

**SECTION 2.0**  
**CUMULATIVE IMPACTS**

## **2.0 CUMULATIVE IMPACTS ANALYSIS**

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### **2.1 INTRODUCTION**

This section introduces the cumulative impacts analysis that is contained within Section 3.0, *Environmental Analysis*, of this EIR. This section explains the purpose behind the analysis of cumulative impacts, and also presents a list of past, present, and probable future projects that were considered in assessing the proposed project's potential cumulative impacts.

### **2.2 PURPOSE**

Section 15355 of the CEQA Guidelines defines "cumulative impacts" as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts."

Substantial cumulative impacts may result from the combined effect of past, present, and future projects that are located in proximity to the project under review. For example, the amount of traffic generated by a proposed project may not be significant when analyzed alone; however, when analyzed in combination with traffic from other approved or proposed projects, the total traffic may exceed the capacities of the existing roadway infrastructure, resulting in a significant cumulative impact. Therefore, it is important for a cumulative impacts analysis to be viewed over time and in conjunction with other related past, present and reasonably foreseeable future developments that may have impacts that might compound or interrelate with those of the project under review.

"The discussion [of cumulative impacts] need not provide as great detail as is provided of the effects attributable to the project alone," and that discussion "should be guided by the standards of practicality and reasonableness." (CEQA Guidelines Section 15130(b).)

### **2.3 CUMULATIVE FORECASTING METHODOLOGY**

In order to analyze the cumulative impacts of the proposed project in combination with other expected future growth, the amount and location of growth expected to occur in addition to that of the proposed project must be predicted. Section 15130 (b) of the CEQA Guidelines allows for the preparation of a list of past, present, and reasonably anticipated future projects producing related or cumulative impacts, including those projects outside the control of the agency. The cumulative impacts analysis presented in this EIR utilizes that approach and,

therefore, presents a list of all related past, present and future projects, including currently ongoing and reasonably anticipated future projects.

It should be noted that the list of cumulative projects used in this EIR to assess cumulative impacts is an ever-changing dynamic list. From time to time, the list of cumulative projects is increased or decreased as specific development proposals are applied for, changed, withdrawn, approved, or denied by the City of San Diego, the City's Redevelopment Agency, or the County of San Diego. An attempt has been made as part of this EIR to be as current as possible while compiling the cumulative projects lists; however, it is possible that the lists maintained by the applicable jurisdictions will change while this EIR is being reviewed by the public.

#### **2.4 LIST OF CUMULATIVE PROJECTS**

This section provides a list of recently approved, but yet to be constructed, ongoing, or proposed development projects adjacent to the project site and within the project vicinity. Future projects are determined based on the date of NOP issuance (April 17, 2007), and are discussed to the extent there is sufficient information available to determine their general scope and size.

**Table 2.0-1, Cumulative Projects**, identifies the cumulative projects located within the study area, the public agency undertaking the project, the location and description of each project, a statement as to the status of each project, and the projected buildout year, if available. As shown below, **Table 2.0-1** includes nine projects on the SDSU campus, and 33 ongoing or future projects in the cumulative study area. **Figure 2.0-1, Cumulative Projects**, depicts the approximate location of each project listed in **Table 2.0-1**.

**Table 2.0-1  
Cumulative Projects**

<b>Figure ID No.</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Project Description</b>	<b>Status</b>	<b>Year of Buildout</b>
<b>City of San Diego Redevelopment Agency</b>					
<b>Crossroads Redevelopment Area</b>					
1a-1h	Crossroads Redevelopment Project	Three non-contiguous subareas lying within the following boundaries: (i) El Cajon Boulevard and University Avenue from 54th Street to the City of La Mesa; (ii) the east side of 54th Street and north of College Grove Drive; and (iii) Redwood and Thorn Streets, Martin Luther King Freeway, and 54th Street.	A redevelopment project consisting of a variety of programmatic, residential, commercial, and public facilities with approximately 2,421 dwelling units proposed to be built over a 1,032-acre redevelopment area	Proposed	2032
2	El Cerrito Gateway*	5404 El Cajon Boulevard, San Diego	Mixed-use development containing 220 multi-family dwelling units and 10,000 sq. ft. of retail	Preliminary Review (no official application)	2011/2012
3	Mesa Commons I	2.6 acres El Cajon and Catoctin Drive	Mixed-use (residential and retail) containing 52 dwelling units and 2,833 sq. ft. of retail. Residential component includes 16 row homes, 31 condominium units and five rental units.	Approved	Not Available (N/A)
4	Mesa Commons II	4883, 4905 and 4915 Catoctin Drive, northeast of Art Street.	33 for sale attached rowhome style units in seven buildings and seven detached single-family home style units (total 170 bed)	Anticipated Future Proposal	Through 2025
5	Centrepoint*	Intersection of 63rd Street and El Cajon Boulevard	Project will offer 312 residential units, including 97 townhouses, 204 residential flats and 11 live/work units. 47 units will be designated as affordable. The project will also include nearly 4,000 sf of retail space, 610 off-street parking spaces and open space and recreational facilities.	Proposed	N/A
<b>College Community Redevelopment Area</b>					
6	55th Street (Phases I and II)	55th Street Cul-de-sac (north of 55th St/Remington Road intersection)	600 Units	Proposed	Through 2025
7	Fraternity Housing (Phases II and III)	Within College Community Redevelopment Project Core Area	50 units (approximately 3 bedrooms each)	Proposed	Through 2025

**Table 2.0-1  
Cumulative Projects**

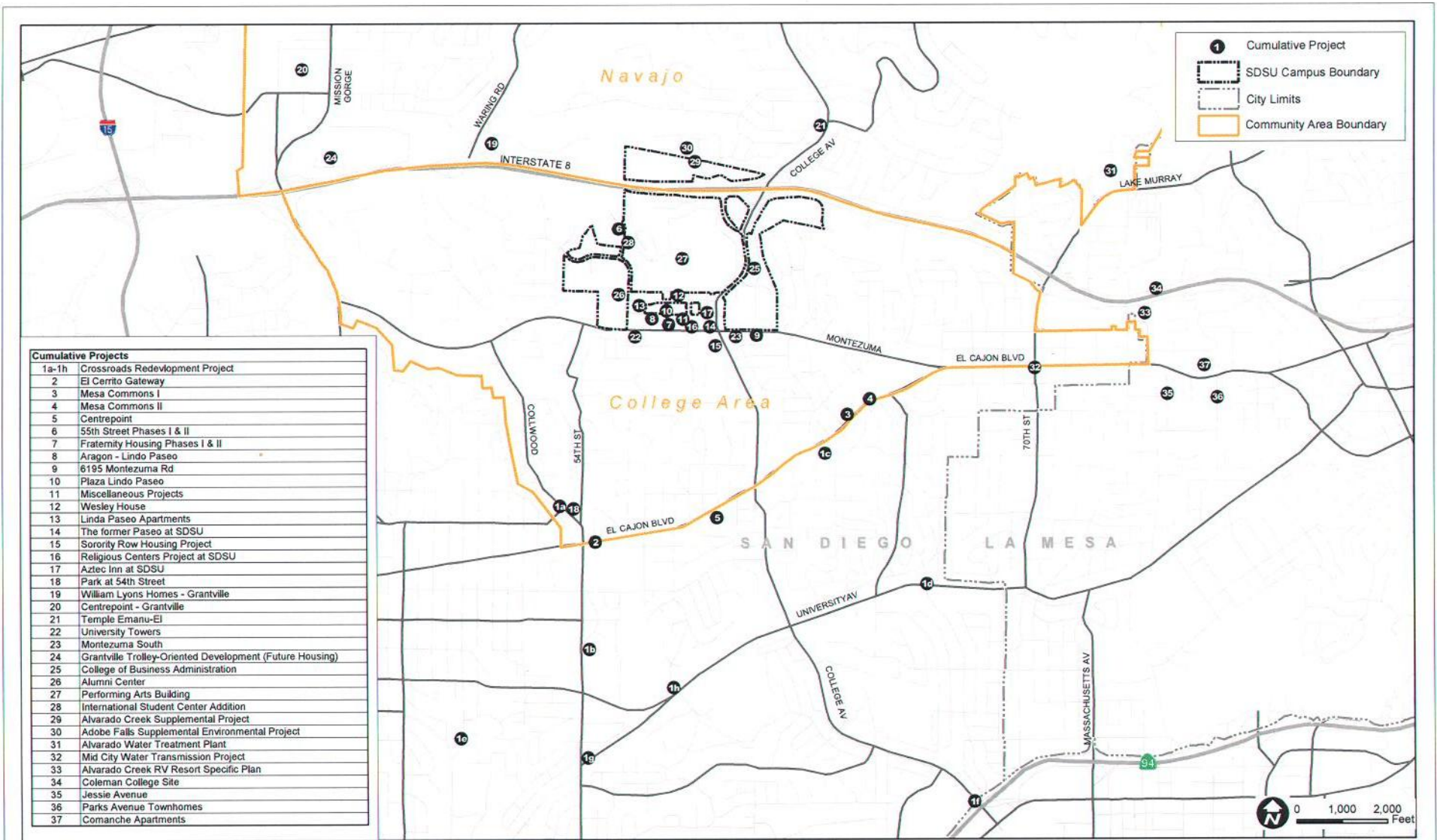
<b>Figure ID No.</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Project Description</b>	<b>Status</b>	<b>Year of Buildout</b>
8	Aragon – Lindo Paseo	Lindo Paseo	45 apartments, 2 fraternities, 2,680 square feet of retail	Proposed	Through 2025
9	6195 Montezuma	6195 Montezuma Road	40 apartments	Proposed	Through 2025
10	Plaza Lindo Paseo	Lindo Paseo	90 beds	Anticipated Future Proposal	2011/2012
11	Misc Projects	College Community Redevelopment Project Core Area	1,000 beds	Anticipated Future Proposal	Through 2025
12	Wesley House	College Community Redevelopment Project Core Area	100 beds	Anticipated Future Proposal	2011/2012
13	Lindo Paseo Apartments	SE corner of 55 <sup>th</sup> Street and Lindo Paseo	126 beds	Anticipated Future Proposal	Through 2025
14	The former Paseo at SDSU	Lindo Paseo Avenue/College Avenue, San Diego	Previously proposed redevelopment project resulting in mixed-use development of 10.66-acre site would contain: 111,000 sq. ft. of campus-serving office space; 153,500 sq. ft. retail uses; 60,000 sq. ft. of restaurant uses; 4,500 sq. ft. religious center; 55,000 sq. ft. theater (2,900 seats); 115,000 sq. ft. office uses; 470 units of multi-family residential dwellings	On-Hold	N/A
15	Sorority Row Housing Project	West side of College Avenue just south of Montezuma Road	Housing project for 215 student-sorority members on a 1.56-acre vacant parcel, that will include apartments and sorority chapter houses.	On-Hold	N/A
16	Religious Centers Project at SDSU	Southwestern corner of Campanile Drive and Lindo Paseo Avenue	25,453 sq. ft. structure for campus-based religious organizations	Proposed	N/A
17	Aztec Inn at SDSU	Corner of Campanile and Montezuma Road	74-room hotel with associated meeting rooms, retail and service areas	Proposed	N/A
<b>City of San Diego</b>					
18	Park at 54 <sup>th</sup> Street	Corner of 54 <sup>th</sup> Street and Collwood Boulevard	90 units	Proposed	N/A
19	William Lyons Homes - Grantville	Waring Rd.	104 units	Under Construction	N/A
20	Centrepoint - Grantville	Block bounded by Vandever Avenue, Fairmount Avenue, Twain Avenue, Mission Gorge Road	12-acre project site for mixed-use development of 588 multi-family dwelling units and 135,228 sf of office, retail, and restaurant.	Proposed	N/A

**Table 2.0-1  
Cumulative Projects**

<b>Figure ID No.</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Project Description</b>	<b>Status</b>	<b>Year of Buildout</b>
21	Temple Emanu-El	College Avenue/Del Cerro Boulevard/Capri Drive	Reconstruction of existing sanctuary.	Entitled	2007
22	University Towers	SE corner of 55 <sup>th</sup> Street and Montezuma Road	350 beds	Anticipated Future Proposal	Through 2025
23	Montezuma South	Near SE corner of College Avenue and Montezuma Road	450 beds	Anticipated Future Proposal	Through 2025
24	Grantville Trolley-Oriented Development (Future Housing)	Near Grantville Trolley Station	Approximately 900 beds	Anticipated Future Proposal	N/A
Unmapped	Other Future Housing	Unknown	Approximately 500 beds	Anticipated Future Proposal	N/A
<b>San Diego State University</b>					
25	College of Business Administration Building	Southwestern portion of SDSU, between College Avenue and Eastern Campus Drive (located in existing Lot F)	New College of Business 170,000 sq. ft. building in Lot F	Proposed	N/A
26	Alumni Center	Adjacent to parking structure 5 in the southwestern portion of SDSU campus	New 30,000 sq. ft. Alumni Center to house the offices of the Alumni Association, Annual Giving, and staff of University Advancement	Proposed	2008
27	Performing Arts Building	Adjacent to the existing Music Building in the central portion of the campus	New 50,000 sq. ft. building to house a 400-seat "black box" performing arts theater, dance studios, drama rehearsal space, and support space	Proposed	N/A
28	International Student Center Addition	Existing International Student Center in the northwestern portion of SDSU	A 5,000 sq. ft. addition to the International Student Center	Proposed	2007
<b>City of San Diego Metropolitan Water Department</b>					
29	Alvarado Creek Supplemental Environmental Project	Adjacent to the north side of Interstate 8, between College Avenue and Waring Road	Riparian restoration project on 0.75 acre	Under Construction	2008
30	Adobe Falls Supplemental Environmental Project	Adjacent to the north side of Interstate 8, between College Avenue and Waring Road.	Riparian restoration project on 3.5 acres	Under Construction	2008
31	Alvarado Water Treatment Plant		Plant capacity will be increased to 200 mgd to provide increased capacity and improve reliability.	Proposed	2011

**Table 2.0-1  
Cumulative Projects**

<b>Figure ID No.</b>	<b>Project Name</b>	<b>Project Location</b>	<b>Project Description</b>	<b>Status</b>	<b>Year of Buildout</b>
32	Mid City Water Transmission Project	Mid-City	4.85 mile long project to address the existing Trojan Pipeline deficiencies. The project will provide a back-up water supply. Expected to delivery up to 43 million gallons of water per day.	Under Construction	2008
<b>City of La Mesa Redevelopment Agency</b>					
<i>Alvarado Creek Redevelopment Area</i>					
33	Alvarado Creek RV Resort Specific Plan	South of I-8 between 70 <sup>th</sup> and Jackson Drive.	12.2 acres Mixed use with allowed uses are multi-family residential, retail, office, hotel and senior housing..	Proposed	N/A
<b>City of La Mesa</b>					
34	Coleman College Site (former)	7380 Parkway Drive	9.2 acres, redeveloped as 150 senior housing units.	Proposed	N/A
35	Jessie Avenue	Jessie Avenue, existing use, 25 mobile homes and abandoned 8,000 sq. ft. restaurant.	47 townhomes, plus 2 commercial units.	Proposed	N/A
36	Parks Avenue Townhomes	Parks Avenue/El Cajon, existing use, used car lot with 2,000 modular office.	10 townhomes plus 1 live/work unit.	Proposed	N/A
37	Comanche Apartments	Comanche Drive and El Cajon Blvd	19 townhomes with a small commercial component	Proposed	N/A





## 2.5 METHODOLOGY

The first step in evaluating the potential for cumulative impacts is to predict the amount of future cumulative growth that is expected to occur. Such predictions have been completed, as depicted in **Table 2.0-1**. The next step in the analysis is to evaluate the impacts of the proposed project in combination with these other related projects.

It should be noted, however, that while each of the project's listed in **Table 2.0-1** were considered as part of the cumulative impacts analysis, not every project is relevant to each impact category. This is because the projects that interact to produce cumulative impacts can differ from environmental topic to environmental topic. For example, certain past, present and probable future projects on the SDSU main campus may be relevant to addressing cumulative aesthetic and visual quality impacts, but not relevant to addressing, for example, cumulative noise impacts on the Adobe Falls Faculty/Staff Housing site.

The analysis of the proposed project's cumulative impacts relative to each environmental impact category (*e.g.*, aesthetics, transportation/circulation, *etc.*) is presented within the respective impact category subsection examining the potential direct impacts of the proposed project contained in Section 3.0, *Environmental Analysis*.