to the Cox Arena and other athletic facilities located on the western portion of the campus; (d) Campanile Drive, the existing public transit entry and primary entrance to the campus from the south; (e) College Avenue; and (f) East Campus Drive.

The SDSU central campus is located within the City's College Area Community Planning Area. The Adobe Falls Faculty/Staff Housing area is located within the City's Navajo Community Planning Area. **Figure 1.0-3, College Area and Navajo Communities**, shows the general boundaries of the College Area and Navajo Communities in relation to the SDSU campus.

The College Area Community Plan Planned Land Use Map, which is part of the City of San Diego General Plan, designates the central campus as "University Campus." The northwest (55th Street), northeast (Alvarado Campus) and south-central (along Lindo Paseo and Montezuma Roads) portions of SDSU each are designated as a "Redevelopment Project Area." The College Area Community is comprised of approximately 1,950 acres with about 56% of the developable land devoted to single-family land uses. As of 2004, the population of the College Area Community was 21,454. While a major portion of the College Area Community is zoned

single-family residential, the major transportation corridors within the vicinity of the university include primarily multi-family housing, as compared to single-family units. El Cajon Boulevard and a portion of College Avenue adjacent to the university contain primarily commercial development. Institutional land uses within the College Area Community include SDSU and the Alvarado Medical Center, located in the north central portion of the Community Plan area. The College Area Community is served by three elementary schools, one junior high, and one senior high school. One of the elementary schools, Hardy Elementary, is located adjacent to the southwest corner of the SDSU campus.

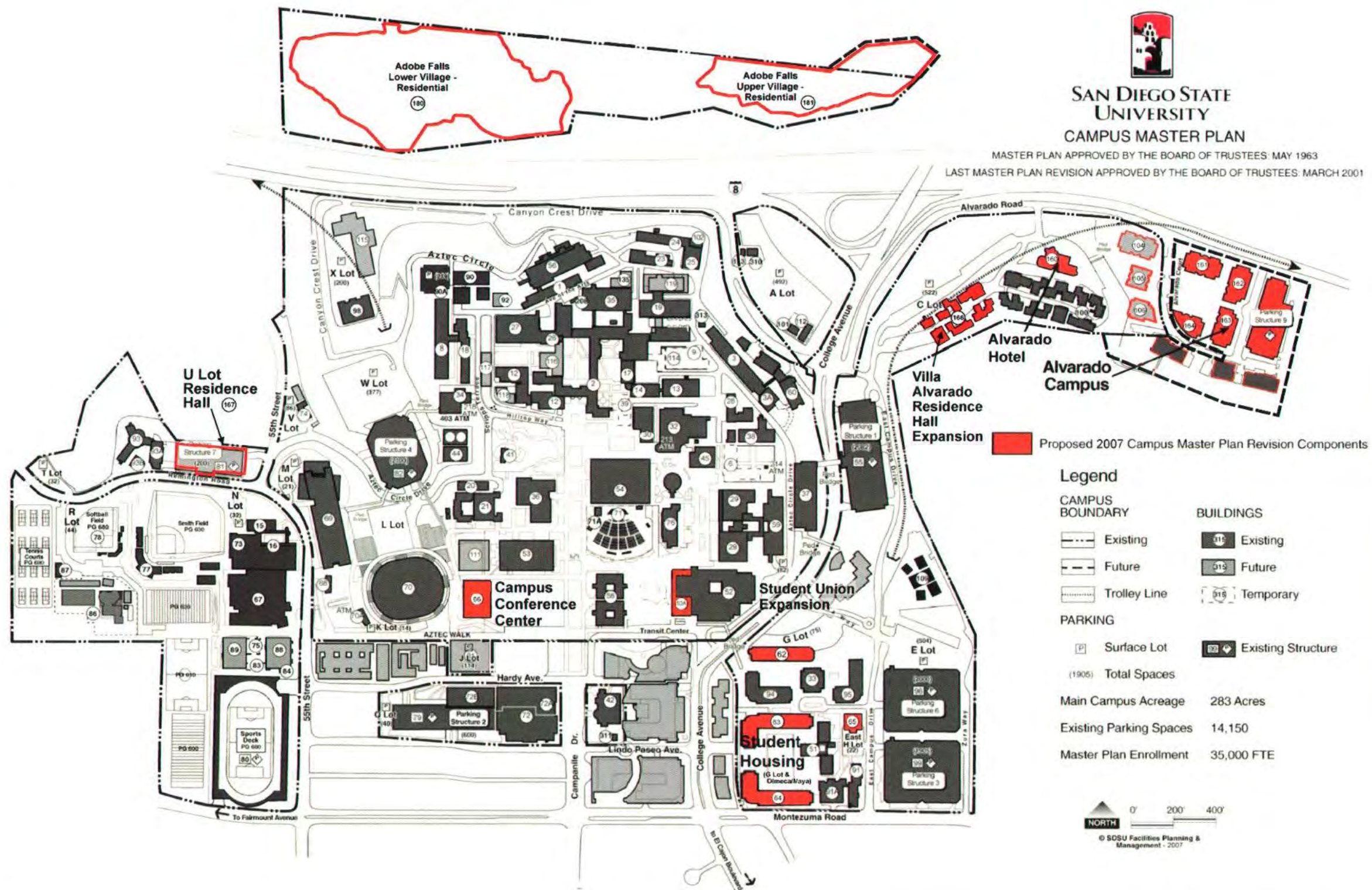
The Navajo Community Plan Planned Land Use Map, which is also part of the City of San Diego General Plan, designates the Adobe Falls Faculty/Staff Housing area as "Park." The Navajo Community lies roughly north of I-8, northwest of the city of La Mesa, west of the cities of El Cajon and Santee, and southeast of the San Diego River. The Navajo Community consists of approximately 14 square miles and includes the neighborhoods of Grantville, Allied Gardens, Del Cerro, and San Carlos. As of 2004, the population of the Navajo Community was 48,259. The western portion of the Navajo Community is designated for a variety of different land-use types, including detached and attached residential uses in Allied Gardens, and significant commercial and light industrial centers in Grantville, along both sides of Mission Gorge Road. In contrast, the central and eastern portions of the Navajo Community are designated primarily residential.

## **1.5.2 Project Components Description**

### **A. General Description**

As noted, the proposed project is the adoption and subsequent implementation of the SDSU 2007 Campus Master Plan Revision. The proposed project will provide a framework for implementing the university's academic, housing, and transportation goals and objectives for the SDSU campus by identifying needed buildings, facilities, improvements, and services to: (i) further enhance SDSU's standing in the academic community; and (ii) support campus growth and development from the university's current enrollment of 25,000 FTES to a new campus master plan enrollment of 35,000 FTES by the 2024/25 academic year. (See **Figure 1.0-8, Proposed Campus Master Plan.**) The 10,000 FTES increase equates to a total student enrollment increase (headcount increase) of 11,385 students by the 2024-25 academic year, relative to 2006-2007 enrollment. (See **Table 1.0-3, SDSU Enrollment Planning Projections.**)



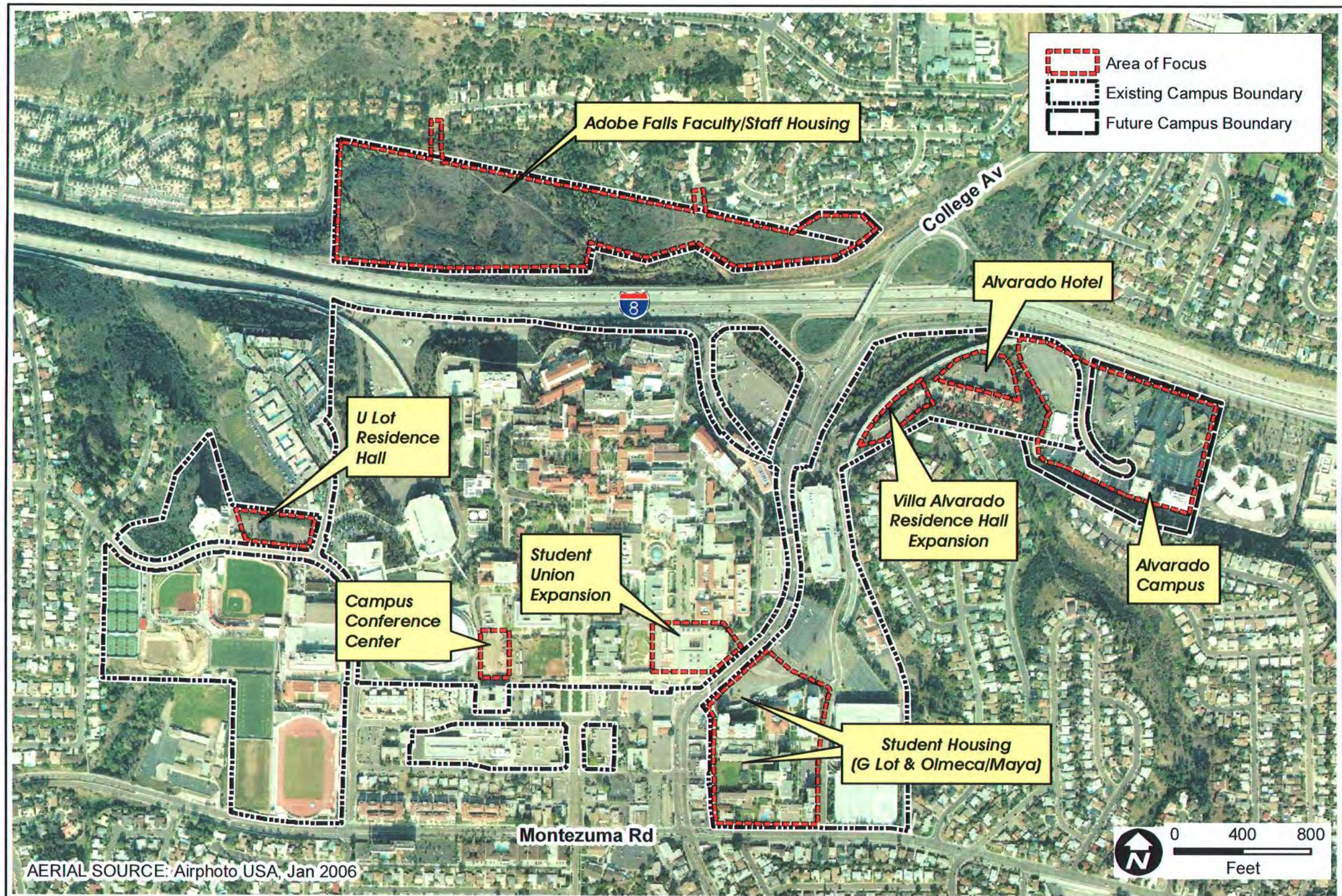


## **B. Project Components**

The physical improvements to the SDSU campus will occur at nine distinct campus locations – the Adobe Falls site north of I-8; D Lot and the property immediately east; C Lot; the existing Aztec Center; G Lot; the site adjacent to H Lot; the site of the existing Olmeca and Maya Residence Halls; U Lot; and the site east of Cox Arena. (See **Figure 1.0-9, Areas of Focus.**)

Specifically, the Adobe Falls site will serve as the location for the Adobe Falls Faculty/Staff Housing. D Lot and the adjacent property is the location for the Alvarado Campus classroom and research facilities, as well as a parking structure to serve that portion of the campus. C Lot is the location for the Alvarado Hotel, and the Aztec Center is the site of the Student Union expansion. The Student Housing expansion will occur at various locations throughout the central campus, including Lot G, the existing Olmeca and Maya Residence Halls site, U Lot, and the existing Villa Alvarado Residence Hall site adjacent to C Lot. The site east of Cox Arena is the location of the Campus Conference Center, and the site adjacent to H Lot will be the location of the reconstructed Office of Housing Administration and Residential Education. **Table 1.0-4, Proposed Project Components**, depicts the existing campus land use, the existing campus master planned use, and the level of analysis to be undertaken in this EIR for each of the six project components.







**Table 1.0-4  
Proposed Project Components**

<b>Component Name</b>	<b>Existing Land Use</b>	<b>Existing Campus Master Plan Use</b>	<b>Level of Analysis</b>
Adobe Falls Faculty/Staff Housing	(i) Upper Village Undeveloped land (ii) Lower Village Undeveloped land	(i) Not designated (ii) Not designated	(i) Project (ii) Program
Alvarado Campus	(i) D Parking Lot (SDSU-owned land) (ii) Alvarado Core Site - Medical office park (SDSU Research Foundation-owned land)	(i) East Campus Development Area (ii) None	(i) Project (ii) Program
Alvarado Hotel	C Lot	C Lot	Project
Campus Conference Center	Play Field/Open Space	Play Field/Open Space	Program
Student Housing	(i) G Lot Residence Hall and Student and Residential Life Administration Building - G Parking Lot	(i) G Lot	(i) Project
	(ii) Olmeca/Maya Reconstruction – Student housing	(ii) Student Housing	(ii) Project
	(iii) U Lot Residence Hall - U Parking Lot	(iii) Parking Structure 7	(iii) Program
	(iv) Villa Alvarado Residence Hall Expansion - C Lot	(iv) C Lot	(iv) Program
Student Union/ Aztec Center Expansion	Aztec Center	Aztec Center	Project

Note: The eastern portion of the Alvarado Campus is situated on property owned by the SDSU Research Foundation. The Alvarado Campus land is designated "Redevelopment Project Area" on the City of San Diego College Area Community Plan Planned Land Use Map.

As discussed in Section 1.1, and as noted in **Table 1.0-4**, the Student Union Expansion, and the Alvarado Hotel project components each will be analyzed at a project-level of environmental review, such that no further CEQA review will be required prior to project construction. Phase 1 of the Adobe Falls Faculty/Staff Housing (the Upper Village), Phase 1 of the Alvarado Campus project component, the G Lot Residence Hall, the Olmeca/Maya Residence Halls reconstruction, and the Office of Housing Administration and Residential Education also will be analyzed at the project level. Phase 2 of the Adobe Falls Faculty/Staff Housing (Lower Village), Phase 2 of the Alvarado Campus project component, the Campus Conference Center, the U Lot Residence Hall, and the Villa Alvarado Residence Hall Expansion, will each be analyzed at the program level.

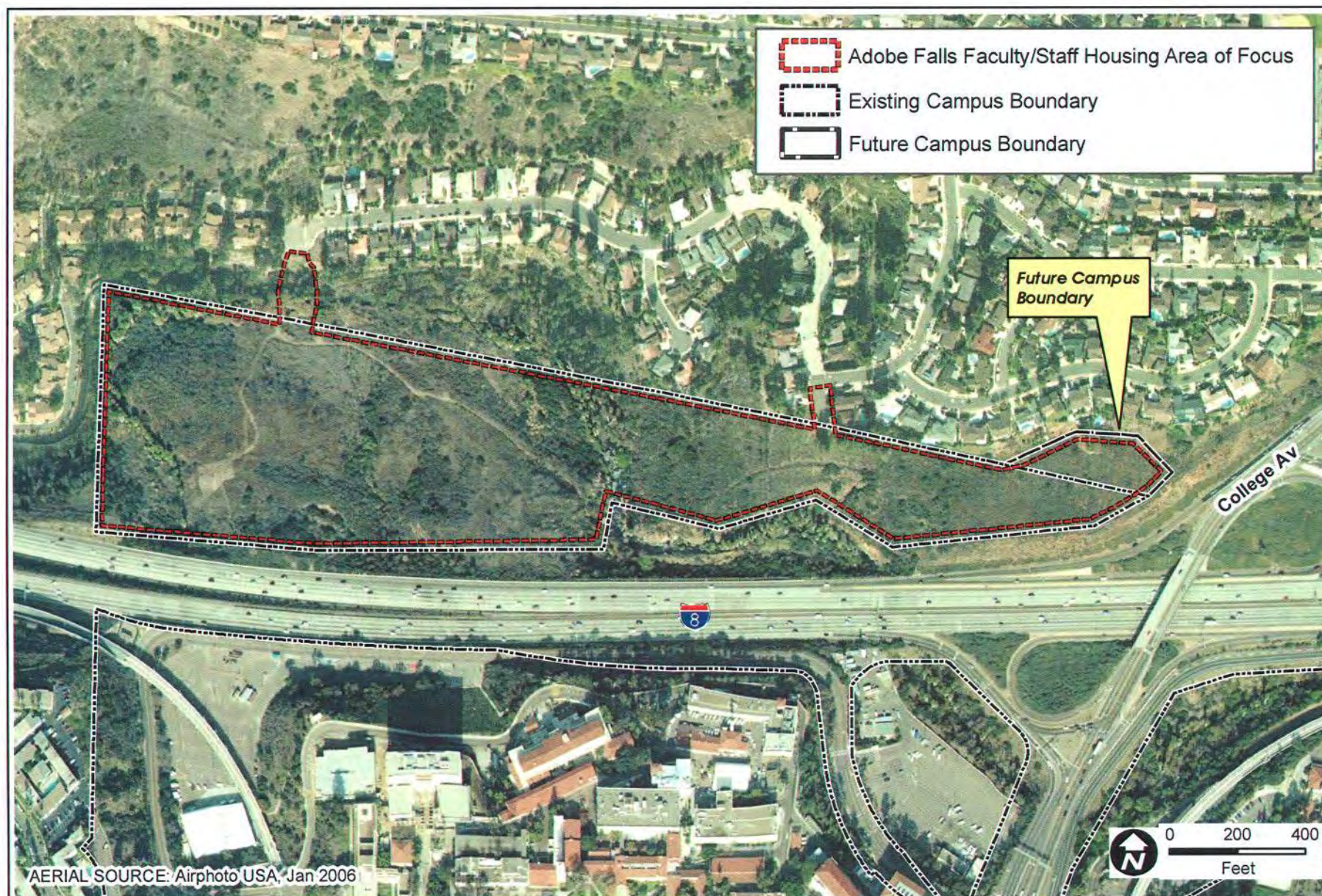
A description of each of the six project components is presented below.

### **Adobe Falls Faculty/Staff Housing**

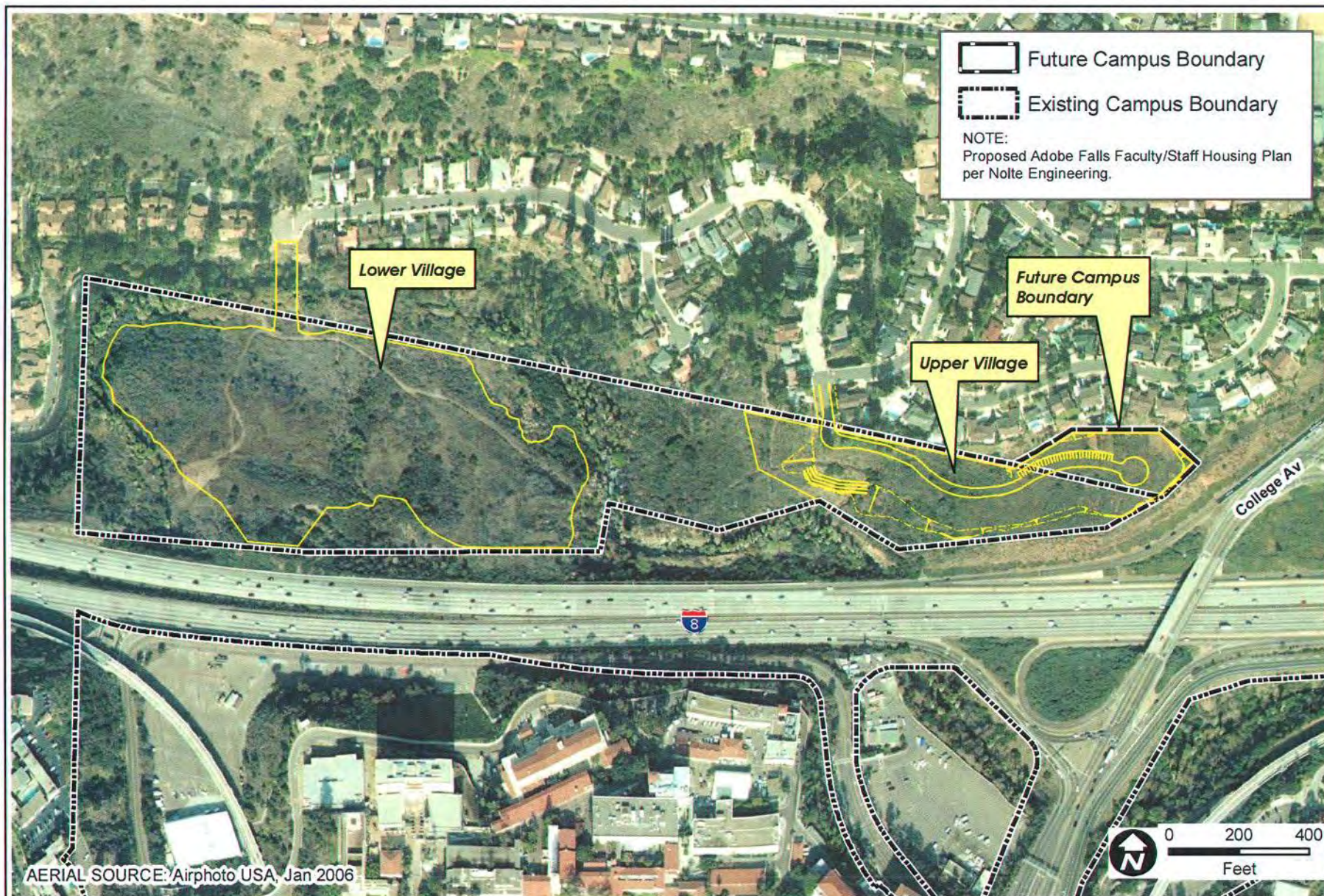
This proposed project component is the development of residential housing for SDSU faculty and staff on primarily 33-acres of university-owned land located north of I-8. A small portion of this project component would be developed on land presently owned by a third party who has expressed interest in partnering with SDSU in the development of the property. The entire site is bordered by the residential community of Del Cerro to the north, College Avenue to the east, and I-8 to the south. **Figure 1.0-10, Adobe Falls Faculty/Staff Housing Development Area of Focus**, depicts the location of this project component. The Adobe Falls site is situated near, or in some cases at, the bottom of a canyon area and supports coastal sage scrub and riparian vegetation. The site is undulating in nature and was burned by a wildfire in 2003. Alvarado Creek runs along the northern, eastern, and western edges of the site.

As stated, the Adobe Falls site is proposed as new residential housing for SDSU faculty and staff. Due to topographical features created by the meandering nature of Alvarado Creek, the development would consist of two general areas -- an Upper Village, and a Lower Village. The Upper Village would be developed in the near-term, with construction planned to begin during the 2010-2012 timeframe. The Lower Village would be developed over the long-term, sometime beyond the year 2012, with no commencement date presently planned. **Figure 1.0-11, Proposed Adobe Falls Faculty/Staff Housing Plan**, illustrates the proposed Adobe Falls project component, including both Upper and Lower Villages.











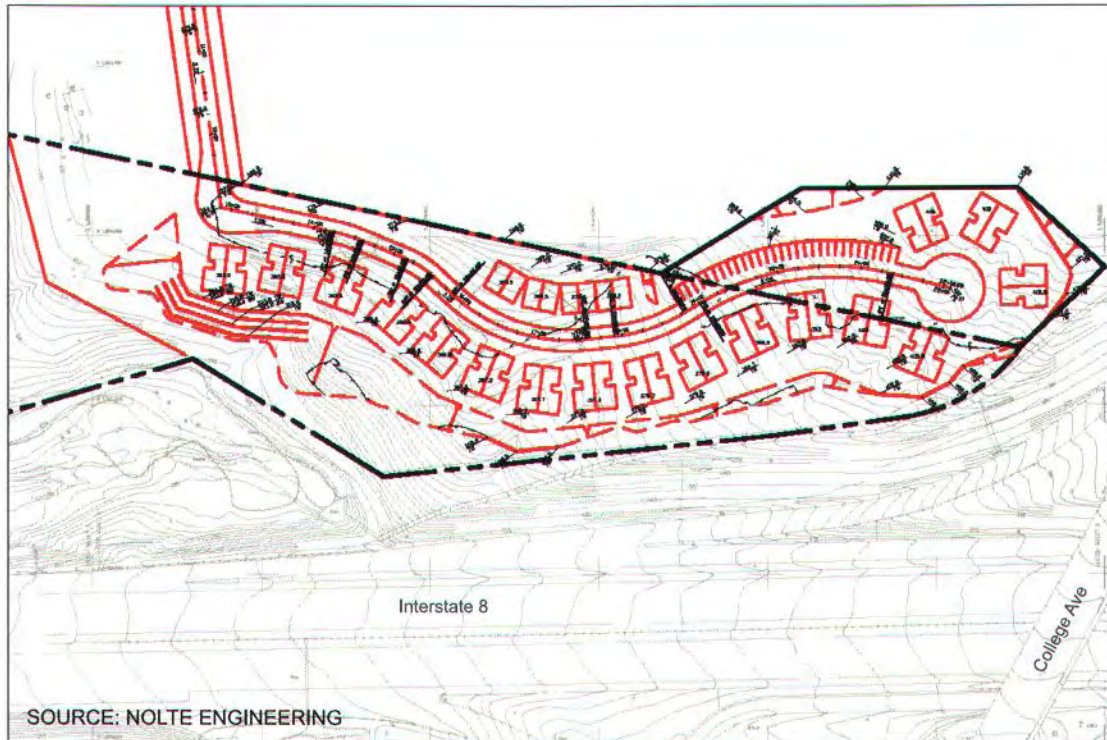
As proposed, the Upper Village would include 48 housing units, comprised of 2-story, 3-bedroom townhomes, with an average size of approximately 1,600 square feet. **Figure 1.10-12, Proposed Adobe Falls Upper Village Development Plan**, depicts the proposed Upper Village development. As depicted in Figure 1.0-12, ingress to and egress from the Upper Village would be provided *via* Mill Peak Road, which would be extended from its present terminus at the top of the bluff down into the Upper Village.

With respect to the Lower Village, the number of housing units ultimately to be developed on the site is dependent upon numerous factors, including available roadway capacity, and future market conditions. As depicted on Figure 1.0-11, ingress and egress to the Lower Village would be provided from the north *via* Adobe Falls Road. Under this scenario, Adobe Falls Road would be extended from its existing *cul-de-sac*, and a bridge spanning Alvarado Creek would be constructed, extending the existing road down into the proposed development area. However, this portion of Adobe Falls Road has limited roadway capacity, which, in turn, limits the number of housing units that could be developed in the Lower Village if this roadway were to provide the only access to the site. Based on these capacity limitations, approximately 124 townhomes and/or condominiums could be built in the Lower Village under this access scenario.

Alternatively, ingress and egress to the Lower Village site could be provided *via* Adobe Falls Road in combination with the existing Smoketree condominium access road, which lies directly to the west of the Lower Village. Under this "alternate access" scenario, both Adobe Falls Road and the Smoketree access road would be available to residents of the Lower Village and Smoketree development, thereby resulting in an increase in available roadway capacity. This "dual utilization" scenario would enable the number of townhomes constructed in the Lower Village to increase from 124 to 174.

Under a third access scenario, ingress and egress to the Lower Village would be provided exclusively from the west, *via* the western extension of Adobe Falls Road and a corresponding feeder road. Under this scenario, the number of housing units that could be developed in the Lower Village would be increased to 300 townhomes and/or condominiums. Analysis of the environmental and financial feasibility of these and other alternate access routes was prepared as part of this EIR and is provided in Section 5.0, *Alternatives*.





**Proposed Adobe Falls Upper Village Development Plan**



**Proposed Adobe Falls Upper Village Visual Simulation**

The number of housing units proposed for the Upper and Lower Villages, along with the applicable acreage and other use types proposed for the Adobe Falls site, are summarized in **Table 1.0-5, Adobe Falls Faculty/Staff Housing Development Area Uses.**

**Table 1.0-5**  
**Adobe Falls Faculty/Staff Housing Development Area Uses**

<b>Proposed Use</b>	<b>Number of Units/Acres</b>
Upper Village	48 townhomes / 6.9 acres
Lower Village	124-300 townhomes / condominiums / 9.7 acres
Open Space ( <i>i.e.</i> , Bicycle/Pedestrian Trail, Preserved Habitat)	15.7 acres

Irrespective of the number of housing units ultimately developed on the Lower Village site, both the Upper and Lower Villages would reflect the existing architecture of the single-family homes in the Del Cerro community. Additionally, both Villages would contain ancillary facilities, including vehicle parking and outdoor open space amenities. Amenities to be developed as part of the Lower Village tentatively include a swimming pool, a resident clubhouse/meeting space, and recreation areas. A portion of the Adobe Falls site will be preserved as open space for natural habitat values, and will become part of the SDSU Field Stations Program, an educational and research program for undergraduate and graduate students that includes restoration and management of the lands for the long-term preservation of native flora and fauna. (Additional information regarding the SDSU Field Stations Program is provided in EIR Section 3.3 Biological Resources, and **Appendix D.**)

Following buildout of the Lower Village, an SDSU shuttle would be extended to the area to provide service to the Adobe Falls residents, and a pedestrian walkway to College Avenue may be provided from the Upper Village. Public utilities such as water, sewer, and storm drainage would originate from existing facilities present in the residential neighborhood near the canyon floor. These utilities would be located within existing and planned roadways. Existing telephone, electrical, water, and sewer easements that crisscross the land area would be modified to accommodate development.

### **Alvarado Campus**

The Alvarado Campus component of the proposed project is located in the northeast portion of the SDSU campus. The site includes existing D Lot and extends eastward onto property presently owned by the SDSU Research Foundation, with the exception of one parcel that is owned by a third party. This project component includes an expansion of the current Campus Master Plan northeastern boundary to incorporate the additional property.

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 Research Foundation. Under the proposed project, the two areas that make up the Alvarado Campus component would function as one contiguous campus area. **Figure 1.0-13, Alvarado Campus Area of Focus**, depicts the location of this project component relative to the central campus and the College Area community.

As previously noted, the portion of the Alvarado Campus project component located in D Lot was master planned as part of the SDSU Campus Master Plan 2000 project, and analyzed at a program level in the certified Final EIR for that project (SCH No. 2000051026). This EIR will serve as the project-level analysis for this portion of the Alvarado Campus component. In contrast, the eastern portion of the Alvarado Campus was not previously master planned, and it will be analyzed at a program level.







The D Lot is surrounded by Alvarado Court to the east, Alvarado Creek to the south and west, and Alvarado Road to the north. As part of the SDSU Campus Master Plan 2000 project, D Lot was master planned for the development of three academic buildings. (See **Figure 1.0-5, Existing Campus Master Plan.**)

The Alvarado Medical Center area consists of approximately 220,000 square feet 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 portion of the Alvarado Campus project component is located in a redevelopment area, and was analyzed as part of the Redevelopment EIR. The College Community Redevelopment Plan calls for the development of 710,000 square feet of university-serving office, and research and development space on the Alvarado Campus site. (Redevelopment EIR, p. 3-10.)

The Alvarado Campus project component consists of the multi-phase development of approximately 612,000 square feet of instructional and research space (approximately 280,000 square feet within the western D Lot portion, and approximately 332,285 square feet within the eastern medical center portion). Under the proposed project, the existing D Lot and approximately 120,000 square feet of adjacent medical center office space would be removed in order to construct a contiguous campus center for academic, research and medical office uses. A 1,840-car, multi-story parking structure is also planned, which when combined with the 191 planned surface parking spaces, would accommodate 2,031 vehicles. The proposed project also would entail the reconfiguration of Alvarado Court to allow for the development of a more unified campus component. The proposed site plan is depicted in **Figure 1.0-14, Proposed Alvarado Campus Development Plan.**

Build-out of this project component would occur in phases. Phase 1 would include demolition of an existing structure at 6361 Alvarado Court (12,155 GSF) and construction of a five-story, 110,000 GSF building for academic uses in the northeast corner of D Lot. **Figure 1.0-15, Proposed D Lot Development Plan,** depicts the new academic use building. Phase 2 would entail the development of two 85,000 GSF buildings also in the D Lot portion of the site. Approximately 155,000 square feet of space contained in these two buildings would be made available to house existing medical center uses displaced by subsequent development planned for the adjacent property.



**Proposed Alvarado Campus Development Plan**



**Proposed Alvarado Campus Visual Simulation**





**Proposed D Lot Development Plan**



**Proposed D Lot Visual Simulation**

During subsequent phases, the five existing medical office buildings [6475, 6495 and 6505 Alvarado Road; 6310 and 6330 Alvarado Court] totaling 116,523 GSF would be demolished. In their place, three 4-5 story 100,000 GSF buildings, and one 4-5 story 32,385 GSF building would be developed. A 6-7 story, 552,000 GSF parking structure for 1,840 vehicles would be constructed along the eastern edge of the site. The 191 existing surface parking spaces located west of the existing medical center buildings would remain. The four new buildings, totaling approximately 332,385 square feet, would be constructed immediately west of the new parking structure and would house academic uses.

A total of 432 surface parking spaces would be removed from the campus inventory to make way for development of the Alvarado Campus. After the structures are built, ultimate landscaping treatment and way-finding elements will be added in order to provide a functional campus component. Shuttle stops, waiting stations, and other informational kiosks would be included.

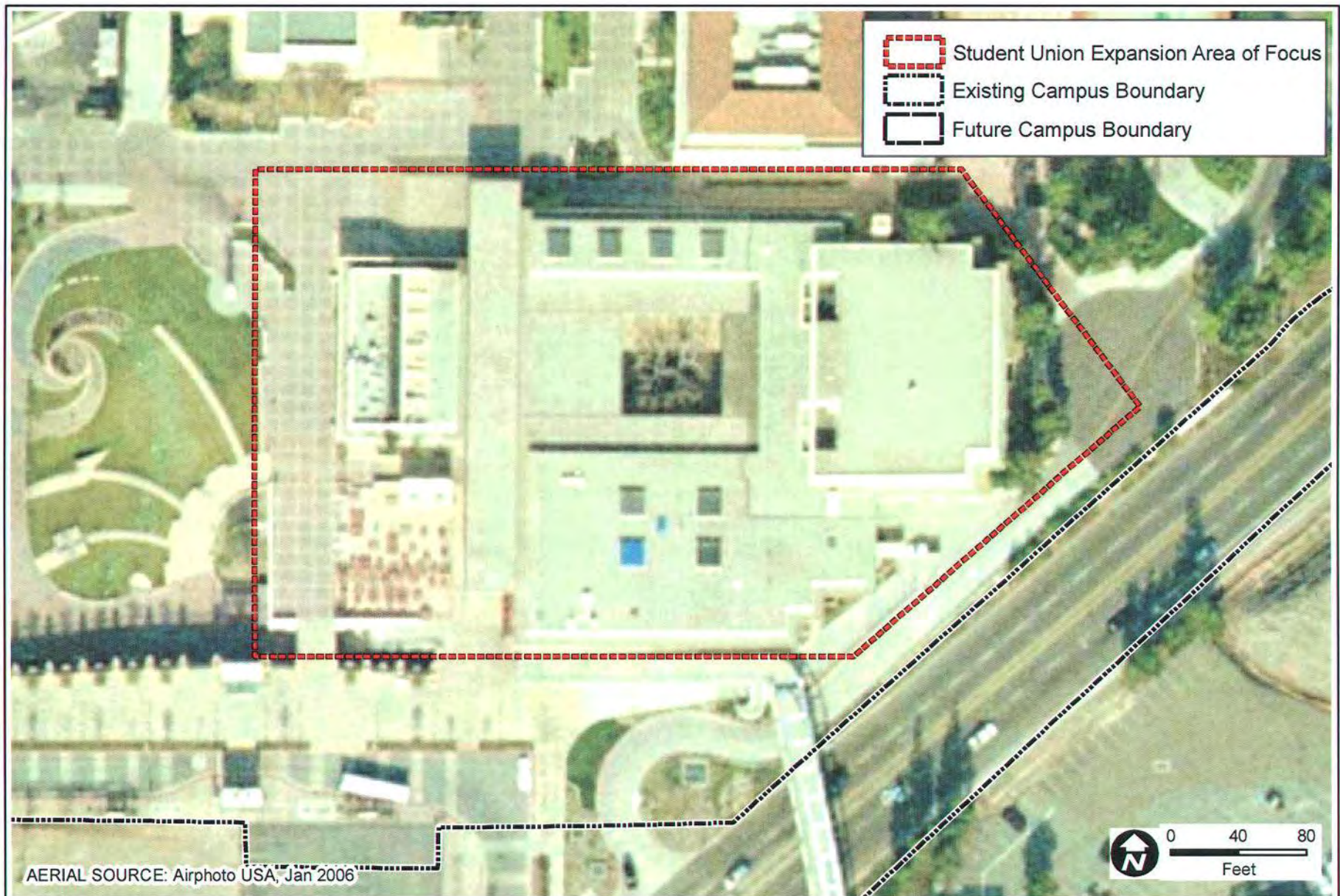
### **Student Union/Aztec Center Expansion**

The Student Union component of the proposed project would be constructed in the near-term following project approval, during the 2008-2009 timeframe, and consists of the renovation and 70,000 GSF expansion of the existing Aztec Center. The Aztec Center expansion would provide additional social space, recreation facilities, student organization offices, food services and retail services, and would provide an additional student gathering space to accommodate the future increase in student enrollment. **Figure 1.0-16, Student Union Area of Focus**, depicts the location of the Aztec Center within the central portion of campus.

Construction of this component would necessitate the demolition of the 5,200 GSF La Tienda building adjacent to the Aztec Center, the exterior "arched" breezeway, and the outdoor picnic/eating area, which are all located immediately west of the Aztec Center. The La Tienda building site, plus the exterior breezeway and picnic table area, will be redesigned to support the 70,000 GSF, 4 story (1 subterranean and up to 3 above ground) Aztec Center expansion.

This project component would provide additional eating venues, gathering spaces, meeting rooms and student service offices and facilities. Placement of this expanded student facility in this area expands upon the existing activity node, which includes the transit station, student services center, and satellite bookstore, all within this portion of campus. Design parameters of the modern Mission Revival style prevalent in this portion of the campus would be utilized. Landscape treatment, pedestrian walkways, and wayfinding features would be incorporated





into the ultimate site design. A drawing of the proposed Aztec Center expansion is provided in **Figure 1.0-17, Proposed Student Union Expansion Plan.**

### **Student Housing**

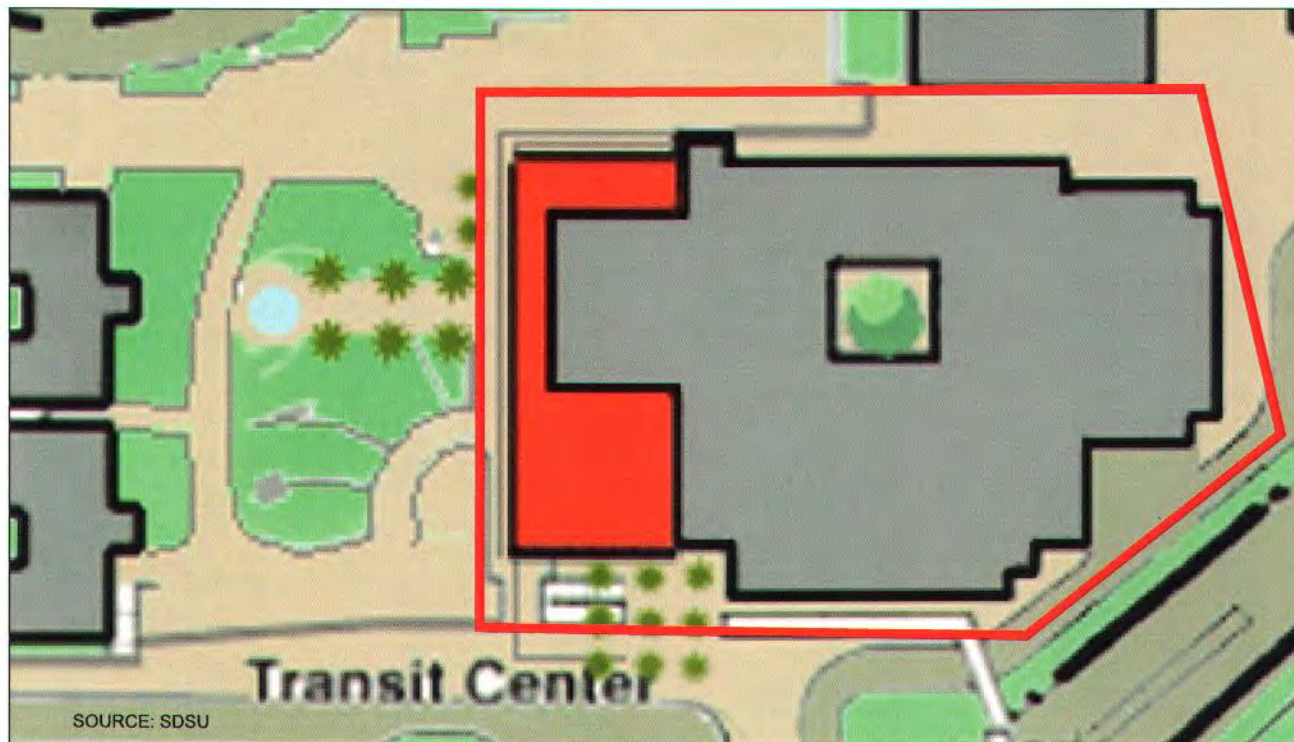
The Student Housing component of the project includes the demolition of two existing student housing structures and the construction of five new structures, ultimately resulting in a net increase of 2,976 new student housing beds on campus. The housing would be developed on the site of existing G Lot, the existing Maya and Olmeca Residence Halls and Office of Housing Administration and Residential Education ("HA/RE"), the existing U Lot, and C Lot adjacent to the existing Villa Alvarado Residence Hall complex. **Figure 1.0-18, Proposed Student Housing Area of Focus**, depicts the location of the planned housing facilities.

As shown on Figure 1.0-18, 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 Campus Residence Hall complex, which includes Tepeyac, Cuicacalli and Tacuba Halls. The Maya/Olmeca and HA/RE buildings are bordered by existing residence halls to the east, Montezuma Road to the south, and Parking Structures 3 and 6 to the east. This portion of the Student Housing project component is planned to be located on existing G Lot and within the existing East Campus Residence Hall Complex due to the area's existing residence hall setting. This residential node is connected by plaza areas and common dining facilities. Residents would access the main portion of campus by the existing pedestrian bridge over College Avenue.


Additional Student Housing proposed as part of the project would be located on U Lot, which is located in the western portion of the campus, west of 55th Street and north of Tony Gwynn stadium. Expansion of the Villa Alvarado Residence Hall complex would be in the northeastern portion of the campus, south of Alvarado Road on C Lot.

The Student Housing project component would be developed in multiple phases, both in the near-and long-term. The first phase, scheduled for 2008-2009, would consist of the construction of a 10-story Type-1 (reinforced concrete) building on G Lot, approximately 350,000 GSF in size, to house 95-105 suite-style residential units. Each unit would contain four bedrooms with two beds per room. Residence hall advisor and faculty-in-residence apartments would be provided. Based on the number of units and bedrooms per unit, this component of the project would add approximately 800 beds to the on-campus housing inventory, which would be available primarily to house freshman and/or sophomore students. Building construction would result





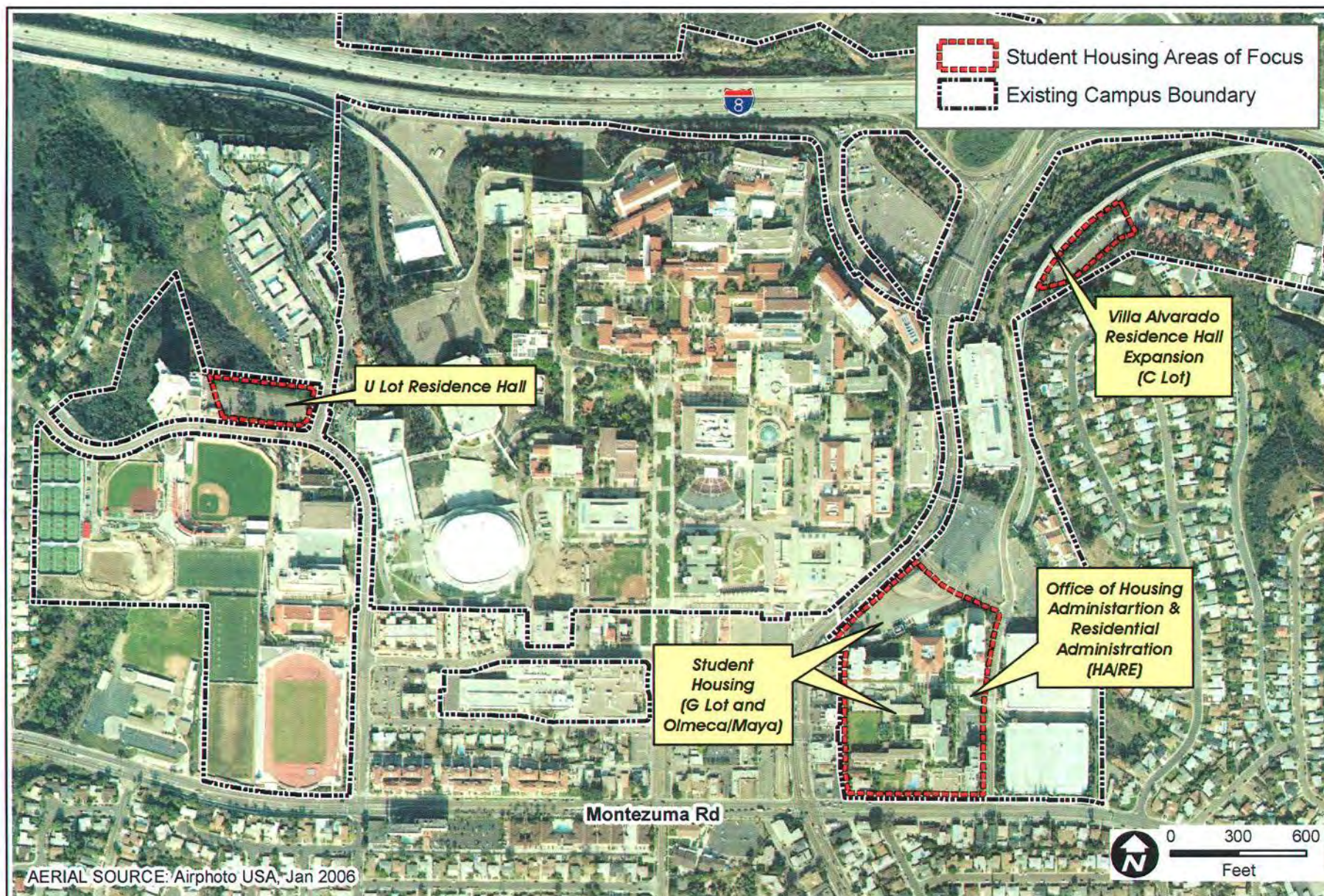
**Proposed Student Union Expansion Plan**

Visual Simulation  
View Point 



**Proposed Student Union Visual Simulation**







in the reconfiguration of G Parking Lot and a loss of approximately 90% of the existing 187 spaces. The lost parking spaces are not essential to maintaining an adequate campus parking supply. See EIR Section 3.14, *Transportation/Circulation and Parking*. Landscaping and outdoor plazas and arcades also would be constructed to connect the building with the rest of the East Campus Residence Hall complex. The first phase also would include the near-term construction of a new HA/RE building in the undeveloped area immediately north of H Lot. This 2-story building would consist of approximately 15,000 square feet of office and meeting space. Landscaping and outdoor walkways would integrate this new facility with the existing East Campus Residence Hall Complex. **Figure 1.0-19, Proposed Student Housing**, depicts the Lot G Residence Hall, the new HA/RE office, and the re-built Olmeca and Maya Residence Halls.

Once the first phase of development is completed, the second phase, anticipated for the 2010-2012 timeframe, would begin. This would entail demolition of the existing Maya and Olmeca Residence Halls, including the surrounding landscaped areas, complex swimming pool, and other associated amenities. The 424 students formerly housed in these residences halls would be temporarily housed in the new 800-bed residence hall proposed for construction on G Lot. Maya and Olmeca Residence Halls would be replaced with two 10-story, 350,000 square foot Type-1 structures, each containing 800 beds. Landscaping and outdoor plazas and arcades would be constructed to connect these new buildings with the existing East Campus Residence Hall Complex. (See **Figure 1.0-19, Proposed Student Housing**.)

Following completion of the G Lot Residence Hall, and the reconstruction of Olmeca and Maya Residence Halls, additional student housing would be developed on a long-term basis on existing U Lot. 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. The U Lot Residence Hall would be constructed atop the previously master-planned Parking Structure 7, which would be re-designed to provide parking spaces for 750 vehicles, 250 more than previously planned. Access to the underground parking structure would be available both within and outside of this future residence hall.

The U Lot Residence Hall would be rectangular in shape and would utilize neutral coloring similar to the existing buildings in this area of campus. Similar to other contemporary campus buildings, the U Lot Residence Hall would utilize a modernist architectural style. Primary ingress/egress *via* an entryway plaza, as well as lighting and wayfinding features, would be located along the western edge of the building. The placement of the main building entrance in



**Proposed Student Housing - G Lot, Olmeca/Maya & HA/RE Plan**



**Proposed Student Housing - G Lot and Olmeca/Maya Visual Simulation**

this location would allow for connection with Chapultepec and Chalula Halls (both located to the west of U Lot) and, thereby, would facilitate a unified residential node. This project component would not provide access to the undeveloped hillside to the north. (See **Figure 1.0-20, Proposed U Lot Residence Hall Concept Plan.**)

During the final phases of development, the existing Villa Alvarado Residence Hall, a co-ed 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. This facility would mirror the existing Villa Alvarado Residence Hall in architectural style, design, mass, and scale. Similar building and roof material, lighting intensity and features, and landscape treatments present in the existing Villa Alvarado Residence Hall would be expanded. (See **Figure 1.0-21, Proposed Villa Alvarado Residence Hall Expansion Concept Plan.**)

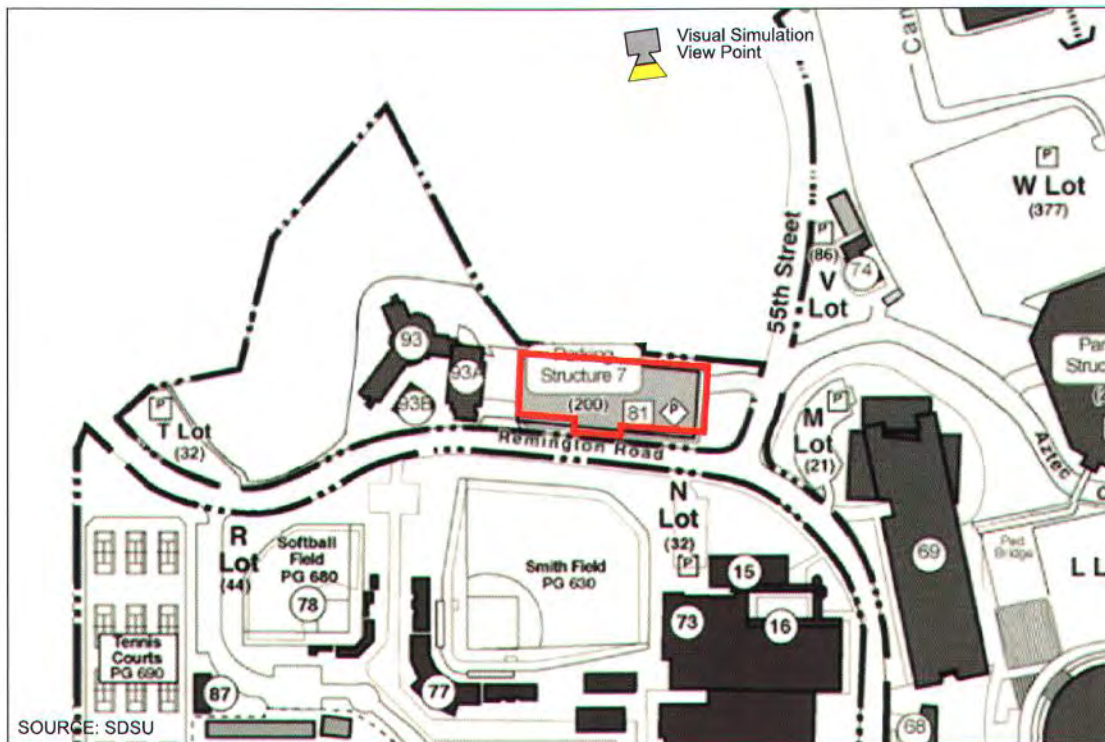
### **Alvarado Hotel**

This project component is proposed for near-term development, during the 2008-2009 timeframe, and would be located on approximately 2 acres of existing C Lot, immediately north of Villa Alvarado Residence Hall, and south of Alvarado Road. The site abuts a wetland area to the north and east associated with Alvarado Creek, and campus parking lots to the west. **Figure 1.0-22, Alvarado Hotel Area of Focus**, depicts the location of this project component.

The Alvarado Hotel would consist of an approximately 60,000 GSF six-story building, with up to 120 rooms and studio suites. The hotel, which would be owned by Aztec Shops and operated in cooperation with the SDSU School of Hospitality and Tourism Management, will contain a small meeting room, exercise room, board room, business center, on-site restaurant, and hospitality suite. A small outdoor seating area with deck and pool also would be provided. Site parking will be provided for 130-140 cars either at grade or in a subterranean garage. Trash enclosures, storage, and an entry canopy will be provided. **Figure 1.0-23, Proposed Alvarado Hotel Development Plan**, presents a view of the proposed hotel facility.

SDSU currently has a need for nearby transient housing for guests of the university, visiting scholars, conference attendees, and recruiting faculty and staff. The closest accommodations are 2-3 miles away along I-8. In addition, SDSU has a Hospitality and Tourism Management school, which would utilize the hotel for internships and training opportunities.



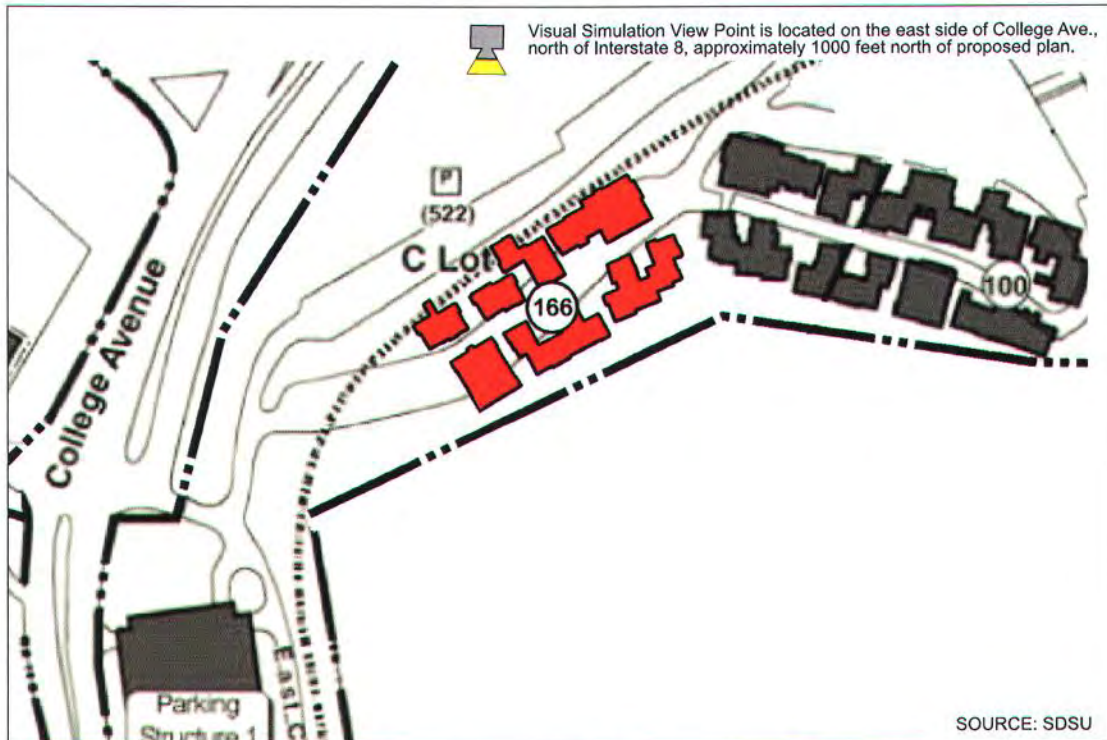


Proposed U Lot Residence Hall Concept Plan



Proposed U Lot Residence Hall Visual Simulation





**Proposed Villa Alvarado Residence Hall Expansion Concept Plan**

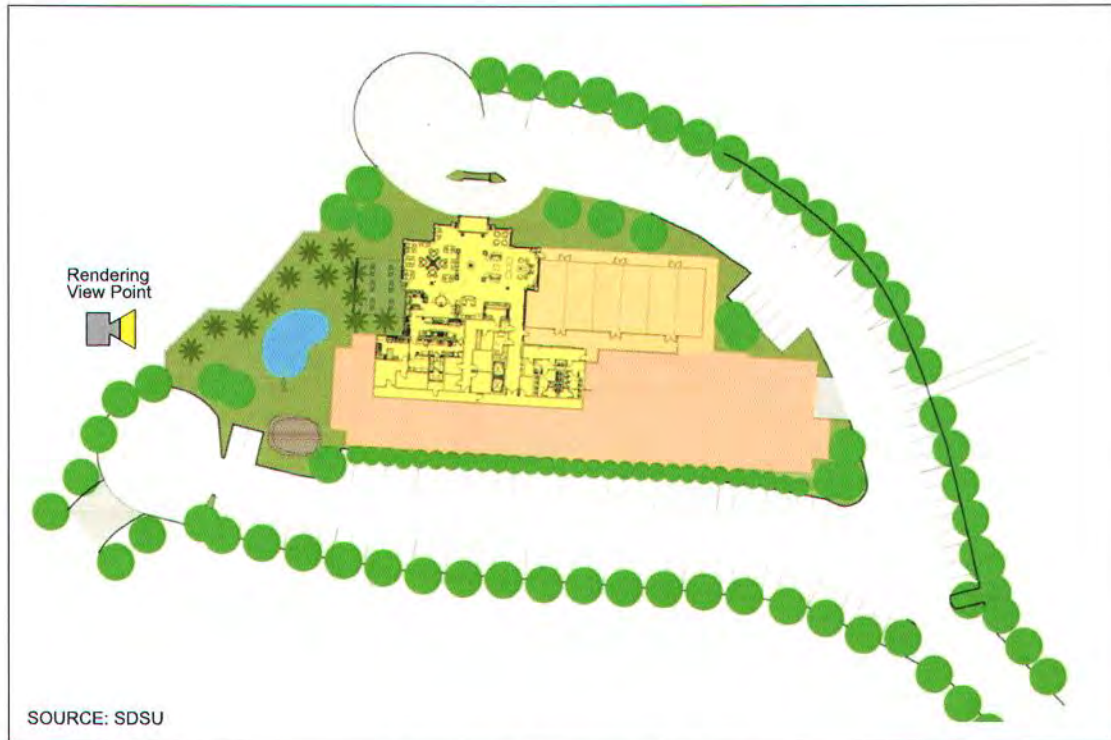


**Proposed Villa Alvarado Residence Hall Expansion Visual Simulation**









**Proposed Alvarado Hotel Plan**



**Proposed Alvarado Hotel Rendering**

## **Campus Conference Center**

The Campus Conference Center project component, which would be developed long-term, consists of the development of a new 70,000 GSF 3-story building on approximately one-half acre located east of Cox Arena on the site of previously existing tennis courts. The new building would provide meeting/conference space, office space, food services, and retail services. This facility would be utilized by student, faculty, and staff organizations, as well as off-campus groups. **Figure 1.0-24, Campus Conference Center Area of Focus**, depicts the location of this project component.

The Campus Conference Center is proposed to be three stories in height, 1 subterranean and 2 above-ground floors. This building would utilize a contemporary Mission Revival architectural style present in several newly-constructed academic buildings on campus. The Conference Center would be connected with the rest of the campus through exterior walkways, landscape treatments, and signage. The main building entrance would be oriented toward the east, with secondary ingress/egress provided on the north and south sides of the building. Exterior benches or gathering spaces may be incorporated into the building design to facilitate outdoor gathering and resting spots along the north and east sides of the building. **Figure 1.0-25, Proposed Campus Conference Center Campus Plan**, presents a conceptual view of the proposed conference center.

## **1.6 STANDARD BUILDING CONDITIONS**

All development undertaken pursuant to the SDSU 2007 Campus Master Plan Revision will conform to applicable state and federal building codes, the Americans with Disabilities Act ("ADA"), and all applicable CSU environmentally sustainable design standards. See **EIR Section 3.13, Public Utilities and Services Systems**, for additional information regarding these design standards.

## **1.7 EIR INTENDED USES/PROJECT ACTIONS AND APPROVALS**

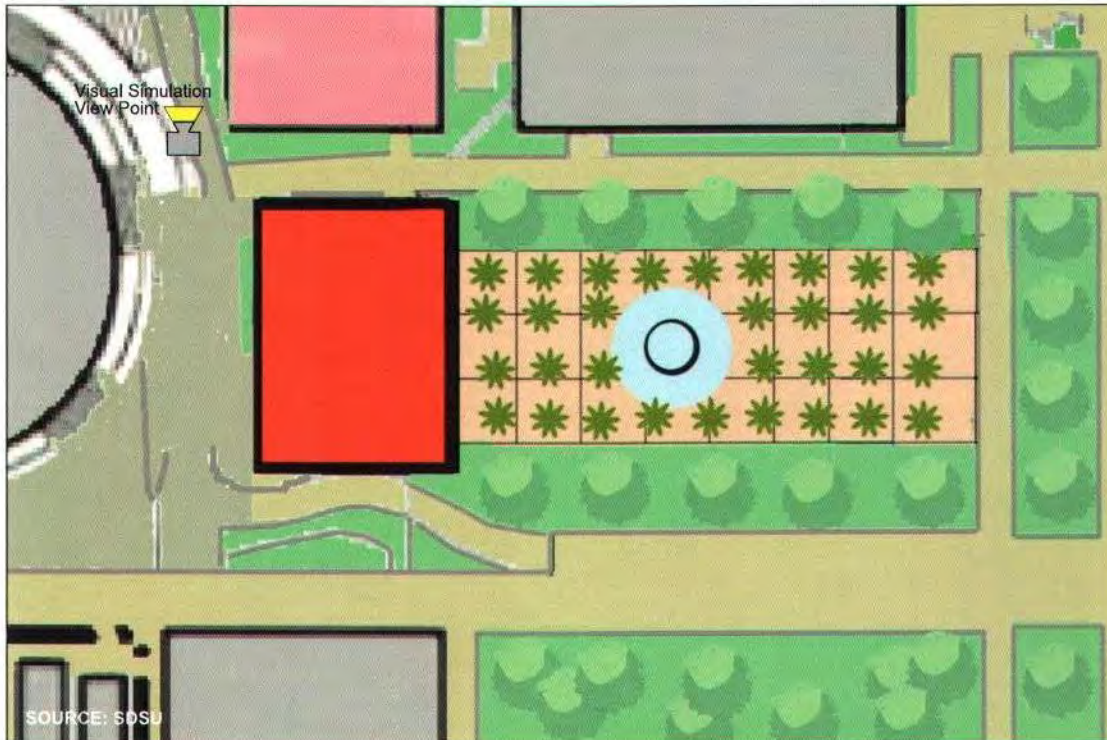
### **1.7.1 Intended Uses**

This EIR will be used by the CSU Board of Trustees to evaluate the potential environmental impacts associated with adoption of the proposed SDSU 2007 Campus Master Plan Revision. If certified, this EIR also will be used to tier subsequent environmental analysis for future SDSU development projects. In addition, the EIR could be relied upon by responsible agencies with permitting or approval authority over any project-specific action to be implemented in the near future.









**Proposed Campus Conference Center Concept Plan**



**Proposed Campus Conference Center Visual Simulation**

### 1.7.2 Requested Project Approvals

The following requested approvals by the CSU Board of Trustees are anticipated to be required for implementation of the proposed SDSU 2007 Campus Master Plan Revision:

- (a) Adoption of the revised SDSU Campus Master Plan, last approved in March 2001 (see **Figure 1.0-8, Proposed Campus Master Plan**), to reflect the new campus buildings and facilities;
- (b) Approval of certain schematic design drawings for various project components, as well as construction of various project components;
- (c) Approval of financing plan(s) for various proposed project components; and,
- (d) Authorization of bids and construction plan approval.

In addition, certain aspects of the proposed project that would be implemented pursuant to the 2007 Campus Master Plan Revision may require a permit or approval issued by a public agency other than the Board of Trustees. The following is a list of the other permits or approvals that may be required by federal, state or regional agencies responsible for granting any such permits or approvals:

- (a) Clean Water Act Section 404 permits by the U.S. Army Corps of Engineers;
- (b) U.S. Department of the Interior, Fish and Wildlife Service approval under Section 7 or 10 of the Endangered Species Act;
- (c) California Department of Fish and Game permits pursuant to Fish & Game Code §1603;
- (d) California Department of Fish and Game permits issued pursuant to Section 2081 of the California Endangered Species Act;
- (e) California Department of Transportation right-of-way permits relating to transportation improvements construction;
- (f) State Historic Preservation Office approval for federally funded projects affecting significant archaeological and historical resources;
- (g) Division of the State Architect (accessibility compliance);
- (h) State Fire Marshal approval of facility fire and life safety review;
- (i) San Diego Regional Water Quality Control Board National Pollutant Discharge Elimination System ("NPDES") permits, and Clean Water Act Section 401 water quality certification;
- (j) San Diego Air Pollution Control District authority to construct and/or permits to operate;
- (k) County of San Diego Health Department for food services facilities;
- (l) City of San Diego permits for construction within City rights-of-way, if any; and,

- (m) Water, wastewater, and sanitation special district approval, if any.

### **1.7.3 Responsible Agency**

Under CEQA, state and local agencies, other than the lead agency, that have discretionary approval authority over the proposed project are considered responsible agencies. (CEQA Guidelines §15381.) In this case, development of the proposed Adobe Falls Faculty/Staff Housing project component would require permit approval from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, and the San Diego Regional Water Quality Control Board.

Trustee agencies are those state agencies having jurisdiction by law over natural resources held in trust for the people of the State of California and affected by the proposed project. (CEQA Guidelines §15386.) Aside from the California Department of Fish and Game and San Diego Regional Water Quality Control Board, there are no state agencies with jurisdiction by law over natural resources potentially affected by the proposed project.