2 PROJECT DESCRIPTION

2.1 INTRODUCTION

2.1.1 PURPOSE

The purpose of this section is to describe the proposed San Diego State University (SDSU) New Student Housing project (proposed project) for the public, reviewing agencies, and decision makers. Per the California Environmental Quality Act (CEQA), California Public Resources Code Section 21000 et seq., a project description is to contain the following information: (a) the precise location and boundaries of the proposed project, shown on a detailed map, along with a regional map of the project location; (b) a statement of the objectives of the proposed project, which should include the underlying purpose of the project; (c) a general description of the project's technical, economic, and environmental characteristics; and (d) a statement briefly describing the intended uses of the environmental impact report (EIR). An adequate project description need not be exhaustive, but should supply the information necessary for the evaluation and review of the project's significant environmental effects. This section describes the proposed project, including its location, characteristics, and objectives, and the intended uses of this EIR.

2.1.2 OVERVIEW OF PROJECT DESCRIPTION

The proposed project is the expansion of on-campus student housing facilities to be located ~~adjacent to~~east of the existing Chapultepec Hall. Specifically, the proposed project ~~would consist of the development of facilities to accommodate up to 2,566 student housing beds in a series of residential towers to be located on the existing Parking Lot 9 (formerly "U" Parking Lot) and the areas west and northwest of Parking Lot 9, centering around the existing Chapultepec Hall. The proposed project would be developed in three~~ two ~~successive phases, and the analyses conducted by SDSU addresses, where applicable, the environmental impacts that could arise in each phase. In particular, Phase I~~ would include construction of dormitory facilities to house up to 850 student housing beds on the existing Parking Lot 9, east of the existing Chapultepec Hall~~, and; Phase II would include construction of facilities to house up to an additional 850~~ 750 ~~beds in the area located to the west of the existing Chapultepec Hall,; and Phase III would include construction of facilities to house up to an additional 866 beds in buildings that would cantilever over the canyon behind Chapultepec Hall.~~ The proposed project would consist of ~~up to eight~~ two new buildings. One building would serve as a dining hall (2 stories), while the ~~remainder of the~~other building~~s~~ would ~~consist of~~be 4 to 5 ~~to 10~~4 ~~stories~~ in

height ~~buildings of~~consisting of single-, double-, and triple-occupancy student housing units. The complex would include outdoor gathering spaces and green space. The proposed project would entail permanent removal of the existing Parking Lot 9-, as well as a small retail building (Aztec Market) and a multi-purpose building (Cholula)~~and related parking spaces~~. The proposed project would support existing SDSU student enrollment limits; the project does not propose any increase in the existing 25,000 Full Time Equivalent (FTE) enrollment cap.

2.1.3 PROJECT LOCATION

The campus is situated along Interstate 8 (I-8) approximately 8 miles from downtown San Diego (see **Figure 2-1, Regional Map,** and **Figure 2-2, Vicinity Map**). The campus is located within the College Area Community of the City of San Diego (see **Figure 2-3, College Area Community**).

The site of the proposed project is located on the SDSU main campus, west of the academic buildings and north of the campus athletic fields. The site is defined by Remington Road to the south, 55th Street to the east, and private properties to the north (separated by open space and Interstate-8) and west (separated by open space and local streets, including Hewlett Drive). The land on which the proposed project would be developed is owned by SDSU and is located within the existing campus boundary.

2.1.4 PROJECT INFORMATION

Information pertinent to the proposed project, including the project title, lead agency for the project, project sponsor, project contact person, and level of environmental analysis to be conducted for the proposed project, is provided below.

Project Title

SDSU New Student Housing

Lead Agency

The Board of Trustees of the California State University
401 Golden Shore, 6th Floor
Long Beach, California 90802
562.951.4020

Project Sponsor

San Diego State University
Business and Financial Affairs
~~Facilities~~ Planning, Design, and Construction
5500 Campanile Drive
San Diego, California 92182–1624
619.594.5224
lshinn@mail.sdsu.edu

Contact Person

Laura Shinn, Director of Planning
~~Facilities~~ Planning, Design, and Construction
San Diego State University
5500 Campanile Drive
San Diego, California 92182–1624
619.594.5224

General Plan/Community Plan Designation/Zoning

City of San Diego General Plan Land Use Designation: Institutional and Public and Semi-Public Facilities

City of San Diego College Area Community Plan Land Use Designation: Park/Open Space (northern portion of the project site) and "University Campus" (southern portion of the project site)

City of San Diego Zoning: Residential: RM-4-10 and RS-1-7

Level of Environmental Review

The EIR analyzes the proposed project at the "project" level of review. The EIR examines ~~all phases of~~ the development and operation of the proposed project; no further CEQA review will be required prior to project implementation.

2.2 PROJECT AREA HISTORY AND EXISTING CONDITIONS

2.2.1 SDSU CAMPUS

Founded as a state college in 1897, SDSU initially occupied a single building in downtown San Diego. In February 1930, the SDSU campus was moved to its present location atop Montezuma Mesa and was operated from seven buildings surrounding what is still referred to as the "Main Quad." Expansion of the campus initially occurred to the north and southeast. Gradually, the canyon areas were filled with auxiliary uses, including sporting and entertainment venues, as well as parking lots.

By the early 1960s, primarily due to parking concerns and a lack of established functional campus areas, a comprehensive planning effort was deemed necessary for the future expansion of SDSU. The first SDSU campus master plan was prepared by Frank L. Hope and Associates and was approved by the Board of Trustees of the California State University (CSU) in 1963. The 1963 master plan contained a planned land use map, outlined directives for facility placement, and provided target square footage for academic, support, and athletic spaces. An update to the 1963 campus master plan was completed in 1967, and a number of primarily minor revisions were made to the plan throughout the 1970s.

Several major revisions have been made to the master plan over the last 20 years. Beginning in 1997, SDSU embarked on a comprehensive two-phase master planning effort, which resulted in a significant update to the prior master plan efforts. Phase I of the process involved the preparation of a physical master plan, which documents SDSU's existing conditions and outlined proposed policies and guidelines to maintain and enhance the character, form, and function of the campus. Phase II of this process evolved into two distinct planning programs: the SDSU Aztec Walk Master Plan (approved in 1999) and the SDSU Campus Master Plan 2000 (approved in 2001).

Components of the Aztec Walk Master Plan included the consolidation and redevelopment of SDSU's athletic, recreational, and student housing resources. Replacement locations for parking facilities were also included. The Campus Master Plan 2000 consisted of a comprehensive, campus-wide buildout strategy. This master plan proposed the redevelopment of several classrooms, offices, research, and student buildings and facilities, and the development of several new buildings: a physical plant and yard, parking structure, and central campus park area.

In November 2007, the CSU Board of Trustees approved the 2007 SDSU Campus Master Plan Revision and certified the EIR prepared for the project as adequate under CEQA. The 2007

Campus Master Plan Revision provided the framework for implementing SDSU's long-term goals and programs for the campus by identifying needed buildings, facilities, improvements, and services to support campus growth and development from 25,000 ~~full-time equivalent~~FTE students to a new enrollment of 35,000 ~~full-time equivalent~~FTE students by the 2024–2025 academic year. To accommodate the projected student increase, the 2007 Campus Master Plan Revision included the near-term and long-term development of classroom, student housing, faculty/staff housing, and research and student support facilities on land located throughout the SDSU central campus, Alvarado, and Adobe Falls areas (SDSU 2010, p. 1.0-8–1.0-10).

In December 2007, lawsuits were filed in San Diego Superior Court challenging the adequacy of the EIR prepared for the 2007 Campus Master Plan Revision (*Del Cerro Action Council, et al. v. Board of Trustees of California State University,* San Diego Superior Court Case No. GIC 855643). The lawsuits ultimately resulted in an order ruling that certain portions of the EIR Transportation/Circulation and Parking section were inadequate, while upholding the remaining sections as adequate. As a result, the court directed the CSU Board of Trustees to set aside its prior approval of the 2007 Campus Master Plan and it is, therefore, not operative.

In the interim, in May 2011, the Board of Trustees approved the Plaza Linda Verde (now South Campus Plaza) mixed-use development project along with related revisions to the Campus Master Plan. Since that time, there have been several minor revisions to the Campus Master Plan. The existing Campus Master Plan of record is depicted on **Figure 2.4, Existing Campus Master Plan**. As part of the proposed project, the Campus Master Plan would be further revised to accommodate the new housing and related facilities. The existing Campus Master Plan's 25,000 FTE enrollment cap will not be modified as a result of this project.

2.2.2 EXISTING ON-SITE USES

The ~~7.84~~ 3.15-acre site of the proposed project is largely ~~un~~developed. ~~At the southwestern edge of the site, the small Parking Lot 10A (formerly "T" Parking Lot) borders Remington Road. Chapultepec Hall, a residence hall supporting 545 student housing beds, is situated in the approximate middle of the site.~~ Parking Lot 9 (formerly "U" Parking Lot) extends east from Chapultepec Hall and terminates at 55th Street. There is a small retail structure, a multi-purpose building at the upper level, and a utility plant at the lower level, located between Remington Road and the southern side of Chapultepec Hall.

2.3 PROJECT BACKGROUND

One of the goals of the SDSU Housing Administration's Residential Education Program is to provide all sophomore students with a living environment that includes academic support and social involvement. The goal is part of the Sophomore Success Program, which is an immersive full-service academic and student life support initiative tailored to second-year students who are from outside of the SDSU service area. ~~The first class of sophomores to participate in the program, which requires non-local sophomores to live on campus, will be a part of the 2017 freshman class. When sophomores, this class will live in existing on-campus suites and apartment communities starting in the fall of 2018; to make room for the sophomores in the existing suites and apartments, new student housing facilities are necessary for the freshman currently residing there.~~

The two-phase Sophomore Success ~~p~~Program will begin by welcoming the 2017 freshmen class of Guardian Scholar, Nursing, Honors College, out-of-state and international students, as well as student athletes, who will continue to live on campus their second year in 2018. There is adequate existing capacity for this first group to live in existing on-campus suites and apartment communities starting in the fall of 2018. The program will be fully implemented, benefiting all second-year, non-local students, in the fall of 2019. To make room for the second group of sophomores, existing suites and apartments currently housing freshmen must be vacated, thus new student housing facilities are necessary to relocate those freshmen to more appropriate living arrangements.

Data from external studies and SDSU on-campus resident studies show that students who live on campus are better prepared academically, enjoy an increased sense of community and campus connectedness, and graduate at faster rates than those who do not. Program participants will enjoy customized career development support; flexible guest, meal and roommate policies; and enhanced safety and security.

One of the primary objectives of the proposed project is to provide housing in furtherance of the Sophomore Success ~~p~~Program. Specifically, the 850 beds of student housing that will be developed ~~as part of Phase I~~ will be designed and constructed specifically for use as freshman housing. Providing additional on-campus freshman housing will free up other student residences already existing on campus that are more suitable to sophomore housing.

In 2013, prior to the implementation of the Sophomore Success program, SDSU contracted with Carrier Johnson to prepare a capacity study and preliminary site design for a residential

complex to be located on the west side of campus. Of the potential sites identified for future student housing in the 2007 Campus Master Plan Revision, the Chapultepec area was selected due to the ability to create a new community next to Chapultepec Hall, its capacity to accommodate a greater increase in number of beds, the generally undeveloped nature of the site, and the need for food and convenience services in the project site vicinity to serve both existing and new students. Additionally, the west campus site offers walkable access to the campus and to the nearby athletic facilities.

The study prepared by Carrier Johnson was published in December 2013 and is titled the *West Campus Housing Site Master Plan and Program*.

At that time, the campus was able to accommodate freshmen required to live on campus and those not required but desiring to live on campus by housing them in a number of units more suited to sophomores (apartments and suites), significantly reducing the capacity for Sophomores and upper class students. The study assumed that all beds would be suite style accommodations, which would be more suited to upper class students than for freshmen. In the fall of 2016, the University implemented its Sophomore Success program and determined it needed additional beds to provide capacity for the program. SDSU also determined that the immediate need was for freshmen beds so that upper class appropriate beds occupied by ~~F~~freshmen could be vacated and returned to ~~S~~sophomore use. In January 2017, SDSU hired a design/build team to design the ~~first phase of~~ freshmen ~~beds~~ residence hall~~and further refine the future phases of the plan~~. The early concepts developed by the Carrier Johnson study, in combination with the new designs prepared by SDSU's current design/build team form the basis of this project description and the associated environmental impact analysis contained within this EIR.

2.4 PROJECT GOALS AND OBJECTIVES

The overall goal of the proposed project is to enable an increased number of students to participate in SDSU's Residential Education Program and to add vitality and services to the west campus area where the proposed project would be located. The specific project objectives are as follows:

1. Create a distinct west campus housing neighborhood similar to the student residential neighborhood on the east side of campus, that is inviting and safe, that has a distinct identity, and that provides students with supportive amenities such as a tutoring center, a dining facility, community spaces, and study areas.

2. Alleviate isolation of Chapultepec Hall and respond to the deficit in student amenities in the proposed project vicinity, as reported by the residents and staff of Chapultepec Hall.

3. Provide additional on-campus housing for freshman students, thereby making existing housing that is more appropriate for sophomores, available to sophomores, in furtherance of the Sophomore Success Program.

4. Provide food and convenience services in the vicinity of the proposed project for students housed both in existing on-campus housing and to be housed in the new housing.

5. Increase on-campus student housing options by providing housing for approximately 2,600 additional students in a distinct neighborhood, thereby reducing the demand for student housing in the adjacent off-campus neighborhoods.

6. Take advantage of an existing undeveloped area on campus to construct housing on a site that does not require the temporary removal of much-needed existing beds from the existing inventory.

7. Provide additional student housing in an area that has the capacity to accommodate a large number of student housing beds and associated amenities, where the land is owned by the university and unencumbered by other uses or existing structures that would need to be demolished.

8. Reduce regional traffic and increase the walkability of the SDSU campus by providing on-campus housing that includes a variety of student-friendly amenities and that is situated within a walkable distance from the academic, athletic, and social centers of campus.

2.5 PROJECT OVERVIEW

2.5.1 PROJECT LOCATION AND SETTING

As stated previously, the project site is located in the northwest corner of the main SDSU campus within the existing Campus Master Plan boundary, approximately 8 miles east of downtown San Diego (**Figures 2-1 Regional Map** and **2-2 Vicinity Map**). As shown in **Figure 2-2 Vicinity Map**, the proposed project site is bounded by Remington Road to the south, an open space canyon area to the north and west, and 55th Street and a portion of the undeveloped canyon to the east. Generally, land uses adjacent to the project site consist of SDSU athletic fields to the south, canyon and I-8 to the north, single-family residences to the west, and multifamily residences and institutional uses associated with SDSU to the east. From campus, the project site can be accessed via Remington Road, 55th Street, and Aztec Circle Drive.

The SDSU campus is located within the College Area Community Planning Area in the City of San Diego. The College Area Community Planning Area consists of approximately 1,950 acres, most of which is developed with single-family residential uses. The SDSU campus can be accessed from the north by College Avenue, which also provides local access to I-8. The campus can be accessed from the south by Montezuma Road, an east–west roadway near the southern boundary of the campus. Montezuma Road also connects with I-8 via Fairmont Avenue to the west and El Cajon Boulevard to the east.

2.5.2 PROJECT DEVELOPMENT COMPONENTS

2.5.2.1 STRUCTURES

Development of the proposed project would consist of the addition of the following structures and services to the project site: ~~Up to eight~~ two individual buildings in total ~~--~~; one Residence Hall (student housing/dormitory building) surrounding open-air courtyards and one Food Service Building (dining hall); an improved site entry at the intersection of 55th Street and Aztec Circle Drive; landscaping; pedestrian pathways; and limited parking facilities. **Figure 2-5, Preliminary Concept Design ~~and Project Phasing~~**, depict the basic layout of these proposed project components. Construction would entail demolition of the following existing on-site uses: a small retail building, a multi-purpose building, an American with Disabilities Act (ADA) parking/upper-campus drop-off area, and Parking Lot 9. The existing Chapultepec Hall would remain on site and would remain open throughout the duration of construction. The proposed site design improves the existing Chapultepec entry court and dining terrace above the utility plant and connects Chapultepec with the new food service and residential buildings to create a new, cohesive west campus housing community. The community will be secured by a fence, which will allow residents of Chapultepec and the new housing, once checked into the secure zone, to share community and outdoor spaces, while controlling access to the upper floors for residents of the individual buildings and floors.~~accommodates and incorporates the massing and architecture of Chapultepec Hall so that this remaining building would be consistent with and would complement the new development.~~

The following provides additional details regarding the individual structures that would be built as part of the proposed project (See **Figure 2-5, Preliminary Concept Design ~~and Project Phasing~~**).

~~Phase I~~The proposed project would be constructed east of the existing Chapultepec Hall and would consist of a total of 850 beds and approximately ~~205,000~~183,290 gross square feet (GSF) total. The resident rooms, shared bathrooms, and social spaces would be contained in ~~two~~

~~separate residence hall structures~~a building, which wraps around two courtyards, with ground floor connection between the courtyards. The ground level of the proposed project would be set one story below Remington Road, with the total height of the building varying from 4 stories on the south side along Remington Road (3 stories above the street) to 5 stories on the north, east and west sides. ~~The two buildings would be connected on floors 3 and 4 by interior rooms and on floor 5 by an exterior deck between the two residential buildings. These buildings would vary in height from 3 stories along Remington Road to 4 stories along the east, west, and north edges of the site.~~ A separate 2-story building of approximately ~~15~~8,000 GSF (included in the ~~205,000~~183,290 GSF) containing food service facilities and a flexible use seating/gathering/event space would be located at the east end of the site. This building would serve residents of this on campus housing community, and residents of the adjacent Chapultepec Residence Hall. ~~nearby student housing (such as the apartments on 55th Street), and students who may live elsewhere on or off campus but are in the area for classes in Peterson Gym or activities in the recreation facilities~~.

The new student housing will be designed in the mission style to reflect the historic architecture of the campus, while the food service building will be more contemporary in expression, which transitions between the contemporary style of Chapultepec and the mission style of the new residence hall. ~~**Phase II** would be constructed west of Chapultepec Hall and would consist of up to 7850 beds in a single structure of up to 188,000 GSF. This building would be up to 104 stories in height, with at least one of those 104 stories below grade at Remington Road.~~

~~**Phase III** would consist of four buildings configured in a splayed arrangement around the north and west sides of the existing Chapultepec Hall. These buildings would contain up to 866 beds, and would be up to 214,000 GSF in size and up to 11 stories in height, with 2 of those stories below grade.~~

~~***Food Service Building:*** The Food Service and neighborhood social space building would be designed and constructed in Phase I. The building would be a separate structure located at the corner of Remington Road and 55th Avenue, and the 1- or 2-story structure would consist of a total of approximately 815,000 GSF.~~

Table 2-1 identifies and describes the proposed buildings to be constructed as part of the proposed project.

Table 2-1
Proposed Buildings

Project Component		Building Area (GSF)	Beds	Above-Grade Floors	Total Floors (Including Base Levels)	Parking (spaces)
~~Phase I (east of Chapultepec Hall)~~ Residence Hall Building~~s/Wings~~		175,290	850	~~4 to 6~~ 3 at Remington; 4 -5 at courtyard level.	3 to 5~~-7 to 9 (only if we do service/loading/parking below grade~~	~~20~~0
Food Service Building		~~8~~15,000		~~2~~1 at Remington 1 at courtyard level	~~3 (again, only if we do service/parking/loading below grade)~~2	~~2 parking and 2 loading~~0
	Total	**183,290**	**850**		**2 to 5~~9~~**	**~~24~~0**
~~*Phase II (west of Chapultepec Hall)*~~	~~No individual buildings (all one building)~~	~~188,000~~	~~7~~850	~~9~~13	~~10~~4	~~0~~
	~~Total~~	**~~214,000~~188,000**	**~~750~~866**	**~~9~~**	**~~10~~1**	**~~0~~**
~~*Phase III (north and west of Chapultepec Hall)*~~	~~Wing 1~~	~~54,500~~	~~220~~	~~9~~	~~11~~	~~0~~
	~~Wing 2~~	~~54,500~~	~~220~~	~~9~~	~~11~~	~~0~~
	~~Wing 3~~	~~54,500~~	~~220~~	~~9~~	~~11~~	~~0~~
	~~Wing 4~~	~~50,500~~	~~206~~	~~9~~	~~10~~	~~0~~
	~~Total~~	**~~214,000~~**	**~~866~~**	**~~9~~**	**~~11~~**	**~~0~~**

Note: GSF = gross square feet

2.5.2.2 LANDSCAPING

The following outlines the landscape elements that would be part of the proposed project development. Landscaping would be designed with inspiration drawn from ~~the~~ historic mission gardens ~~of the Alhambra~~and the original core campus courtyards. See **Figure 2-6, Proposed Landscape Plan**, for a visual representation of the general types and locations of the landscaping features.

Residential Courtyards: The proposed project would consist of ~~four~~ two residential courtyards ~~interspersed amongst the two buildings~~created by the residence hall building ~~that comprise Phase 1 and located between~~ ~~Phase 1 and the existing Chapultepec Hall~~. ~~Phase II would have at least one courtyard between the new building and the existing Chapultepec Hall.~~ These outdoor living spaces would incorporate movable outdoor furniture, raised planting beds, and turf, and will enable a variety of activities including studying, socializing, eating, and light physical activity.~~.~~

~~***Residential Park:*** The proposed project would incorporate a park area overlooking the canyon, north of Chapultepec Hall and east of the east wing of Phase III. The park would provide a lawn area, fire pit, outdoor furniture, and shade trees. A guardrail/screen would separate the park from the canyon.~~

Naturalized Canyon Edge: Where the proposed project boundary meets the canyon on the north side of the site, the canyon slopes disturbed by construction would be revegetated with California native species and selectively thinned and replanted to meet City of San Diego fuel modification and steep hillside landscape guidance.

~~***Sunken Courtyards:*** The proposed project would consist of three sunken courtyards that would separate the four wings comprising Phase III. These spaces would consist of turf seat-steps that cascade down to outdoor living spaces with flexible furniture and screen plantings at lower level windows of the residence buildings.~~

Food Service Terrace: ~~An o~~Outdoor terrace for eating and socializing would be constructed to the north and east of~~between~~ the food service building. A new terrace will be located (~~at the east edge of the site~~between the food service building and the new residence hall, and an existing terrace to the north of the food service building will be renovated.~~) and the eastern end of the Phase I residence hall. This court would provide furniture for outdoor dining and would also serve as an entry court to the Phase I residence hall.~~

Chapultepec Entry Court: The entry in front of Chapultepec (between the new food service building and Chapultepec) will be redesigned to provide a larger outdoor space for eating, socializing, and events involving the residential community.

Roof Terrace: A new roof terrace will be constructed at the center wing of the residence hall (between the courtyards). This terrace will be a combination of green (planted) areas and decking, with furniture suitable for socializing and studying.

2.5.2.3 UTILITIES

It is anticipated that the proposed project ~~would~~ may require new points of connection for ~~some of the residence halls for~~ domestic water, fire water, and sewer from the existing utility lines within Remington Road. The easternmost residence hall ~~(Phase I)~~ could use utility lines located within 55th Street. ~~Due to the significant decrease in elevation across the site and the limited extent of the sewer main in Remington Road, a sanitary sewage pump station would be required for some of the residence halls. Most of the westernmost residence hall (Phase II) sewer load would connect into the sewer main via gravity.~~ Domestic water, fire water, and sewer facilities

would be expanded to support the proposed project buildings and auxiliary structures. Development of new chilled-water cooling systems would be incorporated into the proposed project. Existing stormwater systems would be augmented to support any anticipated change in stormwater discharge quantities.

Construction and operation of the proposed project would entail improvements to all wet and dry utilities within the immediate area. Improvements and modifications associated with each type of utility are described below.

Electrical and Natural Gas Service: Based on estimated capacity and accessory uses, the proposed electrical energy needed to support the new buildings would be approximately 1 megawatt per year for ~~each Phase I~~ and~~, II and III, totaling approximately 3 Mw for~~ the proposed project.

The existing SDSU electrical distribution system in the vicinity of the proposed project has a current load of 4 megawatts and a total capacity of 8 megawatts. ~~Although it appears that currently t~~The existing SDSU electrical network can accommodate the increased load generated by the proposed project~~., should the existing loads increase before Phase III is constructed, Phase III may necessitate the extension of an underground conduit from the nearby San Diego Gas and Electric (SDG&E) line that is located to the west of the project site. This link to the SDG&E electric line would ensure the electrical distribution system would have enough capacity to serve Phase III.~~

~~Each of T~~the proposed ~~phases~~ project would be served by a pad mount loop switch fed from the SDSU distribution system located near the International Student Affairs on Canyon Crest Drive ~~transformer that would be provided by SDG&E~~ and situated in the vicinity of the proposed structures. This loop switch~~These transformers~~ would serve a unit substation~~switchboard~~ located in the~~each~~ residential facility. Currently, the SDSU electrical distribution center in the vicinity of the proposed project has capacity to accommodate the proposed project electrical demand. However, in the event that the electrical system does not have adequate capacity, the existing transformer and feeders that serve Chapultepec Hall would be replaced by a new electrical system.

Emergency power to egress lighting in each of the proposed structures would be provided by the standby generator~~a centralized inverter system located in the electrical room of each structure~~. Standby or emergency power would be provided for ~~each phase~~the proposed project by a 505 kilowatt /631 kilovolt-ampere output amperage 759 generator. The~~se~~ generator~~s~~ would be located on the west~~east~~ side of the dining hall~~ and, on the west side of Phase II, and immediately south of the Phase III buildings~~. Based on estimated capacity and accessory uses,

the proposed project would require the use of approximately ~~291,606~~119,036 therms of natural gas per year (Snipes-Dye 2017).

The existing 3-inch natural gas line located along Remington Road would ~~not~~ have adequate capacity to convey the anticipated ~~291,606~~119,036 therms per year of additional natural gas to the proposed project. ~~Thus, the existing natural gas line would be upgraded along the Remington Road frontage and 55th Street to its terminus at Montezuma Road to adequately serve the proposed project's natural gas demand. New laterals with pressure regulating devices and meters would be constructed to serve the proposed facilities. The new laterals would be tied in to the nearby SDG&E gas mains.~~

Telecommunication Service: Chapultepec Hall is served by data lines from Fowler Hall Athletic Center (Data Hub 3) to the south. This data hub was created with enough capacity for the new loads anticipated by this project.

The existing Main Distribution Frame (MDF) room in Chapultepec Hall would serve as the data hub for the housing complex. A new MDF room would be constructed within each proposed building, with the new rooms connected to the Chapultepec Hall MDF via conduit pathways.

Water: Based on estimated capacity, accessory uses, and surrounding landscaping, water use projected for the project would be ~~125,734~~41,650 gallons per day.

Chapultepec Hall is currently served by three 8-inch diameter water lines in Hewlett Drive, Remington Road, and 55th Street located in the northern portion of the existing campus (Snipes-Dye 2017). The potable water is delivered to the project area by a well-defined grid of water mains. The primary backbones are 8-inch, 10-inch, and 12-inch water mains lines (Snipes-Dye 2017). The mains are interconnected by 8-inch mains located in Hewlett Drive, Remington Road, and 55th Street (Snipes-Dye 2017). ~~The City presently has a job file opened to begin expansion of the existing water distribution system in the proposed project's vicinity. The job file would entail expansion of the water mains located within Hewlett Drive, Remington Road, and 55th Street. City Group Job 807 proposes to upsize the water mains in Hewlett Drive, Remington Road, and 55th Street to 12 inch water mains. Group Job 807 is currently in design, and construction is scheduled to be completed by the year 2021, per the City of San Diego Water Department. Therefore I~~it is proposed that the project would connect to the ~~new~~ existing ~~8~~12-inch City of San Diego-owned water main ~~provided per City of San Diego Group Job #807~~. **Figures 2-7, Site Utilities–Concept Water Plan,** and **2-8, Site Utilities–Concept Fire Plan,** show locations of proposed water facility infrastructure.

Sanitary Sewer: Based on estimated capacity and accessory uses, the wastewater generation projected for the project would be ~~103,900~~37,485 gallons per day.

Chapultepec Hall is currently served by an 8-inch sewer line located within Remington Road that flows down gradient toward a trunk sewer in Alvarado Canyon either via a lateral in 55th Street or a lateral in Hewlett Drive. Chapultepec Hall generates approximately 0.63 cubic feet per second (cfs) of wastewater, which is conveyed by the existing sewer line with a capacity of 1.72 cubic feet per second. The proposed project would generate approximately ~~0.18~~ 0.06 cfs, for a total proposed flow of approximately ~~0.81~~ 0.69 cfs. The existing sewer line would have adequate capacity to support this increased flow.

The existing sewer connection for Chapultepec Hall would be relocated under the proposed project. The project would be served by this relocated connection and an associated pump station. Because the proposed structures would include floors that are lower in elevation than the existing Remington Road sewer line, a pump station would be required to convey wastewater from the lower floors to the sewer line. **Figure 2-9, Site Utilities–Concept Sewer Plan**, shows the locations of proposed sewer facility infrastructure.

Stormwater: ~~Due to its undeveloped canyon nature, there is no established engineered stormwater drainage system for a majority of the project site.~~ Stormwater runoff from the existing Parking Lot 9 and Chapultepec Hall area flows into on-site culverts, as well as into lines from the athletic fields to the south, which are routed into the canyon. On-site stormwater collection and conveyance facilities would consist of new storm drain pipes, multiple bioretention areas that include catch basins, and green roofs (substantial planted areas) in an effort to ensure compliance with the City of San Diego Municipal Separate Storm Sewer System (MS4) Permit. Storm drain pipes would generally run between the buildings proposed as part of ~~Phase I~~the proposed project, along the fire lane/service road on the north side of the project site, ~~between Chapultepec Hall and the buildings proposed as part of Phase III,~~ and ~~between~~ on the west side of Chapultepec Hall ~~and the buildings proposed as part of Phase II~~. The storm drain pipe network would include four headwalls that would discharge stormwater conveyed by the pipelines into the undeveloped canyon. Two headwalls would be located adjacent to the fire lane/service road on the north side of the project site, and two would be located on the west side of the project site~~, adjacent to Phase II~~. The majority of landscaped areas would serve as both landscaping and bioretention areas. Each bioretention area would include a 24-inch by 24-inch catch basin. As per current stormwater runoff regulations, the peak 100-year discharge of the project site would be less than the existing

runoff conditions. **Figure 2-10, Site Utilities–Concept Drainage Plan**, shows the locations of proposed stormwater facility infrastructure.

2.5.2.4 PARKING, CIRCULATION, AND ACCESS

Existing Parking Lot 9 would be removed; existing Parking Lot 10A on the project site would remain. ~~; and approximately TBD parking spaces would be constructed a~~As part of ~~Phase I~~the proposed project~~,~~ these spaces in Lot 10A would be restriped to comply with ~~reserved for~~ the Americans with Disabilities Act ~~needs~~ and would be reserved for accessible parking and housing complex personnel. The existing Parking Lot 9 currently supports approximately 135 spaces. ~~The existing 33-space Parking Lot 10A on the west end of the project site would remain and would provide parking for students, athletic department personnel, and university police.~~ Residents who choose to bring cars to campus and wish to park near their residence hall would be able to use existing Parking Structure 12, located east of the project site, or other parking areas on campus.

Vehicular and emergency access to the north side of the proposed project site would be provided via the proposed fire lane/service road (see **Figure 2-11, Proposed Vehicular Access**). Vehicular and emergency access to the south side of the project site would be provided via Remington Road. Internal circulation within the proposed Student Housing complex is designed primarily around pedestrian needs. Thus, the main arteries through the proposed project are pedestrian walkways, with accommodation for emergency vehicles and vehicles associated with the student move-in process. The following describes the key pedestrian amenities that would be developed. All amenities would be implemented prior to first occupancy. To the extent City of San Diego approvals may be required, SDSU will coordinate with the appropriate city staff to implement these project features.

Remington Road Walkway. The walkway along Remington Road would be improved and would provide access to the project's Residence Halls ~~in Phases I and II~~, Chapultepec Hall, and the Food Service Building.

Fire Lane/Service Road. This pathway, which would function as a pedestrian walkway, an emergency access, and a move-in/move-out vehicular accessway, would be located ~~through~~ along the north edge of the residential buildings ~~proposed as part of Phase I and the canyon edge~~(see **Figure 2-11, Proposed Vehicular Access**). ~~As it progresses west, it would arc around the splayed configuration of Phase III and would terminate at a multi-use space adjacent to the westernmost building proposed as part of Phase III that functions as both a basketball court and~~

~~an emergency access turn-around.~~ On the east, the road terminates at and provides access to 55th Street.

Pick-Up/Drop off zone. ~~Phase I~~ The proposed project will incorporate a pick-up/drop off zone for the complex~~. There will be a dedicated pick-up/drop-off zone within the project site~~ to reduce congestion and emergency access issues due to loading and unloading along Remington Road. Specifically, the pick-up/drop-off zone would provide off-street short term parking spaces for six vehicles on the north side of Remington Road fronting the residential building (see **Figure 2-11, Proposed Vehicular Access**).

Signal Synchronization. Synchronization of the traffic signals along 55th Street between Montezuma Road and Remington Road to improve the flow of traffic.

Parking Control. Placement of a permanent sign on Remington Road at the SDSU campus boundary with the College View Estates neighborhood that reads "No SDSU or Event Parking in Residential Neighborhood – Violators May be Fined and/or Towed Away" will be installed. Parking guards will continue to be posted on Remington Road at the College View Estates entrance to discourage parking in the residential neighborhood during large events, including events at Viejas Arena, and during baseball games. A temporary sandwich board sign also will be placed at the corner of 55th Street and Remington Road during such events that reads "No Event Parking Beyond This Point."

Remington Road Safety Improvements. Repainting of the red curbs along Remington Road and modifying the wording on the existing parking signs from "No Parking" to "No Stopping at Any Time" would occur prior to occupation of ~~Phase I~~the proposed project. Several signs would be posted at short intervals along Remington Road. Additional lighting along Remington Road would be provided to help motorists better see bicyclists, skate boarders, and pedestrians utilizing the street in the evening.

2.5.3 DESIGN STANDARDS AND ENERGY EFFICIENCY

The new structures would be architecturally consistent with the Spanish Colonial and Mission Revival styles of the original SDSU campus buildings. Landscaping plans were inspired by ~~the~~ historic mission gardens and architecture ~~of the Alhambra, consistent with the Spanish- and Mission-style proposed structures~~of the historic campus core, which is inspired by Spanish and California mission architecture. Key ~~standards anchoring the~~elements of the ~~general~~ design of the project include the courtyard layout; larger glass areas on the public community rooms, shaded by arcades; and smaller punched window openings on private spaces. These elements

are hallmarks of the mission style, ~~are~~ promote indoor/outdoor community living, maintain an appropriate balance of community and privacy, and are inherently sustainable~~.~~

The configuration and heights of buildings were designed in part based upon a solar study conducted to maximize the project's use of light and solar energy. The solar study determined that by placing buildings of lower height on the south side of the project site, sunlight would be maximized in the courtyards north of and adjacent to the southern structures. By constructing the buildings on the north side taller than the southern buildings, sunlight would be reflected off the windows of the northern buildings and into the courtyards during winter months. This would create a warmer environment in the courtyards, thus rendering them more usable during colder weather.

The proposed project would incorporate at least one green roof area ~~per phase~~ and ~~at least eight~~ two garden ~~/~~courtyards, two eating/social terraces, and a renovated entry court areas as part of the proposed landscaping design. These landscaped areas would serve to mediate the climate of the housing complex by providing both shade and insulation. ~~Green roofs are~~Planted areas on the roof terrace help ~~used to~~ prevent heat from leaving the buildings that they shelter in cool weather and prevent heat from entering through the roof in warm weather. Landscaping cools buildings by shading the structures and by cooling the air around the structures. These elements of the project design would therefore serve to reduce energy associated with heating and cooling of the buildings.

2.5.4 CONSTRUCTION ACTIVITIES AND PHASING

Construction of the proposed project ~~would occur in multiple phases (see **Figure 2-12, Proposed Phasing Plan**).~~ Phase I would include ~~up to four two residential~~the residential structures~~buildings or wings, which may be connected on one or more levels~~, the Food Service Building, and the fire lane/service road. ~~Phases II and III would be a future phases; Phase II would be built as a single building; and Phase III would be a series of four connected buildings or wings.~~ All construction workers, deliveries, and equipment would access the site via 55th Street using the fire lane, which would be constructed first.

Construction of each of the project components ~~for the three phases~~ would generally proceed as follows; note that each step set forth below would not necessarily occur in strict succession but instead could overlap with previous or latter steps:

- Step 1: Site Preparation. Temporary barricades, fences, sound walls, and other protective devices would be erected to separate the project site from surrounding neighborhoods

and SDSU campus buildings. Stormwater Pollution Prevention Plan-directed controls would also be installed during this sequence.

- Step 2: Demolition. Demolition of the existing Parking Lot 9, retail building, and multipurpose building on the ~~Phase I~~project site would take approximately 3 weeks and include the sorting, recycling, and/or disposal of debris from demolition activities. Equipment involved in demolition would include two excavators and one rubber-tired loader. Hazardous materials encountered during demolition would be handled and disposed of in accordance with applicable federal, state, and local regulations and guidelines. ~~Demolition would not be required for Phases II and III~~.
- Step 3: Grading. Site grading ~~for Phases I and, II, and III~~ would take approximately 5 weeks to complete. These grading activities would generally require two excavators, one crawler tractor, one grader, one rubber-tired loader, two scrapers, and one rubber-tired dozer.
- Step 4: Building Construction. The construction of project buildings would entail pouring the building foundation and ultimate construction of the building's structural framework. Exterior and interior features including walls, windows, doorways, and roofing materials would be installed. These building construction activities would generally require the use of two electric tower cranes, forklifts, generator sets, two tractors/loaders/backhoes, one concrete pump, welders, personnel lifts, boom hoists, and drill rigs. These activities will take approximately 17 months ~~for each phase, with Phase I being completed first~~.
- Step 5: Hardscape/Landscape: Exterior hardscaping and landscaping would require pavers and rollers and would take approximately 4 months. Paving would occur only a few weeks of this time, while most of the site would have concrete or pavers for flatwork.
- Step 6: Trenching. Project trenching would include excavators and would take about one month to complete.
- Step 7: Architectural Coating. These activities include interior paint only; no volatile organic compound paints would be used, and no exterior paint is expected. Interior painting would take approximately 3 months.

Construction staging and storage areas for ~~the three phases of~~ the proposed project would be located northeast of the project site in part of Parking Lot 11 (see **Figure 2-13, Project Construction Staging Areas**). In the event that additional space is needed for construction equipment storage and letdown, one third to half of Parking Lot 17C may be used.

2.5.5 CAMPUS MASTER PLAN REVISION

As part of the proposed project, SDSU will revise its Campus Master Plan to include the new student housing. The proposed revised Campus Master Plan is depicted on **Figure 2-14, Proposed Campus Master Plan**.

2.6 EIR INTENDED USES/PROJECT ACTIONS AND APPROVALS

2.6.1 INTENDED USES

This EIR will be used by the CSU Board of Trustees to evaluate the potential environmental impacts associated with adoption of the proposed project. Additionally, the EIR could be relied upon by responsible agencies, if any, with permitting or approval authority over any project-specific action to be implemented as part of the project.

2.6.2 REQUESTED PROJECT APPROVALS

The following approvals by the CSU Board of Trustees are required prior to implementation of the proposed project:

1. Certification of the Final EIR under CEQA
2. Approval of the revised Campus Master Plan
3. Adoption of the Findings under CEQA
4. Adoption of the Mitigation Monitoring and Reporting Plan (MMRP)

Development of the proposed project may require permits and/or approvals issued by public agencies other than the CSU Board of Trustees. The following is a list of other permits or approvals that may be required by state, regional, or local agencies in connection with the proposed project:

1. Division of the State Architect (accessibility compliance)
2. State Fire Marshal (approval of facility fire and life safety review)
3. San Diego Regional Water Quality Control Board (National Pollutant Discharge Elimination System permit)
4. San Diego County Air Pollution Control District (authority to construct and/or permits to operate)

5. City of San Diego (permits for construction within City rights-of-way, if necessary)
6. City of San Diego water and wastewater approval (authority to connect to existing City-owned infrastructure)
7. City of San Diego (approval of fire truck site access ~~project plans for facility fire and life safety review~~)

2.6.3 RESPONSIBLE AGENCIES

Under CEQA, responsible agencies are state and local agencies other than the lead agency that have discretionary approval authority over the proposed project (14 CCR 15381). For this project, any permits to be granted by the state, regional, or local agencies would be ministerial in nature. Accordingly, there are no responsible agencies within the meaning of CEQA.

Trustee agencies are state agencies having jurisdiction by law over natural resources affected by the proposed project that are held in trust for the people of the State of California (14 CCR 15386). In the event that any special-status species or wetland areas or waters of the United States would be affected by the proposed project, the following agencies would potentially be trustee agencies: the U.S. Fish and Wildlife Service, the California Department of Fish and Wildlife, the Regional Water Quality Control Board, and/or the U.S. Army Corps of Engineers.

2.7 REFERENCES

Snipes-Dye 2017. *San Diego State University Flow Verification Report*. Snipes-Dye Associates. April 11, 2017.

San Diego State University 2010. Draft Environmental Impact Report for the Plaza Linda Verde Project (SCH: 2009011040). September 2010.

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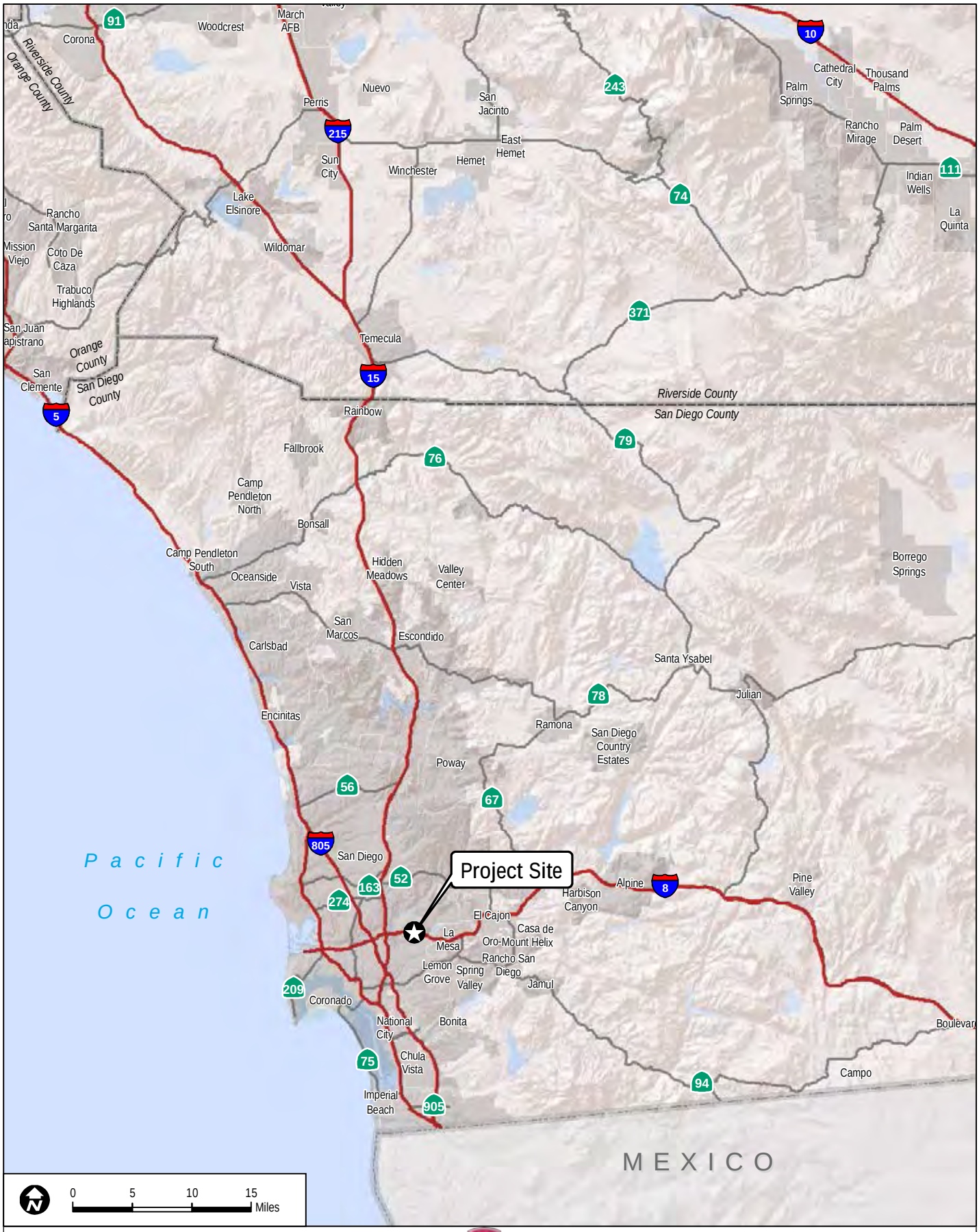

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New Student Housing Project EIR

SAN DIEGO STATE UNIVERSITY

Figure 2-1
Regional Map

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Figure 2-2
Vicinity Map

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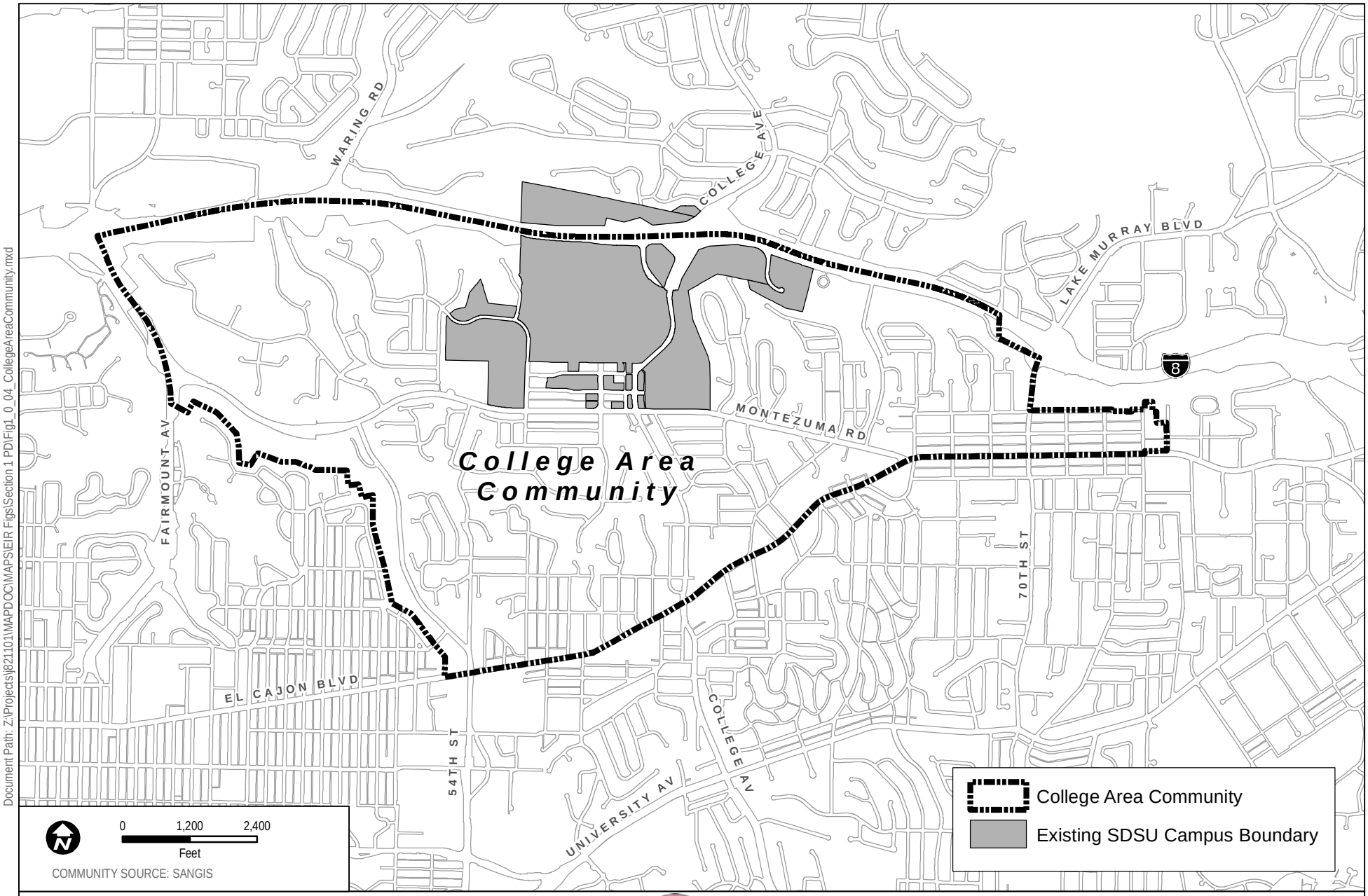

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Figure 2-3
College Area Community

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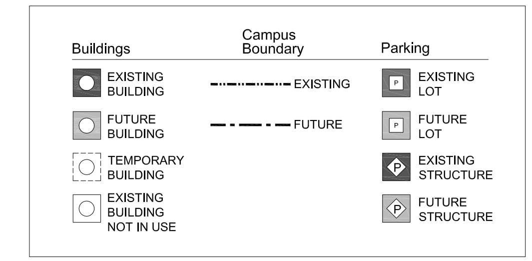
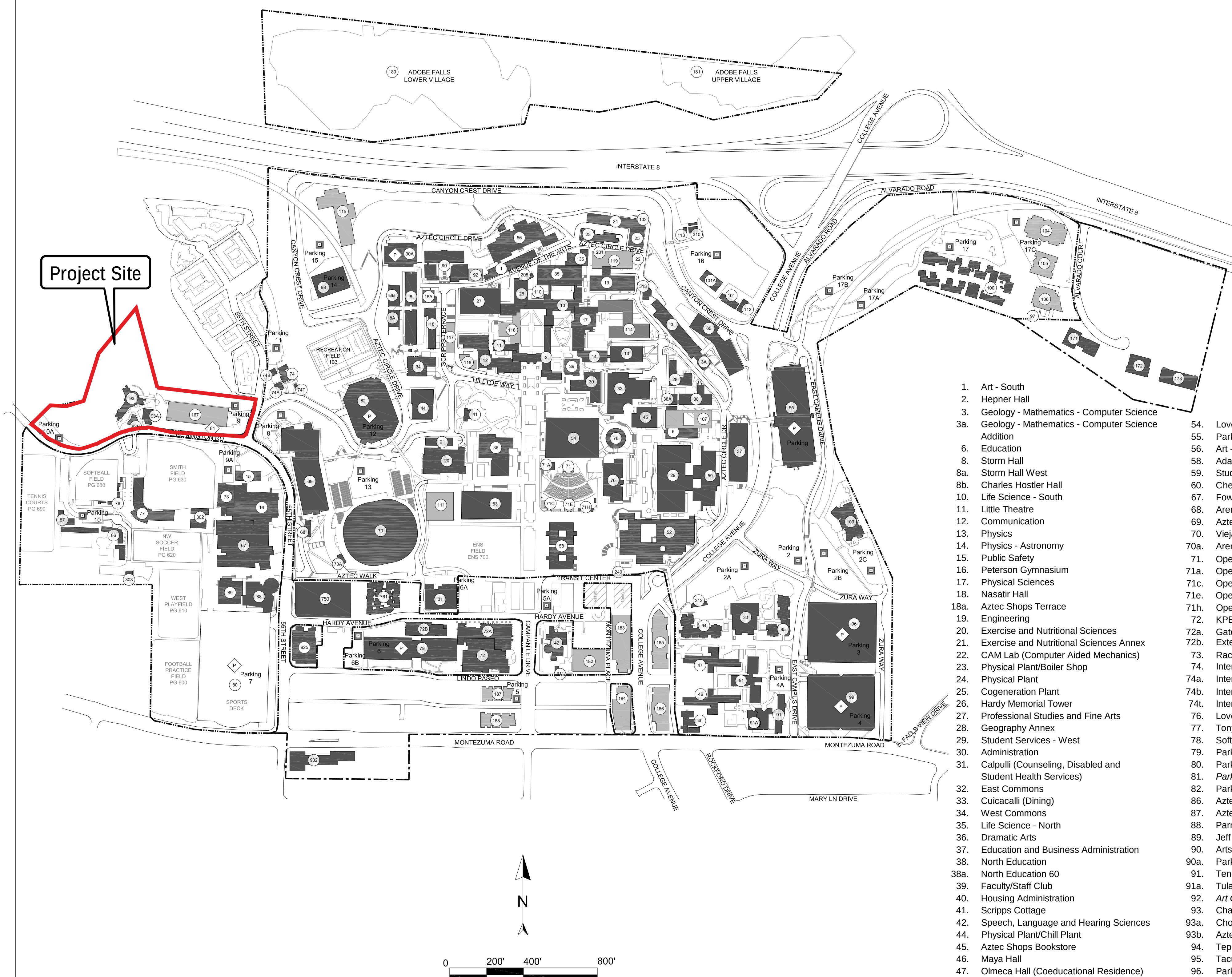
San Diego State University

Campus Master Plan
Masterplan Enrollment: 25,000 FTE
Approval Date: 1963
Revised Date: May 2011
Main Campus Acreage: 287





1. Art - South
2. Hepner Hall
3. Geology - Mathematics - Computer Science
3a. Geology - Mathematics - Computer Science Addition
6. Education
8. Storm Hall
8a. Storm Hall West
8b. Charles Hostler Hall
10. Life Science - South
11. Little Theatre
12. Communication
13. Physics
14. Physics - Astronomy
15. Public Safety
16. Peterson Gymnasium
17. Physical Sciences
18. Nasatir Hall
18a. Aztec Shops Terrace
19. Engineering
20. Exercise and Nutritional Sciences
21. Exercise and Nutritional Sciences Annex
22. CAM Lab (Computer Aided Mechanics)
23. Physical Plant/Boiler Shop
24. Physical Plant
25. Cogeneration Plant
26. Hardy Memorial Tower
27. Professional Studies and Fine Arts
28. Geography Annex
29. Student Services - West
30. Administration
31. Calpulli (Counseling, Disabled and Student Health Services)
32. East Commons
33. Cuicacalli (Dining)
34. West Commons
35. Life Science - North
36. Dramatic Arts
37. Education and Business Administration
38. North Education
38a. North Education 60
39. Faculty/Staff Club
40. Housing Administration
41. Scripps Cottage
42. Speech, Language and Hearing Sciences
44. Physical Plant/Chill Plant
45. Aztec Shops Bookstore
46. Maya Hall
47. Olmeca Hall (Coeducational Residence)
51. Zura Hall (Coeducational Residence)
52. Conrad Prebys Aztec Student Union
53. Music
54. Love Library
55. Parking 1
56. Art - North
58. Adams Humanities
59. Student Services - East
60. Chemical Sciences Laboratory
67. Fowler Athletics Center/Hall of Fame
68. Arena Meeting Center
69. Aztec Recreation Center
70. Viejas Arena at Aztec Bowl
70a. Arena Ticket Office
71. Open Air Theater
71a. Open Air Theater Hospitality House
71c. Open Air Theatre Upper Restrooms
71e. Open Air Theater Concessions
71h. Open Air Theater Office
72. KPBS Radio/TV
72a. Gateway Center
72b. Extended Studies Center
73. Racquetball Courts
74. International Student Center
74a. International Student Center Addition - A
74b. International Student Center Addition - B
74t. International Student Center - temporary
76. Love Library Addition/Manchester Hall
77. Tony Gwynn Stadium
78. Softball Stadium
79. Parking 6
80. Parking Structure 5/Sports Deck
81. *Parking Structure 7*
82. Parking 12
86. Aztec Aquaplex
87. Aztec Tennis Center
88. Parma Payne Goodall Alumni Center
89. Jeff Jacobs JAM Center
90. Arts and Letters
90a. Parking 14
91. Tenochca Hall (Coed. Residence)
91a. Tula Hall
92. *Art Gallery*
93. Chapultepec Hall (Coed.Residence)
93a. Cholula Hall
93b. Aztec Market
94. Tepeyac (Coed. Residence)
95. Tacuba (Coed. Residence)
96. Parking 3
97. Rehabilitation Center
98. Business Services
99. Parking 4
100. Villa Alvarado Hall (Coed. Residence)
101. Maintenance Garage
101A. Building A
102. Cogeneration/Chill Plant
103. Recreation Field
104. *Academic Building A*
105. *Academic Building B*
106. *Academic Building C - Education*
107. *College of Business*
109. University Children's Center
110. Growth Chamber
111. *Performing Arts Complex*
112. Resource Conservation
113. Waste Facility
114. *Engineering and Interdisciplinary Sciences*
115. *Physical Plant/Corporation Yard*
116. *School of Communication Addition A*
117. *School of Communication Addition B*
118. *School of Communication Addition C*
119. *Engineering Building Addition*
135. Donald P. Shiley BioScience Center
167. *U-Lot Residence Hall*
171. *Alvarado Park – Research Building 1*
172. *Alvarado Park – Research Building 2*
173. *Alvarado Park – Research Building 3*
182. *South Campus Plaza Parking Building 3*
183. *South Campus Plaza Building 1*
184. *South Campus Plaza Building 2*
185. *South Campus Plaza Building 5*
186. *South Campus Plaza Building 4*
187. *South Campus Plaza Building 6*
188. *South Campus Plaza Building 7*
201. Physical Plant Shops
208. Betty's Hotdogger
240. Transit Center
302. Field Equipment Storage
303. Grounds Storage
310. EHS Storage Shed
311. Substation D
312. Substation B
313. Substation A
750. Fraternity Row
761. Piedra del Sol (apartments)
745. University House (President's Residence)
925. Granada Apartments
932. University Towers

IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Calexico
Master Plan Enrollment: 850 FTE
Master Plan approved by the Board of Trustees: February 1980
Master Plan Revision approved by the Board of Trustees: September 2003

1. North Classroom Building
2. Administration Building
2a. Art Gallery
3. Auditorium / Classrooms
4. Classrooms Building
5. Library
5a. Library Addition
6. Physical Plant
7. Computer Building
9. Faculty Offices Building East
10. Faculty Offices Building West
20. Student Center
21. *Classroom Building/Classroom Building East*
22. *Classroom Building South*
200. Student Affairs (temporary)
201. Classroom Building (temporary)

IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Brawley
Master Plan Enrollment: 850 FTE
Master Plan approved by the Board of Trustees: September 2003

101. Initial Building (*Brandt Building*)
102. *Academic Building II*
103. *Academic Building III*
104. *Library*
105. *Computer Building*
106. *Auditorium*
107. *Administration*
108. *Academic Building IV*
109. *Student Center*
110. *Energy Museum*
111. *Faculty Office*
112. *Agricultural Research*

LEGEND: Existing Facility / Proposed Facility

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

Figure 2-4
Existing Campus Master Plan

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SDSU
New Student Housing Project EIR

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Figure 2-5
Preliminary Concept Design

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New Student Housing EIR

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Figure 2-6
Proposed Landscape Plan

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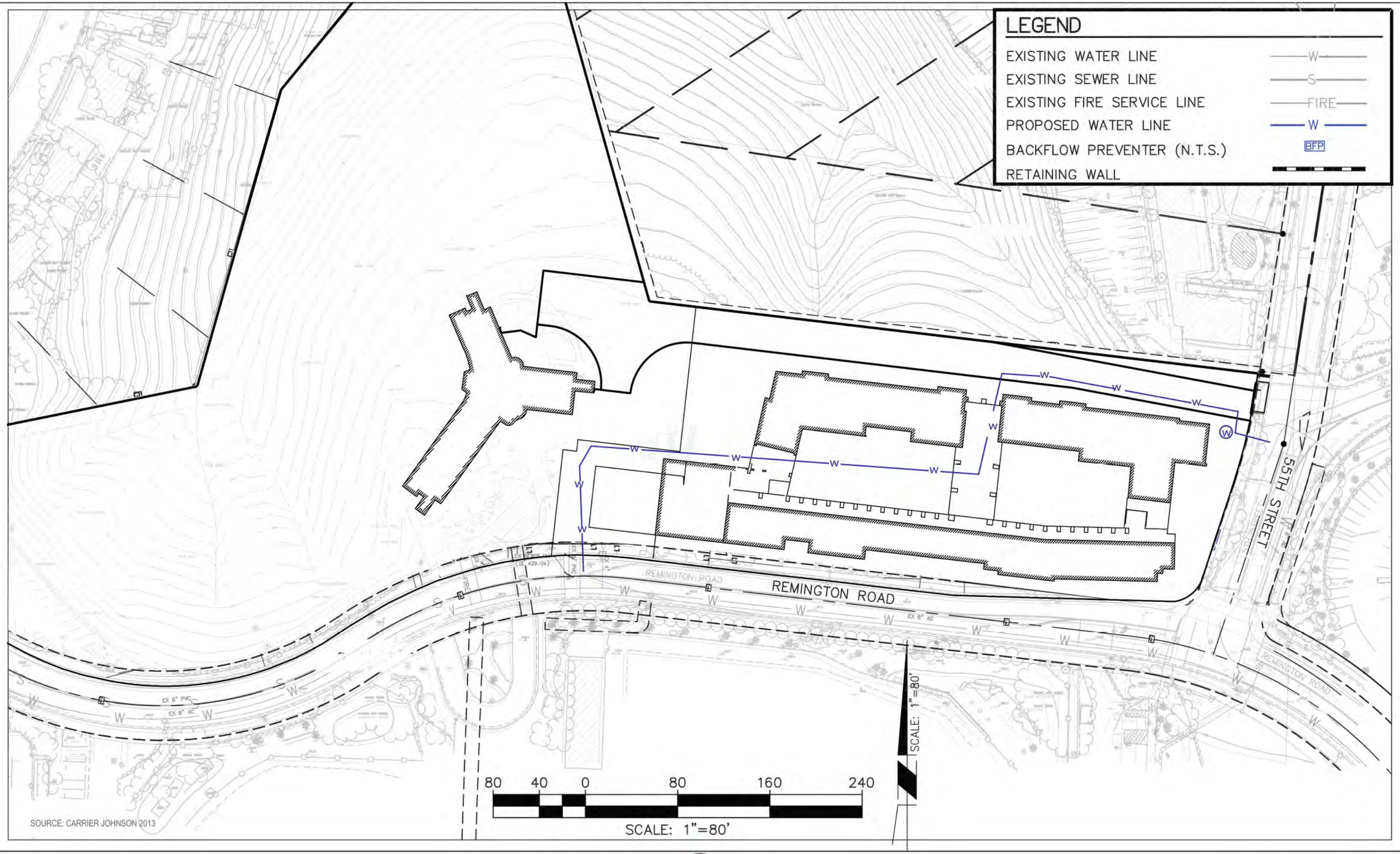

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New Student Housing Project EIR

SAN DIEGO STATE UNIVERSITY

Figure 2-7
Site Utilities–Concept Water Plan

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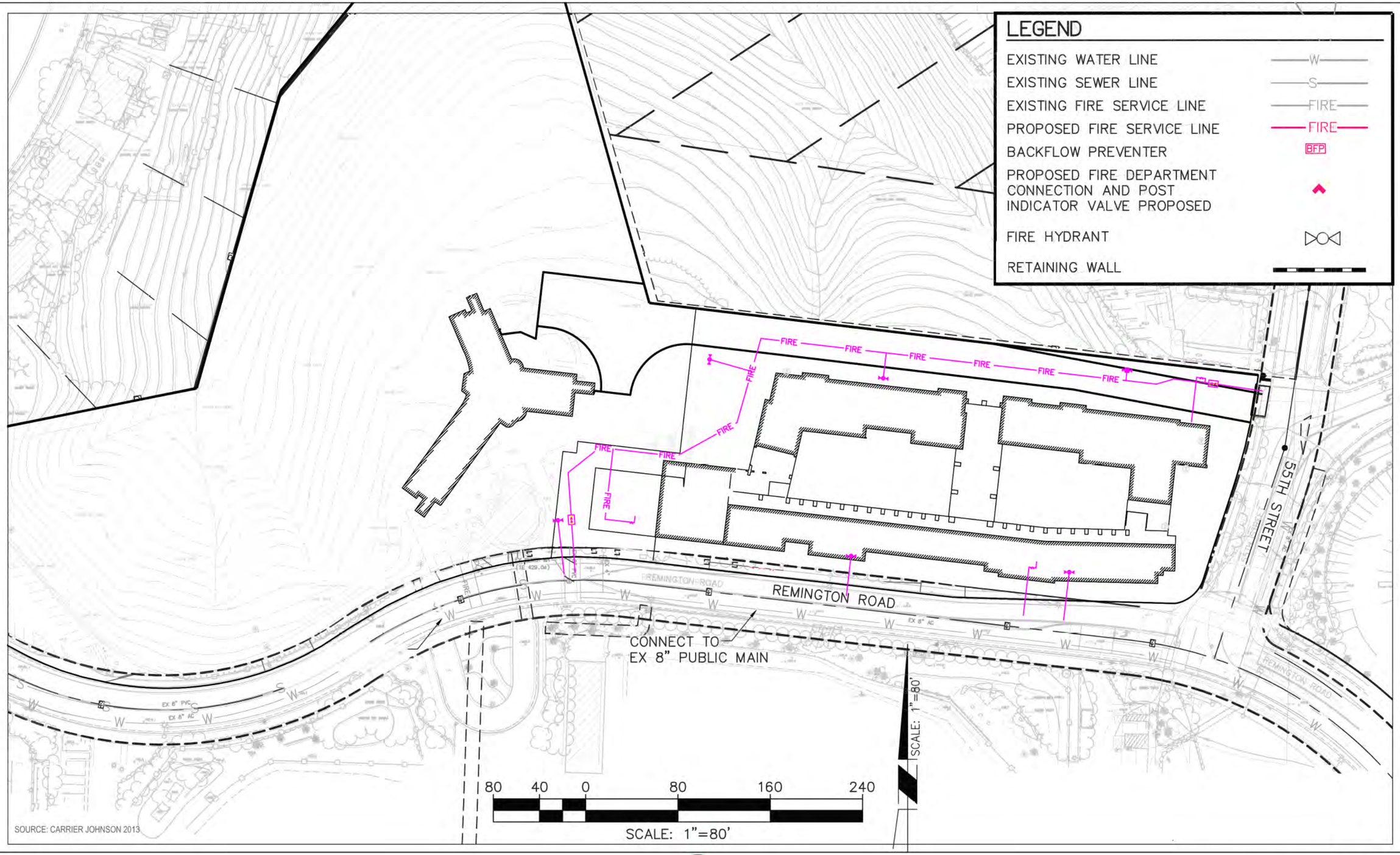

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New Student Housing Project EIR

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Figure 2-8
Site Utilities–Concept Fire Plan

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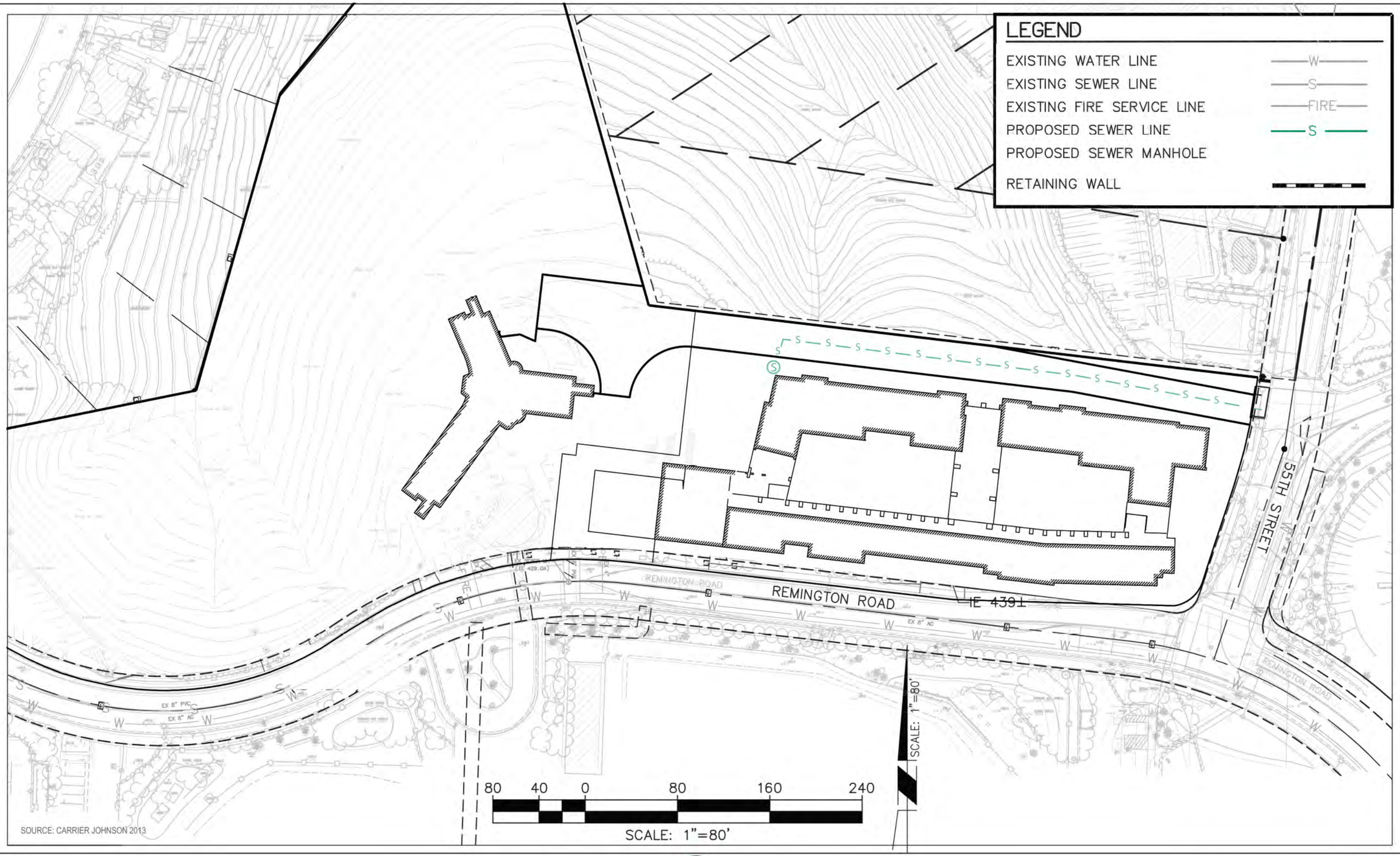
LEGEND
EXISTING WATER LINE
EXISTING SEWER LINE
EXISTING FIRE SERVICE LINE
PROPOSED SEWER LINE
PROPOSED SEWER MANHOLE
RETAINING WALL
REMINGTON ROAD
IE 439.1
55TH STREET
SCALE: 1"=80'
80 40 0 80 160 240
SCALE: 1"=80'
SOURCE: CARRIER JOHNSON 2013

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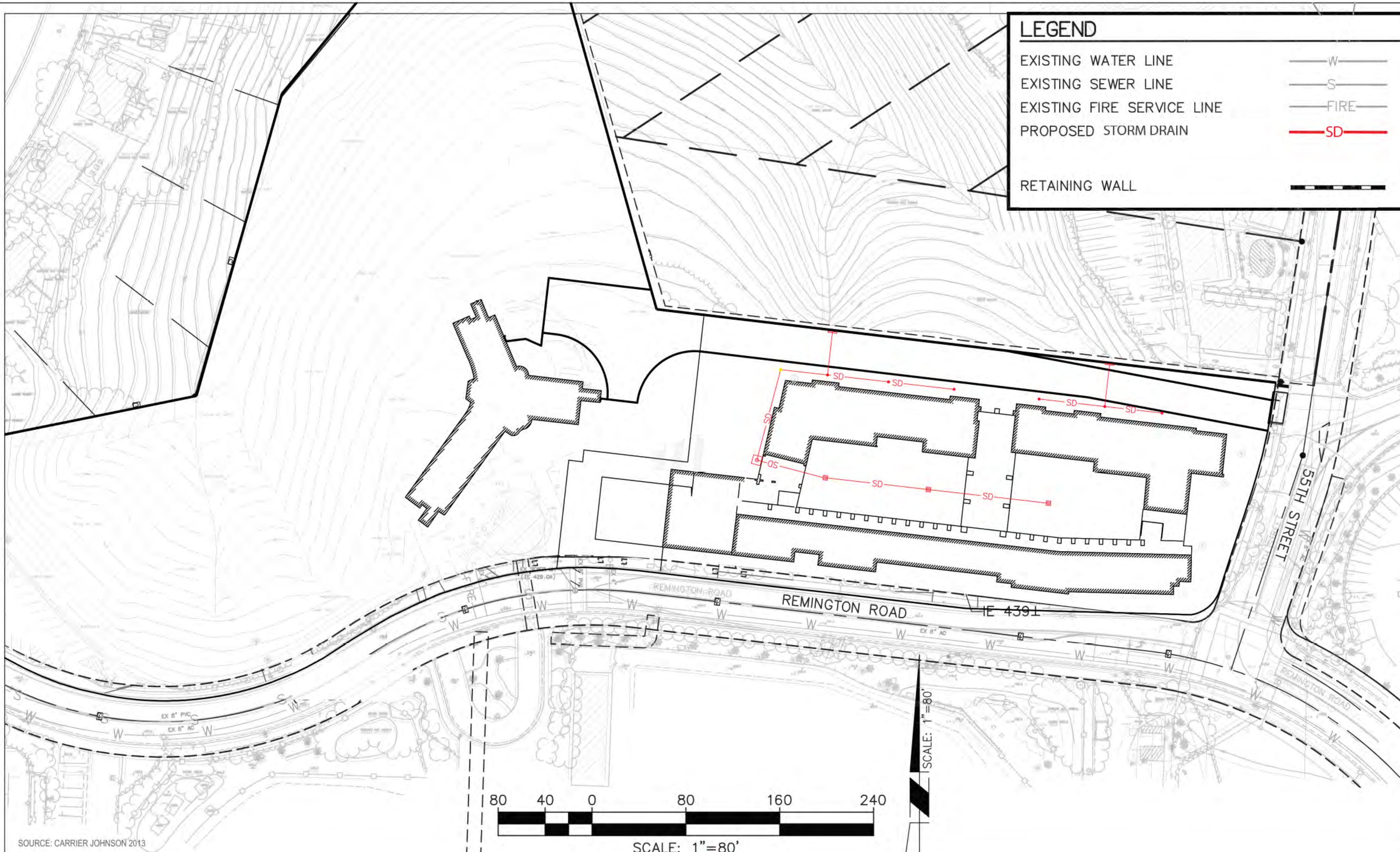

SDSU
New Student Housing Project EIR

San Diego State University

Figure 2-10
Site Utilities–Concept Drainage Plan

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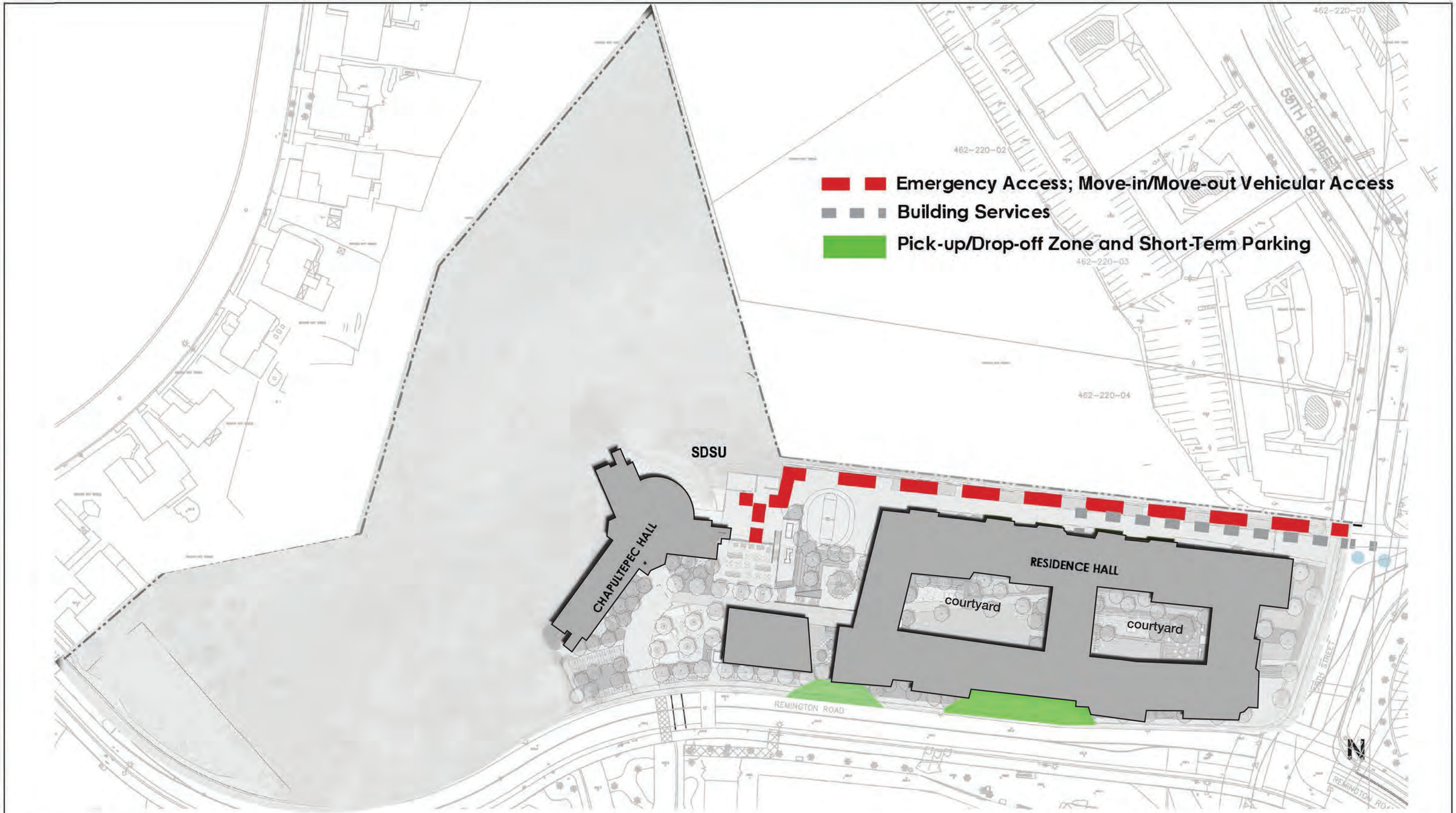

SOURCE: CARRIER JOHNSON 2 013

SDSU
New Student Housing Project EIR

SAN DIEGO STATE UNIVERSITY

Figure 2-11
Proposed Vehicular Access

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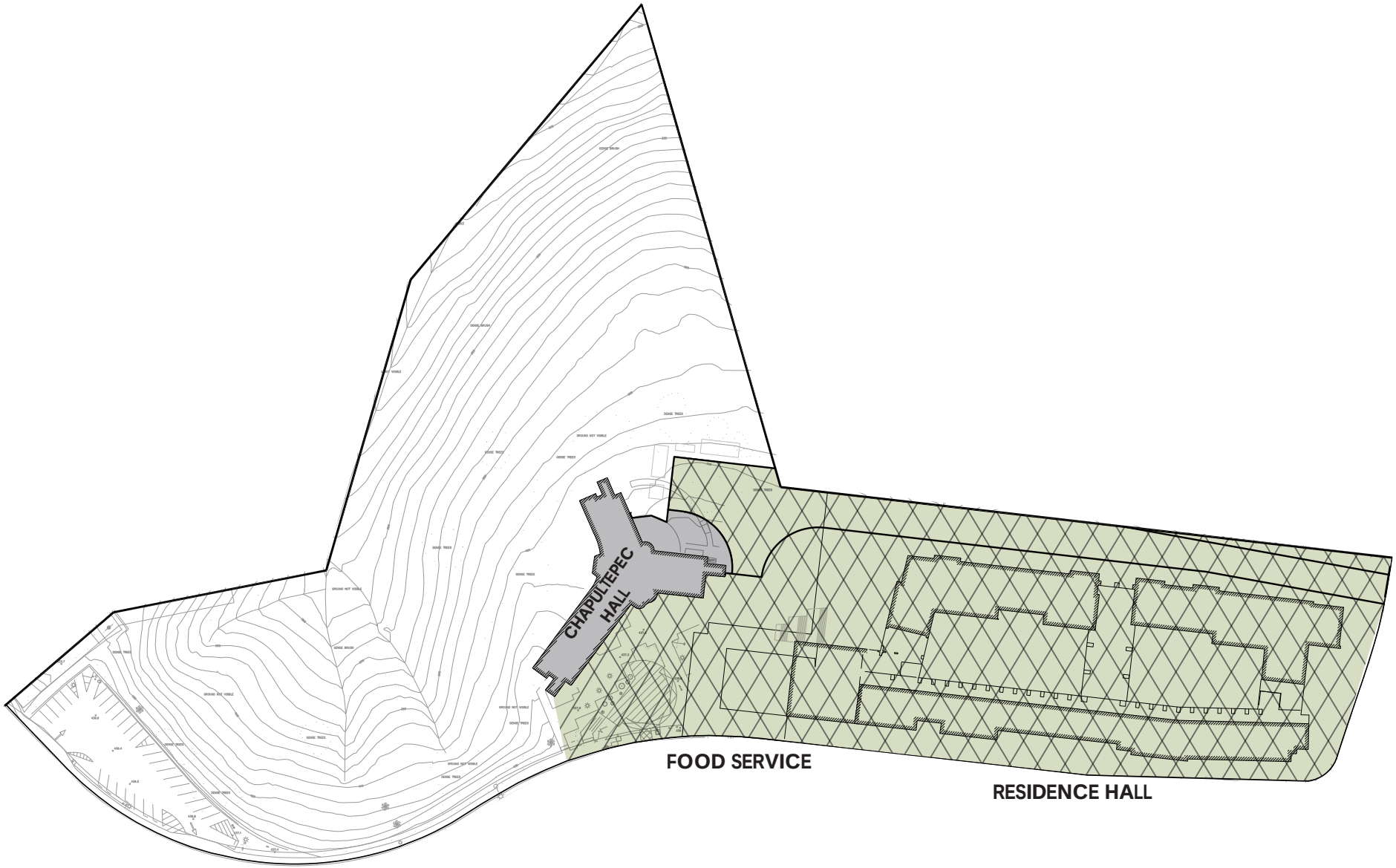

SDSU
New Student Housing Project EIR

SAN DIEGO STATE UNIVERSITY

Figure 2-12
Proposed Phasing Plan

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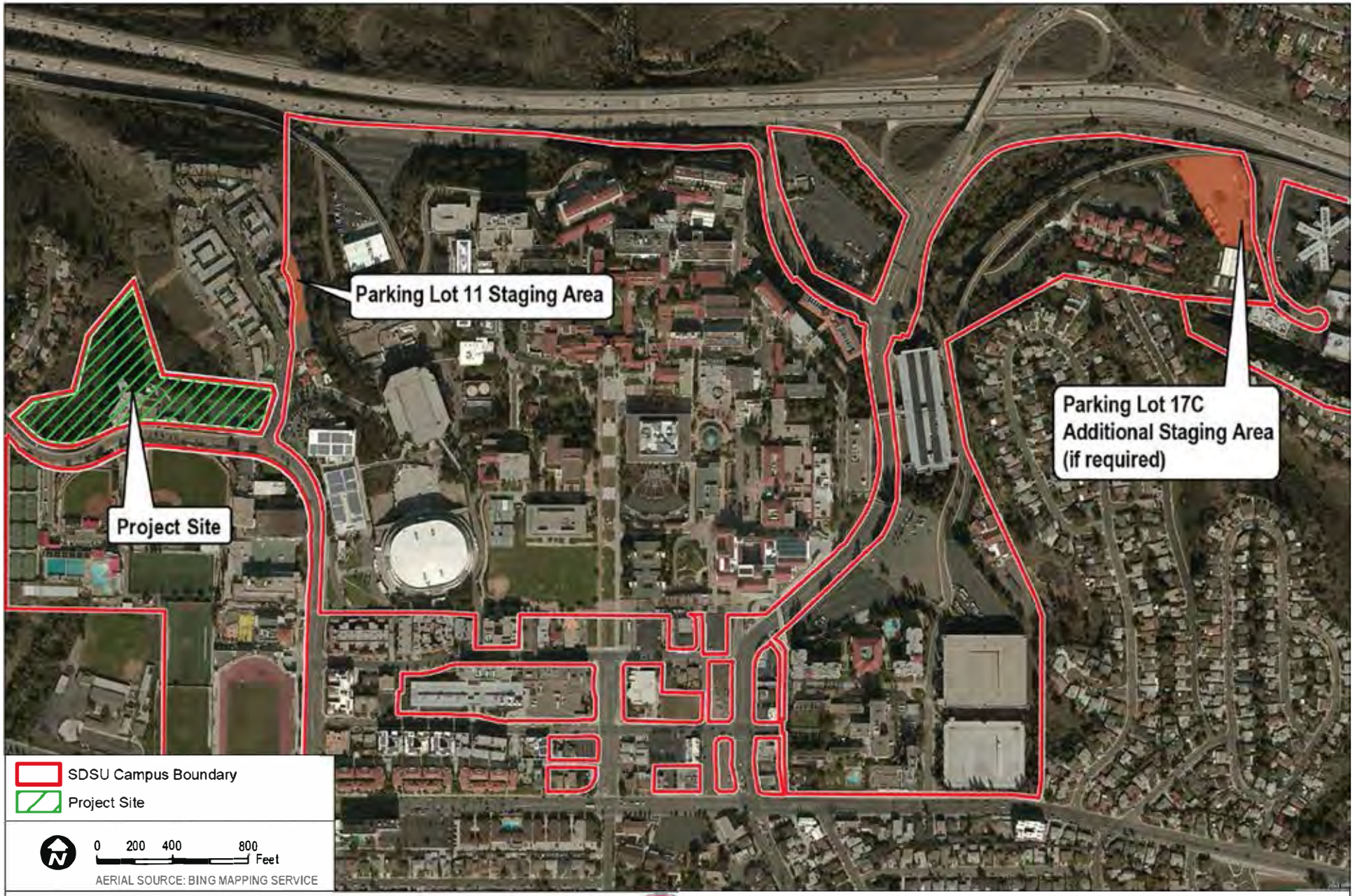

SDSU
New Student Housing Project EIR

SAN DIEGO STATE UNIVERSITY

Figure 2-13
Project Construction Staging Areas

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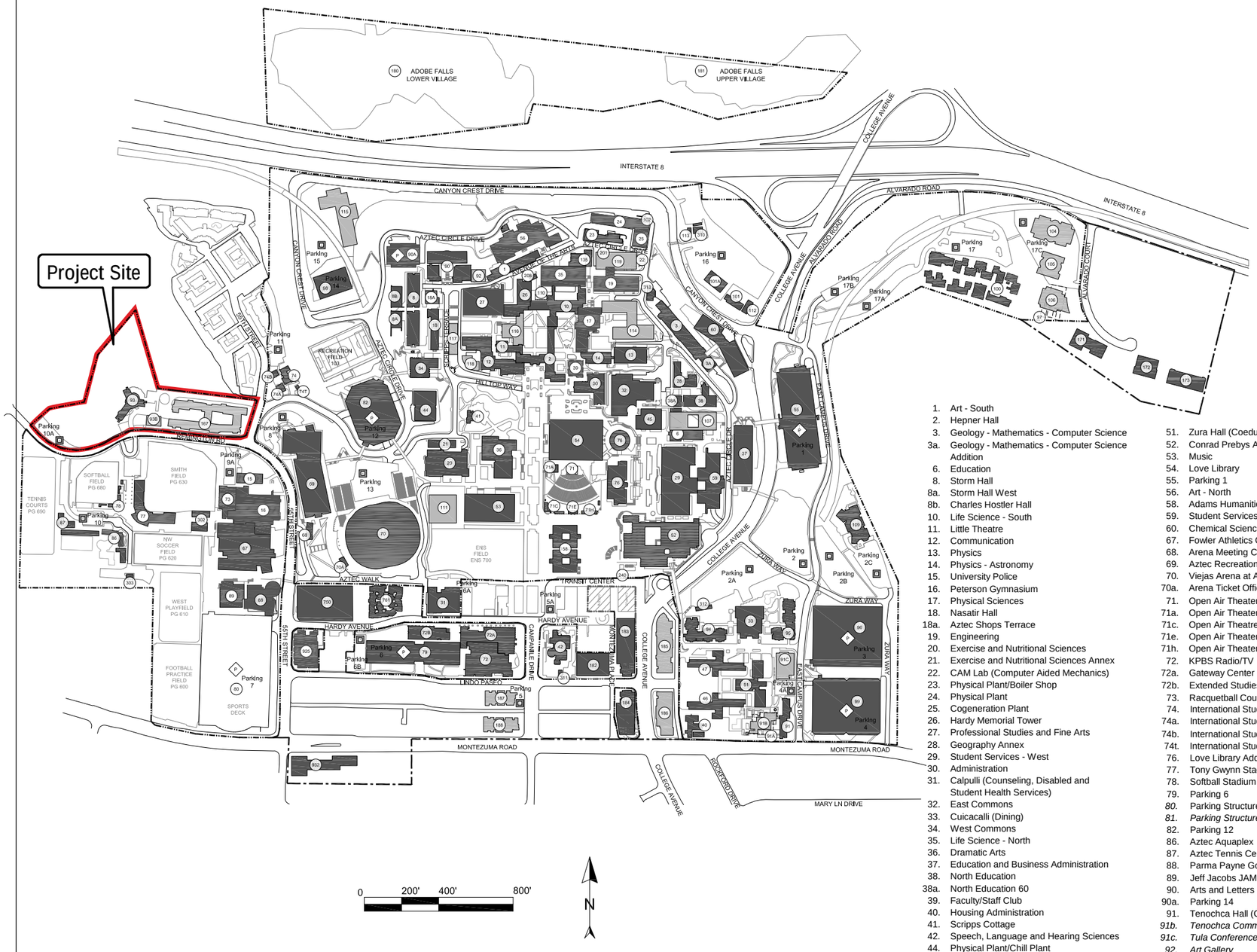
San Diego State University

Campus Master Plan
Masterplan Enrollment: 25,000 FTE
Approval Date: 1963
Revised Date: May 2017
Main Campus Acreage: 287



Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE

1. Art - South
2. Hepner Hall
3. Geology - Mathematics - Computer Science
3a. Geology - Mathematics - Computer Science Addition
6. Education
8. Storm Hall
8a. Storm Hall West
8b. Charles Hostler Hall
10. Life Science - South
11. Little Theatre
12. Communication
13. Physics
14. Physics - Astronomy
15. University Police
16. Peterson Gymnasium
17. Physical Sciences
18. Nasatir Hall
18a. Aztec Shops Terrace
19. Engineering
20. Exercise and Nutritional Sciences
21. Exercise and Nutritional Sciences Annex
22. CAM Lab (Computer Aided Mechanics)
23. Physical Plant/Boiler Shop
24. Physical Plant
25. Cogeneration Plant
26. Hardy Memorial Tower
27. Professional Studies and Fine Arts
28. Geography Annex
29. Student Services - West
30. Administration
31. Calpulli (Counseling, Disabled and Student Health Services)
32. East Commons
33. Cuicacalli (Dining)
34. West Commons
35. Life Science - North
36. Dramatic Arts
37. Education and Business Administration
38. North Education
38a. North Education 60
39. Faculty/Staff Club
40. Housing Administration
41. Scripps Cottage
42. Speech, Language and Hearing Sciences
44. Physical Plant/Chill Plant
45. Aztec Shops Bookstore
46. Maya Hall
47. Olmeca Hall (Coeducational Residence)
51. Zura Hall (Coeducational Residence)
52. Conrad Prebys Aztec Student Union
53. Music
54. Love Library
55. Parking 1
56. Art - North
58. Adams Humanities
59. Student Services - East
60. Chemical Sciences Laboratory
67. Fowler Athletics Center/Hall of Fame
68. Arena Meeting Center
69. Aztec Recreation Center
70. Viejas Arena at Aztec Bowl
70a. Arena Ticket Office
71. Open Air Theater
71a. Open Air Theater Hospitality House
71c. Open Air Theatre Upper Restrooms
71e. Open Air Theater Concessions
71h. Open Air Theater Office
72. KPBS Radio/TV
72a. Gateway Center
72b. Extended Studies Center
73. Racquetball Courts
74. International Student Center
74a. International Student Center Addition - A
74b. International Student Center Addition - B
74t. International Student Center - temporary
76. Love Library Addition/Manchester Hall
77. Tony Gwynn Stadium
78. Softball Stadium
79. Parking 6
80. Parking Structure 5/Sports Deck
81. *Parking Structure 7*
82. Parking 12
86. Aztec Aquaplex
87. Aztec Tennis Center
88. Parma Payne Goodall Alumni Center
89. Jeff Jacobs JAM Center
90. Arts and Letters
90a. Parking 14
91. Tenochca Hall (Coed. Residence)
91b. *Tenochca Community Space*
91c. *Tula Conference Center*
92. *Art Gallery*
93. Chapultepec Hall (Coed.Residence)
93b. Aztec Market
94. Tepeyac (Coed. Residence)
95. Tacuba (Coed. Residence)
96. Parking 3
97. Rehabilitation Center
98. Business Services
99. Parking 4
100. Villa Alvarado Hall (Coed. Residence)
101. Maintenance Garage
101A. Building A
102. Cogeneration/Chill Plant
103. Recreation Field
104. *Academic Building A*
105. *Academic Building B*
106. *Academic Building C - Education*
107. *College of Business*
109. University Children's Center
110. Growth Chamber
111. *Performing Arts Complex*
112. Resource Conservation
113. Waste Facility
114. *Engineering and Interdisciplinary Sciences*
115. *Physical Plant/Corporation Yard*
116. *School of Communication Addition A*
117. *School of Communication Addition B*
118. *School of Communication Addition C*
119. *Engineering Building Addition*
135. Donald P. Shiley BioScience Center
167. *New Student Residence Hall Proposed Project*
171. *Alvarado Park – Research Building 1*
172. *Alvarado Park – Research Building 2*
173. *Alvarado Park – Research Building 3*
182. South Campus Plaza Parking Building 3
183. South Campus Plaza Building 1
184. South Campus Plaza Building 2
185. *South Campus Plaza Building 5*
186. *South Campus Plaza Building 4*
187. *South Campus Plaza Building 6*
188. *South Campus Plaza Building 7*
201. Physical Plant Shops
240. Transit Center
302. *Field Equipment Storage*
303. Grounds Storage
310. EHS Storage Shed
311. Substation D
312. Substation B
313. Substation A
745. University House (President's Residence)
750. Fraternity Row
761. Piedra del Sol (apartments)

925. Granada Apartments
932. University Towers

IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Calexico
Master Plan Enrollment: 850 FTE
Master Plan approved by the Board of Trustees: February 1980
Master Plan Revision approved by the Board of Trustees: September 2003

1. North Classroom Building
2. Administration Building
2a. Art Gallery
3. Auditorium / Classrooms
4. Classrooms Building
5. Library
5a. Library Addition
6. Physical Plant
7. Computer Building
9. Faculty Offices Building East
10. Faculty Offices Building West
20. Student Center
21. *Classroom Building/Classroom Building East*
22. *Classroom Building South*
200. Student Affairs (temporary)
201. Classroom Building (temporary)

IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Brawley
Master Plan Enrollment: 850 FTE
Master Plan approved by the Board of Trustees: September 2003

101. Initial Building (*Brandt Building*)
102. *Academic Building II*
103. *Academic Building III*
104. *Library*
105. *Computer Building*
106. *Auditorium*
107. *Administration*
108. *Academic Building IV*
109. *Student Center*
110. *Energy Museum*
111. *Faculty Office*
112. *Agricultural Research*

LEGEND: Existing Facility / *Proposed Facility*

NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

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