

SECTION 3.8
LAND USE AND PLANNING

3.8 LAND USE AND PLANNING

3.8.1 INTRODUCTION

This section analyzes the impacts relative to land use and planning that would result with implementation of the proposed project. CEQA requires that a project be analyzed for potential conflicts with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect. (CEQA Guidelines, Appendix G.) SDSU, as a state entity, is not subject to local government planning directives, such as the City of San Diego General Plan and community plans, and is subject only to state planning laws. Therefore, this section of the EIR is provided largely for information and public disclosure purposes.

3.8.2 METHODOLOGY

Existing land uses were analyzed based on a review of aerial photographs, as well as site visits. Planned land uses were analyzed by reviewing adopted land use plans for areas surrounding the proposed project site, including the City of San Diego College Area and Navajo Community Plans and the San Diego River Conservancy Plan. A consistency analysis was performed and inconsistencies/conflicts identified.

3.8.3 SETTING

SDSU is located within the incorporated boundaries of the City of San Diego. The City has prepared and adopted community plans to guide development within its identified community plan areas. The existing campus is situated within the City's College Area Community Plan area, and the Adobe Falls Faculty/Staff Housing site is located within the Navajo Community Plan area. Both of these community plan areas are located along the Interstate 8 ("I-8") corridor, approximately ten (10) miles east of downtown San Diego. Nearby cities include La Mesa and El Cajon to the east. Existing land uses within the College Area and Navajo communities are characterized as mostly residential, with commercial and institutional uses (schools, libraries, etc.) along major thoroughfares such as College Avenue, Montezuma Road and El Cajon Boulevard.

Land uses within the City of San Diego are planned in accordance with the City's General Plan and Progress Guide, associated community plans and the City's Municipal Zoning Code. Parts of the SDSU campus are located within and adjacent to the College Area Redevelopment Area, which is planned and governed by the Redevelopment Agency of the City of San Diego.

3.8.4 EXISTING CONDITIONS

3.8.4.1 Existing On-Site And Surrounding Land Uses

Each of the six proposed project development components is located on sites that currently support a variety of uses. The uses adjacent to these sites are diverse in nature. The following provides a summary of each project component's existing land use, as well as adjacent land uses. **Figure 3.8-1, Existing Land Uses**, depicts the existing SDSU and surrounding land uses.

Adobe Falls Faculty/Staff Housing. The proposed Adobe Falls Faculty/Staff Housing site consists of undeveloped, vacant land. Natural habitats such as coastal sage scrub, southern willow scrub and other riparian habitats dominate the parcel. Based on a review of aerial photos and topographic maps, several portions of the Adobe Falls site consist of steep slopes (*i.e.*, slopes that contain a gradient of 25% or greater). In general, these slopes are found within the Alvarado Creek embankments that cut through the middle of the site, and border its northern and western boundaries, as well as the hillsides adjacent to the Caltrans-owned right-of-way that includes the actual Adobe Falls along the southern boundary. Multi-family residential uses abut the Adobe Falls site to the west. The northern edge of the site is abutted by undeveloped City of San Diego land (consisting largely of an Alvarado Creek habitat restoration project), private, single-family residential uses and private dedicated open space. The northeast edge of the proposed development site includes and is abutted by privately held, undeveloped land. The southern portion of the site abuts I-8 and undeveloped land owned by Caltrans that supports I-8 infrastructure.

Alvarado Campus. The site of the proposed Alvarado Campus site is located in the northeast portion of the SDSU campus, extending eastward onto property presently owned by the SDSU Foundation. 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 that is, for the most part, owned by the SDSU Foundation (one in-holding is privately owned). The proposed Alvarado Campus site is bordered by SDSU parking lots and the Villa Alvarado Residence Hall apartments to the west, I-8 and the San Diego Trolley to the north and Alvarado Hospital to the east. Small restaurants and retail uses also are located to the east of the site. The southern boundary of this site is bordered by steep, undeveloped slopes with single-family residential neighborhoods atop the mesa formation.



Student Union Aztec Center Expansion/Renovation. The proposed Student Union component of the project would include the expansion and renovation of the existing Aztec Center, which is located to the east of the Adams Humanities building and bordered by College Avenue, a major north-south arterial, to the west. To accommodate renovations to the Aztec Center, the La Tienda building, an exterior arched breezeway, and an outdoor picnic area – all of which are located immediately west of the Aztec Center – would be demolished.

Student Housing. The Student Housing and Housing Administration and Residential Education building (“HA/RE”) component of the project is proposed for development on 4 distinct locations: existing G, C and U Lots, and at Olmeca and Maya residence halls, which the HA/RE building site. Under existing uses, G Lot provides 230 campus parking spaces and in the past was used as a staging area for San Diego Trolley construction; the San Diego Mission Valley East Trolley Line is located beneath G Lot. The proposed Lot G residence hall would abut College Avenue on the west; F Lot is located to the north and South E Lot to the east. The existing East Campus Residence Hall complex (including Cuicacalli, Tepeyac, Tacuba, Zura, Tula and Tenochca Residence Halls) surrounds the proposed Olmeca/Maya Residence Hall site. Montezuma Road is located to the south. U Lot is located in the northwest quadrant of campus, immediately east of Chapultepec Hall. U Lot presently provides 156 parking stalls. Undeveloped hillside is located north of this existing parking lot, Aztec Circle Drive is located to the east and Remington Road frames the site from the south. C Lot is located immediately west of the Villa Alvarado Residence Hall in the northeast portion of campus. C Lot provides 515 parking stalls. This project subcomponent would abut undeveloped hillside to the south, the existing Villa Alvarado Residence Hall to the east and the San Diego Trolley to the north and west.

Alvarado Hotel. This project component is proposed to be located on approximately 2 acres of the eastern portion of C Lot in the northeastern part of the campus. This site is largely surrounded by campus uses. The western portion of C Lot is located to the west of the proposed hotel site. D Lot is located to the east (part of the proposed Alvarado Campus project component discussed above) and the Villa Alvarado Residence Hall apartments are to the south. The northern portion of the site is bordered by Alvarado Road and I-8; the Mission Valley East leg of the San Diego Trolley system is located immediately north of this project component site.

Campus Conference Center. The Campus Conference Center component of the proposed project is planned to be located on an approximately one-half acre site located east of Cox Arena (site of

former tennis courts). The proposed Campus Conference Center site is surrounded by developed SDSU campus uses on all sides. Calpulli Center is located to the south, the Exercise and Nutritional Sciences Building is located to the north, and softball fields are located to the east. Aztec Walk, an internal campus walkway, runs along the southern edge of this site.

3.8.4.2 Land Use Plans And Policies

A summary of adopted plans and policies relating to the on-site and surrounding land uses is presented below.

SDSU Campus Master Plan

The existing SDSU Campus Master Plan was adopted by the Board of Trustees of California State University in March 2001. The Campus Master Plan focuses on campus boundaries and the location of campus buildings and structures, including parking facilities.

The Campus Master Plan map was originally approved in 1963. The map has been revised many times since then with major revisions in 1999 (referred to as the Aztec Walk Campus Master Plan) and 2001 (referred to as the Campus Master Plan 2000). The Aztec Walk Campus Master Plan focused on updating and building new facilities in support of SDSU's athletic departments on the western side of campus. The Aztec Walk Campus Master Plan effort also amended the master plan map by creating a continuous "walk" across campus to serve as a major east-west pedestrian walk near the southern boundary of the campus and a major non-vehicular transportation corridor. The Campus Master Plan 2000 focused on expanding and updating several academic buildings and support facilities such as the child care center, a cogeneration plant and several parking enhancements. The Campus Master Plan map, which was most recently amended in 2001, is to be updated under the proposed project. See EIR Section 1.0, *Project Description*, **Figure 1.0-4**.

In addition to the Campus Master Plan, the SDSU Physical Master Plan Phase I Existing Conditions Plan ("Phase I Plan") outlines existing campus conditions, including land uses and facilities, planning and design elements and design guidelines. This document was developed in 1997 and serves as the campus' guide for design and urban form.

Section 4 of the Phase I Plan outlines planning and design elements. Each element is characterized as an asset, liability, opportunity or constraint. Section 5 of the Plan consists of design guidelines that pertain to each planning and design element outlined in Section 4. These design guidelines provide direction for future campus master plan updates. A table setting

forth the Phase I Plan design issues and design guidelines, as well as an analysis of the proposed project's consistency with the guidelines, is provided in **Appendix I** to this EIR.

City of San Diego Progress Guide and General Plan

The City's Progress Guide and General Plan (referred to as the General Plan) is a comprehensive long-term plan for the physical development of the City that provides overall policies for the entire City. The General Plan provides regional goals and policies that are more relevant to the development of community plans than in guiding specific development proposals. Appropriately, the General Plan includes a series of community plans providing more project-specific guidance for development in the City. Although the SDSU campus is included on City maps within the College Area and Navajo community planning area boundaries, it is not subject to any of the provisions in these plans; however these plans do apply to the lands that are immediately adjacent to SDSU.

The General Plan contains a planned land use map that depicts planned land uses at a very broad scale. The land use map designates the Adobe Falls Faculty/Staff Housing parcel as "Open Space," while the rest of the land upon which the proposed project components are to be located is designated "Colleges and Universities." Detailed land use designations are not contained on the General Plan land use map, and instead are provided on the planned land use map contained within each of the City's community plans.

San Diego is in the process of updating its General Plan. A Final Draft of the updated General Plan was made available to the public for review in October 2006. In conjunction with this General Plan update, revisions to the existing population and housing characteristics of the City have been completed, and existing transportation systems and economic conditions are in progress. The General Plan update includes a new section – The Strategic Framework Element – which provides an overall structure to guide the General Plan update. This Element eventually will be replaced by the City of Villages Strategy, which is, in essence, a "smart growth" implementation plan.

College Area Community Plan

The College Area Community Plan provides a framework for future growth and development within San Diego's College Area community. Recognizing the presence of SDSU as a major element of this community, this community plan seeks to enhance relationships with the school, and resolve conflicts between the campus and the rest of the predominantly single-family residential community in the area. The overall land use goal of the plan is to provide for

growth in the community in a manner that ensures preservation of single-family neighborhoods, ensures that multifamily, university-oriented and commercial development is compatible with adjacent single-family neighborhoods, and that a level of growth is maintained within the capacity of the transportation and public services systems. Additional goals and corresponding objectives include:

1. Residential Goal: Maintain the predominantly single-family character of the community.

Objectives:

- (1) Identify areas appropriate for multifamily development.
- (2) Identify density levels appropriate for multifamily development in order to ensure compatibility with existing single-family neighborhoods.
- (3) Reduce the shortage of student housing by identifying a mixed-use area adjacent to the university for all forms of student housing including apartments, dormitories, fraternities and sororities. Develop a detailed land use plan and implementation program for development in the mixed-use area.
- (4) Designate sites for the adequate growth of fraternities and sororities that minimize the impacts of such organizations on surrounding neighborhoods. Apply development guidelines through the conditional use permit process to all new fraternities and sororities to limit their impact on the single-family character of the community.

2. Transportation Goal: Develop a transportation system, which facilitates transportation into, throughout and out of the community.

Objectives:

- (1) Separate, as much as possible, university-oriented traffic from local traffic within the community.
- (2) Improve access from Interstate 8 to the university.
- (3) Improve mass transit service to the university from other communities.
- (4) Improve bicycle circulation and parking facilities.
- (5) Reduce conflicts between automobiles, mass transit, bicycles and pedestrians.
- (6) Improve parking requirements to provide sufficient parking opportunities for the entire community.

3. Open Space Goal: Develop a cohesive open space system in the community.

Objectives:

- (1) Retain and publicly acquire open space areas identified in this plan.
- (2) Maintain visual access to open space areas from public rights-of-way and other public areas.

4. Park and Recreation Goal: Ensure a high level of recreational and social opportunities within the community.

Objectives:

- (1) Provide a system of public recreational facilities in the community that meet the standards of the General Plan, to the extent feasible.
- (2) Require the provision of private recreational facilities as part of higher density residential projects.
- (3) Require plazas, seating areas, and landscaped areas to provide passive recreational areas as part of mixed or multiple-use commercial projects.

5. Public Facilities Goal: Ensure a high level of public services to the community.

Objectives:

- (1) Provide educational facilities that respond to the present and future needs of the community.
- (2) Maintain a level of police and fire protection that conforms to Citywide standards.
- (3) Provide library service that adequately serves the community in conformance with the standards of the General Plan and Progress Guide.
- (4) Maintain public utilities at a level that meets the future needs of the community. (College Area Community Plan, 1989, as amended 1993, pg. 19-22.)

The College Area Community Plan also contains a Planned Land Use Map. This map designates the SDSU area as "University Campus." All project components proposed for the College Area, with the exception of a portion of the Alvarado Campus, are located within this designation. The eastern portion of the Alvarado Campus area (currently the Alvarado Medical Center) is designated Redevelopment Project Area. (College Area Community Plan, 1989, as amended 1993, pg. 137.) **Figure 3.8-2, Community Plan Map - Planned Land Uses**, depicts these designations. The redevelopment plan is addressed later in this section.

College Area Community Plan



SOURCE: City of San Diego, Adopted May 2, 1989
Amended October 12, 1993

- H Institution - Hospital
- S Institution - School
- Park/Open Space
- Redevelopment Project
- Single Family
- University Campus

Navajo Community Plan



SOURCE: City of San Diego, Adopted December 7, 1982
Amended January 5, 1989 and April 4, 1989

- Elementary School
- Multi-Family
- Park
- Single Family

The College Area Community Plan was amended in early 2006 to reflect land use changes necessary to facilitate the Mesa Commons redevelopment project. This amendment did not impact the land use designations relating to the project component areas.

Navajo Community Plan

The Navajo Community Plan provides a framework for future growth and development within San Diego's Navajo community. The overriding objectives for the long-range development of Navajo are to retain the residential character of the area; provide adequate community services, such as police and fire protection, rubbish collection, *etc.*; establish guidelines for the utilization of canyons and hillsides; and enhance the environment of the area as a pleasant community in which to live. (Navajo Community Plan, 1982, as amended 2002, pg. 2.) The community plan represents a policy framework that enables the community and the City to work jointly on more specific studies and action programs. The recommendations and guidelines contained in the plan were intended to provide direction for community development until 2000. The Navajo Community Plan is being updated.

The Navajo Community Plan is comprised of nine elements and includes the following objectives:

Residential Element Overall Objective: Maintain and enhance the quality of existing residences and encourage the development of a variety of new housing types with dwelling unit densities primarily in the low to low-medium density range. (Navajo Community Plan, 1982, as amended, 2002, pg. 14.)

Open Space Retention and Utilization Overall Objective: Designate and preserve open space before development takes place. (Navajo Community Plan, 1982 as amended, 2002, pg. 56.)

Parks and Recreation Overall Objective: Develop sufficient and convenient parks and recreation facilities to serve the existing and future population of the community. Develop pedestrian and bikeway linkages between open space, neighborhood and community parks and other recreation and activity centers. (Navajo Community Plan, 1982 as amended, 2002, pg. 69.)

Circulation Overall Objective: Provide each member of the community with safe, ready access around, as well as in and out of the community, by a mode of transportation of

individual choice with minimal environmental damage. (Navajo Community Plan, 1982 as amended, 2002, pg. 90.)

Community Environment Overall Objective: To preserve and enhance the natural beauty and amenities of the Navajo Community. (Navajo Community Plan, 1982 as amended, 2002, pg. 109.)

The Navajo Community Plan Planned Land Use map depicts the Adobe Falls Faculty/Staff Housing site as "Park (P)". (Navajo Community Plan, 1982 as amended, 2002, pg. 104.) **Figure 3.8-2, Planned Land Uses**, depicts this designation.

College Community Redevelopment Plan

The College Community Redevelopment Plan ("Redevelopment Plan") was prepared by the Redevelopment Agency of the City of San Diego to provide guidance for redevelopment, rehabilitation and revitalization of the Redevelopment Project Area. The Redevelopment Plan presents a process and basic framework within which specific redevelopment activities are presented and priorities established. The plan includes the following seven basic objectives:

- (1) The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, specific plans, the Redevelopment Plan and local codes and ordinances;
- (2) The mitigation of traffic and parking congestion within the Project Area and the surrounding neighborhoods through the provision of high quality housing and retail services in a pedestrian-oriented development directly adjacent to the San Diego State University campus;
- (3) The provision of a living environment adjacent to the university which will attract university students who now commute to campus creating traffic and parking congestion or reside in single-family homes in neighborhoods adjacent to the campus which are ill-suited for student housing purposes;
- (4) The achievement of an environment reflecting a high level of concern for architecture, landscape, urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan;

- (5) The creation and development of local job opportunities and the preservation of the area's existing employment base;
- (6) The replanning, redesign and development of areas which are stagnant or improperly utilized; and
- (7) The expansion of the community's supply of housing (inside or outside the Redevelopment Project Area), including opportunities for very low, low- and moderate-income households. (Redevelopment Plan, as amended, 2006, pg. 6.)

In addition to planning objectives, the Redevelopment Plan includes a map that depicts the limits of the plan area and divides the Redevelopment Area into five subareas. One of the five subareas, the Alvarado Road Sub-Area, encompasses the area upon which the proposed Alvarado Campus would be developed. The Redevelopment Plan states the following permitted uses for this Sub-Area: "**Alvarado Road Sub-Area:** University-serving commercial/office uses will be permitted in the Alvarado Road Sub-Area. Such uses may include office space, research and development facilities and ancillary retail space." (Redevelopment Plan, 2006, pg. 16.)

In 2004, the Redevelopment Agency adopted the *Third Implementation Plan for the College Area Redevelopment Project (2004-2009)*, which sets forth the specific projects planned for the project area within the College Area Community over the next five years. The *Third Implementation Plan* contemplates development of Phase I of the Alvarado Road Sub-Area in fiscal year 2006, but the Redevelopment Agency does not anticipate tax increment from the Alvarado Road Sub-Area given its University-serving nature.¹

City of San Diego Municipal Zoning Code

The City of San Diego Municipal Zoning Code implements the General Plan. The zoning code regulates the specific density, intensity, height, bulk, *etc.*, of land uses within the City of San Diego. Because SDSU is not subject to local zoning requirements, the zoning designations provided below for each of the proposed project component sites are provided for information and disclosure purposes only:

¹ For further information regarding the College Area Community Redevelopment Project, please refer to the *Third Implementation Plan* adopted by the Redevelopment Agency on September 7, 2004. A copy of this document is incorporated by reference and available for public inspection at SDSU, Office of Facilities Planning and Management, 5500 Campanile Drive, San Diego, California.

- **Adobe Falls Faculty/Staff Housing:** R-S-1-1 (Residential-Single Unit) – the purpose of this zone is to appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, livability. The RS-1-1 requires a minimum 40,000 square foot lot. (City of San Diego Zoning Code, Section 131.0403.)
- **Alvarado Campus:** CC-1-3 (Commercial Community 1-3) – the purposes of this commercial zone is to accommodate community-serving commercial services, retail uses and limited industrial uses with auto orientation; however, the adopted Redevelopment Plan sets forth the land use entitlements for this area. (City of San Diego Zoning Code, Section 131.0507.)

CO-1-2 (Commercial Office 1-2) – this zone accommodates a mixture of office and residential uses that serve as an employment center. (City of San Diego Zoning Code, Section 131.0504.)

- **Student Union Expansion/Renovation:** RS-1-7 (Residential-Single Unit) - the purpose of this zone is to appropriate regulations for the development of single dwelling units that accommodate a variety of lot sizes and residential dwelling types and which promote neighborhood quality, character, livability. The RS-1-7 requires a minimum 5,000 square foot lot. (City of San Diego Zoning Code, Section 131.0403.)
- **Student Housing:** R-S-1-7 (Residential-Single Unit) – see above under Student Union Expansion/Renovation.
- **Alvarado Hotel:** R-S-1-1 (Residential-Single Unit) – see above under Adobe Falls Faculty/Staff Housing.
- **Campus Conference Center:** RS-1-7 (Residential-Single Unit) – see above under Student Union Expansion/Renovation.

With respect to development on steep slopes, the City's Municipal Code describes "steep slopes" as an "Environmentally Sensitive Land," and imposes certain limitations on development within such areas. A steep slope is described as a slope that contains a gradient of 25% or greater (25 feet of vertical distance for every 100 feet of horizontal distance). (Municipal Code, Chapter 14, Art. 3, Div. 1, §10-2002.)

The City's Land Development Code, Steep Hillside Guidelines, requires that the portion of a project site containing steep hillsides be left in its natural state. However, specific design standards and community-specific requirements included in the Guidelines allow for encroachment into steep hillside areas if a site's development is limited severely by steep slopes, and if certain site conditions or design parameters are met. (Municipal Code, Land Development Code, Steep Hillside Guidelines, adopted 1997, as amended June 1999.)

San Diego Multiple Species Conservation Program – City of San Diego Subarea Plan

The proposed project site is located within the City of San Diego Subarea of the San Diego Multiple Species Conservation Program ("MSCP") planning area. This program was established to develop a multi-jurisdiction conservation strategy for the preservation of sensitive habitats and wildlife and plant species for the San Diego region. Each participating entity prepared a "subarea plan" as an implementing agreement to ensure that the program is implemented in a consistent manner. The City of San Diego Subarea Plan identifies a Multiple Habitat Preserve Area ("MHPA") – the location of the eventual preserve as the plan is implemented over time. In turn, each participating entity was granted "take" authorization for covered species, an action previously reserved for the California Department of Fish and Game and the U.S. Fish and Wildlife Service (collectively the "Wildlife Agencies"). SDSU, which is its own jurisdictional authority, is not a participating entity in the MSCP program. However, due to SDSU's location within the planning area of the City of San Diego Subarea Plan, the project's relationship to the MSCP and Subarea Plan is of interest to SDSU and, therefore, the following discussion is provided.

The Student Union, portions of the Student Housing (G Lot, C Lot, Olmeca/Maya and HA/RE) and Alvarado Hotel components would not be located on or near any undeveloped land that is identified as desirable for conservation in the City's Subarea Plan. The Adobe Falls Faculty/Staff Housing component is proposed to be located in an area characterized as natural habitat and mapped as such in the overall MSCP Plan. However, the Adobe Falls Faculty/Staff Housing site is not located in the MHPA. As to the proposed Alvarado Campus, and the U Lot portion of the Student Housing component, the sites are not located in natural habitat, nor are they located within the MHPA. A portion of the MHPA is located immediately south of the proposed Alvarado Campus site in an unnamed natural canyon northeast of Brockbank Place. A portion of the MHPA is located immediately north of the proposed Student Housing U Lot site in an unnamed natural canyon.

SDSU is located within the portion of the City's Subarea Plan called the "Urban Habitat Lands." The Urban Habitat Lands are scattered throughout the City in a system of canyons, some of which are included in the MHPA because they provide habitat for native species remaining in urban areas, "stepping stones" for migrating birds and those establishing new territories, and environmental educational opportunities for urban populations. (City of San Diego MSCP Subarea Plan, March 1997, pg. 75.)

San Diego River Conservancy Five Year Strategic and Infrastructure Plan 2006-2011

The San Diego River Conservancy (Conservancy), a non-regulatory agency of the State of California, was established to preserve, restore and enhance the San Diego River Area. In March 2006, the Conservancy adopted its Five Year Strategic and Infrastructure Plan 2006-2011. (San Diego River Conservancy Five Year Strategic and Infrastructure Plan, March 2006, pg. 3.) Outlined in this plan are the following four statutory objectives/major program areas:

- (1) Land Conservation
- (2) Recreation and Education
- (3) Natural and Cultural Resources Preservation and Restoration
- (4) Water Quality and Natural Flood Conveyance

In addition to its program objectives, the Plan includes three conceptual objectives: 1) build a River Park and Trail; 2) protect cultural and historical resources; and 3) provide public access to the River. Under each program area, specific projects along the River are identified.

The Five Year Strategic and Infrastructure Plan includes the land that extends one-half mile from the centerline of the San Diego River. The area included within SDSU's proposed 2007 Campus Master Plan Revision does not fall within the Conservancy's jurisdiction, nor does it fall within any of the River Plan's identified project areas. However, due to SDSU's proximity and, more specifically, the Adobe Falls Faculty/Staff Housing component's proximity to Alvarado Creek, a tributary of the San Diego River, the project's relationship to the Five Year Strategic and Infrastructure Plan is of interest to SDSU and is discussed further in this section.

3.8.5 THRESHOLDS OF SIGNIFICANCE

CEQA Guidelines Appendix G provides that a project may have a significant impact on land use and planning if the project would:

- (a) Physically divide an established community;

- (b) Conflict with any applicable plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, zoning ordinance, *etc.*) adopted for the purpose of avoiding or mitigating an environmental effect; or
- (c) Conflict with any applicable habitat conservation plan or natural community conservation plan.

3.8.6 IMPACTS

Analysis of the proposed project's potential land use and planning impacts relative to: (1) existing on-site and surrounding land uses; and (2) various land use plans and policies, is presented below. As previously noted, SDSU is part of the California State University system, a constitutionally created entity of the State of California and, therefore, SDSU is not subject to municipal regulations such as the City's General Plan, the surrounding community plans, and the City's Zoning or Municipal Code. Therefore, any conflicts or inconsistencies between the proposed project and these regulations would not constitute a significant impact under CEQA because these regulations are not applicable to SDSU. However, for information and disclosure purposes, an analysis of the proposed project's consistency with these regulations is presented below.

3.8.6.1 Existing On-Site And Surrounding Land Uses

Adobe Falls Faculty/Staff Housing. The proposed project would introduce a new campus-related multi-family residential development into a previously undeveloped area. The project site is surrounded on three sides by existing residential uses (multi-family to the west, single-family to the north and east). The proposed project's residential component would be compatible with the existing residential nature of the neighborhood; therefore, the introduction of campus multi-family uses into a single family residential neighborhood would not result in an inconsistency with surrounding land uses. However, the introduction of new campus-related residences into the area potentially would result in significant impacts relative to traffic, air quality and noise. The proposed project's potential impacts relating to each of these impact categories is addressed in EIR Sections 3.14, 3.2 and 3.10, respectively.

A portion of the proposed project component (the "Lower Village" site) would be surrounded by the Alvarado Creek drainage, which separates the site from the nearby multi-family residences to the west and single-family residences to the north. This drainage feature, along

with the walking trails planned under the proposed project along the southern bank, would help buffer the new housing units from the single-family units to the north. The faculty and staff living facilities generally would be consistent with the residential character of the southern Del Cerro community.

Alvarado Campus. The proposed project would replace the existing parking lot and research buildings with new university buildings, creating a new campus node. The existing uses at the site are university-oriented; the proposed project component would not change the type of uses present within this area. Therefore, adjacent residences to the south and university/institutional uses to the east and west would not be presented with incompatible land uses – the proposed project would continue the existing uses. As discussed further in Section 3.1, *Aesthetics and Visual Quality*, the proposed buildings would be six stories in height and would have exterior lighting features directed downward. Landscaping would be incorporated into the site plan. Further, the existing buildings on the south side of Alvarado Court will remain and, therefore, would help buffer the residential land uses to the south from the new buildings.

Student Union Expansion/Renovation. Construction of the proposed Student Union Expansion/Renovation would include an addition to the existing Aztec Center. An expanded student union would facilitate the existing tendency for students to gather within this area and, therefore, would be consistent with the existing surrounding uses. Several parking structures and lots provide convenient parking access to this site. Additionally, because this site is located within the interior portion of campus, the expansion would not be noticeable to residential neighbors located adjacent to the southern and eastern boundaries of SDSU.

Student Housing. The Student Housing component would be located within the existing East Campus Residence Hall complex, and on G Lot, U Lot and C Lot. College Avenue (to the west) and F Lot (to the north) bound the East Campus Residence Hall and G Lot portions of this component. The portion of this project component that would be constructed within the East Campus Residence Hall complex would replace existing residence halls with higher density units. The location of this facility in G Lot would function as an expansion of the existing residential uses; therefore, the proposed project would be compatible with adjacent land uses. However, construction of the residence hall in the vicinity of the trolley tunnel could raise construction issues relative to stability and drainage, and will require coordination with the Metropolitan Transit Development Board prior to construction of this proposed subcomponent.

Construction of additional student housing on U Lot would result in an increase in density of student housing within the University's existing northwest housing node. This component would be located immediately east of Chapultepec and Cholula Halls and would function as an expansion of the existing residential land uses in this area. Construction of housing on C Lot also would appear as an extension of an existing residential node due to its location immediately west of the existing Villa Alvarado Residence Hall and, therefore, would be compatible with existing uses.

Alvarado Hotel. The location of the proposed hotel in C Lot would not conflict with existing land uses within the vicinity. Residential land uses to the south of C Lot are buffered by the Villa Alvarado Residence Hall apartments and mature vegetation. C Lot's proximity to Alvarado Road would provide access to the facility from College Avenue and I-8. The proposed location, therefore, is compatible with existing parking access and circulation facilities.

Campus Conference Center. The proposed Campus Conference Center would be constructed on an approximately one-half acre site (site of former tennis courts). As with the Student Union expansion site, there is an existing tendency for students to gather within this area, which is surrounded by Cox Arena, the Aztec Recreation Center, Peterson Gymnasium and the Aztrack. Additionally, because the site is located within the interior of campus, the proposed Campus Conference Center would not be noticeable to residential neighbors to the west of SDSU and would be compatible with these surrounding uses.

3.8.6.2 Land Use Plans and Policies

SDSU Campus Master Plan

The proposed project entails the revision and subsequent adoption by the CSU Board of Trustees of a revised campus master plan. Consequently, if approved, the proposed project necessarily would be consistent with the newly adopted Campus Master Plan.

With respect to the Phase I Plan, as presented in **EIR Appendix I**, the proposed project would be consistent with all applicable design guidelines as these planning and design elements would be incorporated into the proposed project.

City of San Diego Progress Guide and General Plan

Although SDSU is not subject to its directives, an analysis of the proposed project's consistency with the City of San Diego General Plan's Goals and Objectives is presented in the following **Table 3.8-1, City of San Diego Progress Guide and General Plan Consistency Analysis.**

**Table 3.8-1
City Of San Diego
Progress Guide And General Plan Consistency Analysis**

Existing General Plan Goal/Objective	Analysis
<i>General Plan Overall Goals</i>	<i>Comparison With Proposed Project</i>
1. Manage the growth of the region through assurance of adequate and timely public facilities to serve the additional population.	CONSISTENT. The growth of a major regional educational institution supports the City's overall goal of ensuring that public facilities (including higher education facilities) are built in concert with planned future development. The population of the City of San Diego, and the County as a whole, is projected to continue to increase over the next 20 years; provision of adequate educational facilities for a growing population will be vital to the City's plan to maintain a high quality of life and opportunity for its citizenry.
2. Develop an effective development management system to monitor the distribution and phasing of growth in relation to suitable environmental, physical and public facility and service performance goals.	CONSISTENT. See, EIR Section 3.13, <i>Public Utilities And Service Systems</i> , which analyzes the proposed project's impacts on the availability of public services and facilities.
3. Reduce public capital and operational costs and effectively manage where future development will occur.	CONSISTENT. The proposed project represents the effective management of future development on the SDSU campus.
4. Accommodate social and community needs in all areas by providing for balanced housing within all communities for all income levels, proximity of place of employment and residence, recognition of community, economic, social and physical values.	CONSISTENT. The Adobe Falls Faculty/Staff Housing project component will provide housing units to assist faculty and staff members in locating housing, which otherwise may not be available within the College/Navajo communities. Additionally, the Student Housing component would provide an additional 2,976 beds for undergraduate students.
5. Preserve and enhance established neighborhoods by establishing performance standards to guide the conservation of valued existing neighborhood characteristics, encouraging private investment and financing for preservation of established neighborhoods, and encouraging infill within City neighborhoods where revitalization is desired and adequate public facilities exist.	CONSISTENT. The proposed Adobe Falls Faculty/Staff Housing residential component will be developed in a manner that is consistent with the character of the Del Cerro community. See, EIR Section 3.1, <i>Aesthetics And Visual Quality</i> . Additional student housing proposed by the project would not conflict with adjacent neighborhoods as adjacent land uses consist of student residence halls.

Table 3.8-1
City Of San Diego
Progress Guide And General Plan Consistency Analysis

Existing General Plan Goal/Objective	Analysis
<i>Overall Objectives</i>	<i>Comparison With Proposed Project</i>
1. Protect environmentally sensitive areas and provide for a linked and continuous open space system.	CONSISTENT. The proposed project would not impact areas that otherwise are desirable for conservation purposes in accordance with the City's MSCP Subarea Plan. Further, the Adobe Falls/North Campus site would preserve approximately 10 acres as open space under the proposed project.
2. Protect single-family neighborhoods from incompatible development.	CONSISTENT. The Adobe Falls Faculty/Staff Housing component would introduce a residential use within an existing residential area. The Student Housing and Alvarado Campus components either would extend existing residential uses or replace existing office uses with new office uses.
3. Provide adequate public facilities and services at the time of need to serve new development.	CONSISTENT. See, EIR Section 3.13, <i>Public Utilities And Service Systems</i> , for discussion of the proposed project's potential impacts on public facilities and services.
4. Identify existing public facility deficiencies and establish financing techniques to achieve level of service standards.	CONSISTENT. The proposed project is put forth in response to the demand for higher education public facilities.
5. Coordinate growth management policies in San Diego with the growth policies of all jurisdictions within the region, including Mexico.	NOT APPLICABLE.
6. Promote a stable rate of economic growth, a strong and diverse economy and job opportunities which enhance the well-being of area residents.	CONSISTENT. The provision of higher educational facilities that provide job training will help to keep the San Diego workforce competitive, and, therefore, contribute to the economic well-being of area residents.

In summary, the proposed project, overall, would be consistent with the goals and objectives of the underlying City of San Diego General Plan.

General Plan Planned Land Use Map. As previously noted, the Adobe Falls Faculty/Staff Housing component of the proposed project will be located on a parcel designated "Open Space" on the City's General Plan Planned Land Use Map. The remainder of the project components are to be located on land designated "Colleges and Universities." The Adobe Falls Faculty/Staff Housing component would develop housing units and related facilities on a portion of the existing undeveloped land. Therefore, although a portion of the site would remain as open space, the proposed project overall is inconsistent with the "Open Space" designation. However, this would not be a significant impact within the meaning of CEQA because the City's General Plan is not applicable to SDSU who has owned the land since 1941.

The remainder of the project components, which would entail the expansion of university facilities in the College Area, would be consistent with the "College and Universities" designation.

General Plan Update. The proposed project would be consistent with the City's General Plan "City of Villages Strategy," which advocates growth within existing developed areas located near transit facilities and potential job centers.

College Area Community Plan

Analysis of the proposed project's consistency with the College Area Community Plan's Goals and Objectives is presented in the following **Table 3.8-2, College Area Community Plan Consistency Analysis.**

**Table 3.8-2
College Area Community Plan Consistency Analysis**

Goal/Objective	Analysis
Residential Goal	Comparison With Proposed Project
Maintain the predominantly single-family character of the community.	CONSISTENT. The proposed project includes the provision of additional student housing on campus. When viewed in conjunction with off-campus housing (both existing and planned future housing not a part of this project), the proposed project is consistent with the goal to maintain the predominantly single-family character of the community. Further, as discussed below, SDSU and the City of San Diego have taken steps to reduce the continued conversion of single family homes into nuisance rentals ("mini dorms") so as to help preserve the existing single family home setting of the surrounding College Area Community.
Identify areas appropriate for multifamily development.	CONSISTENT. The Student Housing component of the proposed project will provide undergraduate dormitory housing (i.e., multi-family development) in an area of campus presently supporting this type use.
Identify density levels appropriate for multifamily development in order to ensure compatibility with existing single-family neighborhoods.	CONSISTENT. See above.
Reduce the shortage of student housing by identifying a mixed-use area adjacent to the university for all forms of student housing.	CONSISTENT. The only College Area component of the proposed project planned on land adjacent to the university is the Alvarado Campus portion to be developed on the site of the existing Alvarado Medical Center, which is owned by the SDSU Research Foundation. This project component will provide academic, research and medical facilities, and does not include additional student housing. However, campus housing is provided in other areas of the campus, nearby existing housing facilities (e.g., East Campus Residence Halls, G, C and U Lots, Adobe Falls)..

**Table 3.8-2
College Area Community Plan Consistency Analysis**

Goal/Objective	Analysis
<p>Designate sites for the adequate growth of fraternities and sororities which minimize the impacts of such organizations on surrounding neighborhoods. Apply development guidelines through the conditional use permit process to all new fraternities and sororities to limit their impact on the single-family character of the community.</p>	<p>NOT APPLICABLE. The proposed project does not include fraternity or sorority housing components.</p>
Transportation Goal	Comparison With Proposed Project
<p>Develop a transportation system which facilitates transportation into, throughout and out of the community.</p>	<p>CONSISTENT. The proposed project relies on the San Diego Trolley and MTS bus routes. Additionally, the on-campus Red and Black Shuttle will be expanded to facilitate movement of the increasing campus population throughout and around the university.</p>
<p>Separate, as much as possible, university-oriented traffic from local traffic within the community.</p>	<p>CONSISTENT. Under the proposed project, the development of new classroom facilities will occur in the northeast portion of the campus, adjacent to I-8, and away from the central College Avenue campus area.</p>
<p>Improve access from Interstate 8 to the university.</p>	<p>CONSISTENT. See above.</p>
<p>Improve mass transit service to the university from other communities.</p>	<p>CONSISTENT. As noted above, the proposed project will rely on the San Diego Trolley and MTS bus routes, and will expand Red and Black Shuttle service to meet the increased student, faculty and staff demands.</p>
<p>Improve bicycle circulation and parking facilities.</p>	<p>CONSISTENT. All project components would be designed and developed to be consistent with the SDSU Physical Master Plan Phase I, which dictates that projects accommodate bicycle facilities. Additional parking would be provided concurrent with development of the Alvarado Campus.</p>
<p>Reduce conflicts between automobiles, mass transit, bicycles and pedestrians.</p>	<p>CONSISTENT. The proposed project would generate additional vehicular traffic, but is not expected to adversely affect the safety or ready accessibility of the residents in the community. Although additional trips would be created by the proposed project, they are not expected to conflict with existing mass transit, bicycle or pedestrian uses. In addition, the project would not preclude the City from implementing street improvements, including bicycle lanes, in conjunction with traffic/access improvements in the areas surrounding the campus.</p>
<p>Improve parking requirements to provide sufficient parking opportunities for the entire community.</p>	<p>CONSISTENT. The proposed project would provide additional parking to accommodate the increase in students/faculty/staff. See, EIR Section 3.14, <i>Transportation/ Circulation And Parking</i>. Further, the introduction of the San Diego Trolley provides students and faculty/staff the opportunity to utilize a non-automobile form of transportation to access campus, thereby further relieving parking demand.</p>

**Table 3.8-2
College Area Community Plan Consistency Analysis**

Goal/Objective	Analysis
<i>Open Space Goal</i>	<i>Comparison With Proposed Project</i>
Develop a cohesive open space system in the community.	CONSISTENT. The proposed project would not adversely affect the City's ability to develop an open space system in the College Area, nor would the project impact existing or proposed open space areas.
Retain and publicly acquire open space areas identified in this plan.	NOT APPLICABLE. The proposed project does not involve the acquisition of open space in the College Area.
Maintain visual access to open space areas from public rights-of-way and other public areas.	INCONSISTENT. The development of Alvarado Campus and the Alvarado Hotel would result in new or larger buildings, which could limit existing views of Alvarado Creek from Alvarado Road. Similarly, the construction of the Student Housing component could limit views of the undeveloped hillsides at the eastern edge of campus from College Avenue and along the northwestern edge of campus from Remington Road, respectively. See, EIR Section 3.1, <i>Aesthetics And Visual Quality</i> .
<i>Park and Recreation Goal</i>	<i>Comparison With Proposed Project</i>
Ensure a high level of recreational and social opportunities within the community.	CONSISTENT. The recent redevelopment and expansion of SDSU recreational facilities included in the Aztec Walk Campus Master Plan provides the increasing campus population with adequate recreational opportunities.
Provide a system of public recreational facilities in the community which meet the standards of the General Plan to the extent feasible.	CONSISTENT. See above.
Require the provision of private recreational facilities as part of higher density residential projects.	CONSISTENT. See above.
Require plazas, seating areas, and landscaped areas to provide passive recreational areas as part of mixed or multiple-use commercial projects.	CONSISTENT. Each proposed project component will be required to be consistent with the SDSU Phase I Campus Master Plan, which requires the incorporation of passive recreational facilities into project design.
<i>Public Facilities Goal</i>	<i>Comparison With Proposed Project</i>
Ensure a high level of public services to the community.	CONSISTENT. The proposed project would contribute to the community's higher education opportunities by accommodating increased student demand.
Provide educational facilities which respond to the present and future needs of the community.	CONSISTENT. See above.
Maintain a level of police and fire protection which conforms to citywide standards.	CONSISTENT. See EIR Section 3.13, <i>Public Utilities And Service Systems</i> , for discussion.
Provide library service which adequately serves the community in conformance with standards of the General Plan and Progress Guide.	CONSISTENT. The existing SDSU library system is adequate to service the needs of the increased student, faculty and staff. Further, the College Rolando Branch library provides additional library services to the College Area community.
Maintain public utilities at a level which meets the future needs of the community.	CONSISTENT. See, EIR Section 3.13, <i>Public Utilities And Service Systems</i> , for discussion.

In summary, the proposed project would not prevent the College Area from realizing its goal of maintaining a predominantly single-family community character. The project would result in an increase of 2,976 beds to the campus residence hall inventory, which would provide additional opportunities for the expanding student body to live on campus. Further, although the proposed student increase would result in an increased demand for housing in the College Area, much of that demand would be accommodated by planned multi-family projects within designated multi-family areas in the College Area. Housing an expanded student and faculty/staff population is discussed in detail in EIR Section 3.12, *Population And Housing*.

With respect to transportation, the proposed project incorporates the extension of the San Diego Trolley and MTS bus service to campus and will expand on-campus Red and Black Shuttle service to meet increasing university demands. See, EIR Section 3.14, *Transportation/Circulation And Parking*, for further discussion.

The proposed project would assist the College Area in obtaining the public facilities goals and objectives relating to the provision of adequate educational facilities to respond to the present and future needs of the community. The growth of California as a whole, and San Diego in particular, will necessitate expanded higher educational facilities – a challenge that is the primary driving force behind the proposed project. Additionally, while the increase in population would represent increased demand on existing facilities and services, the proposed project would not preclude the City's ability to provide adequate public services such as police, fire, libraries, schools, etc. The proposed project's relationship to local fire, police and public service entities is discussed further in EIR Section 3.13, *Public Utilities And Service Systems*.

Finally, existing university students, faculty, and staff both stimulate and attract surrounding commercial centers, as well as vertical markets associated with university needs, resulting in increased commercial activity in redevelopment areas, increased jobs in the local economy, and positive contributions to community culture. Expansion of SDSU, in conjunction with planning and redevelopment efforts lead by the City, would result in a long-term increase in the economic vitality in the College Community.

College Area Community Plan Planned Land Use Map. The portion of the proposed project to be sited within the College Area Community Plan would be located in an area designated "University Campus." The planned facilities are college-university oriented and would, therefore, be consistent with this Community Plan land use designation. The eastern portion of the Alvarado Campus is located in an area designated "Redevelopment Project Area." This area

will provide the community with university-oriented academic/research/medical uses consistent with the College Community Redevelopment Plan.

College Area Community Plan Amendment. The proposed project would not impact areas of the Community Plan currently being amended in conjunction with redevelopment planning. Therefore, the project would not conflict with the amendment.

Navajo Area Community Plan

Analysis of the proposed project's consistency with the Navajo Community Plan Goals and Objectives is presented in the following **Table 3.8-3, Navajo Community Plan Consistency Analysis.**

Table 3.8-3

Navajo Community Plan Consistency Analysis

Goal/Objective	Consistency Statement
Residential Element Overall Objective: Maintain and enhance the quality of existing residences and encourage the development of a variety of new housing types with dwelling unit densities primarily in the low to low-medium density range	CONSISTENT. The Adobe Falls Faculty/Staff Housing project component would support the community's goal of providing a variety of new housing types within the community, with a low-medium density of 11.2 units per acre.
Open Space Retention and Utilization Overall Objective: Designate and preserve open space before development takes place.	INCONSISTENT. The proposed project would convert approximately 33 acres of SDSU-owned open space to residential land uses, and leave approximately 16 acres as open space.
Parks and Recreation Overall Objectives: Develop sufficient and convenient parks and recreation facilities to serve the existing and future population of the community. Develop pedestrian and bikeway linkages between open space, neighborhood and community parks and other recreation and activity centers.	CONSISTENT. The proposed project would convert SDSU-owned open space to residential land uses. However, a pedestrian walkway and/or bike path would be constructed within each Adobe Falls village to provide residents with open space amenities. Further, preservation of approximately 10 of the 33 acre site would contribute to the open space amenities currently afforded the community.
Circulation Overall Objective: Provide each member of the community with safe, ready access around, as well as in and out of the community, by a mode of transportation of individual choice with minimal environmental damage.	CONSISTENT. The proposed project would not adversely affect the safety or ready accessibility of the residents within the community. As indicated in EIR Section 3.14, <i>Transportation/Circulation And Parking</i> , the proposed project would result in an increase in traffic on several streets within the southern Del Cerro area. However, these additional trips would not reduce the level of service on the affected street segments to below acceptable levels and, therefore, would not preclude the City from implementing street improvements, or the provision of safe traffic scenarios as indicated in the Navajo Community Plan.
Community Environment Overall Objective: To preserve and enhance the natural beauty and amenities of the Navajo Community.	CONSISTENT. The Adobe Falls Faculty/Staff Housing development plan includes the preservation and enhancement of Adobe Falls and Alvarado Creek.

In summary, the proposed project would not preclude the Navajo Community Plan from furthering the Residential Element overall objective, or from implementing its circulation goals and objectives. However, to the extent the project would result in the development of residential housing on previously undeveloped land, the proposed project would be inconsistent with open space goals/objectives. However, this would not be a significant impact within the meaning of CEQA because the Navajo Community Plan is not applicable to SDSU.

Navajo Community Plan Planned Land Use Map. As previously noted, the Navajo Community Plan depicts the Adobe Falls site as "Park." The proposed Adobe Falls Faculty/Staff Housing plan includes the development of housing units on the Adobe Falls site. Although Adobe Falls Faculty/Staff Housing also would include provision of park and open space facilities, and the preservation and further enhancement of the unique habitat along Alvarado Creek, this project component would result in conversion of an area designated as "Park" to residential uses and, therefore, would not be consistent with the Navajo Community Planned Land Use Map "Park" designation. However, this would not be a significant impact within the meaning of CEQA because the Navajo Community Plan is not applicable to SDSU.

Navajo Community Plan Update. The proposed project would not conflict with the Navajo Community Plan update, which consists essentially of minor amendments pursuant to specific development projects, rather than a large-scale revision of goals and objectives and the general community vision.

College Community Redevelopment Plan

Under the Redevelopment Project Program EIR, development of the Alvarado Road Sub-Area was contemplated to accommodate SDSU's need for additional academic, research and office space.² Under that plan, approximately 710,000 square feet of academic, research and development, and office space would be developed in the Alvarado Road Sub-Area with the plan noting that the site is within walking distance of the SDSU campus, and would extend the main campus eastward.

The Alvarado Campus project component would provide approximately 612,000 square-feet of academic, research and medical space and a 552,000 square-foot parking structure in the northeastern area of the campus. Demolition of an existing structure at 6361 Alvarado Court

² See, SDSU Foundation website relating to "Alvarado Campus " development, www.foundation.sdsu.edu/ccrp_current_develop.

and construction of a portion of this project component (280,000 square feet), on D Parking Lot, would occur in the near-term, with the balance of the Alvarado Campus (332,285 square feet) to be developed in future years on adjacent property presently owned by the SDSU Foundation.

Further analysis of the proposed project's consistency with the College Community Redevelopment Plan goals and objectives is presented in the following **Table 3.8-4, College Community Redevelopment Plan Consistency Analysis.**

**Table 3.8-4
College Community Redevelopment Plan Consistency Analysis**

Objective	Consistency Statement
The elimination and prevention of the spread of blight and deterioration and the conservation, rehabilitation and redevelopment of the Project Area in accord with the General Plan, specific plans, the Redevelopment Plan and local codes and ordinances.	CONSISTENT. The introduction of modern new academic and research facilities, as part of the proposed Alvarado Campus, would rehabilitate and redevelop the existing Alvarado Medical Center site. The redevelopment of this area also would provide enhanced job opportunities within the community as additional faculty and staff will be required to meet an increasing student enrollment. See also section 3.8.6.3, <i>Land Use Compatibility</i> , below for additional discussion of the project's potential for indirect creation of incompatible land uses within the surrounding community.
The mitigation of traffic and parking congestion within the Project Area and the surrounding neighborhoods through the provision of high quality housing and retail services in a pedestrian-oriented development directly adjacent to the San Diego State University campus.	CONSISTENT. While the proposed project would increase traffic within the project area, the project would not preclude the Redevelopment Agency from planning or developing high quality housing and retail services adjacent to the university and within those redevelopment areas designated for such uses. Further, the project's provision of an additional 2,976 housing units on campus would help reduce the automobile traffic in the College Area.
The provision of a living environment adjacent to the university which will attract university students who now commute to campus creating traffic and parking congestion or reside in single-family homes in neighborhoods adjacent to the campus which are ill suited for student housing purposes.	CONSISTENT. The proposed project would not preclude the Redevelopment Agency from providing a living environment adjacent to SDSU.
The achievement of an environment reflecting a high level of concern for architecture, landscape, urban design and land use principles appropriate for attainment of the objectives of the Redevelopment Plan.	CONSISTENT. The proposed Alvarado Campus development would introduce a modern architectural and urban design form into the Alvarado Road corridor reflecting a high level of concern for architecture and land use principles.
The creation and development of local job opportunities and the preservation of the area's existing employment base.	CONSISTENT. The proposed Alvarado Campus academic, research and medical facilities would facilitate the creation and development of local job opportunities. Further, SDSU is a major job training center, as well as an employer for the San Diego region. Expansion of the university's capabilities to support the growing regional population would continue to promote a vibrant academic setting and healthy employment base.

**Table 3.8-4
College Community Redevelopment Plan Consistency Analysis**

Objective	Consistency Statement
The replanning, redesign and development of areas which are stagnant or improperly utilized	CONSISTENT. The proposed project would help to eliminate and prevent the spread of blight and deterioration, while increasing the utilization of the existing Alvarado Medical Center property. See also section 3.8.6.3, <i>Land Use Compatibility</i> , below for additional discussion of the project's potential for indirect creation of incompatible land uses within the surrounding community.
The expansion of the community's supply of housing (inside or outside the Redevelopment Project Area), including opportunities for very low, low- and moderate-income households.	NOT APPLICABLE. The Redevelopment Plan designates the existing Alvarado Medical Center site for "university-serving commercial office uses," which is the use proposed under the Alvarado Campus for the proposed project. Other sites within the Redevelopment Project Area are designated for housing use.

In summary, the proposed project is consistent with the overall objectives of the Redevelopment Plan to eliminate the spread of blight and deterioration, and to conserve, rehabilitate and redevelop the areas outlined in the Redevelopment Plan area. Specific to the Alvarado Road Sub-Area, the proposed Alvarado Campus project component would be consistent with the Redevelopment Plan's Alvarado Road Sub-Area directives, which state that university-serving commercial/office uses should be located in this area. The Alvarado Campus would include academic, research and medical facilities, and would further enhance the economic opportunities present in and around this major educational institution. Therefore, the proposed project would not result in potentially significant land use and planning impacts relative to the Redevelopment Plan.

City of San Diego Municipal Zoning Code

As noted, the Adobe Falls Faculty/Staff Housing site is zoned for single-family residential development with a minimum of 40,000 square-foot lots. Under the proposed project, multi-family residences, would be developed on the site on lot sizes smaller than 40,000 square-feet. Therefore, the Adobe Falls Faculty/Staff Housing component of the project would conflict with existing city zoning. However, this would not be a significant impact within the meaning of CEQA because the City's Zoning Code is not applicable to SDSU.

The Alvarado Campus component would be located on a combination of commercial zoning designations. Commercial Office and Commercial Community zones specify a mixture of community-serving, auto-oriented retail, commercial and office uses. The proposed Alvarado

Campus development plan includes multiple office uses. In conjunction with these uses, commercial establishments, including coffee carts, snack shops or a book store also may be located on this site. The establishment of a university node in this area of campus also would be community-serving, as it would allow the community greater opportunities to visit campus, interact with students/professors, take further education courses and utilize resources such as the library, plazas and other public meeting spots. However, even if one concluded that the Alvarado Campus component of the proposed project would conflict with the existing zoning designations, this would not be a significant impact within the meaning of CEQA.

The Student Union and Student Housing components are both located on the SDSU central campus, which is zoned for single-family residential uses. This designation is inconsistent with the existing community plan, which directs that these sites support "university-campus" uses. Similarly, the Alvarado Hotel component is proposed to be constructed on a parcel zoned for single-family residential use; however, the College Area Community Plan also designates this area for university-campus activities. Thus, the project would be consistent with the community plan designation, and inconsistent with the zoning code designation. However, this would not be a significant impact within the meaning of CEQA.

With respect to the City's requirements relative to development on steep slopes (*i.e.*, development on slopes with a gradient exceeding 25%), approximately 20% of the Adobe Falls Faculty/Staff Housing site lying within the proposed area of development consists of slopes with a gradient in excess of 25%. Of the approximately 7 acres that comprise the Upper Village site, 5.5 acres contain slopes with a gradient less than 25%, while the remaining 1.5 acres contain slopes in excess of 25%.

Under the City's Zoning Code, steep hillsides, generally, are to be preserved in their natural state. Therefore, under the City's Zoning Code, development of that portion of the Upper Village site proposed to occur on steep slopes would conflict with the City's zoning requirements. Because SDSU, as a state entity, is not subject to local planning and zoning laws, the City's zoning code is not applicable and, therefore, any land use conflict would not be a potentially significant impact under CEQA. Nevertheless, SDSU intends that the proposed project be consistent with the City's Zoning Code where feasible. Therefore, mitigation is proposed that would require development of the Adobe Falls Faculty/Staff Housing Upper Village to comply with the City's Steep Hillside Guidelines for development to the maximum extent feasible.

As depicted on the Proposed Adobe Falls Faculty/Staff Housing Concept Plan, the Lower Village is proposed in the central portion of the lower site, which is characterized by fewer slope gradients. Although the proposed Lower Village development area is surrounded by slopes greater than 25%, the development footprint generally is not located within these steep areas.

San Diego Multiple Species Conservation Program – City Of San Diego Subarea Plan

None of the proposed project components are located on undeveloped land that has been identified as desirable for conservation in the City of San Diego Subarea Plan. While the proposed Adobe Falls Faculty/Staff Housing project component is located on undeveloped land, this land is not included in the MHPA, which signifies that it is not vital for the preservation of key migrating or resident plant or wildlife species. Further, by creating a regional conservation strategy and identifying areas where preservation must occur, the development of other, non-MHPA lands, such as Adobe Falls, is considered important to the Plan's success. Development of the Adobe Falls site would, therefore, not preclude the City's ability to uphold its obligation to implement the Subarea Plan in accordance with the region-wide MSCP Program, as directed by state and federal endangered species act laws.

The Alvarado Campus project component would be located immediately north of a designated MHPA. The undeveloped canyon system immediately south of this project site is included in the City Subarea Plan MHPA. Development of parcels adjacent to MHPA lands does not result necessarily in a threat to the vitality of MHPA lands, although edge effects, including lighting, noise and the introduction of invasive species, can often occur and indirectly impact the preserve. Therefore, the project's location adjacent to this area could result in potential indirect impacts to biological resources, rather than a land use and planning impact. Such impacts are discussed in Section 3.3, *Biological Resources*.

San Diego River Conservancy Five Year Infrastructure Plan 2006-2011

As discussed above, SDSU does not fall within the San Diego River Conservancy's jurisdictional area. Furthermore, the San Diego River Conservancy is a non-regulatory agency. However, because of the proximity of the proposed Adobe Falls Faculty/Staff Housing to Alvarado Creek, which is a tributary to the San Diego River, the goals of the Five Year Infrastructure Plan are of interest to SDSU. While implementation of the proposed project does not present a conflict in land use policy, potential impacts relative to hydrology and water quality could occur and are addressed in Section 3.7 (*Hydrology and Water Quality*). The Five Year Infrastructure Plan's Natural and Cultural Resources Preservation and Restoration program

(Program 3, page 31) identifies as a goal the reduction, control, and where feasible, eradication of invasive non-native species while restoring habitats to native function. The Adobe Falls Faculty/Staff Housing component will require the use of best management practices, such as the prohibition of specific invasive plants, maintenance of stormwater detention basins, *etc.* It also should be noted that as a result of the City of San Diego sewer spill within the Adobe Falls area several years ago, mitigation, in the form of restoration and invasive species removal, has occurred and continues to be monitored as a condition of the City's Supplemental Environmental Project (as levied by the Regional Water Quality Control Board) requirements.

The Five Year Infrastructure Plan also identifies the need to preserve and protect cultural and historic resources along the San Diego River Corridor. The falls located on the Adobe Falls site is a City-designated historic site. However, as discussed in Section 3.4, *Cultural Resources*, the area encompassing the falls is owned by Caltrans and is not a part of the project development site. Therefore, the falls would not be affected by project development.

3.8.6.3 Land Use Compatibility

Over the past several years, members of the residential communities adjacent to SDSU have expressed concerns regarding an increase in the number of student rentals in these neighborhoods. These rentals, which are known as nuisance rentals, or "mini-dorms," are single-family homes that have been modified to include additional bedrooms, living areas, and parking spaces, in order to house groups of non-related individuals. Mini-dorms are popular with students because the rents are generally lower than on-campus residence hall housing, and, because the students have greater freedom off-campus than they would have in on-campus housing. To the extent the proposed project would increase the number of students attending SDSU, the project potentially would increase the number of students residing in the surrounding residential communities. While the proposed project includes a substantial increase in on-campus student housing, a large percentage of students historically have expressed a preference for residing in off-campus, non-residence hall (*i.e.*, dormitory) facilities. See EIR Section 3.12, *Population and Housing*.

The concerns raised by the community generally regard the compatibility of nuisance rentals with the surrounding single-family residences. Land use compatibility issues include noise from increased densities of students in residential communities, increased traffic and parking demands, and the general compatibility of student versus neighborhood land use demands. Because the proposed project does not include the development of any additional nuisance rentals (*i.e.*, there would be no nuisance rentals constructed as part of the proposed project), any

potential effects relating to nuisance rentals would be indirect and speculative. EIR Sections 3.1, 3.10, and 3.14, address the proposed project's potential impacts relating to aesthetics, noise, and traffic/parking.

Issues relating to land use compatibility are addressed primarily through the City's land use planning process *via* the development of community plans, the enactment of related zoning ordinances, and the enforcement of local and state laws. The City, through the planning and entitlement process, zoning code compliance department, and its police department, is charged with the primary responsibility to develop, implement and enforce land use regulations to ensure land use compatibility. SDSU police officers work collaboratively with the City of San Diego Police Department through a reciprocity agreement that allows SDSU police, who have full arrest powers, to patrol city and private property within 1 mile of campus. See EIR Section 3.13, *Public Utilities and Service Systems*.

At the time of EIR publication, SDSU and the City of San Diego have jointly taken direct action to curb nuisance law violations through joint enforcement by the City of San Diego and SDSU Police Departments. The City also is contemplating modifications to the City's Municipal Development and Zoning Codes, which currently permit modifications to single-family residences that often end up as university student rental properties.

The following is a description of existing and proposed measures and programs to be enforced by the City of San Diego and SDSU Police Departments to curb incompatible land uses and the associated effects of nuisance rentals:

Existing Tools and Programs

- California Penal Code Section 415 - A neighbor who is being disturbed by another neighbor can affect a citizen's arrest for disturbing the peace.

Issues addressed - Noise

Enforcement Entity - SDSU police; City police

- California Vehicle Code Section 22500 (f) - Vehicles parked in driveways cannot extend over the sidewalk.

Issues addressed - Traffic and Parking

Enforcement Entity - SDSU police; City police

- City of San Diego Municipal Code Section 59.5.0502 (noise control) – If music or crowds are clearly audible 50 feet from a sensitive receptor’s property line between the hours of 10:00 pm and 8:00 am, a citation may be issued.

Issues addressed - Noise

Enforcement Entity – SDSU police; City police

- City of San Diego Municipal Code Section 56.54 (intoxication in public) – An individual can not be intoxicated in public such that the person cannot exercise care for his/her own safety.

Issues addressed - Noise

Enforcement Entity – SDSU police; City police

- City of San Diego Municipal Code Sections 142.0510(e) and 142.0510 (f) – Parking is not permitted on lawns, front yards, street side yards or in established set-back areas.

Issues addressed – Traffic and Parking

Enforcement Entity – SDSU police; City police

- Associated Students of SDSU Good Neighbor Program: Informational program aimed at increasing awareness among SDSU students of the relationship between student behavior and the quality of life on campus/surrounding neighborhoods surrounding campus.

Issues addressed – Noise; Traffic and Parking; Neighborhood Aesthetics/Character

Enforcement Entity – SDSU administration

- City of San Diego Mid-City Policing Pilot Program - Residences that are disturbing the peace may be issued \$1,000 citations on the spot.

Issues addressed – Noise; Traffic and Parking; Neighborhood Aesthetics/Character

Enforcement Entity – SDSU police; City police

- National Conflict Resolution Center – This full service facility can be utilized by City/SDSU officials, adjacent residents and students to settle neighborhood disputes.

Issues addressed – Noise; Traffic and Parking; Neighborhood Aesthetics/Character

Enforcement Entity – SDSU administration; SDSU police; City administration;
City police; private property owners

- College Area Party Plan (CAPP) – A program that has been implemented by the Mid-City Community Relations Office to curb ongoing problems with parties at private residences. Neighbors can sign a petition to have a home “CAPPed” so as to accelerate/eliminate warnings of citations for future violations.

Issues addressed – Noise; Traffic and Parking

Enforcement Entity – SDSU police; City police; private property owners

- Increased Code Compliance Officers - As of March 2007, SDSU is financing one additional code compliance officer to assist the City of San Diego with enforcement of code violations.

Issues addressed – Traffic and Parking; Neighborhood Aesthetics/Character

Enforcement Entity – SDSU administration; City administration

Proposed Tools and Programs

- Revisions to the City of San Diego Municipal Development and Zoning Codes – In July 2007 the San Diego City Council is scheduled to consider amendments that would restrict modifications to existing single-family residences for the purpose of creating group living quarters.

Issues addressed – Noise; Traffic and Parking; Neighborhood Aesthetics/Character

Enforcement Entity – SDSU police

The above tools and programs would assist the City, with the help of SDSU, in reducing existing and potential future indirect land use compatibility impacts associated with an expanded student body. Therefore, any potential indirect effects on land use compatibility associated with the proposed project would be speculative and, in any event, less than significant.

3.8.7 CUMULATIVE IMPACTS

As discussed above, the proposed project generally is consistent with the City’s two planning and development guides for the College Area – the College Area Community Plan and the College Area Redevelopment Plan. Also as discussed above, the proposed project would be

inconsistent with portions of the City of San Diego Zoning Ordinance, and the Navajo Community Plan. However, because SDSU, as a state entity, is not subject to local planning and zoning laws, the identified potential land use conflicts would not constitute a significant impact under CEQA. Therefore, impacts would not be cumulatively considerable and cumulative impacts would be less than significant.

3.8.8 MITIGATION MEASURES

To the extent the impacts analysis identified inconsistencies between the proposed project and the City of San Diego General Plan, the College Area and Navajo Community Plans, or the City of San Diego Municipal Code, because SDSU, as a state entity, is not subject to local planning and zoning laws, these impacts do not constitute potentially significant impacts within the meaning of CEQA. However, because SDSU intends that the proposed project be consistent with City planning and zoning laws to the maximum extent feasible, the following mitigation measures are proposed to reduce potential land use conflicts to the extent feasible:

LUP-1 Development of the proposed Adobe Falls Faculty/Staff Housing Upper Village will comply to the extent feasible with the design standards identified in the City of San Diego Land Development Manual Steep Hillside Guidelines. These standards include: (i) disturbed portions of the Upper Village site in 25 percent or greater slopes will be revegetated or restored in accordance with City Municipal Code Landscape Regulations; (ii) any increase in runoff resulting from development of the site will be directed away from any steep hillside areas to an adequate drainage area; and (iii) all feasible methods of erosion control will be considered. (San Diego Municipal Code, Chptr. 14, Art. 3., Div. 1.)

LUP-2 During planning and site design activities relating to the proposed Lot G Student Housing complex, consistent with an existing operating agreement, SDSU, or its designee, will consult with Metropolitan Transportation System ("MTS") staff to ensure that all structural, architectural and landscape plans, and the ensuing construction activities, do not interfere unreasonably with MTS's active operation of the San Diego Trolley, which runs adjacent to the proposed Student Housing site.

3.8.9 LEVEL OF SIGNIFICANCE AFTER MITIGATION

The proposed project would conflict with various provisions of the City of San Diego General Plan, the College Area and Navajo Community Plans, and the City of San Diego Zoning Code. Because SDSU as a state entity is not subject to local planning and zoning laws, the identified potential land use conflicts would not constitute a significant impact under CEQA. Any land use conflicts identified in this section between the proposed project and local planning and zoning laws would remain following implementation of the proposed mitigation.