

3.1 INTRODUCTION

This chapter is an introduction to the cumulative impacts analysis contained within each respective environmental impact category subsection of **Chapter 4, Environmental Analysis**. This chapter explains the purpose of analyzing cumulative impacts, discusses the cumulative forecasting methodology, and presents a list of current and probable future projects that were considered in assessing the proposed project's potential cumulative impacts. To the extent the proposed project has been modified such that the project will now be completed in 2019/2020, information provided here regarding future projects with a buildout year beyond that timeframe is presented for information purposes only.

3.2 PURPOSE

The CEQA Guidelines define "cumulative impacts" as "two or more individual effects which, when considered together, are considerable or which compound or increase other environmental impacts" (14 CCR 15355).

Cumulative impacts generally may result from the combined effect of past, present, and future projects located in proximity to the proposed project under review. Therefore, a cumulative impacts analysis is to be viewed over time, the impacts of the proposed project viewed in conjunction with other related past, present, and reasonably foreseeable future projects whose impacts might compound or interrelate with those of the proposed project under review.

3.3 CUMULATIVE FORECASTING METHODOLOGY

To analyze the cumulative impacts of the proposed project with other planned or foreseeable projects in the project's vicinity, it is necessary to determine the type and specifics of the other planned or foreseeable projects in the area. One method to accomplish this is to compile a "list of past, present, and probable future projects producing related or cumulative impacts, including, if necessary, those projects outside the control of the agency" (14 CCR 15130(b))

Thus, to analyze the potential cumulative impacts of the proposed project, a list of past, present, and probable projects in the area is provided below. The list was compiled based on personal communications with the applicable jurisdictional agencies, and related database and internet

research.¹ The analysis of the proposed project's cumulative impacts is contained within the analysis of each separate environmental impact category presented in Chapter 4.

3.4 LIST OF CUMULATIVE PROJECTS

Table 3-1, Cumulative Projects, provides a list of approved and proposed development projects in the vicinity of the proposed project. Future projects are determined based on the date of NOP issuance (December 7, 2016) and are discussed to the extent that there is sufficient information available to determine the project's general scope and size. Every effort has been made to provide the most current and accurate information possible. The status of the projects included in the list may change over time as additional projects are proposed or as projects on the list are approved, withdrawn, and/or denied by the applicable jurisdiction.

Table 3-1 identifies the name, location, description, status, and projected buildout year (if available) of those cumulative projects within the vicinity of the proposed project. **Figure 3-1, Cumulative Projects**, depicts the location of each project listed in **Table 3-1**.

Table 3-1
Cumulative Projects

Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
<i>San Diego State University²</i>					
1. 4	Engineering and Interdisciplinary Sciences Building	SDSU Campus ³	Demolition of existing, outdated academic and research buildings. Replace with new 82,000 GSF teaching and research lab building. Includes demolition, relocation, renovation of temporary space, new construction and parking on adjacent site.	Under Construction	01/01/18

¹ CEQAnet 2017a, CEQAnet 2017b, SDSU 2017.

² SDSU 2017.

³ 5500 Campanile Drive, San Diego, CA

**Table 3-1
Cumulative Projects**

Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
2. 2	Tenochca Tower Renovations	Tenochca Tower, SDSU Campus	Phased project to replace deteriorated components and systems in 576 bed tower. Work includes replacement of fan coil units (HVAC), windows, restrooms walls, finishes and fixtures, flooring and finishes in public spaces and student rooms.	Under Construction	08/20/17
3. 3	South Campus Plaza Tenant Improvements	SDSU Campus	Finish unfinished retail space for up to 8 tenants in first floor retail. 6 out of 8 retail spaces are leased. Construction will occur as leases are signed.	Under Construction	TBD
4. 4	Engineering Roof	SDSU Campus	Repair of roof on Engineering building.	Under Construction	06/30/17
5. 5	College Square Renovation	SDSU Campus	Interior renovation of approximately 16,000 SF of interior space to provide offices.	In Design	10/1/2017
6. 6	Athletics Cooling Tower Replacement	SDSU Campus	Repair and replacement of cooling tower for chiller plant serving west campus.	In Design	12/31/2017
7. 7	Chiller Loop Connection	SDSU Campus	Connect west campus chilled water loop with main campus chilled water loop.	In Design	12/31/2017
8. 8	Music HVAC and Access Improvements	SDSU Campus	Replacement of HVAC system components & barrier removal in recital hall.	Construction to Start in May 2017	06/26/17
9. 9	Campus Lighting - Roads and sidewalks	SDSU Campus	Replace light fixtures at parking lots and the roofs of parking structures. Includes adding pedestrian lights in dark areas.	In Design	3/31/2018
10. 10	Tenochca/Tula Replacement	SDSU Campus	Demolish 20,000 GSF of existing conference and student community space and replace in two locations with 21,174 GSF of new construction.	In Design	08/01/18

**Table 3-1
Cumulative Projects**

Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
11. 44	PSFA Infrastructure Renewal	SDSU Campus	Repair and replacement of outdated and non-functional HVAC and electrical system components. Includes elevator modernization.	In Design	8/1/2018
12. 42	PSFA Refresh	SDSU Campus	Renovation of existing interior space and enclosure of an existing covered outdoor area to provide more program space.	Planning	08/01/19
13. 43	Cuicacalli Community Kitchen	SDSU Campus	Addition of a community kitchen within existing building envelope.	Planning	8/1/2019
14. 44	Physics and Physics Astronomy Infrastructure Improvements	SDSU Campus	Repair and replacement of HVAC, electrical, fire safety and plumbing systems. May be augmented with campus funds for refresh of finishes and roof replacement.	Planning	TBD
15. 45	Life Sciences Building Infrastructure Renewal	SDSU Campus	Repair and replacement of building systems including HVAC, electrical, fire safety, plumbing etc. May include roof replacement, elevator upgrades and refresh of finishes. Project will be phased over 5 to 7 years.	Planning	8/1/2027
16. 46	<u>Alvarado</u> Hotel	College Avenue or Alvarado Road	120-room hotel constructed on one of two sites: College Avenue or Alvarado Road.	<u>Planning</u> <u>Approval</u> <u>suspended</u>	8/1/2023
17. 47	Adobe Falls Phase 1	SDSU Campus	48 townhome units on the eastern portion of the site.	Planning	8/1/2023
18. 48	Don Powell Theater Seating Bowl replacement	SDSU Campus	Demolish existing 10,000 SF seating bowl, lobby and restrooms and replace with 15,000 SF addition to provide accessible seating and other facilities.	Planning	8/1/2024

**Table 3-1
Cumulative Projects**

Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
19. 49	Campus Electrical Infrastructure Repair and Replacement Phase 1	SDSU Campus	Repair and replacement of campus electrical distribution and building service infrastructure.	Planning	8/1/2024
20. 20	Campus Infrastructure Repair and Replacement Phase 2	SDSU Campus	Most likely a 2nd phase of campus electrical distribution and building service infrastructure, but could be other infrastructure depending on priorities that emerge between now and 2024.	Planning	8/1/2024
21. 24	Adobe Falls Phase 2	SDSU Campus	A mix between 124 and 300 single-family homes and town homes on the western portion of the site.	Planning	8/1/2025
22. 22	Education Building Replacement	SDSU Campus	Academic Building on the site of Existing Education Building. Demolish 17,300 GSF, build 57,800 GSF.	Planning	8/1/2024
23.	<u>San Diego State Master Plan Update</u> 5566 <u>Lindo Paseo</u>	<u>San Diego State University Campus</u> 5566 <u>Lindo Paseo</u>	<u>The project proposed an increase of student headcount from 33,441 to 44,826 (25,000 Full Time Equivalent Students (FTE) to 35,000 FTE.</u>	<u>Approval Suspended</u>	<u>Unknown</u>
24.	<u>College of Business Administration Building</u> 6495 <u>Montezuma Road</u>	<u>Southeastern portion of SDSU, between College Avenue and East Campus Drive (existing Lot F)</u> 6495 <u>Montezuma Road</u>	<u>170,000 SF College of Business building in Lot F.</u>	<u>Proposed</u>	<u>Unknown</u>
25.	<u>Performing Arts Building</u> SDSU Religious Centers Project	<u>Adjacent to the existing Music Building in the central portion of campus</u> West of Campanile Drive, along Lindo Paseo and Hardy Avenue	<u>New five-story, 50,000 SF building to house a 400-seat black box performing arts theatre, dance studios, drama rehearsal space, and support space.</u>	<u>Proposed</u>	<u>Unknown</u>

**Table 3-1
Cumulative Projects**

Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
26.	Campus Conference Center Sorority Row Housing Project	East of 55 th Street, immediately east of Viejas Arena West side of College Avenue, south of Montezuma Road	Three-story, 70,000 SF building to provide meeting/conference space, office space, food services and retail services. The building would consist of 1 subterranean and 2 above-ground floors.	Approval Suspended	Unknown
27.	Softball Stadium Pressbox Addition Capstone	South of Remington Road, adjacent to Tony Gwynn Stadium 5030 College Avenue	Construct press box at softball stadium.	On hold (possible future project)	Unknown
28.	Olmecha/Maya Reconstruction Aztec Inn at SDSU	North of Montezuma Road, east of existing residence halls and Parking Structures 3 and 6 Northwest corner of Campanile Drive and Montezuma Road	Two 10-story buildings (approximately 350,000 SF in size each) to house approximately 1,600 students.	Approval Suspended	Unknown
29.	G Lot Residence Hall and Student and Residential Life Administration Building Aztec Court Apartments	G Parking Lot 6229-6245 Montezuma Road	Ten-story, 350,000 GSF building to house approximately 800 students; and two-story, 15,000 GSF office and meeting space	Approval Suspended	Unknown
30.	Villa Alvarado Residential Hall Expansion	South of Interstate 8, east of College Avenue on C Lot	Additional apartments (approximately 50 two-bedroom apartments) in 2-3 story structures to provide an additional 200 beds.	Approval Suspended	Unknown
31.	Alvarado Campus – D Lot	South of Alvarado Road, north of an undeveloped slope and Alvarado Creek on D Lot	Approximately 280,000 SF of instructional and research space.	Approval Suspended	Unknown

**Table 3-1
Cumulative Projects**

Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
32.	<u>Alvarado Campus-Alvarado Medical Center</u>	<u>South of Alvarado Road, north of an undeveloped slope and Alvarado Creek at the existing Alvarado Medical Center</u>	<u>Approximately 332,285 SF of instructional and research space and a 1,840-car multi-story parking structure.</u>	<u>Approval Suspended</u>	<u>Unknown</u>
33.	Children's Center Landscape Upgrade	East side of campus, east of College Avenue, north of Zura Way (north of South E Lot)	Landscape improvements.	In design	Unknown
34.	Recreation Field	North of Parking Structure 4	Replace construction staging area with artificial turf recreation field.	Complete	2016
35.	Main Campus Gateway	N. Site of Montezuma and Campanile	Create Gateway with decorative tower, walls, landscaping and identity signage.	Complete	2016
36.	Open Air Theater Concourse Improvements	South of Love Library	Replace temporary restrooms and concession stands with permanent code-compliant structures. No seating increase.	Under construction	2017
37.	South Campus Plaza Tenant Improvements	<u>South Campus Plaza</u>	Finish unfinished retail space for up to eight (8) tenants in first floor retail.	Under construction	Unknown
38.	Cuicacalli Community Kitchen	5150 E. Campus Drive	Add a community kitchen within existing building envelope.	Proposed	Unknown
<u>College Community Redevelopment Area</u>					
<u>39.</u>	<u>5566 Lindo Paseo</u>	<u>5566 Lindo Paseo</u>	<u>Demolish existing residences and construct a 7,771 SF, 26-bed fraternity house.</u>	<u>In planning process</u>	<u>Unknown</u>
<u>40.</u>	<u>6195 Montezuma Road</u>	<u>6195 Montezuma Road</u>	<u>Demolish two existing single-family DUs and construct a four-story structure with two levels of underground parking. Construct 40 DUs (22 four-bedroom DUs, 2</u>	<u>Approved</u>	<u>Through 2025</u>

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Cumulative Projects**

Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
			<u>three-bedroom DUs, and 16 two-bedroom DUs), 84 on-site parking spaces, and associated improvements.</u>		
<u>41.</u>	<u>SDSU Religious Centers Project</u>	<u>West of Campanile Drive, along Lindo Paseo and Hardy Avenue</u>	<u>Unknown.</u>	<u>Anticipated future proposal</u>	<u>Unknown</u>
<u>42.</u>	<u>Sorority Row Housing Project</u>	<u>West side of College Avenue, south of Montezuma Road</u>	<u>Housing project for 215 student-sorority members on 1.56-acre vacant parcel. Project will include 65 apartments and 5 sorority chapter houses.</u>	<u>In planning process</u>	<u>Unknown</u>
<u>43.</u>	<u>Capstone</u>	<u>5030 College Avenue</u>	<u>Construct 94 residential apartment units (374 beds)</u>	<u>Under Construction</u>	<u>2017</u>
<u>44.</u>	<u>Aztec Inn at SDSU</u>	<u>Northwest corner of Campanile Drive and Montezuma Road</u>	<u>74-room hotel with associated meeting rooms and retail and service areas.</u>	<u>On hold</u>	<u>On hold</u>
<u>45.</u>	<u>Aztec Court Apartments</u>	<u>6229–6245 Montezuma Road</u>	<u>Demolish existing residences and construct 25 DUs</u>	<u>Approved</u>	<u>Unknown</u>
<i>City of San Diego</i>					
<u>39.46.</u> <u>3</u>	<u>Carroll Canyon Mixed Use</u>	<u>Carroll Canyon Road, East of I-15</u>	<u>Demolition of the on-site office buildings, and redevelopment of the site with a mixed use development that would include up to 260 multifamily residential units and approximately 10,700 sf of commercial retail space (CEQAnet 2017a).</u>	<u>Draft EIR out for Circulation</u>	<u>TBD</u>
<u>40.47.</u> <u>4</u>	<u>Friars Road Residential Mixed use</u>	<u>Friars Road and Via de la moda</u>	<u>Demolition of two 3-story buildings and one 2-story building, and associated paved parking areas, driveways, and walkways. Subsequent construction would entail two mixed use buildings with 313 (243 apartments and 70</u>	<u>MND released in December 2016</u>	<u>TBD</u>

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Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
			condos) multi-family units with commercial space and over 2 stories of podium parking (CEQAnet 2017b).		
41-48. 5	2 Alvarado Estates Area Utility Undergrounding	Alvarado Estates	Utility line undergrounding throughout the Alvarado Estates neighborhood and neighborhoods west of SDSU (SDSU 2017).	Draft EIR released January 2017	2017
42-49. 6	2 Water main upgrade	Remington Road	Water main pipeline upsizing on Remington Road (SDSU 2017).	Under Construction	TBD
43-50. 7	2 UU973 Residential Block 701 Undergrounding Utility District Project	Bound by Interstate 8 to the north, Hewlett Drive to the east, Montezuma Rd to the south and Yerba Anita Drive to the west	The project would excavate trenches approximately 5 feet deep and 2.5 feet wide. The trenches would be located along one side of the public right-of-way, and would install conduit, substructures, and transformers located on concrete pads. In addition, the project would install cable through the conduits; provide individual customer connections, remove existing overhead lines and poles, and would install streetlights where applicable. Curb ramps would be installed where missing and, if applicable, street trees would be relocated or installed (McInvale pers. comm. 2017).	Under Construction	February 2018
44-51. 8	2 SDSU Alvarado Creek Drainage Restoration / City of San Diego Access Road Relocation	Bound by Interstate 8 to the north, Alvarado Road to the west, Alvarado court to the east, and Brockbank Place to the south.	Relocation of a City access road and SDSU's restoration of the Alvarado creek drainage (CEQAnet 2017b).	Planning	2019

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Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
<u>45.52.</u>	Centrepoin–Grantville (East & West)	Block bounded by Vandever Avenue, Fairmount Avenue, Twain Avenue, Mission Gorge Road	12-acre site for mixed-use development of 588 multi-family DUs and 135,228 SF of office, retail, and restaurant space.	Proposed	Unknown
<u>46.53.</u>	Montezuma South	Near SE corner of College Avenue and Montezuma Road	450 beds.	Anticipated future proposal	Through 2025
<u>47.54.</u>	Grantville Trolley Station Transit Oriented Development (“TOD”)	4510 Alvarado Canyon Road	Approximately 900 beds	Anticipated future proposal	Unknown
College Community Redevelopment Area					
	5566 Lindo Paseo	5566 Lindo Paseo			
	6195 Montezuma Road	6195 Montezuma Road			
	SDSU Religious Centers Project	West of Campanile Drive, along Lindo Paseo and Hardy Avenue			
	Sorority Row Housing Project	West side of College Avenue, south of Montezuma Road			
	Capstone	5030 College Avenue			
	Aztec Inn at SDSU	Northwest corner of Campanile Drive and Montezuma Road			
	Aztec Court Apartments	6229–6245 Montezuma Road			
City of La Mesa					
<u>48.55.</u>	<u>Jessie Avenue</u>	<u>4888 Jessie Avenue</u>	<u>47 townhomes and two commercial units.</u>	<u>Approved</u>	<u>Unknown</u>

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Cumulative Projects**

Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
<u>49-56.</u>	<u>Parks Avenue Townhomes</u>	<u>Parks Avenue and El Cajon Boulevard</u>	<u>10 townhomes and one live/work unit.</u>	<u>Approved</u>	<u>Unknown</u>
<u>50-57.</u>	<u>Comanche Apartments</u>	<u>Comanche Drive and El Cajon Boulevard</u>	<u>19 townhomes with a small commercial component</u>	<u>In planning process</u>	<u>Unknown</u>
<u>51-58.</u>	<u>Montebello North</u>	<u>5017 Thorne Drive</u>	<u>General Plan Amendment and rezone for multiple unit residential structure</u>	<u>In planning process</u>	<u>Unknown</u>
<u>52-59.</u>	<u>Park Station Specific Plan</u>	<u>Several parcels centered around 4999 Baltimore Drive</u>	<u>Specific Plan for mixed-use development.</u>	<u>In planning process</u>	<u>Unknown</u>
<u>53-60.</u>	<u>Lowell Street</u>	<u>North end of Lowell Street</u>	<u>Five-unit planned residential development.</u>	<u>In planning process</u>	<u>Unknown</u>

3.5 REFERENCES

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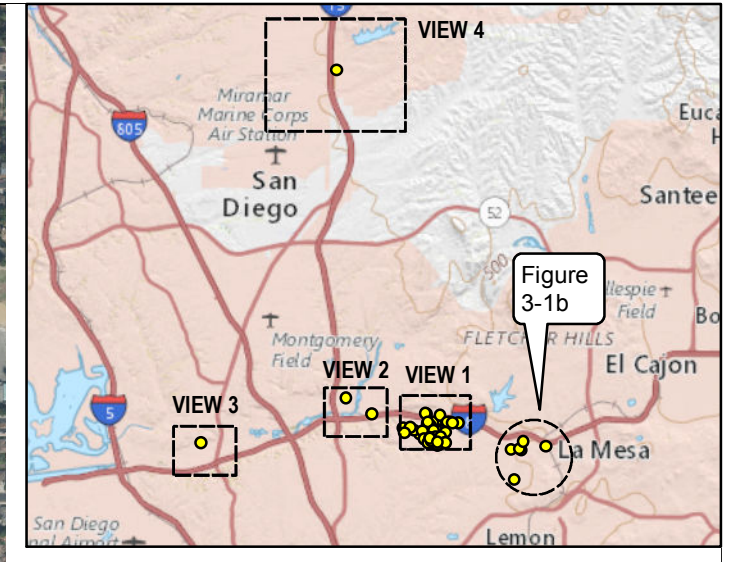
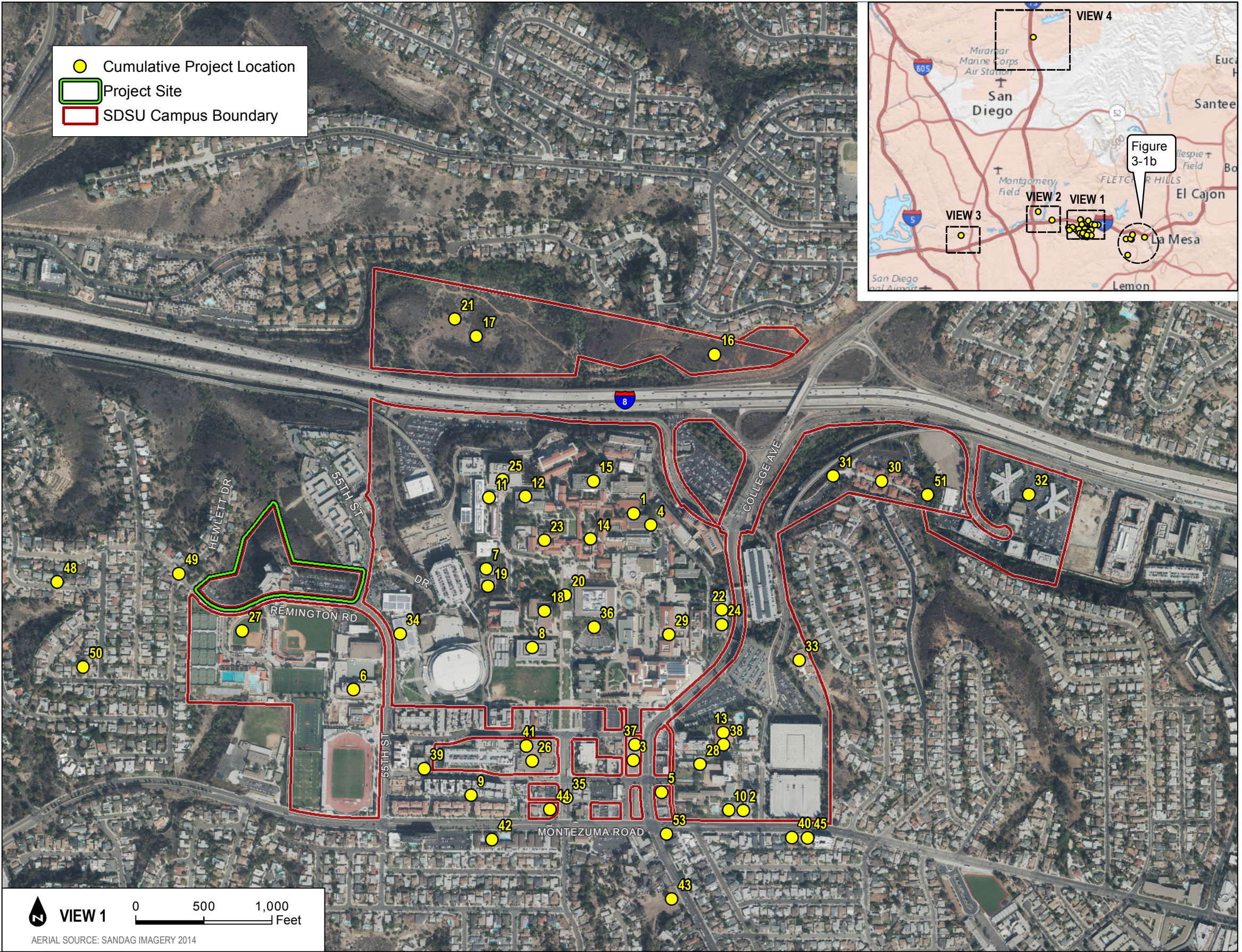
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