

SECTION 1.0

PROJECT DESCRIPTION

1.0 PROJECT DESCRIPTION

1.1 INTRODUCTION

1.1.1 Purpose

The purpose of this section is to describe the proposed San Diego State University ("SDSU") Plaza Linda Verde project ("Proposed Project") for the public, reviewing agencies, and decision makers. Per the California Environmental Quality Act, Public Resources Code section 21000 et seq. ("CEQA"), 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 sought by the proposed project, which should include the underlying purpose of the project; (c) a general description of the project's technical, economic, and environmental characteristics; and, (d) a statement briefly describing the intended uses of the 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.

1.1.2 Overview of Project Description

The Proposed Project is a mixed-use development featuring ground-floor retail and upper-floor student housing, student apartments, additional parking facilities to accommodate increased parking demand within the area, a Campus Green featuring a public promenade, and pedestrian malls (in place of existing streets/alleys) that link the Project site to the main campus. As a student housing project, the Project would assist in reducing the number of nuisance rentals (often referred to as "mini-dorm" housing) in the College Area community. The proposed retail uses would serve both the university and surrounding community.

The Project proposes the demolition of existing structures and parking lots in order to facilitate construction on an approximately 18-acre site located immediately south of the SDSU main campus. The development of certain portions of the Proposed Project, including the pedestrian malls and one of the mixed-use buildings, would be contingent upon the vacation of certain existing vehicular rights-of-way; if the subject vacations are not approved, the Proposed Project would proceed on a modified basis. Additionally, development of certain portions of the Proposed Project, primarily those along the eastern side of College Avenue, would be

contingent upon the acquisition of certain parcels of land presently not owned by the university. If the university is not able to acquire these parcels from willing sellers, the Proposed Project would proceed on a modified basis, as necessary.

In conjunction with the Proposed Project, SDSU also is proposing to amend the SDSU Campus Master Plan boundary, such that the southern campus boundary between 55th Street and one block east of College Avenue would extend south generally from Aztec Walk to Montezuma Road.

The Proposed Project would consist of the following five components (further detail, including graphics depicting the project components, is included in Subsection 1.5):

I. *Mixed-Use Retail/Student Housing.* This project component consists of four ground-floor retail and upper-floor residential buildings located south of Hardy Avenue, north of Montezuma Road, and west and east of College Avenue. Collectively, the four buildings would contain approximately 294 apartments to house approximately 1,216 students, and approximately 90,000 gross square feet (or approximately 77,000 square feet of rentable retail space) of university/community-serving retail uses. Potential retail uses include a community grocery store (for example, Trader Joe's, Fresh & Easy, or Whole Foods, etc.), sit-down restaurant (for example, Chili's, Islands, or TGI Fridays, etc.), bicycle shop, dry cleaners, etc.

II. *Student Apartments.* This project component would consist of two buildings, each four stories tall, located west of Campanile Drive, north of Montezuma Road, and south of Lindo Paseo. Collectively, the two buildings would contain approximately 96 apartments to house approximately 416 students.

III. *Parking Facilities.* A free-standing parking structure would be constructed at the northwest corner of Lindo Paseo and Montezuma Place. The structure would consist of five levels - one underground parking deck and four above ground decks - and would provide approximately 340 parking spaces. The parking structure also would support approximately 2,000 square feet of ground-floor retail space. The Mixed-Use Retail/Student Housing buildings to be developed east of College Avenue would contain underground parking for an additional 160 to 220 vehicles, depending on the ultimate configuration.

IV. *Campus Green.* A Campus Green is planned for development south of the existing SDSU Transit Center, and would consist of active and passive recreational areas for public use.

V. **Pedestrian Malls.** The Proposed Project would include two pedestrian malls, in place of existing streets/alleys, to be located along the western and eastern flanks of the main mixed-use building area. These corridors would facilitate non-motorized movement between the Project site and main campus, and would support meeting/resting space and outdoor eating facilities associated with the adjacent retail shops. This component would be ancillary to the Mixed-Use Retail/Student Housing component, and would not be essential to development of the overall Project site. The Proposed Project also includes sufficient right-of-way on College Avenue for the ultimate development of Class 2 bicycle lanes (i.e., dedicated bicycle lanes within the right-of-way) in the areas fronting the project.

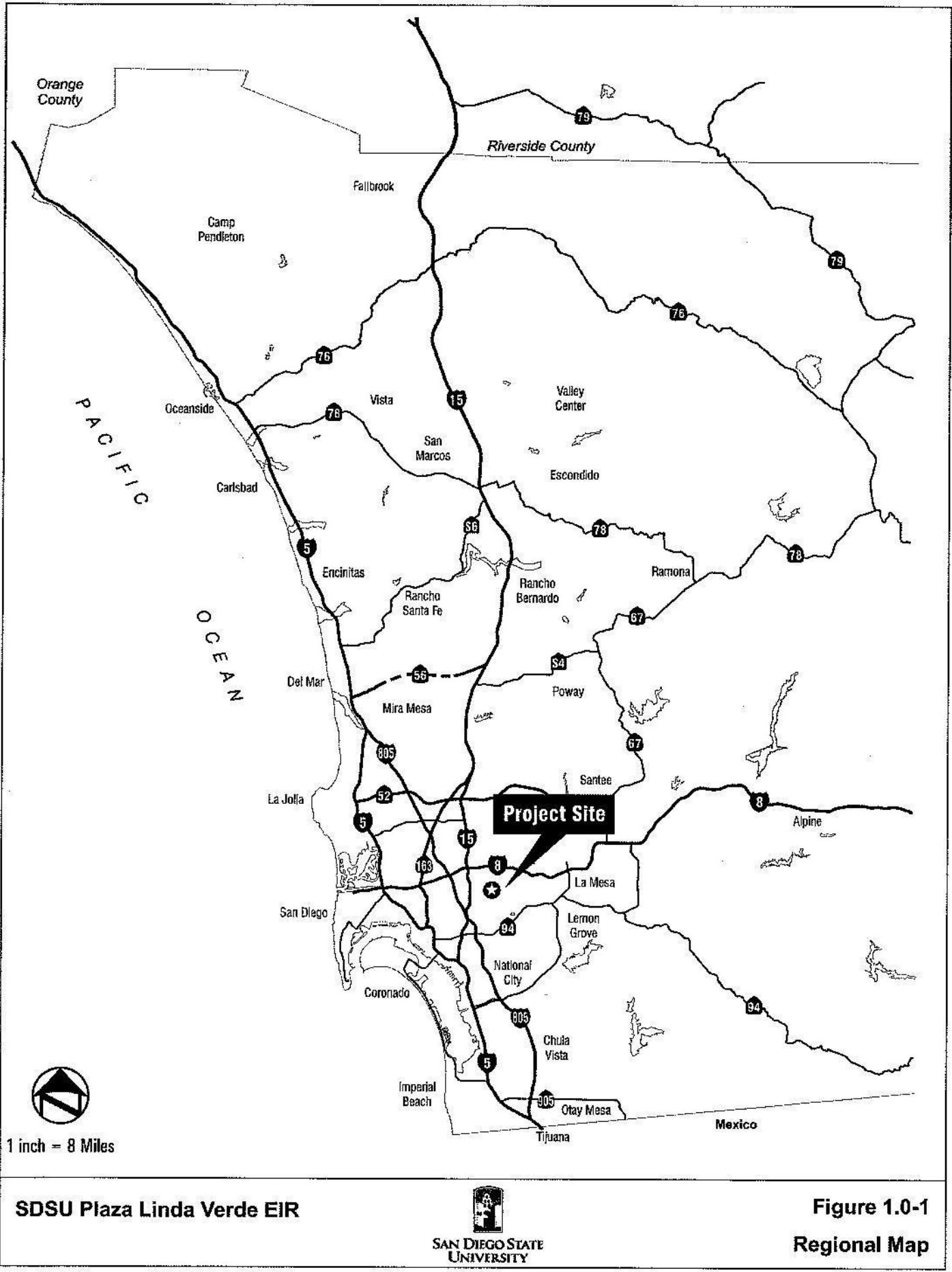
1.1.3 Project Location

The Proposed Project would be located adjacent to the main SDSU campus, approximately 8 miles east of downtown San Diego (see **Figure 1.0-1, Regional Map**). The existing boundaries of the SDSU campus generally are Hardy Avenue on the south, East Campus Drive on the east, 55th Street/Remington Road on the west, and Adobe Falls Road/Del Cerro Boulevard (north of Interstate 8 [I-8]) on the north. As shown on **Figure 1.0-2, Vicinity Map**, the Proposed Project would be developed on property located south of the existing Campus Master Plan boundary, generally between Aztec Walk and Montezuma Road. The land on which the Proposed Project would be developed currently is owned by SDSU, the SDSU Research Foundation, and private entities. Lands currently owned by private entities would be purchased by SDSU prior to development.

The Project site is located within the College Area Community of the City of San Diego (see **Figure 1.0-3, College Area Community**). The Project site also is located in a designated redevelopment area, referred to as the College Community Redevelopment Project Area. The College Area Community Plan, which is a component of the City's General Plan, designates parcels included in the area of the Proposed Project for a mixture of land uses, including "Undeveloped," "Commercial," "Single-Family Residential," "Communication Utilities (Transportation Related)," and "Institutional." The College Community Redevelopment Project Area includes the Project site within its "Core Subarea."

1.1.4 Project Information

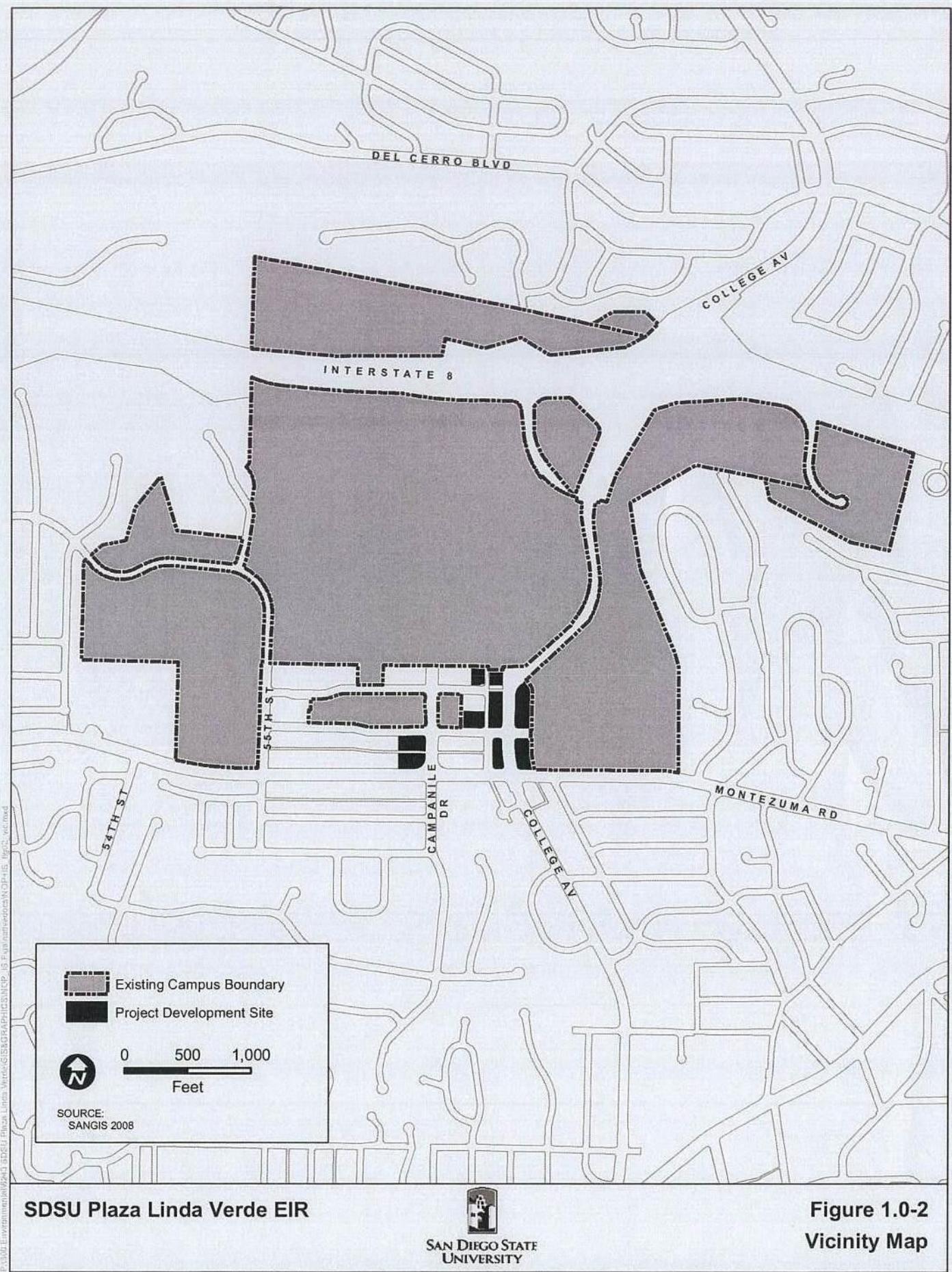
Information pertinent to the Proposed Project, including the project title, lead agency for the project, project sponsor, project contact person, current zoning for the project site, and level of environmental analysis to be conducted for the Proposed Project, is provided below.

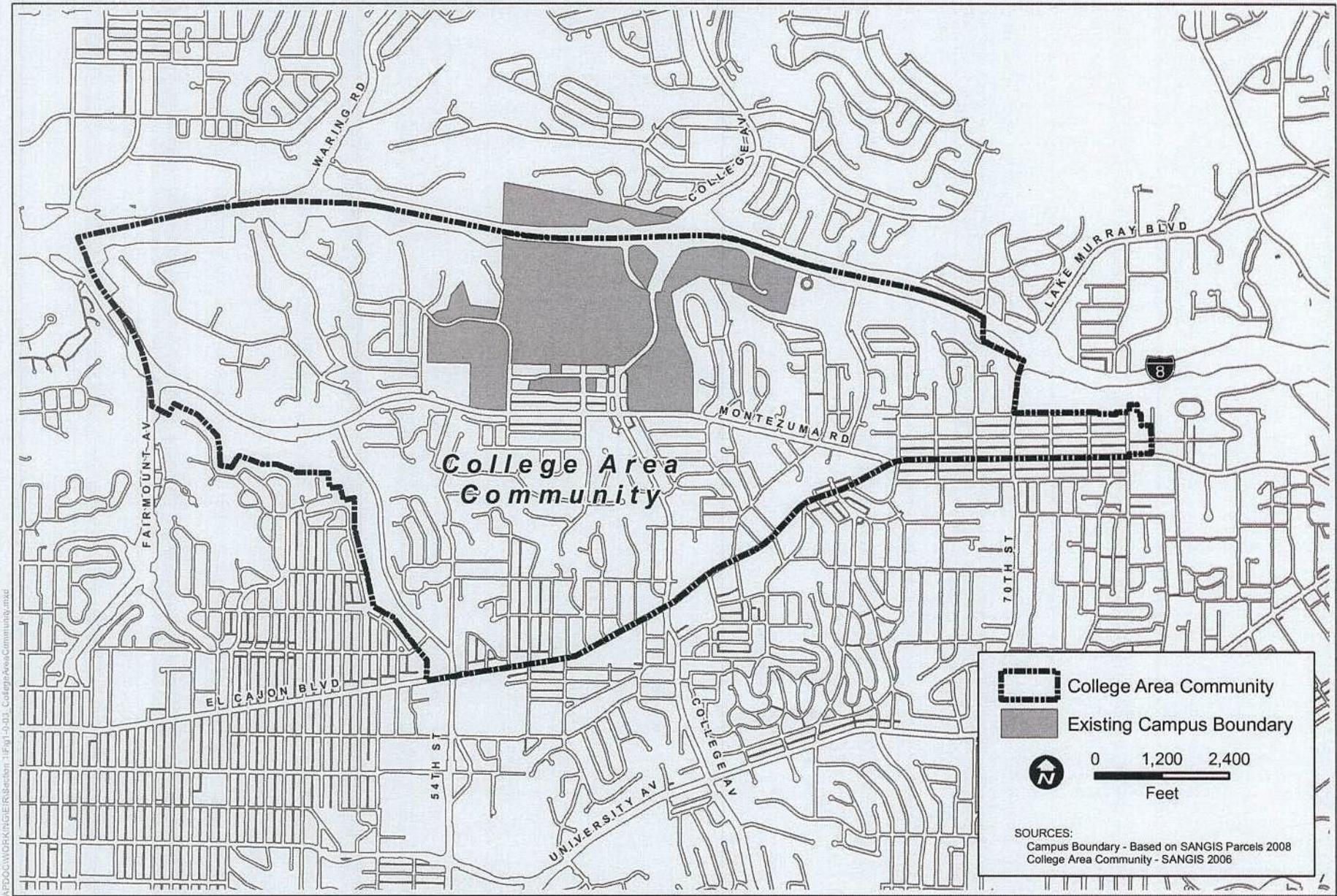


SDSU Plaza Linda Verde EIR



Figure 1.0-1
Regional Map





SDSU Plaza Linda Verde EIR



Figure 1.0-3
College Area Community

Project Title

Plaza Linda Verde

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

Contact Person

Lauren Cooper
Director, Facilities Planning, Design and Construction
San Diego State University
5500 Campanile Drive
San Diego, California 92128-1624
(619) 594-5224

General Plan/Community Plan Designation/Zoning

Multiple Uses/Undeveloped, Commercial, Single Family Residential, Communication Utilities (Transportation Related), Institutional/CN-1-2 and RM-3-9.

Level of Environmental Review

The EIR analyzes the Proposed Project at a project-level of review, examining the environmental effects of a specific development project. The EIR examines all phases of development and operation of the Proposed Project; no further CEQA review will be required prior to project implementation.

1.2 PROJECT AREA HISTORY AND EXISTING CONDITIONS

1.2.1 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 operated from the seven Spanish Colonial style 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 various 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 12 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 documented 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 and utility facilities also were included. The Campus Master Plan 2000 consisted of a comprehensive, campus-wide, build-out strategy. This master plan proposed the redevelopment of several classroom, office, 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. **Figure 1.0-4, Previous Campus Master Planned Projects**, includes

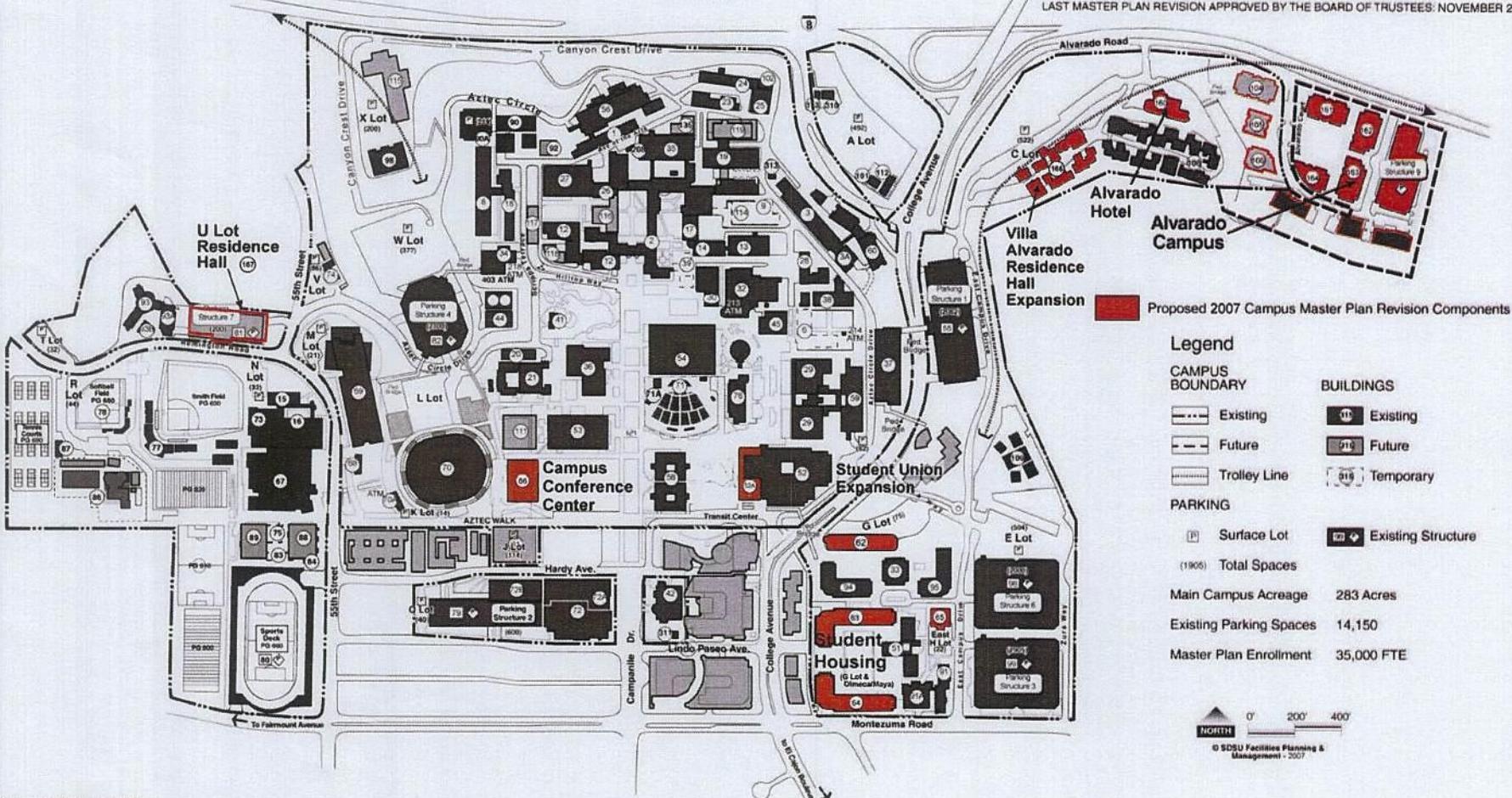


SAN DIEGO STATE UNIVERSITY

CAMPUS MASTER PLAN

MASTER PLAN APPROVED BY THE BOARD OF TRUSTEES: MAY 1963

LAST MASTER PLAN REVISION APPROVED BY THE BOARD OF TRUSTEES: NOVEMBER 2007



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Source: SDSU 2007

SDSU Plaza Linda Verde EIR



Figure 1.0-4
Previous Campus Master Planned Projects

the location of the Aztec Walk Master Plan and Campus Master Plan 2000 components on the current SDSU campus.

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 provides 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 students ("FTES") to a new enrollment of 35,000 FTES by the 2024-25 academic year. To accommodate the projected student increase, the 2007 Campus Master Plan Revision involves 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.

In December 2007, lawsuits were filed in San Diego Superior Court challenging the adequacy of the EIR. (*Del Cerro Action Council, et al. v. Board of Trustees of California State University, San Diego* Superior Court Case No. GIC 855643.) In February 2010, the court ruled in favor of CSU/SDSU, finding that the EIR prepared for the 2007 Campus Master Plan was adequate under CEQA. The City of San Diego and its Redevelopment Agency, the Metropolitan Transit System, and the San Diego Association of Governments have filed appeals of that decision with the Fourth District Court of Appeal, which appeals presently are pending. The campus master plan map reflected in the November 2007 Master Plan Revision is the existing campus master plan of record (Figure 1.0-5, Existing Campus Master Plan). The uses proposed by the Plaza Linda Verde project (e.g., student housing, parking, and retail) and the corresponding analysis of environmental impacts presented in this EIR, are separate from and independent of the uses approved under the 2007 Campus Master Plan and the corresponding analysis presented in the 2007 EIR.

Figure 1.0-6, Campus Directory, provides a map of the existing SDSU Campus. SDSU recently has completed several new buildings/facilities that were featured in prior master plan update efforts, including the Aztec Aquaplex, Aztec Athletics Center, and Parking Structure 6. SDSU currently is in the process of constructing the new Alumni Center immediately north of Parking Structure 5.

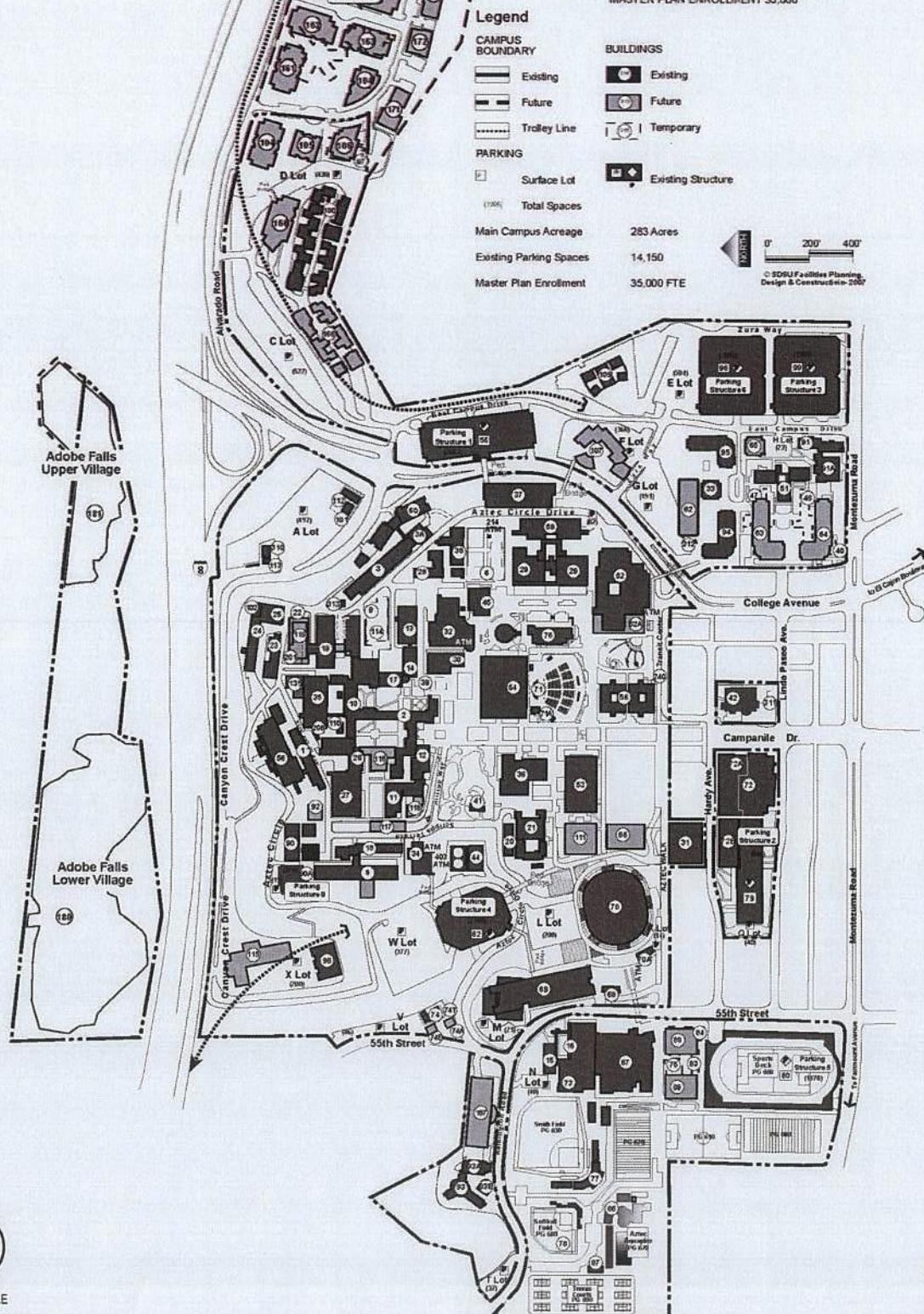
1.2.2 Surrounding Community Development

In addition to the planning efforts undertaken by SDSU, the Redevelopment Agency of the City of San Diego ("Redevelopment Agency"), and the Metropolitan Transit System ("MTS") each have been involved in infrastructure and community development programs within the College Area.

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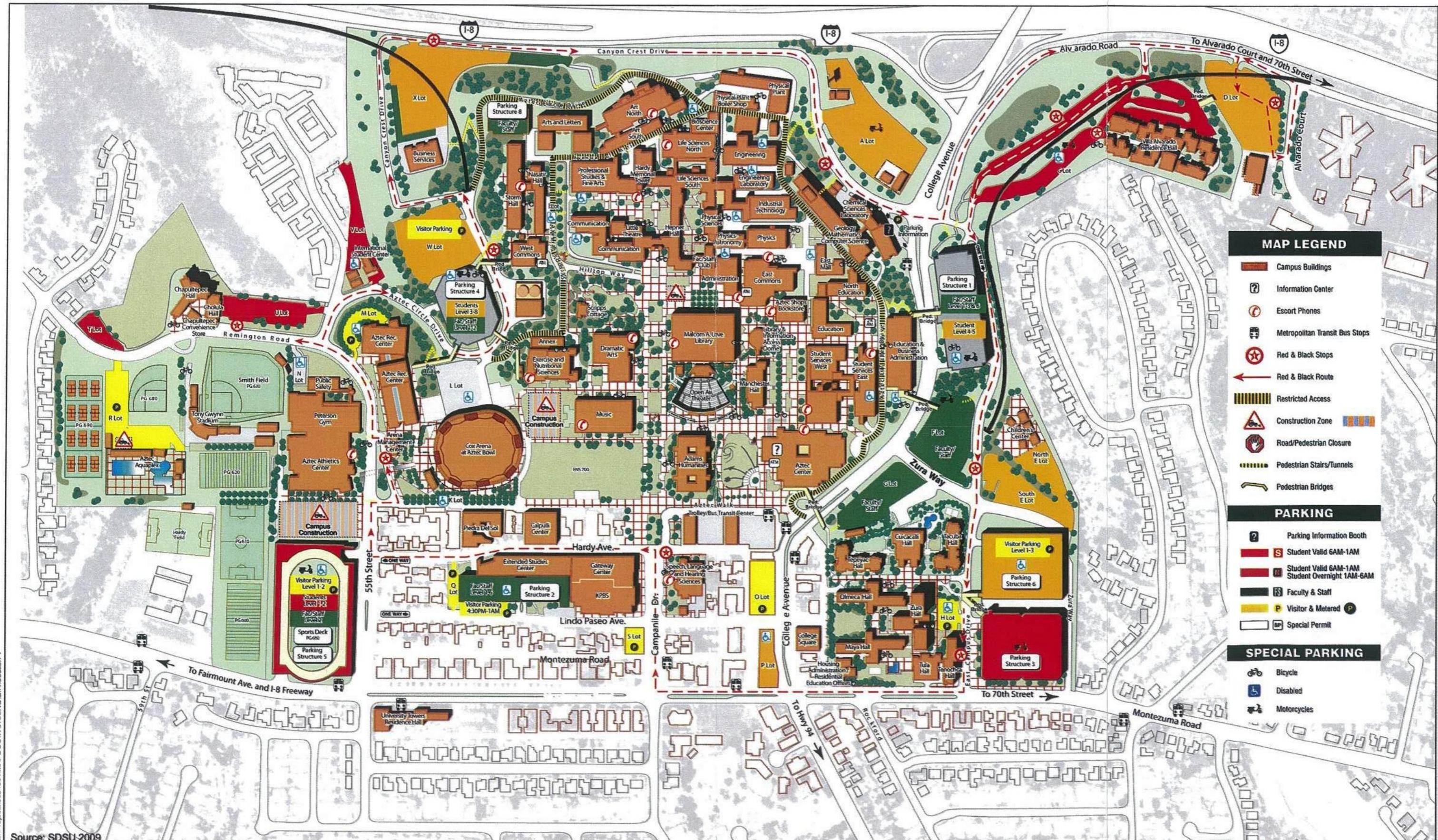
CAMPUS MASTER PLAN

MASTER PLAN APPROVED BY THE BOARD OF TRUSTEES: MAY 1963
MASTER PLAN REVISION APPROVED NOVEMBER 2007
MASTER PLAN ENROLLMENT 35,000



NOT TO SCALE

Source: SDSU 2007



SDSU Plaza Linda Verde EIR

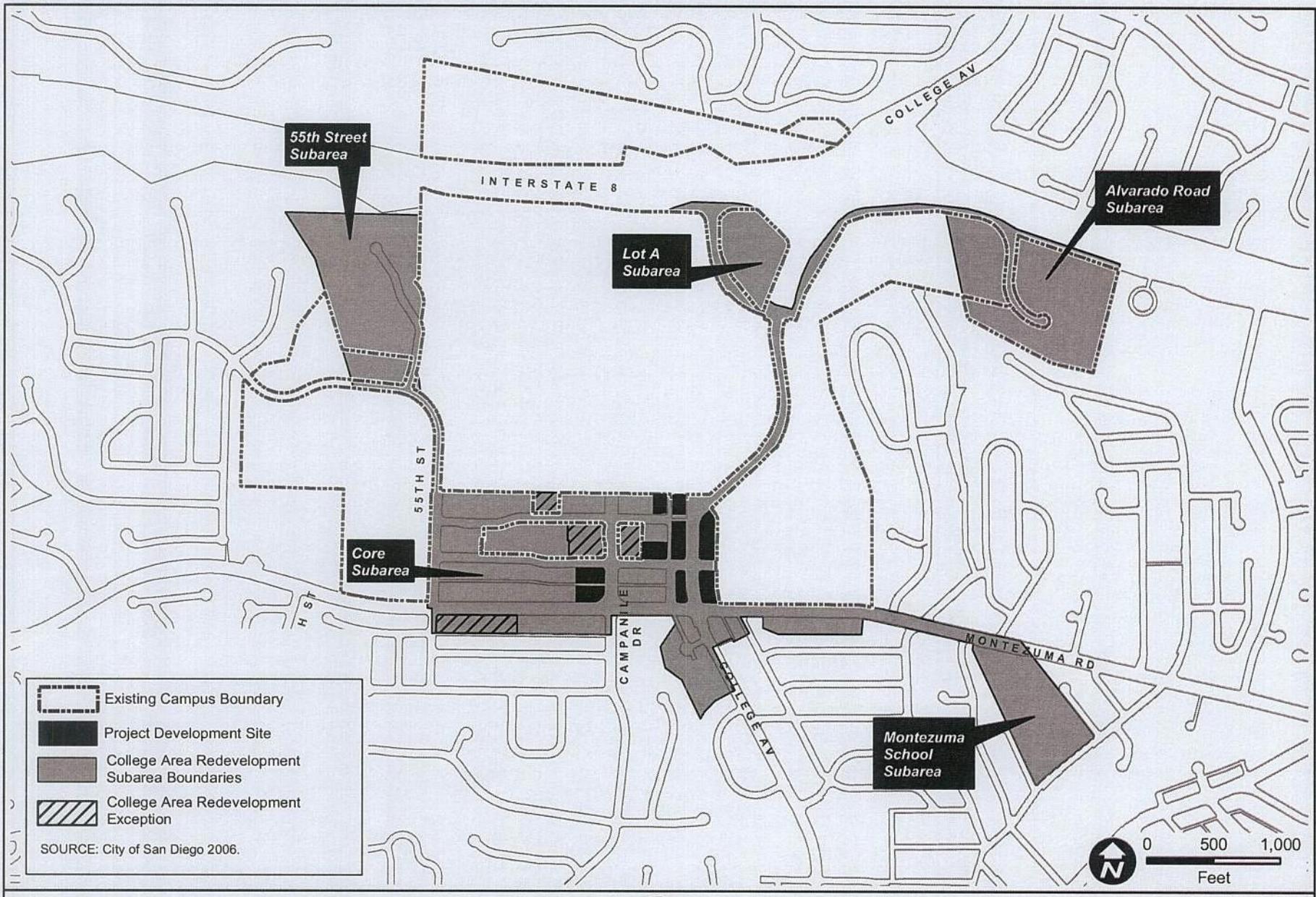
In 1993, the Redevelopment Agency approved the College Community Redevelopment Plan and related Redevelopment Project to address student housing, transportation planning, parking, and public improvements in the College Area. The College Community Redevelopment Project Area consists of approximately 131 acres within the area generally bounded by I-8 on the north, Montezuma Road to the south, 55th Street to the west, and 70th Street on the east. The College Area Redevelopment Project Area is depicted on **Figure 1.0-7, College Community Redevelopment Project Subarea Boundaries**. The College Community Redevelopment Project Area is divided into five zones, including the Core-Subarea, which consists of the land immediately south of the southern SDSU boundary along the Montezuma Road and College Avenue transportation corridors, and includes the site of the Proposed Project.

MTS is the transit planning agency for the greater San Diego region. In July 2005, MTS completed the Mission Valley East Extension of the San Diego Trolley, which connects the Grantville and College neighborhoods with La Mesa and Mission Valley. The trolley extension projects included an underground SDSU Transit Center located along the north side of Aztec Walk. The SDSU transit station provides a central location for the City bus system, trolley, and internal "Red and Black" bus service.

1.3 PROJECT BACKGROUND

In the 1990s, the Redevelopment Agency, along with the SDSU Research Foundation and other property owners in the area, began planning the redevelopment of a group of properties within the Core Subarea. The proposed redevelopment project, which became known as the "Paseo at San Diego State University" ("Paseo Project"), consisted of a mixed-use development intended to support both the campus and surrounding communities with additional housing, services, and passive open spaces.

In July 2005, a final EIR was issued that analyzed the potential impacts of the Paseo Project, with the Redevelopment Agency serving as the lead agency. However, due to numerous issues relating to the financial feasibility of the project, the Paseo Project ultimately was set aside.



SDSU Plaza Linda Verde EIR



Figure 1.0-7
College Community Redevelopment
Subarea Boundaries

The Plaza Linda Verde Project would provide a similar amount of student housing as the Paseo Project, but would include a smaller commercial/retail component. Additionally, in contrast to the Paseo Project, build-out of the Proposed Project would not require the condemnation of private property; necessary property acquisitions would be made from willing sellers only.

1.4 PROJECT GOALS AND OBJECTIVES

The overall goal of the Proposed Project is the removal of existing substandard and deteriorated properties, and the subsequent development of high density housing with commercial/retail uses to serve the university and community. The specific project objectives follow:

1. Increase on-campus student housing options by providing new housing for approximately 1,600 additional students, thereby reducing the demand for student housing in the neighborhoods adjacent to campus.
2. Provide a vibrant commercial environment adjacent to the main campus with food, entertainment, and shopping opportunities for students, faculty, staff, campus visitors, and local members of the College Area Community.
3. Eliminate further deterioration in the area of the Proposed Project.
4. Improve the existing architecture, landscape, and urban design within the Project site.
5. Develop additional local job opportunities.
6. Reduce regional traffic by providing additional on-campus student housing and creating a pedestrian/bicycle friendly, transit-oriented environment.

1.5 PROJECT DESCRIPTION

1.5.1 Project Location and Setting

As stated previously, the Project site is located adjacent to the main SDSU campus, approximately 8 miles east of downtown San Diego (**Figure 1.0-1**). As shown on **Figure 1.0-8, Area of Focus**, the Proposed Project would be located outside of the existing Campus Master Plan boundary, generally south of Hardy Avenue/Aztec Walk and north of Montezuma Road, and would be developed on property presently owned by CSU, the SDSU Research Foundation, and private parties. (The existing boundaries of the SDSU campus generally are Hardy Avenue/Aztec Walk on the south, East Campus Drive on the east, 55th Street/Remington Road



SDSU Plaza Linda Verde EIR



Figure 1.0-8
Area of Focus

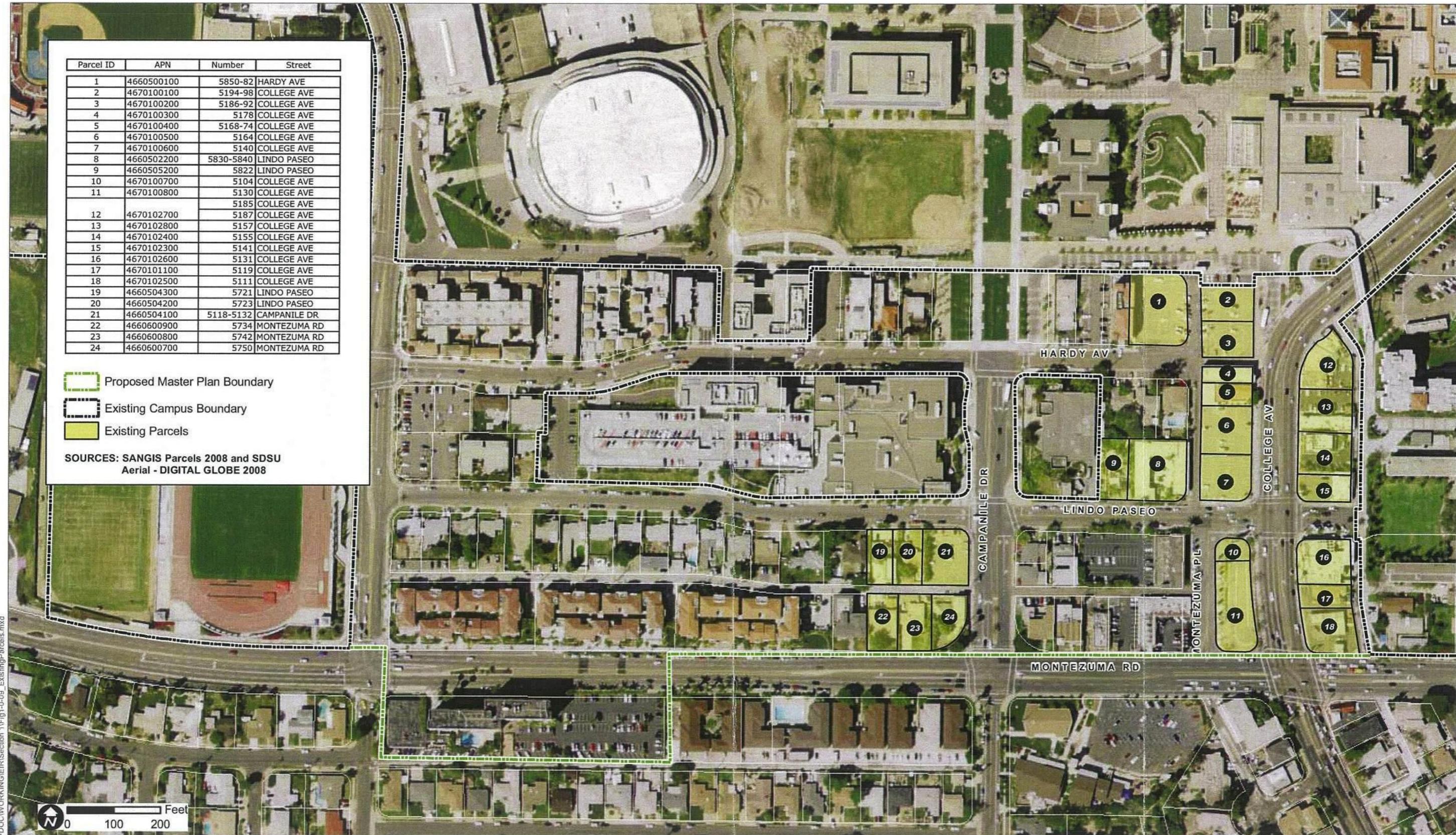
on the west, and Adobe Falls Road/DeL Cerro Boulevard (north of I-8) on the north.) Ultimate project development would be on land owned by CSU. Land currently owned by private parties would be acquired from willing sellers only; CSU/SDSU will not utilize eminent domain to acquire those properties presently owned by others. The ownership status of each of the parcels proposed for development is depicted on **Table 1.0-1, Development Parcels/Ownership/Existing Uses**. As shown on **Table 1.0-1**, of the 24 parcels proposed for development, six currently are owned by private parties.

Regionally, the Project site can be accessed from either the north or the south. From the north, the campus can be accessed by way of College Avenue, which also provides local access to I-8. Additionally, College Avenue connects I-8 to the DeL Cerro, Navajo, and College Area communities. From the south, the SDSU campus can be accessed by way of Montezuma Road, an east-west roadway near the southern boundary of the campus. Montezuma Road also provides access to I-8 via Fairmont Avenue to the west and El Cajon Boulevard to the east.

The Project site and SDSU campus are located within the urban College Area Community Planning Area of the City of San Diego. Project components adjacent to College Avenue and Montezuma Road would be located on land currently designated as "Redevelopment Project Area" by the College Area Community Plan Map (City of San Diego, 1989). The Redevelopment Project Area (**Figure 1.0-7**) in which the Proposed Project is located (the Core Subarea) generally is located south of the existing SDSU campus boundary, west of College Avenue, north of Mary Lane Drive, and east of Remington Road. The College Area Community Planning Area is comprised of approximately 1,950 acres, most of which is developed with single-family residential uses.

As of September 2006, the San Diego Association of Governments ("SANDAG") estimated that the total population of the College Area Community Planning Area was 21,454; this population was forecasted to increase to 23,852 by 2010 (SANDAG, 2006). Although the College Area Community Planning Area is dominated by single-family land uses, multi-family and commercial land uses are located adjacent to the major transportation corridors in the planning area, including Montezuma Road, College Avenue, and El Cajon Boulevard. Institutional land uses in the planning area include SDSU and the Alvarado Medical Center, which is located south of I-8 and east of the SDSU campus.

Aside from the pedestrian malls that would be located on existing streets/alleys, the Proposed Project would be constructed on 24 existing parcels. The parcels currently support parking lots, various commercial and residential buildings, and a service station. **Figure 1.0-9, Existing**



SDSU Plaza Linda Verde EIR



Figure 1.0-9

Existing Parcels

Table 1.0-1
Development Parcels/Ownership/Existing Uses

Parcel ID	Address	Ownership	Existing Uses			
			Square Feet (Commercial/Retail/Office)	Dwelling Units (Residential)	Beds (Residential)	Parking Spaces (Parking Lots)
1	5850-82 Hardy Avenue	CSU Board of Trustees	--	--	--	41*
2	5194-98 College Avenue	CSU Board of Trustees	--	--	--	41*
3	5186-92 College Avenue	CSU Board of Trustees	--	--	--	41*
4	5178 College Avenue	CSU Board of Trustees	7,600	--	--	--
5	5168-74 College Avenue	CSU Board of Trustees	4,600	--	--	--
6	5164 College Avenue	CSU Board of Trustees	--	--	--	44**
7	5140 College Avenue	CSU Board of Trustees	--	--	--	44**
8	5830-5840 Lindo Paseo	CSU Board of Trustees	--	24	54	--
9	5822 Lindo Paseo	CSU Board of Trustees	--	1	0 (vacant)	--
10	5104 College Avenue	CSU Board of Trustees	--	--	--	8***
11	5130 College Avenue	CSU Board of Trustees	--	--	--	31***
12	5185 and 5187 College Avenue	Private	5,480	--	--	--
13	5157 College Avenue	SDSU Research Foundation	3,160	--	--	--

Table 1.0-1 (Continued)
Development Parcels/Ownership/Existing Uses

14	5155 College Avenue	Private	2,160	--	--	--
15	5141 College Avenue	Private	2,430	--	--	--
16	5131 College Avenue	SDSU Research Foundation	15,370	--	--	--
17	5119 College Avenue	Private	2,100	--	--	--
18	5111 College Avenue	Private	1,300	--	--	--
19	5721 Lindo Paseo	Private	--	1	18	--
20	5723 Lindo Paseo	SDSU Research Foundation	--	1	3	--
21	5118-5132 Lindo Paseo	SDSU Research Foundation	--	--	--	38
22	5734 Montezuma Road	SDSU Research Foundation	--	1	14	--
23	5742 Montezuma Road	SDSU Research Foundation	--	1	0 (vacant)	--
24	5750 Montezuma Road	SDSU Research Foundation	--	1	18	--
TOTAL			44,200	30	107	—

* Parcels 1, 2, and 3 consist of an existing parking lot that is owned by SDSU/CSU and leased to 5-Star Parking. SDSU catalogues parking lot capacities by lot rather than underlying parcel. This lot consists of 123 total spaces; this total was divided among the three parcels and, therefore, the per parcel amount is approximate.

** Parcels 6 and 7 consist of existing O Lot, which is owned by SDSU/CSU. O Lot consists of 88 total spaces; this total was divided between the two parcels and, therefore, the per parcel amount is approximate.

*** Parcels 10 and 11 consist of existing P Lot. P Lot consists of 39 spaces; this total was divided between the two parcels based on approximate size, and, therefore, the per parcel amount is approximate.

Parcels, depicts the existing campus boundary, the proposed boundary, and the 24 parcels proposed for development as part of the Project. **Table 1.0-1, Development Parcels/Ownership/Existing Uses**, provides a listing of each parcel, the ownership status, existing use, and existing size.

1.5.2 Master Plan Boundary Adjustment

As part of the Proposed Project, the existing southern boundary of the SDSU Campus Master Plan would be revised to facilitate development of Plaza Linda Verde. Specifically, the existing southern boundary located between 55th Street and one block east of College Avenue would be extended south to Montezuma Road to incorporate Project parcels within the Campus Master Plan boundaries. The boundary also would be extended further south of Montezuma Road at the southeast corner of the Montezuma Road/55th Street intersection to incorporate the University Towers complex and adjacent parking lot. The existing and future Campus Master Plan boundaries are depicted on **Figure 1.0-10, Proposed Campus Master Plan**.

Parcels within the proposed Campus Master Plan boundary adjustment that are not currently owned by SDSU/CSU would be designated for "Future Acquisition." The parcels are included to provide for the physical requirements of the campus "to accommodate...approved educational programs and auxiliary activities" supporting the academic mission of the university. "Future Acquisition" designates property that is either presently needed or will be needed for future development. Inclusion of such property in the Campus Master Plan triggers two authorizations by the CSU Board of Trustees. First, the inclusion of such property in the campus master plan authorizes the campus president to accept any gift of such property, subject to satisfactory completion of due diligence. Second, the inclusion of such property in the campus master plan authorizes the CSU chancellor to acquire (purchase) such property. Thus, the inclusion of such parcels in the campus master plan authorizes the acquisition by gift or purchase of such property in the future; however, it does not authorize acquisition by eminent domain, nor does it authorize the development of such parcels.

The development component of the Proposed Project would be constructed on parcels 1-24, as shown on **Figure 1.0-9, Existing Parcels**. Project development would not result in any physical change to those parcels located outside the development parcels (i.e., those parcels outside of parcels 1-24), nor would it change or alter the present and existing land uses on those parcels.

Following approval of the Proposed Project, CSU would continue the present on-site uses and would not alter the physical condition of the non-development parcels or the current uses in

SAN DIEGO STATE UNIVERSITY

CAMPUS MASTER PLAN

MASTER PLAN APPROVED BY THE BOARD OF TRUSTEES: MAY 1963
PROPOSED MASTER PLAN REVISION JULY 2009
MASTER PLAN ENROLLMENT 35,000

Legend

CAMPUS BOUNDARY	BUILDINGS
— Existing	● Existing
- - - Future	■ Future
	□ Temporary
	PARKING
	□ Surface Lot
	■ Existing Structure

Main Campus Acreage
Existing Parking Spaces
Master Plan Enrollment

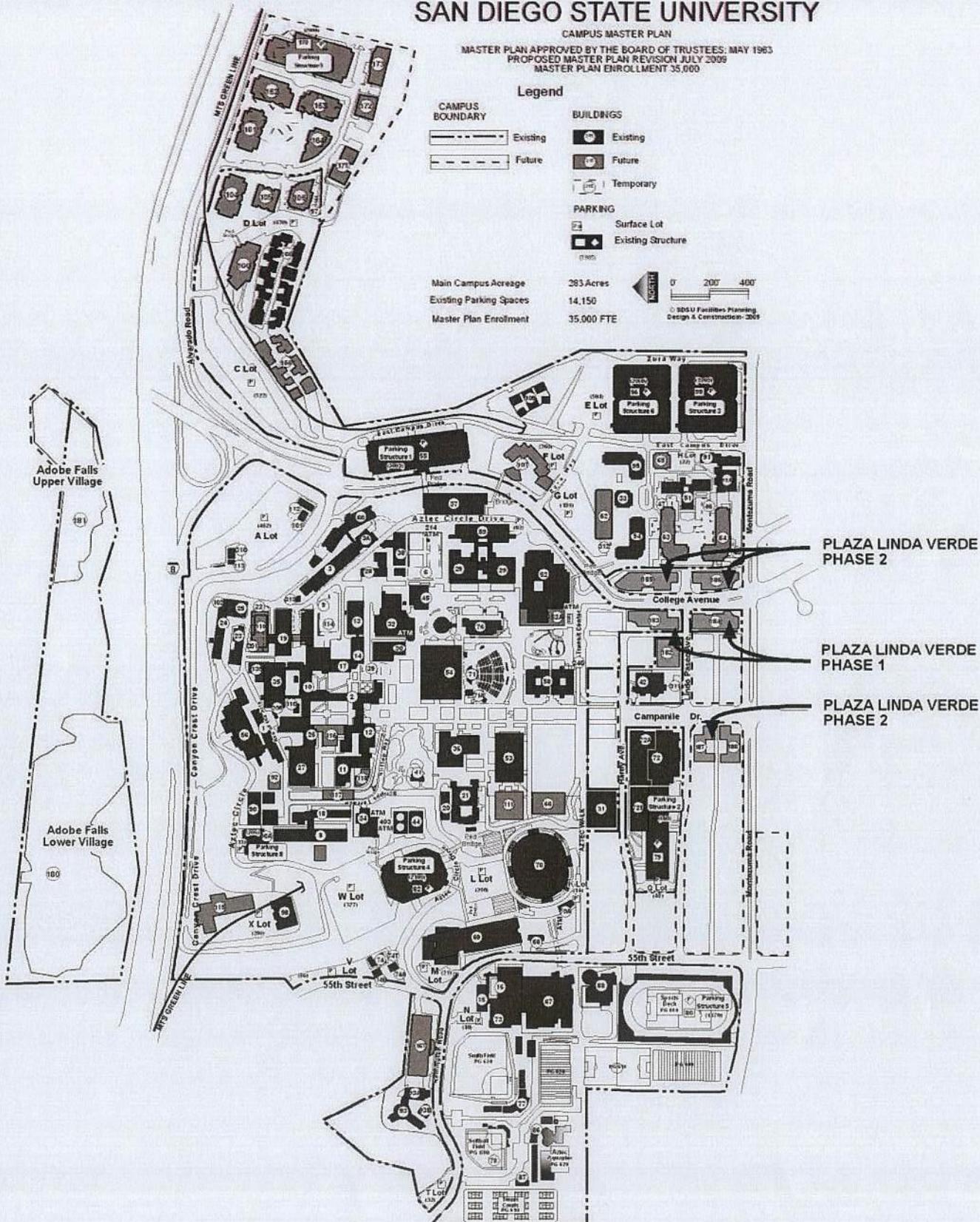
283 Acres

14,150

35,000 FTE

0 200' 400'

© SDSU Facilities Planning
Design & Construction 2009



SDSU Plaza Linda Verde EIR



Figure 1.0-10
Proposed Campus Master Plan

any manner; the Proposed Project does not include construction of any new facilities, buildings, infrastructure, or any other type of improvement, development, or land disturbance on the non-development parcels. Thus, as to those parcels located outside the development parcels, the Proposed Project would have no direct impacts on environmental resources such as aesthetics/visual quality, biological resources, geology/soils, noise, public services, transportation/circulation, agricultural resources, cultural resources, hazards, parking, recreation, utilities and service systems, air quality, energy and mineral resources, land use and planning, population and housing, or water quality/hydrology.

Additionally, as to those parcels located outside of the development boundary, the Proposed Project would not result in any reasonably foreseeable indirect physical change in the environment. The university has no present or reasonably foreseeable plans to develop the subject parcels. The university is not presently negotiating with the owners of such parcels for their acquisition, nor does it have any reasonably foreseeable plans to do so. Additionally, no state or other funding sources presently are available, nor is any future funding reasonably foreseeable, for the acquisition, construction, or development of such parcels.

Thus, any potential effect on the environment that may arise as a result of the development of such parcels is uncertain from a timing and location standpoint, and it is speculative to anticipate the specific characteristics of any development that may arise as a result of, or the types of environmental impacts that would be associated with, such development. Whether future development will occur necessarily depends on a multitude of factors, including, but not limited to, the rate, timing, location, and extent of development; economic and market conditions; the nature and type of the future project or projects; and the contemplated project-level impacts on the environment. Any attempt to forecast such eventualities at this time, including predictions about the significance of any environmental effects, would be both impracticable and potentially misleading. It would be impracticable because such impacts are too uncertain, and it would be potentially misleading because the "science" of assessing impacts, and their significance, does not permit an accurate assessment at this time.

In the event future development of these parcels results in a "project" within the meaning of CEQA, such project necessarily would be subject to CEQA compliance and analysis. All such projects will be required to comply with CEQA, necessitating preparation of a categorical exemption, negative declaration, mitigated negative declaration, or an EIR. Thus, if and when future development occurs on these parcels, these subsequent actions will not evade environmental review (i.e., there is no potential that such impacts would escape appropriate environmental review).

In summary, it would be speculative at this time to assume that the non-development parcels might serve future uses other than those presently served, or that physical modifications or alterations to the property might be made at some time in the future. In the event CSU determines at some future date to acquire, modify or alter the existing uses and/or the existing physical condition of the non-development parcels, the university will, at that time, conduct further environmental review consistent with the requirements of CEQA.

1.5.3 Project Development Components

The Proposed Project consists of the demolition of several existing buildings/parking lots, and the construction and eventual operation of a mixed-use residential and retail development project. The Proposed Project would increase student housing options within walking distance of SDSU, and provide retail opportunities for university students, faculty/staff, and College Area residents. Construction of the Proposed Project also would include a formal amendment to the existing SDSU Campus Master Plan boundary, as described above under **Section 1.5.2**.

The proposed mixed-use development would include seven new buildings, including a parking structure, a Campus Green, and pedestrian malls or corridors. The Proposed Project would add approximately 390 housing units or 1,600 beds to the existing SDSU housing inventory. The Project also would include approximately 90,000 gross square feet of retail space in varying sizes that would be available for retail lease. Approximately 500-560 new parking spaces would be provided in a standalone parking structure and underneath two of the mixed-use buildings. Two new north-south pedestrian malls would run along the edges of the main development area in place of existing streets/alleys, linking the Proposed Project with the main SDSU campus and SDSU Transit Center; if the street vacations necessary to construct the pedestrian malls are not granted by the City of San Diego, the Proposed Project would proceed on a modified basis, as further described in this section. A new public park, the Campus Green, would provide 1.0 acre of open space to the local and campus communities.

Table 1.0-2, Proposed Project Summary, provides an overview of each Project component.

Table 1.0-2
Proposed Project Summary

Project Component	Size	Rentable Retail Space	Housing Units	Student Beds	Parking Spaces
<i>Buildings</i>					
Building 1	118,550 GSF	24,340 SF	84	352	-
Building 2	85,640 GSF	17,975 SF	60	264	-
Building 3	128,925 GSF	1,815 SF	-	-	342
Building 4	123,004 GSF	13,445 SF	63	256	69-110*
Building 5	157,971 GSF	19,634 SF	87	344	91-110*
Building 6	48,070 GSF	-	44	192	-
Building 7	55,300 GSF	-	52	224	-
TOTAL	717,460 GSF	77,209 SF¹	390	1,632	502-562*
<i>Outdoor Space</i>					
Campus Green	1 acre	-	-	-	-
Pedestrian Malls	0.44	-	-	-	-
TOTAL	1.44 Acres	-	-	-	-

Notes:

GSF = gross square feet; SF = square feet. ¹90,000 GSF of commercial/retail space equals 77,209 SF of rentable space.

* Parking spaces are dependent on final configuration of subterranean site plan for Buildings 4 and 5.

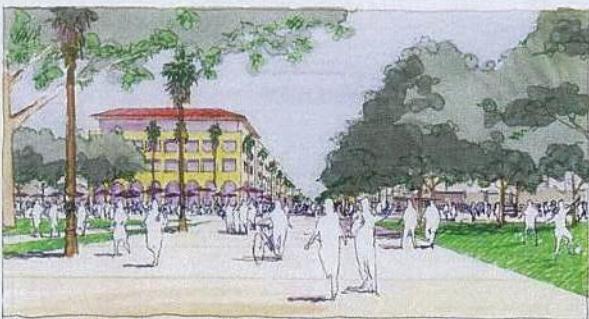
All square footages, housing units, and beds are approximated.

Each of the Project components is depicted on **Figure 1.0-11, Proposed Site Plan**. **Figure 1.0-12, Proposed Project Sketches**, provides a sketch of four different vantage points of the urban vision proposed for the main Project area.

Figure 1.0-13, Representative Street View of Building Facing College Avenue, provides a visual sketch of Building 5, one of the Mixed-Use Retail/Student Housing buildings, which would be visible from College Avenue. The Proposed Project would utilize several architectural themes, including modern design present in many redeveloping areas in San Diego, accented



Figure 1.0-11
Proposed Site Plan



View 1: View looking south through the Campus Green to Plaza Linda Verde
A wide pedestrian promenade and large green connect Plaza Linda Verde to the transit station at Aztec Walk, creating a lively park with outside dining and informal recreation.



View 4: View looking north from Lindo Paseo
Montezuma Place, currently an alley, is transformed to a bustling pedestrian corridor leading north to the transit center. Flanked on both sides by ground level retail/commercial, Montezuma Promenade brings the community directly to the large open space, buses and trolley station.

Source: Wallace Roberts & Todd, LLC 2009

SDSU Plaza Linda Verde EIR



View 2: View looking south on College Avenue from bridge to the new Plaza Linda Verde
College Avenue is transformed into a lively mixed-use, transit-oriented neighborhood by Plaza Linda Verde.



View 3: View looking north from Lindo Paseo, East of College Avenue
A former service alley is now a retail pedestrian corridor, flanked by active, ground floor retail and open spaces that lead pedestrians to the bridge over College Avenue.

Figure 1.0-12

Proposed Project Sketches



Source: Wallace Roberts & Todd, LLC 2009

SDSU Plaza Linda Verde EIR



Figure 1.0-13
Representative Street View of
Building Facing College Avenue

by elements of the Spanish Colonial or Mission Revival architectural style present in the central campus core. First floor indoor spaces would be accented by exterior gathering/dining spaces present along the pedestrian malls.

Figure 1.0-14, Proposed Building Plan, depicts the building footprint for each of the proposed buildings to be developed as part of the Project. A detailed description of each of the Project components follows below.

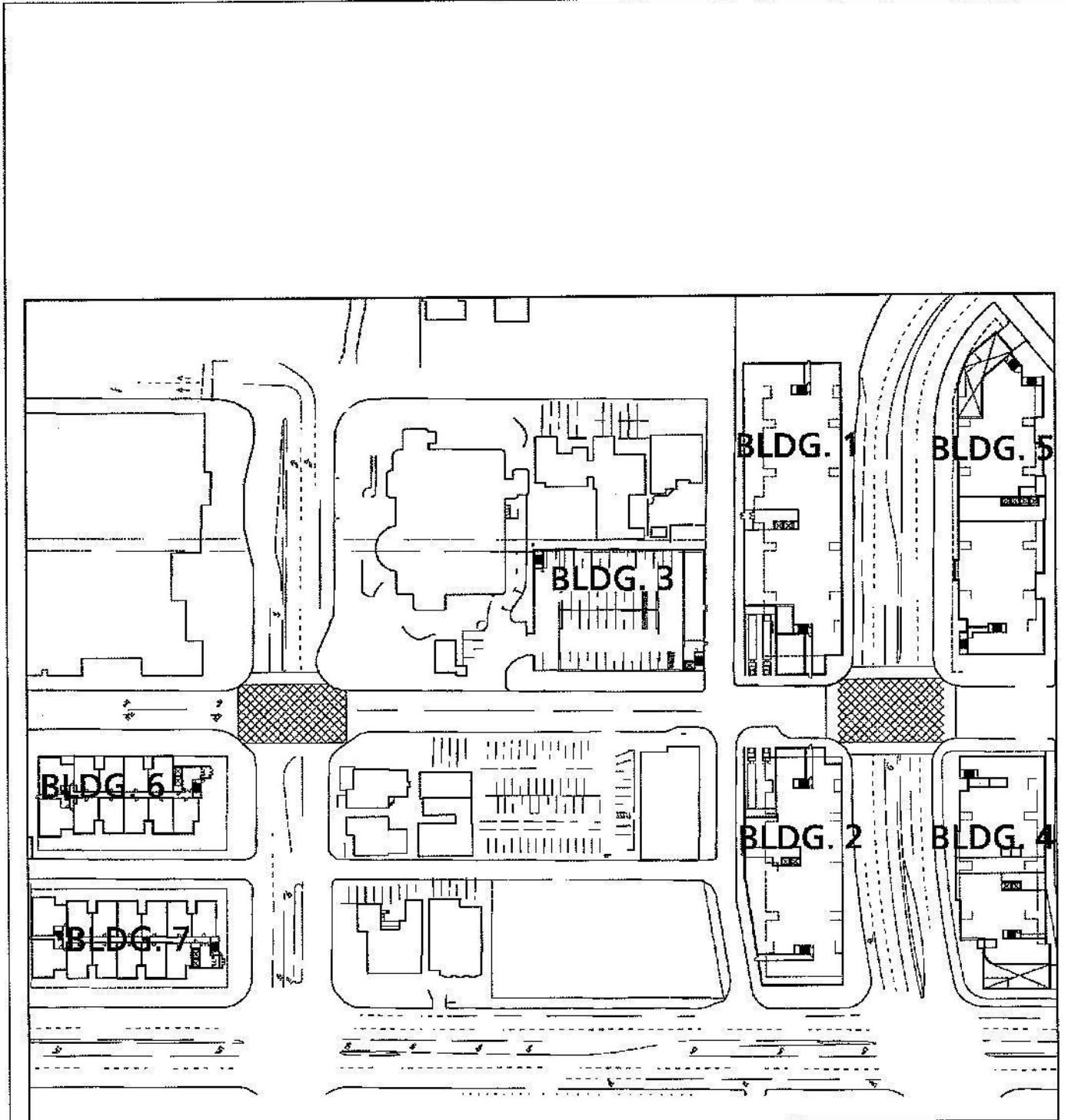
I. Mixed-Use Retail/Student Housing

This Project component would consist of the development of four, mixed-use retail/student housing buildings to provide both enhanced retail opportunities to the university and local communities, and to provide additional housing options for SDSU students. Potential retail uses include a community grocery store (for example, Trader Joe's, Fresh & Easy, or Whole Foods, etc.), sit-down restaurant (for example, Chili's, Islands, or TGI Fridays, etc.), bicycle shop, dry cleaners, etc.

Building 1. The proposed Building 1 site is comprised of four parcels owned by SDSU. See **Figure 1.0-9, Existing Parcels.** The northernmost two parcels (5178 College Avenue and 5178-64 College Avenue) consist of two buildings currently housing research grant functions. The southernmost parcels (5164 College Avenue and 5140 College Avenue) serve as "O Lot," which is a component of the campus parking system. O Lot currently supplies 88 parking spaces to the campus inventory. Under the Proposed Project, the existing buildings and parking lots would be demolished, and existing office tenants relocated to prepare the site for proposed Building 1.

Building 1 would consist of a five-story mixed-use building. The lower floor would be dedicated to university/community-serving retail uses and would provide a street-level entryway to the four residential floors above. The building would be a fully sprinklered facility and could utilize a wood or metal frame apartment construction technique over a one-story concrete podium containing the ground-floor retail uses. Solar panels may be affixed to the roof to provide an on-site energy source to supplement the energy provided by the Campus Central Plant distribution system.

The retail component of this building would consist of approximately 25,000 square feet of tenant space. These spaces would be supported by a proposed loading dock facility along the south side of the building, which would utilize Lindo Paseo for car/truck access. The ground floor also would include a residential lobby, mail room, bike storage, and a mechanical



NOT TO SCALE

Source: Wallace Roberts & Todd, LLC 2009

Figure 1.0-14

Proposed Building Plan

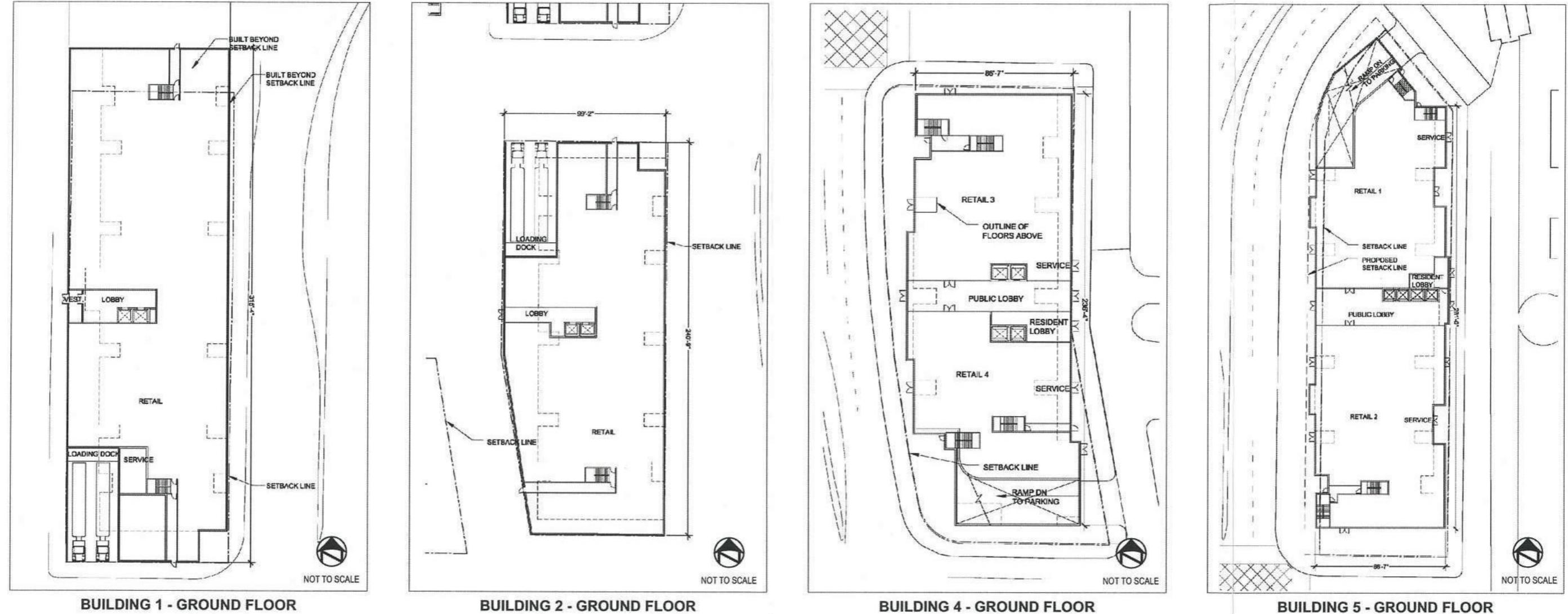
support room. A preliminary floor plan for the Building 1 ground floor retail uses is depicted on **Figure 1.0-15, Mixed-Use Buildings (1, 2, 4, and 5) Preliminary Ground Floor/Retail Floor Plans.**

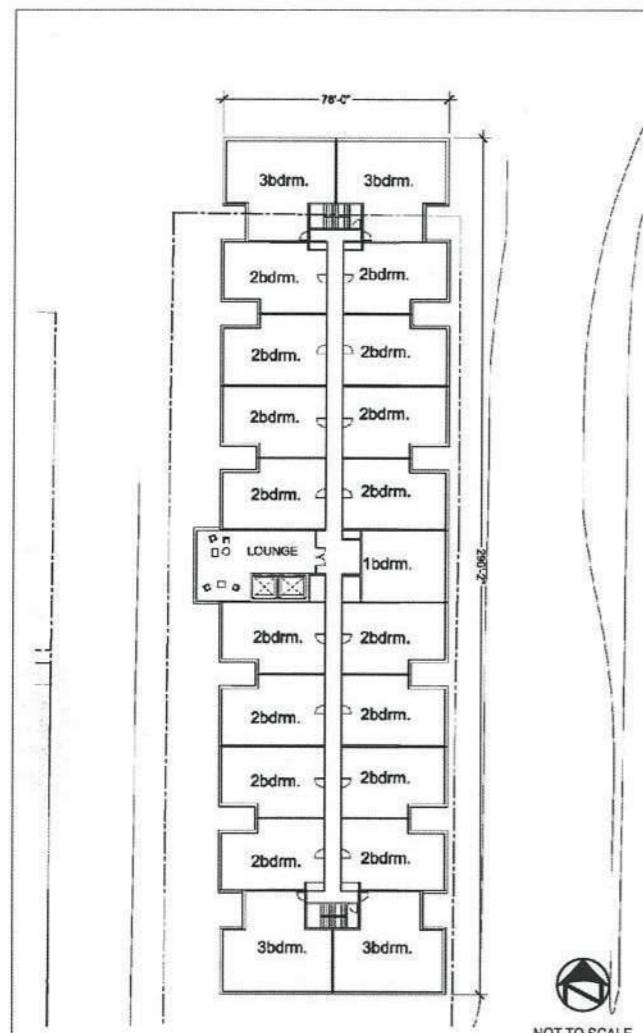
The residential component of Building 1 would consist of approximately 84 student housing units. Based on preliminary site design, approximately four (4) 1-bedroom/1-bathroom apartments, sixty-eight (68) 2-bedroom/2-bathroom apartments, and twelve (12) 3-bedroom/2-bathroom apartments would be constructed. Student apartments would range in size from 850 to 1,200 square feet, depending on the number of bedrooms and bathrooms. The building would house approximately 352 students. A typical floor plan for the Building 1 residential floors is depicted on **Figure 1.0-16, Mixed-Use Buildings (1, 2, 4, and 5) Typical Residential Floor Plans.**

Building 2. The proposed Building 2 site is comprised of two parcels owned by SDSU (5104 College Avenue and 5130 College Avenue). See **Figure 1.0-9, Existing Parcels.** These two parcels presently serve as "P Lot," which is a component of the campus parking system. P Lot currently supplies 39 parking spaces to the campus inventory. Under the Proposed Project, the existing parking lots would be demolished to prepare the site for proposed Building 2.

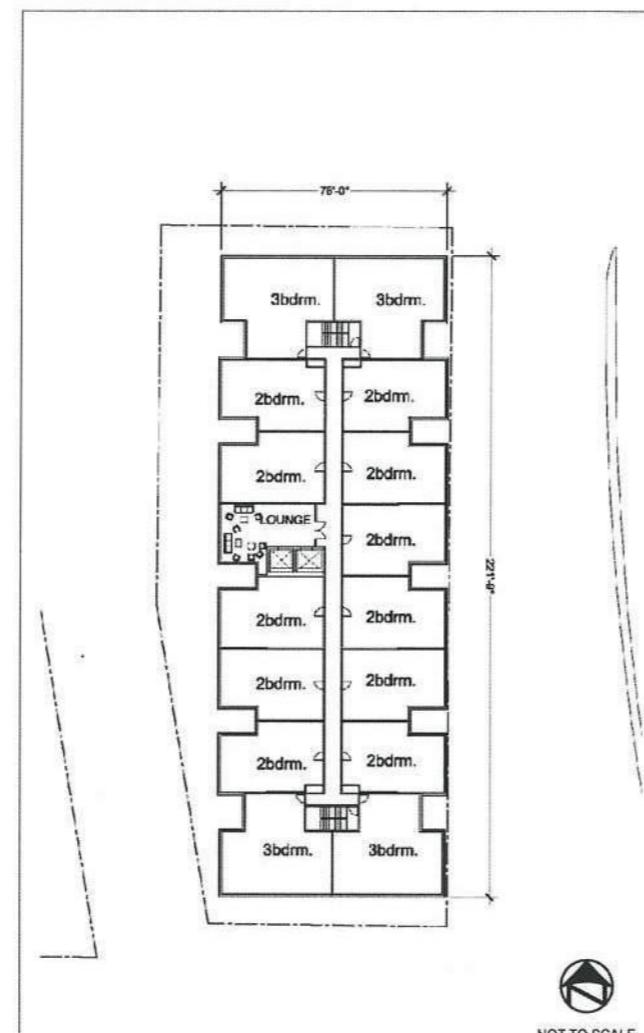
Building 2 is proposed as a five-story mixed-use building. The lower floor would be dedicated to university/community-serving retail uses and would provide a street-level entryway to the four residential floors above. The building would be a fully sprinklered facility, and could utilize a wood or metal frame apartment construction technique over a one-story concrete podium containing the ground-floor retail uses. Solar panels may be affixed to the roof to provide an on-site energy source to supplement the energy provided by the Campus Central Plant distribution system.

The retail component of Building 2 would consist of up to approximately 20,000 square feet of tenant space. These spaces would be supported by a proposed loading dock facility along the north side of the building, which would utilize Lindo Paseo for car/truck access. The ground floor also would include a residential lobby, mail room, bike storage, and a mechanical support room. A preliminary floor plan for the Building 2 ground floor retail uses is depicted on **Figure 1.0-15, Mixed-Use Buildings (1, 2, 4, and 5) Preliminary Ground Floor/Retail Floor Plans.**

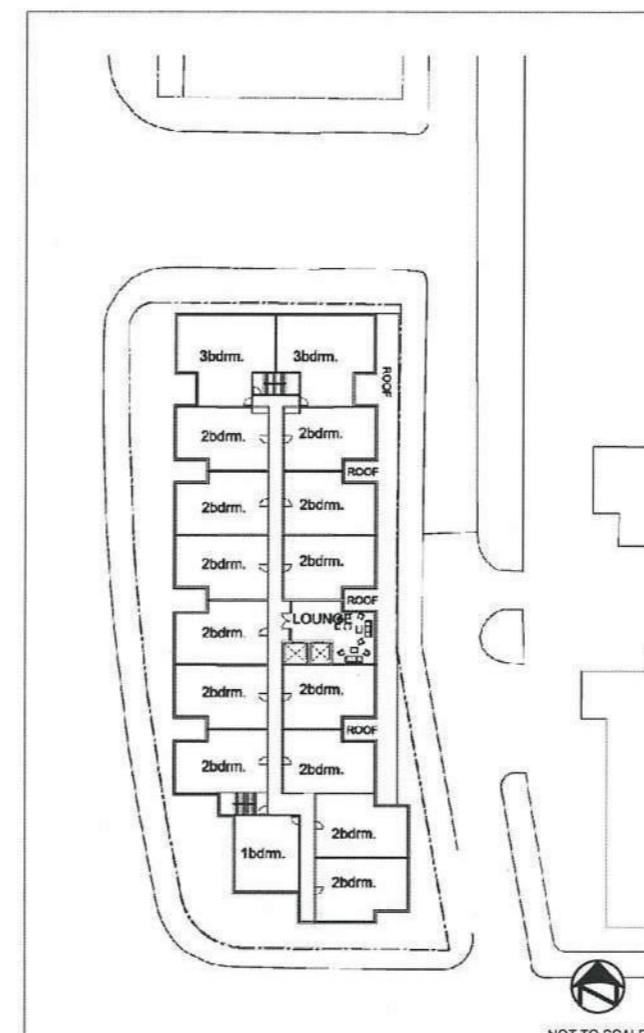




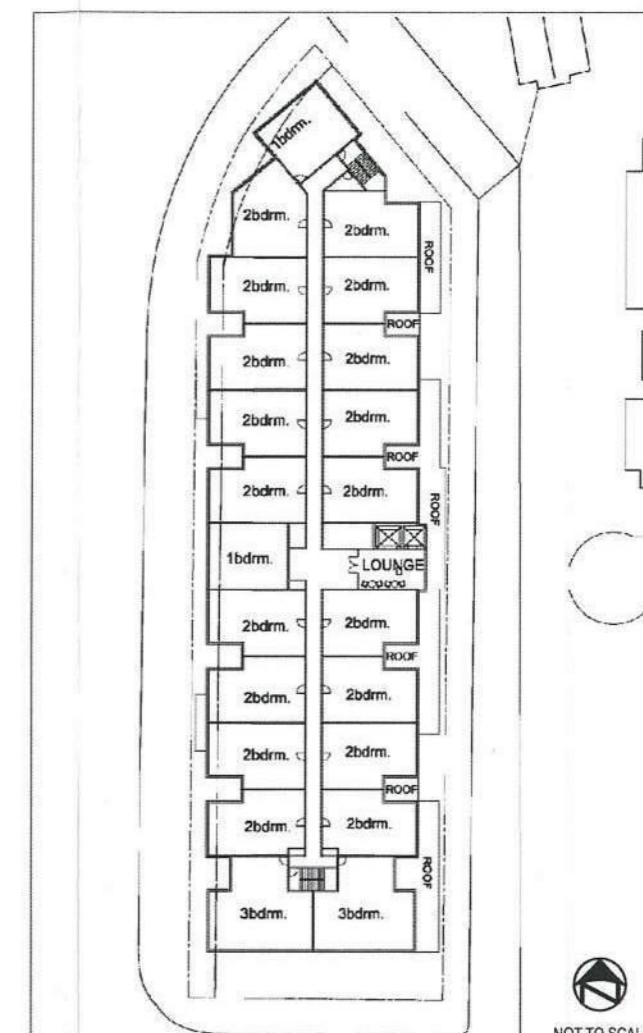
BUILDING 1 - TYPICAL RESIDENTIAL FLOOR PLAN



BUILDING 2 - TYPICAL RESIDENTIAL FLOOR PLAN



BUILDING 4 - TYPICAL RESIDENTIAL FLOOR PLAN



BUILDING 5 - TYPICAL RESIDENTIAL FLOOR PLAN

The residential component of Building 2 would consist of up to approximately 60 student housing units. Based on preliminary site design, approximately forty-eight (48) 2-bedroom/2-bathroom apartments and twelve (12) 3-bedroom/2-bathroom apartments would be constructed. Student apartments would range in size from 850 to 1,200 square feet, depending on the number of bedrooms and bathrooms. The building would house approximately 264 students. A typical floor plan for the Building 2 residential floors is depicted on **Figure 1.0-16, Mixed-Use Buildings (1, 2, 4, and 5) Typical Residential Floor Plans.**

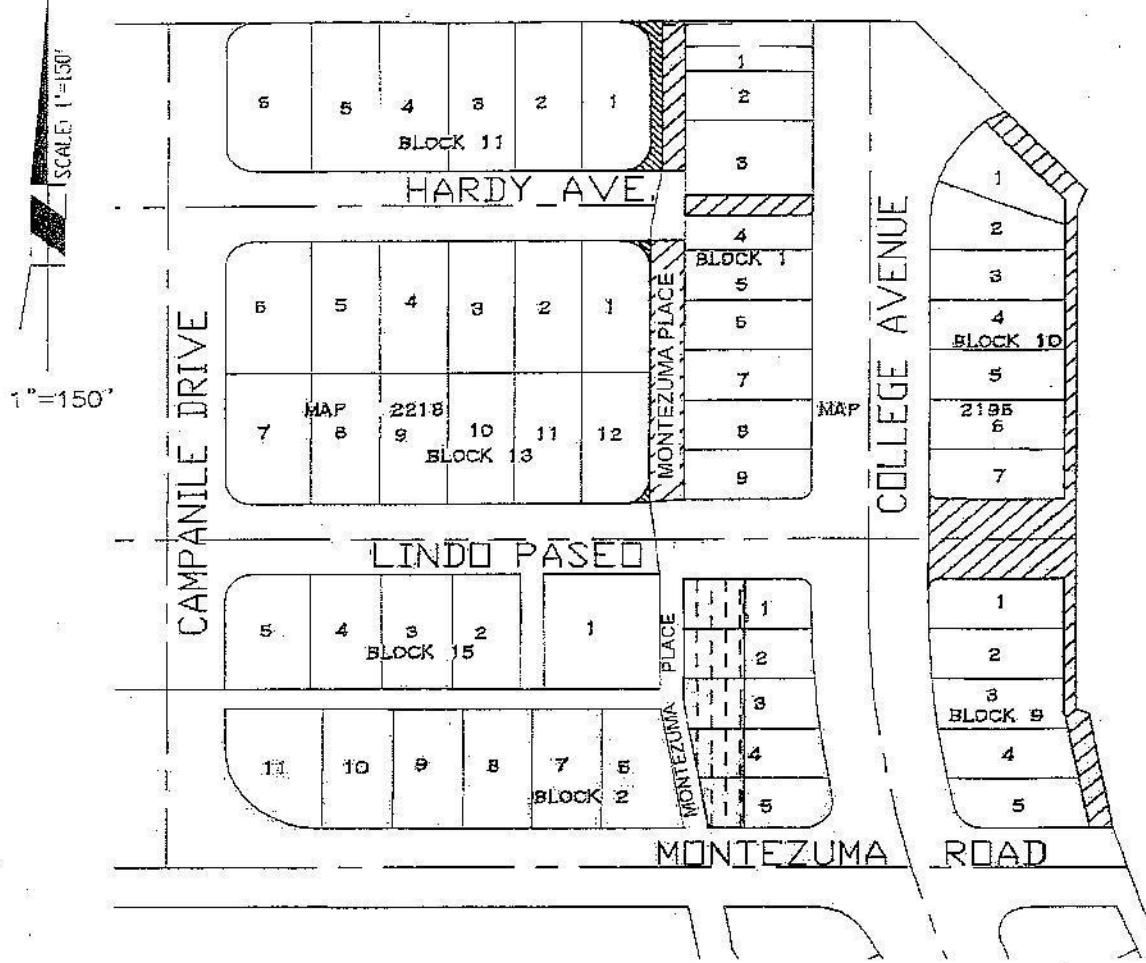
Construction of the westerly portion of Building 2 would require vacation of an existing street easement along the easterly side of Montezuma Place, between Lindo Paseo and Montezuma Road. See **Figure 1.0-17, Easements To Be Vacated.** If the vacation is not approved, construction of Building 2 would proceed with development of a smaller building footprint on the site; however, the use types (student housing and retail) would remain unchanged.

Building 3. Building 3 would contain approximately 2,000 square feet of retail space. However, the building would principally serve as a parking structure. Accordingly, Building 3 is described below under the heading "Parking Facilities."

Building 4. The proposed Building 4 site is comprised of three parcels. See **Figure 1.0-9, Existing Parcels.** One parcel is owned by the SDSU Research Foundation and the remaining two parcels presently are owned by a single, private property owner. The northernmost parcel (5131 College Avenue), which is owned by the SDSU Research Foundation, currently houses the "College Square" strip mall, which includes several restaurants and coffee shops. The southern two parcels (5119 College Avenue and 5111 College Avenue), which are privately owned, currently house a restaurant and a gas station. Under the Proposed Project, after CSU acquires all of the parcels, the existing structures would be demolished to prepare the site for proposed Building 4. In the event CSU is not able to reach agreement with the property owner regarding the terms of sale, the proposed plans for Building 4 would be revised based upon the property available for development.

Assuming full property acquisition, Building 4 would consist of a five-story mixed-use building. The lower floor would house university/community-serving retail uses, and would provide a street-level entryway to the four residential floors above. The building would be a fully sprinklered facility, and could utilize a wood or metal frame apartment construction

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EASEMENTS TO BE VACATED

- COLLEGE AVENUE** = STREETS AND ALLEYS AS DEDICATED ON COLLEGE PARK MAP, UNIT NO. 1, MAP NO. 2196.
- MAP** = STREETS AS DEDICATED ON COLLEGE PARK MAP, UNIT NO. 2, MAP NO. 2218.
- BLOCK 13** = STREET AS DEDICATED PER DEED RECORDED DECEMBER 7, 1953 IN BOOK '5069', PAGE 513 OF OFFICIAL RECORDS.



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Figure 1.0-17
Easements To Be Vacated

technique over a one-story concrete podium containing the ground-floor retail uses. Solar panels may be affixed to the roof to provide an on-site energy source to supplement the energy provided by the Campus Central Plant distribution system.

The retail component of Building 4 would consist of approximately 23,000 square feet of tenant space. The ground floor also would include a residential lobby, mail room, bike storage, and a mechanical support room. A preliminary floor plan for the Building 4 ground floor retail uses is depicted on **Figure 1.0-15, Mixed-Use Buildings (1, 2, 4, and 5) Preliminary Ground Floor/Retail Floor Plans**.

The residential component of this building would consist of approximately 87 student housing units. Based on preliminary site design, approximately eight (8) 1-bedroom/1-bathroom apartments, seventy-three (73) 2-bedroom/2-bathroom apartments, and six (6) 3-bedroom/2-bathroom apartments would be constructed. Student apartments would range in size from 850 to 1,200 square feet, depending on the number of bedrooms and bathrooms. The building would house approximately 256 students. A typical floor plan for the Building 4 residential floors is depicted on **Figure 1.0-16, Mixed-Use Buildings (1, 2, 4, and 5) Typical Residential Floor Plans**.

Building 5. The proposed Building 5 site is comprised of four parcels. See **Figure 1.0-9, Existing Parcels**. One parcel is owned by the SDSU Research Foundation, and the other three parcels presently are owned by private property owners. The northernmost parcel (5185 College Avenue and 5187 College Avenue), which is owned by a private individual, currently supports a restaurant and a bookstore. The parcel immediately south (5157 College Avenue) is owned by the SDSU Research Foundation and currently is leased to three restaurants. The parcel to the immediate south (5155 College Avenue) is privately owned and currently supports a fast food restaurant. The southernmost parcel (5141 College Avenue) also is privately owned and currently supports a convenience market. Under the Proposed Project, after CSU acquires all of the parcels, the existing structures would be demolished to prepare the site for proposed Building 5. In the event CSU is not able to reach agreement with the property owner(s) regarding the terms of sale, the proposed plans for Building 5 would be revised based upon the property available for development.

Assuming full property acquisition, Building 5 would consist of a five-story, mixed-use building. The lower floor would house university/community-serving retail uses, and would

provide a street-level entryway to the four residential floors above. The building would be a fully sprinklered facility, and could utilize a wood or metal frame apartment construction technique over a one-story concrete podium containing the ground-floor retail uses. Solar panels may be affixed to the roof to provide an on-site energy source to supplement the energy provided by the Campus Central Plant distribution system.

The retail component of Building 5 would consist of approximately 20,000 square feet of tenant space. The ground floor also would include a residential lobby, mail room, bike storage, and a mechanical support room. A preliminary floor plan for the Building 5 ground floor retail uses is depicted on **Figure 1.0-15, Mixed-Use Buildings (1, 2, 4, and 5) Preliminary Ground Floor/Retail Floor Plans.**

The residential component of this building would consist of approximately 63 student housing units. Based on preliminary site design, approximately four (4) 1-bedroom/1-bathroom apartments, fifty-three (53) 2-bedroom/2-bathroom apartments, and six (6) 3-bedroom/2-bathroom apartments would be constructed. Student apartments would range in size from 850 to 1,200 square feet, depending on the number of bedrooms and bathrooms. The building would house approximately 344 students. A typical floor plan for the Building 5 residential floors is depicted on **Figure 1.0-16, Mixed-Use Buildings (1, 2, 4, and 5) Typical Residential Floor Plans.**

II. Student Apartments

This project component would consist of the development of two student housing buildings to provide additional housing options for SDSU students.

Building 6. The proposed Building 6 site is comprised of three parcels. See **Figure 1.0-9, Existing Parcels.** The westernmost parcel (5721 Lindo Paseo) presently is owned by a private property owner and currently supports the Nu Kappa Alpha Fraternity, which houses up to 18 resident members. The easternmost parcel (5118-5132 Campanile Drive) is owned by the SDSU Research Foundation, and serves as SDSU "S Lot," which provides 38 parking spaces to the campus parking inventory. The middle parcel (5723 Lindo Paseo) also is owned by the SDSU Foundation and supports the Nu Kappa Alpha Fraternity, housing up to 3 residents. After CSU acquires all of the parcels, both the residential buildings and S Lot would be demolished to make way for the proposed student housing building. In the event CSU is not able to reach agreement with the property owner(s) regarding the terms of sale, the proposed plans for Building 6 would be revised based upon the property available for development.

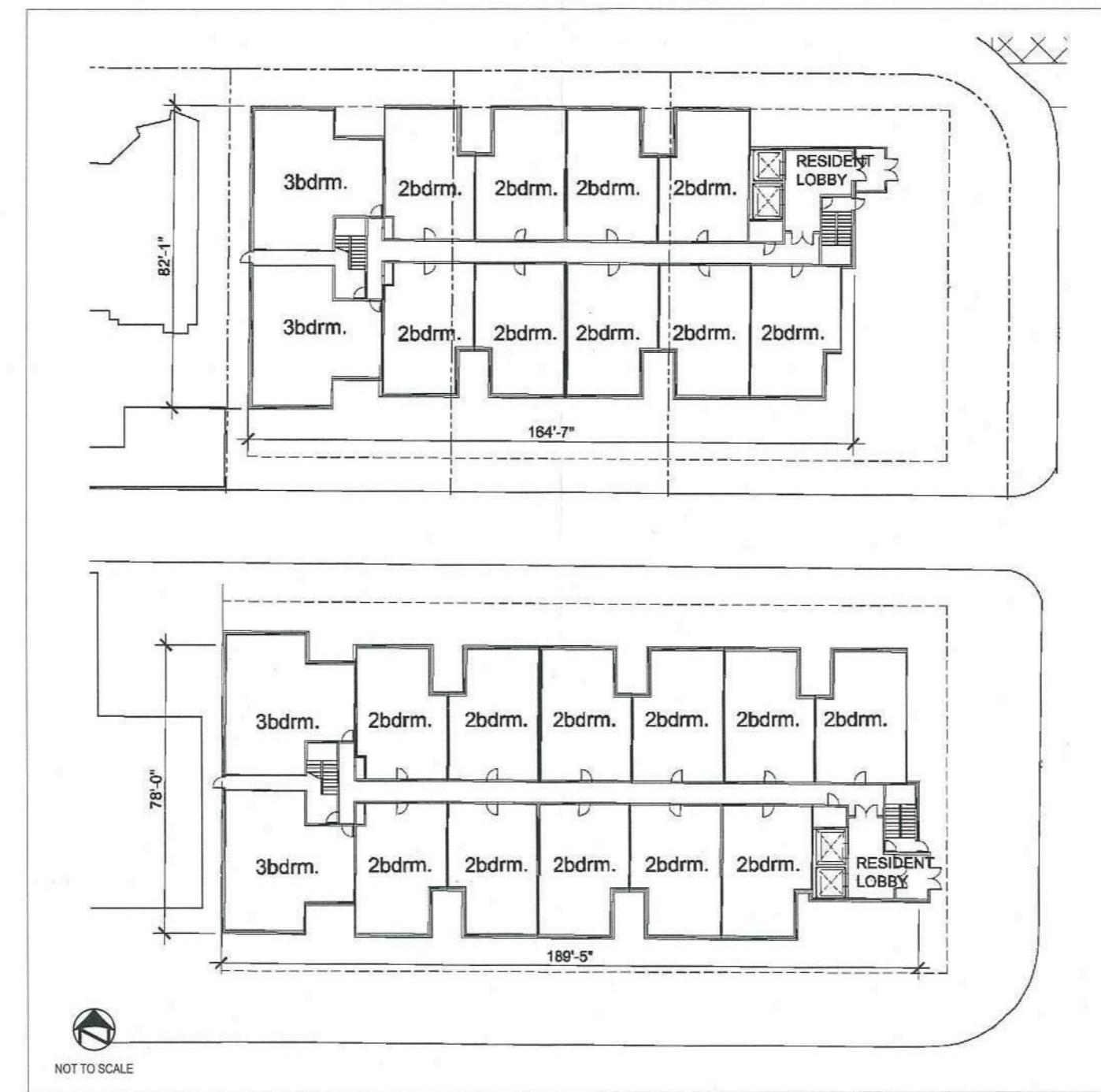
Assuming full property acquisition, Building 6 would consist of a four-story residential apartment building. The building would be a fully sprinklered facility, and could utilize a wood or metal frame apartment construction technique. Solar panels may be affixed to the roof to provide an on-site energy source to supplement the energy provided by the Campus Central Plant distribution system.

Building 6 would consist of approximately 44 student housing units. Based on preliminary site design, approximately thirty-six (36) 2-bedroom/2-bathroom apartments, and eight (8) 3-bedroom/2-bathroom apartments would be constructed. Student apartments would range in size from 850 to 1,200 square feet, depending on the number of bedrooms and bathrooms. The building would house approximately 192 students. The ground floor would be accessible on the eastern side of the building and would contain a residential lobby, mechanical closet, and trash/recycling facilities. A typical floor plan for Building 6 is depicted on **Figure 1.0-18, Student Housing Buildings (6 and 7) Typical Floor Plans**.

Building 7. The proposed Building 7 site is comprised of three parcels owned by the SDSU Research Foundation. See **Figure 1.0-9, Existing Parcels**. The westernmost parcel (5734 Montezuma Road) consists of a residential building that currently is occupied by the Alpha Epsilon Phi Sorority, which currently houses up to 14 residents. The middle parcel (5742 Montezuma Road) consists of a currently vacant single-family dwelling. The easternmost parcel (5750 Montezuma Road) consists of a single dwelling that houses up to 18 individual tenants. All three residential buildings would be demolished to make way for the proposed student housing building.

Building 7 would consist of a four-story residential apartment building. The building would be a fully sprinklered facility, and could utilize a wood or metal frame apartment construction technique. Solar panels may be affixed to the roof to provide an on-site energy source to supplement the energy provided by the Campus Central Plant distribution system.

Building 7 would consist of approximately 52 student housing units. Based on preliminary site design, approximately forty-four (44) 2-bedroom/2-bathroom apartments, and eight (8) 3-bedroom/2-bathroom apartments would be constructed. Student apartments would range in size from 850 to 1,200 square feet, depending on the number of bedrooms and bathrooms. The building would house approximately 224 students. The ground floor would be accessible on the eastern side of the building and would contain a residential lobby, mechanical closet, and trash/recycling facilities. A typical floor plan for Building 6 is depicted on **Figure 1.0-18, Student Housing Buildings (6 and 7) Typical Floor Plans**.



STUDENT HOUSING BUILDINGS 6 & 7 - TYPICAL FLOOR PLAN

Source: Wallace Roberts & Todd, LLC 2009

SDSU Plaza Linda Verde EIR



Student Housing Buildings (6 and 7) Typical Floor Plans

Figure 1.0-18

III. Parking Facilities

The Parking Facilities component of the Proposed Project would be distributed among Buildings 3, 4, and 5. Each is described below.

Building 3. The proposed Building 3 site is comprised of two parcels. See **Figure 1.0-9, Existing Parcels**. The westernmost parcel consists of a vacant residential building. The easternmost parcel consists of the Emerald Isle Residential Suites, which currently houses approximately 54 SDSU students. Both buildings are owned by CSU/SDSU. Both existing buildings would be demolished to prepare the site for construction of Building 3.

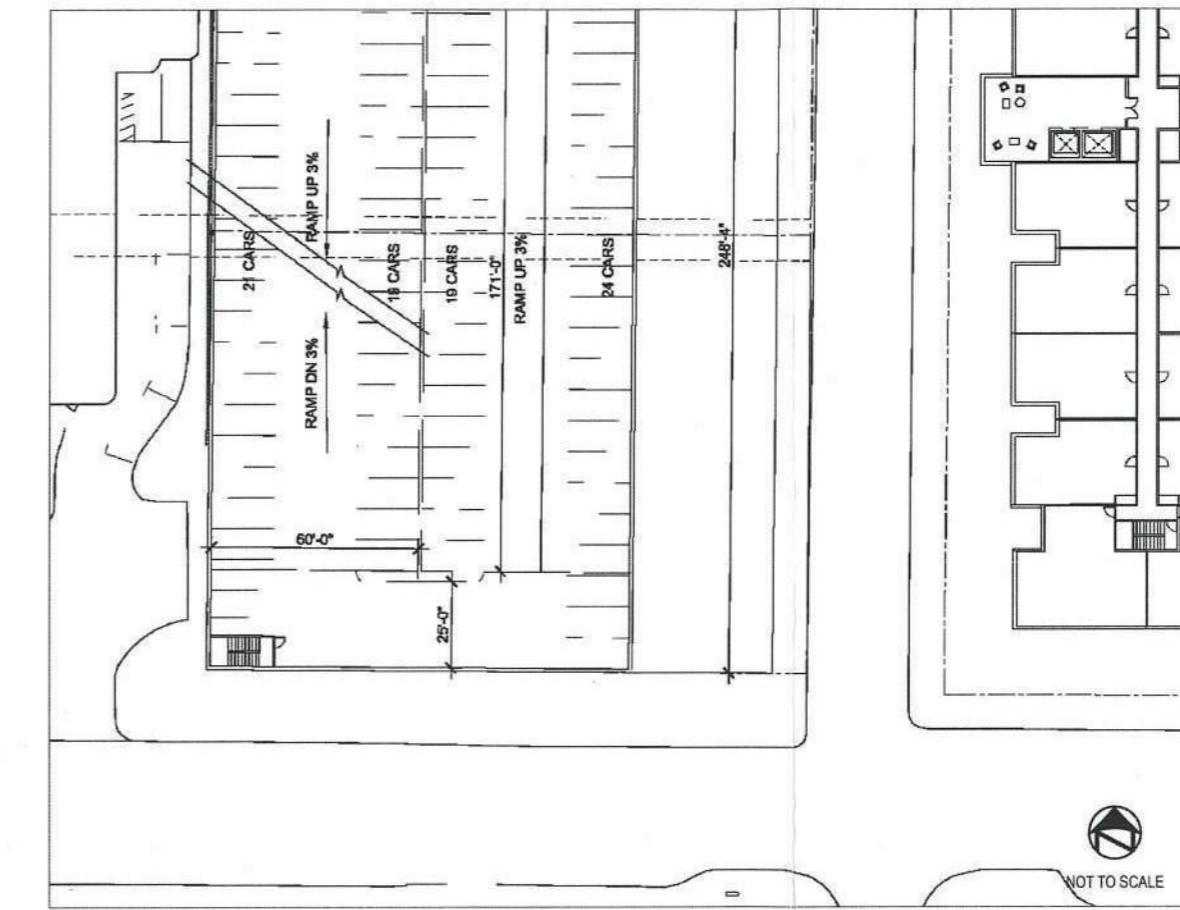
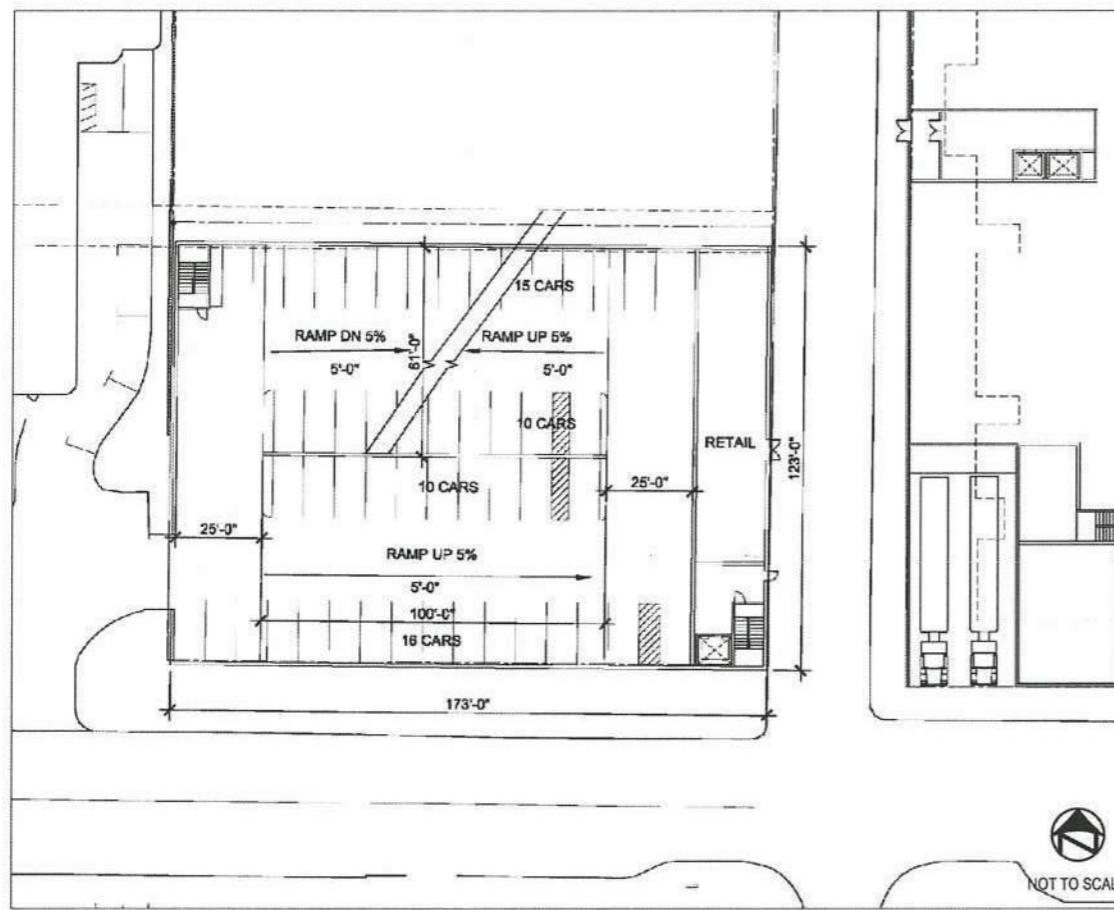
Building 3 would consist of an open (non-mechanically ventilated), pre-cast concrete parking structure with five aboveground stories and one belowground level. The structure would include two open exit stairs and one passenger elevator, and would provide approximately 340 parking spaces. A portion of the uppermost level of parking may be covered with solar panels that could meet some of the lighting loads for the parking structure. A preliminary ground floor plan and typical upper deck plan for Building 3 are shown on **Figure 1.0-19, Parking Garage Floor Plans (Building 3)**.

The Building 3 parking structure would be open to patrons of the nearby retail uses, and may include a shopping validation program. Residents of the nearby Plaza Linda Verde student apartments would not receive reserved spaces in this structure.

Building 3 also would contain approximately 2,000 square feet of retail space. Proposed retail uses would be located on the ground floor, facing the pedestrian mall proposed along the eastern edge of the structure. The retail space would function in a manner similar to that proposed in Building 1, located immediately to the east of proposed Building 3.

Buildings 4 and 5. Buildings 4 and 5 would both contain belowground parking. These underground parking facilities would be mechanically ventilated and would have exhaust points at grade at egress points. There are two options proposed for these buildings.

Option A would consist of a single parking garage that would connect below Buildings 4 and 5. The single garage would be accessible from both Buildings 4 and 5 with vehicular ingress and egress available from both buildings. Entry to and exit from the parking garage would be provided from the segment of Lindo Paseo located east of College Avenue. Under Option A,



approximately 220 parking spaces would be provided. **Figure 1.0-20, Optional Parking Beneath Buildings 4 and 5**, provides a sample layout of the single parking garage beneath both buildings.

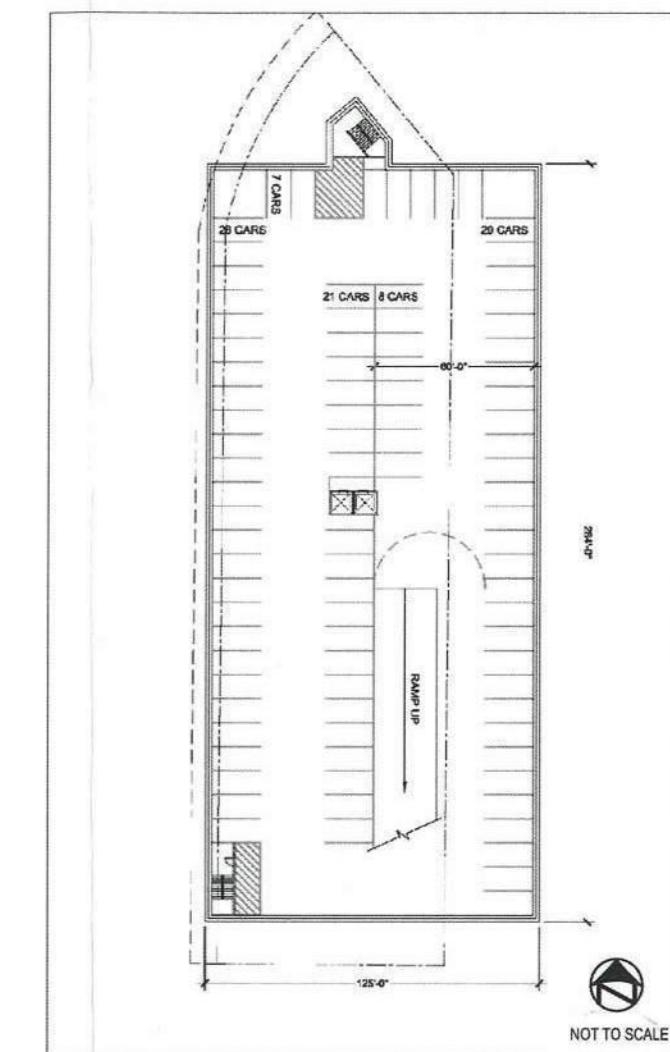
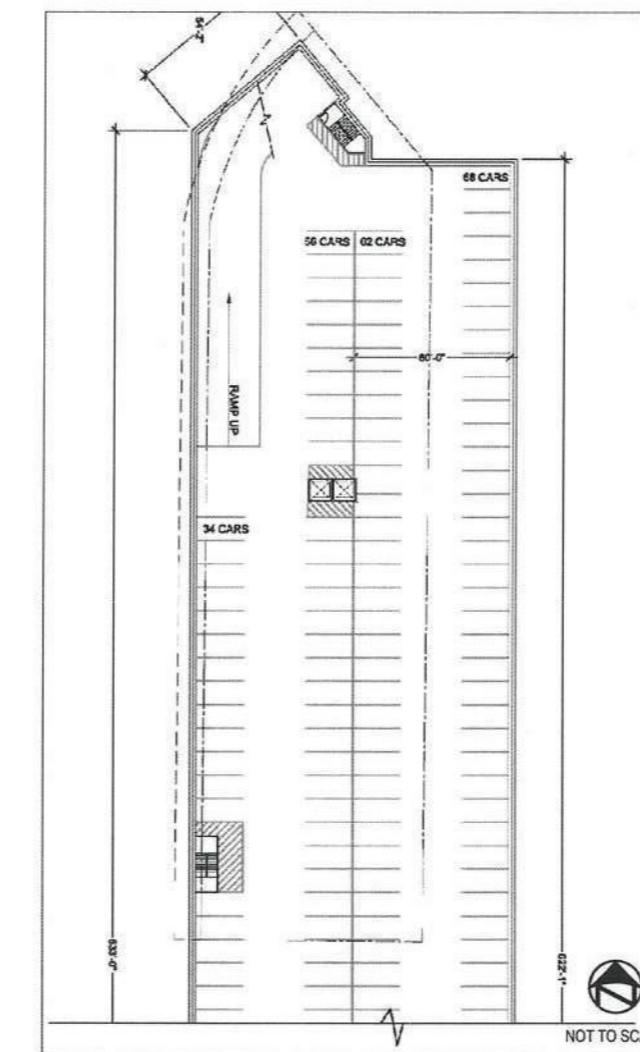
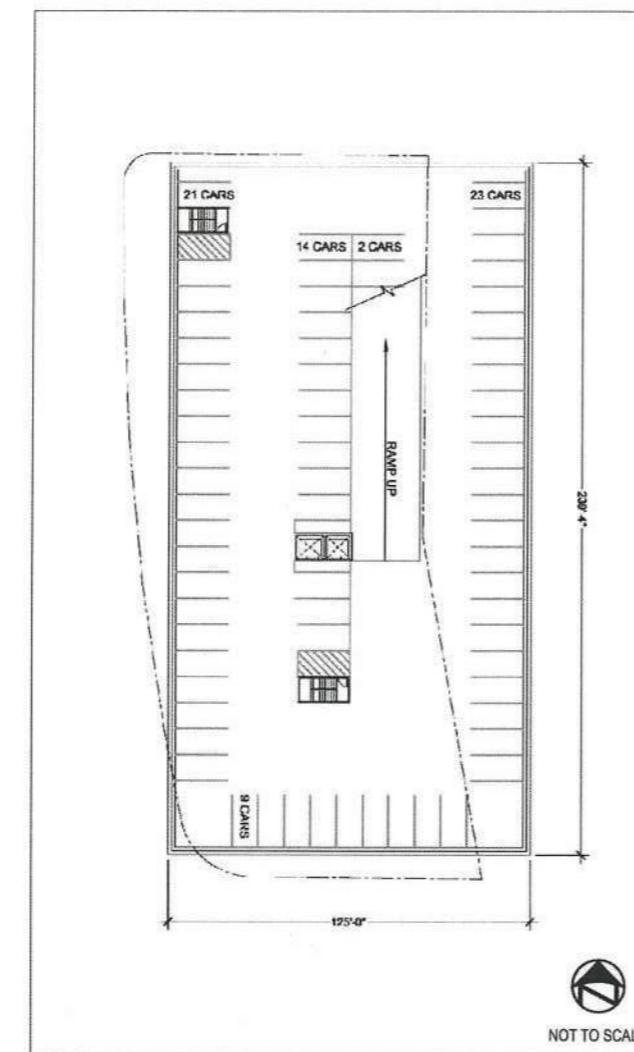
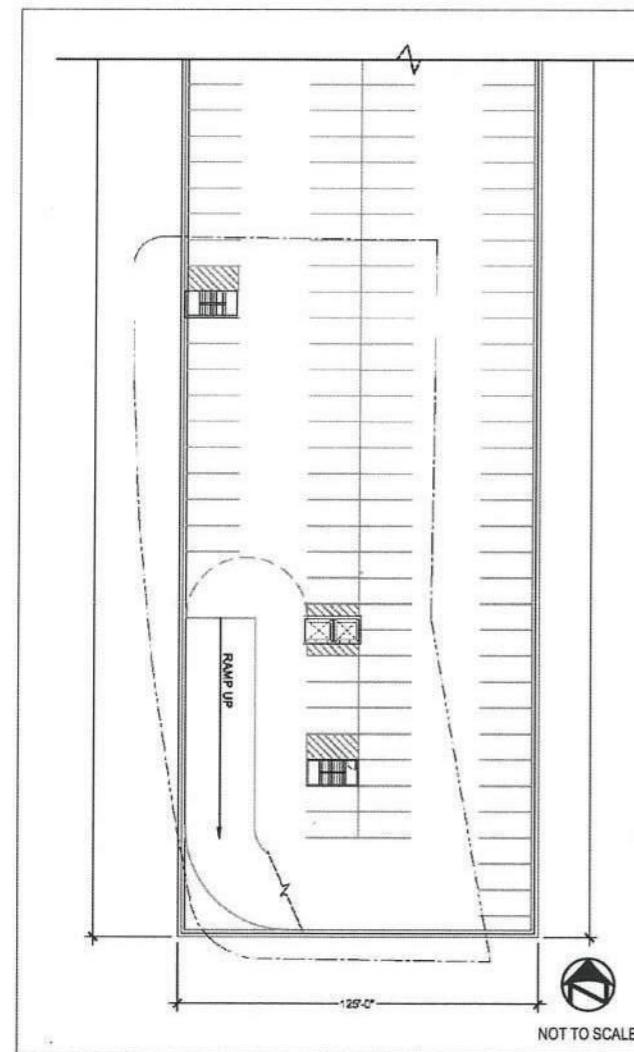
Option B would consist of individual parking garages beneath Buildings 4 and 5; the garages would not connect belowground as in Option A. Under this option, up to 41 fewer parking spaces would be provided in Building 4 and up to 19 fewer spaces in Building 5. Under Option B, ingress and egress would be provided via Lindo Paseo. **Figure 1.0-18** provides a sample layout of individual parking garages beneath each building.

The parking in Buildings 4 and 5 would be open to patrons of the nearby retail uses, and may include a shopping validation program. Residents of the nearby Plaza Linda Verde student apartments would not receive reserved spaces in this structure.

IV. Campus Green

The Campus Green component of the Proposed Project would be developed on three parcels owned by SDSU. See **Figure 1.0-9, Existing Parcels**. These parcels include 5850-82 Hardy Avenue, 5194-98 College Avenue, and 5186-92 College Avenue. An SDSU parking lot, which provides 123 parking spaces, presently is situated on the three parcels. Under the Proposed Project, the parking lot would be demolished and replaced with the Campus Green.

The Campus Green would consist of nearly 1.0 acre of active and passive open space bisected by a public promenade that would facilitate pedestrian movement between the main campus and SDSU Transit Center, and the new Plaza Linda Verde development. The public promenade could include pedestrian plazas, benches, and public art. The western portion of the Campus Green would be minimally landscaped to allow for open play, while the eastern portion would feature trees, swales, and a pathway leading north towards the campus. View 4 in **Figure 1.0-12, Proposed Project Sketches**, provides an artist's sketch of the Campus Green. Construction of the Campus Green would require vacation of the existing street easement on Montezuma Place north of Hardy Avenue. See **Figure 1.0-17, Easements To Be Vacated**. If the vacation is not approved, the Campus Green would be modified to eliminate the public promenade.



V. Pedestrian Malls

Two pedestrian malls are proposed to provide inter-project connectivity and non-vehicular links to the main portion of the SDSU campus. This Project component would be ancillary to the Mixed-Use Retail/Student Housing component and would not be essential to development of the overall Project.

As proposed, a pedestrian mall would be constructed along the existing segment of Montezuma Place between Lindo Paseo and Hardy Avenue to flank the western edge of Building 1. See **Figure 1.0-11, Proposed Site Plan**. The mall would connect the Proposed Project to the SDSU Transit Center and main campus, and would be accessible only to pedestrians, and emergency and service vehicles; existing vehicular access would be eliminated. A similar pedestrian mall would be constructed along the existing Alley Way located east of proposed Buildings 4 and 5, between Montezuma Road and College Avenue. This pedestrian mall would connect the Proposed Project to the pedestrian bridge that connects the eastern residence neighborhood with the main campus. See **Figure 1.0-11, Proposed Site Plan**.

As proposed, both pedestrian malls would be lined with retail space, and could include dining tables, chairs, and umbrellas, pedestrian lighting, shade trees, and signage. As noted, the pedestrian malls would be available to service and emergency vehicle use. Views 1 and 2 on **Figure 1.0-12, Proposed Project Sketches**, provide a visual depiction of the pedestrian malls.

To facilitate development of the pedestrian malls, it would be necessary to close, or vacate, the following rights of way to vehicular traffic:

Montezuma Place between Lindo Paseo and Hardy Avenue;

The unnamed alley between Montezuma Place and College Avenue;

Lindo Paseo east of College Avenue; and

Alley Way east of College Avenue between Montezuma Road and College Avenue.

See **Figure 1.0-17, Easements To Be Vacated**. In addition, it would be necessary to receive approval to convert the eastern end of Hardy Avenue at the intersection with Montezuma Place to a cul-de sac. The Pedestrian Malls component of the Proposed Project is contingent upon approval of the vacation of the above named streets/alleys. If the approvals are not granted, the Proposed Project would proceed without development of the Pedestrian Malls.

1.5.4 Project Improvements

In addition to the Project components described above, the Proposed Project also would include the following landscape and public infrastructure improvements:

Landscape and Hardscape

A combination of landscape and hardscape features would be installed in and around the Proposed Project site, partially depending upon the availability of City right-of-way. Large trees and planters would be installed adjacent to College Avenue and Montezuma Road near the Project components. Trees and planters also would be installed on the Campus Green and near proposed pedestrian access points. In conjunction with the Proposed Project, the existing median in College Avenue would be landscaped. Landscaping treatment would include low-maintenance, drought-tolerant plant materials that would avoid costly watering and maintenance.

Public Infrastructure

The Project would utilize existing wet and dry utility infrastructure within the vicinity. The following improvements would be undertaken as part of the Proposed Project to accommodate the increased density:

Water

- Relocate the existing 6" main in Hardy Avenue to accommodate the building envelope of Building 2.
- Construct laterals to connect the street water pipelines to the proposed buildings (multiple laterals to create redundancy of water supply).

Wastewater

- Relocate the existing 8" wastewater line in Lindo Paseo to accommodate the building envelopes for Buildings 2, 3 and 4.
- Construct laterals to connect the street wastewater pipelines to the proposed buildings.

Stormwater

- Relocate the existing 18" storm drain beneath Building 1 to accommodate the building envelope of Building 1.

- Construct storm drain systems on each new building site. New infrastructure would feed into the existing City storm drain system.

Natural Gas

- Construct laterals to connect the street natural gas pipelines to the proposed buildings.

Electricity

- Relocate the existing line in the alley east of College Avenue to accommodate the building envelope of Buildings 4 and 5.
- Construct electrical systems to feed into existing SDSU Central Plant network.

Telephone/Cable/Other Dry Utilities

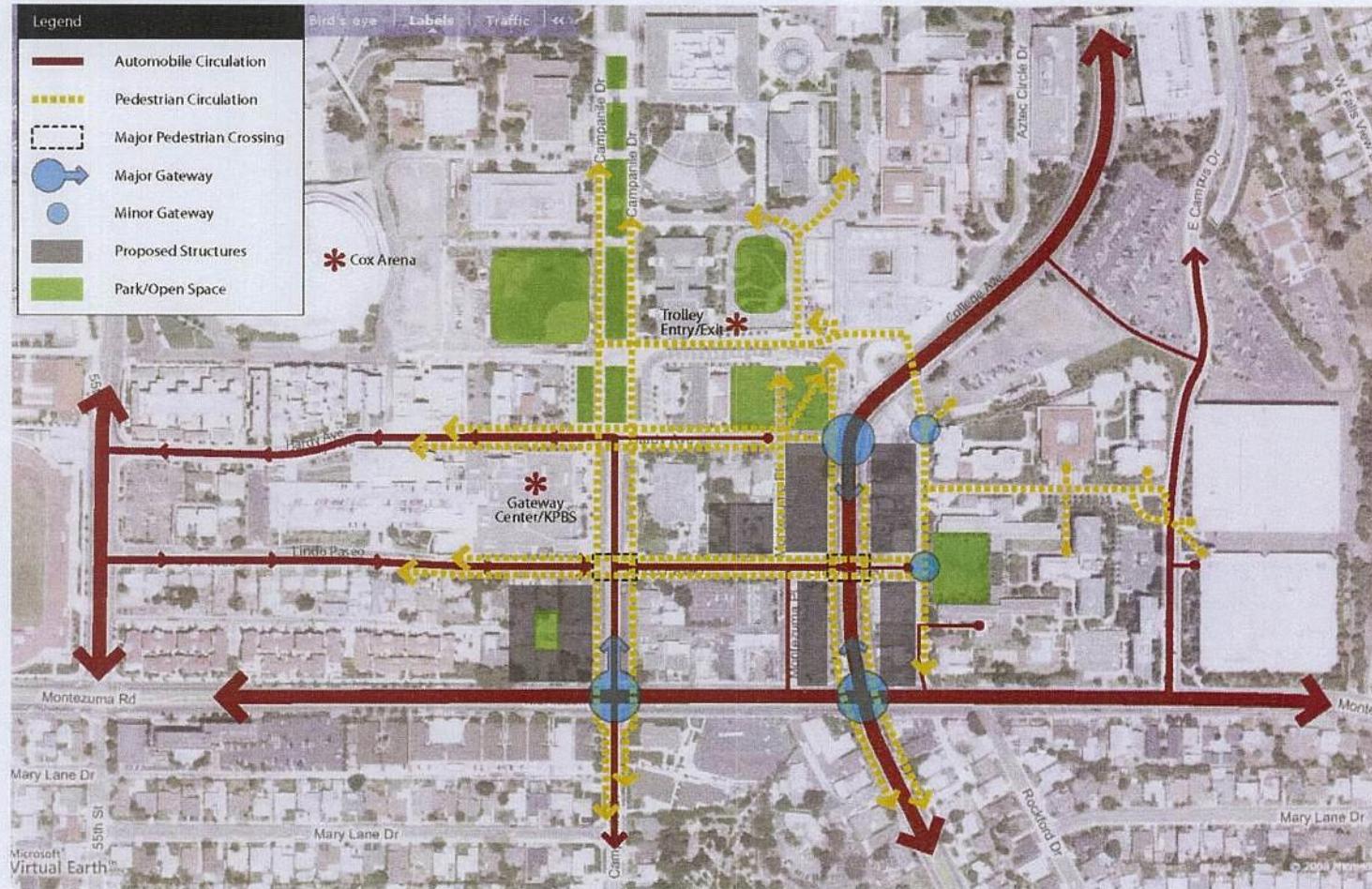
- Construct telephone/cable/other dry utilities to feed into existing telephone/cable or other service provider systems present within the project area.

1.5.5 Proposed Circulation

The vehicular and pedestrian circulation patterns that would occur as a result of the Proposed Project are depicted in **Figure 1.0-21, Proposed Circulation Patterns** and described below. Additional discussion regarding the Proposed Project's circulation patterns is provided in **Section 3.12, Transportation/Circulation and Parking**.

Vehicular Circulation. The on-site circulation plan includes entry point locations to the Building 3 parking structure and to the belowground parking lot(s) beneath Buildings 4 and 5. All vehicular traffic would access Building 3 from Lindo Paseo via College Avenue to the east, or Campanile Drive to the west. All vehicular access to and from the parking lot(s) beneath Buildings 4 and 5 would occur via Montezuma Road and College Avenue and, specifically, via the existing segment of Lindo Paseo located east of College Avenue. Exit points from the parking structures would be located adjacent to the entry points.

Pedestrian Circulation. Given its proximity to SDSU, the Project area currently supports extensive pedestrian use, largely consisting of students going to and from the university. Pedestrians originating east of College Avenue often use the pedestrian sky bridge to gain access to the central campus area. Pedestrians coming from areas west of College Avenue



Source: Wallace Roberts & Todd, LLC 2009

SDSU Plaza Linda Verde EIR



Figure 1.0-21
Proposed Circulation Patterns

traditionally use sidewalks and alleyways that line Campanile Drive, Lindo Paseo, Hardy Avenue, and College Avenue.

The proposed pedestrian malls would allow convenient and safe pedestrian access to ground-floor retail shops and residential entry foyers. The proposed plaza area between Buildings 4 and 5 would provide an additional pedestrian-oriented walkway area to facilitate access between Buildings 4 and 5 and across College Avenue. The Campus Green also would provide a pedestrian-friendly access point between the Proposed Project area and the main campus. In the event approval of the street vacations necessary to develop the pedestrian malls and/or Campus Green is not granted, the Proposed Project would utilize the existing sidewalk areas for outdoor gathering/dining space and would rely on standard sidewalks to facilitate north-south pedestrian movement.

Future residents/visitors of the student apartments proposed in Buildings 6 and 7 would access the campus via sidewalks adjacent to Campanile Drive. Crosswalks are provided at the intersection of Hardy Avenue and Campanile Drive. Residents/visitors wishing to access the proposed mixed-use buildings (Buildings 1, 2, 4, and 5) would utilize existing sidewalks along Lindo Paseo, Montezuma Road, and the alleyway between both roadways.

Bicycle Circulation. Buildings 1, 2, 4, and 5 have been designed to provide adequate setback to facilitate the placement of Class 2 bicycle lanes within the College Avenue right-of-way should the City determine to construct such facilities. In addition, all streets in the Project vicinity provide access for bicyclists. Most of the roads in and around the SDSU campus are bicycle-accessible and present an opportunity for alternative on-campus transportation, which will continue to be the case under the Proposed Project. Additionally, the mixed-use retail/student housing component of the Proposed Project would include areas for secure bicycle storage.

Transit Circulation. The Proposed Project would provide student housing and retail options for the campus and local community within close proximity to existing transit services at the SDSU Transit Center. Visitors and students may utilize bus and trolley services available between the campus and throughout the County.

Roadway Improvements. In the event the vacation of Hardy Avenue between Montezuma Place and College Avenue, and Montezuma Place north of Hardy Avenue is approved, a cul-de-sac/vehicle turnaround would be constructed at the new eastern terminus of Hardy Avenue. See, **Figure 1.0-11, Proposed Site Plan.** This would allow vehicular traffic the opportunity to

pick up/drop off passengers near the north end of the Project area. Access to the existing SDSU Transit Center, and specifically the bus drop-off/pick-up points and associated circulation system immediately north of the Project site, would remain unchanged. After picking up/dropping off passengers, buses would continue to re-enter the local roadway network via southbound College Avenue.

To the extent authorized by the City, the existing median in College Avenue would be landscaped in conjunction with the Proposed Project. Landscaping treatment could include low-maintenance, drought-tolerant plant material to avoid costly watering and upkeep.

1.5.6 Design Standards and Energy Efficiency

Development of the Proposed Project would conform to all applicable building standards for insulation, infiltration and moisture control, space conditioning, water heating, plumbing, and lighting, including those standards provided in Title 24 of the California Code of Regulations, and CSU environmental sustainability design standards.

In addition, the buildings would be constructed to a LEED Silver rating. Developed by the U.S. Green Building Council in 2000, LEED is an internationally recognized, third-party certification system that establishes benchmarks for the design, construction and operation of green buildings. As a point-based system, LEED generally evaluates a project's building criteria across five environmental categories: (1) the sustainability of the project site; (2) water efficiency; (3) energy savings and carbon dioxide emission reductions; (4) the use of materials and resources; and, (5) indoor environmental quality. LEED also considers innovation in design. Based on the number of points accrued for green design features, a project may achieve one of the following ratings: Certified; Silver; Gold; or, Platinum. (For additional information on LEED, please see <http://www.usgbc.org/>.) The LEED Silver rating ensures that the Proposed Project will be designed, constructed, and operated in a sustainable, energy efficient and green manner. Additional discussion regarding the Proposed Project's energy use and efficiency initiatives and features is provided in **Section 3.2, Air Quality and Climate Change**, and **Section 3.11, Public Utilities and Service Systems**.

1.5.7 Construction Activities and Phasing

As summarized in **Section 1.1.2**, construction of the Proposed Project generally would occur in two phases: Phase I development would include land currently owned by CSU/SDSU; and, Phase II development would include CSU land, as well as land currently owned by the SDSU

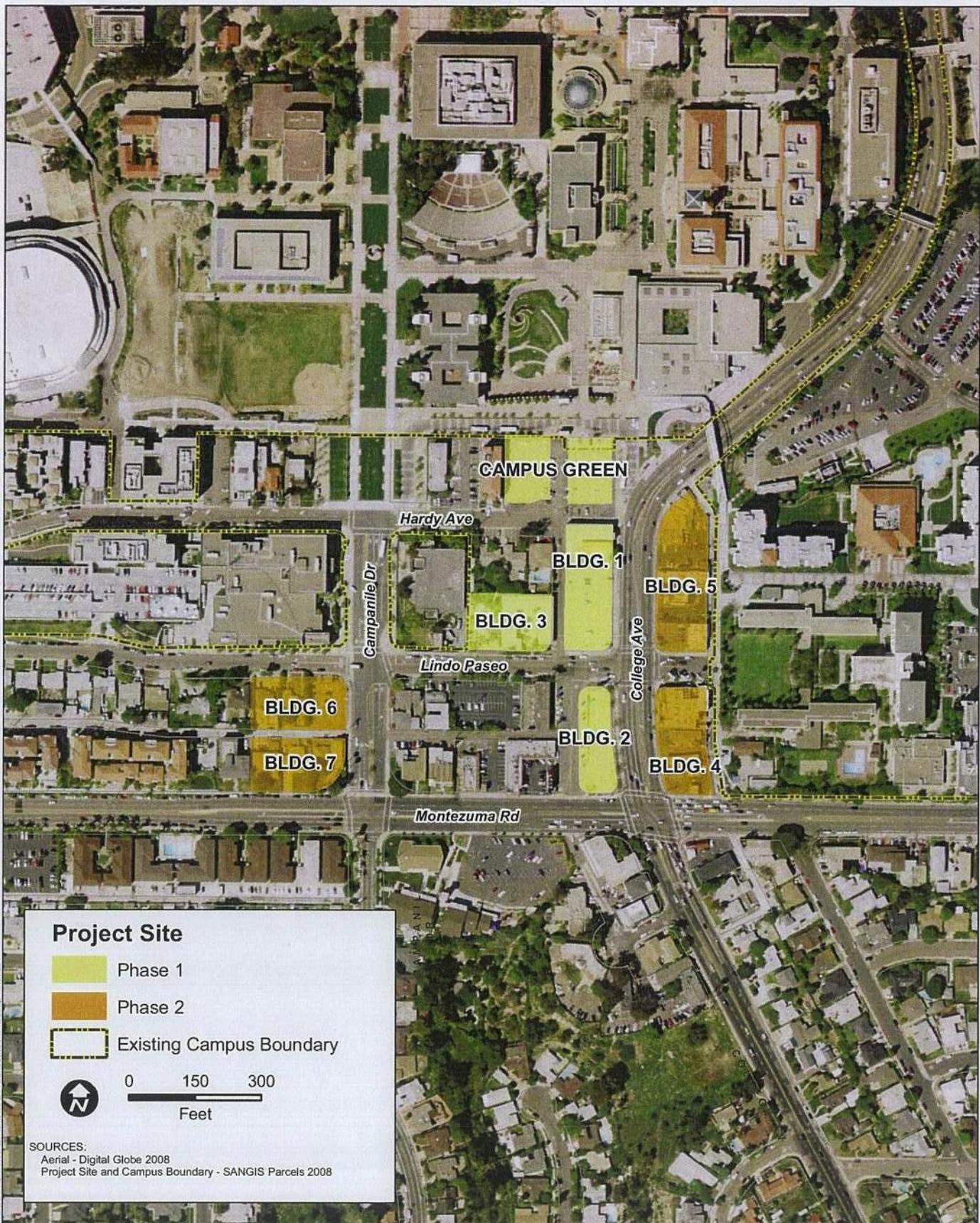
Research Foundation and private property owners yet to be acquired by the university. The construction phasing is depicted on **Figure 1.0-22, Construction Phasing Plan**.

Project construction is proposed to proceed as follows: Building 1, Building 3, and Building 2. Due to the size of the Project site and existence of multiple Project components, some overlap of these activities would occur. Phase II construction is proposed to proceed as follows: Buildings 4 and 5 would be constructed simultaneously. Following completion of Buildings 4 and 5, Buildings 6 and 7 would be constructed simultaneously.

Construction of each of the Project components generally would proceed as follows:

- Step 1: Pre-Construction Biological Resource Surveys. Pre-construction surveys would be conducted within the area around each Project component. If any nesting birds are found, an appropriate buffer, as determined by a qualified biologist, would be established. The nesting area would be avoided during Project construction until the young have fledged.
- Step 2: 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.

Step 3: Demolition. Demolition of existing structures would occur and would include the sorting, recycling, and/or disposal of debris from demolition activities. Depending on the existing land use, this step may take several weeks. Existing parking lots may require less time to demolish than existing buildings. Hazardous materials encountered during demolition, such as asbestos-laden flooring or ceiling tiles, would be handled and disposed of in accordance with applicable federal, state, and local regulations and guidelines.



SDSU Plaza Linda Verde EIR



Figure 1.0-22
Construction Phasing Plan

- Step 4: Utilities. Existing utilities that currently run through the site either would be rerouted, abandoned, or improved. Relocation would involve removing existing utilities, capping, and abandoning in place those utilities that are no longer required and do not need to be removed, as well as installing new utilities around the Project site. New utilities would include both dry utilities (e.g., electrical, telephone, cable television, and gas lines) and wet utilities (e.g., domestic water, sanitary sewer, and storm drains). Future permanent connections for the finished project also may be installed at this time.

Pedestrian access to the Project site would be restricted during construction. However, access would be maintained to the SDSU campus and surrounding land uses for pedestrians to the maximum extent practical.

- Step 5: Shoring Activities. Soldier piles would be drilled and installed around the perimeter of each building site in advance of the excavation activities. Lagging would be installed in conjunction with the excavation to ensure that the stability of the surrounding land uses would not be compromised during construction.
- Step 6: Excavation. Excavation activities would entail minimal stockpiling of dirt adjacent to the Project site. The excavator would place the dirt directly into waiting trucks that would haul the soil to an off-site dump area. Hazardous materials encountered during excavation and/or grading would be handled and disposed of pursuant to applicable laws and regulations
- Step 7: Building Construction. This step would entail pouring the building foundation and ultimate construction of the building's structural framework. Exterior features including walls, windows, doorways, and roofing materials would be installed.
- Step 8: Interior Construction and Finish Work. Once the building is enclosed, separate tenant improvement contractors would be brought on site to build out the retail spaces. Site work, including installation of irrigation and drainage lines, construction for the hardscape, installation of water features and planters, installation of site furnishings, and the planting of landscape, also would take place during this time.

1.6 EIR INTENDED USES/PROJECT ACTIONS AND APPROVALS

1.6.1 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.

1.6.2 Requested Project Approvals

The following approvals by the CSU Board of Trustees are anticipated to be required for implementation of the Proposed Project:

- (1) Certification of the Final EIR under CEQA; and
- (2) Approval and adoption of the proposed SDSU Campus Master Plan, as depicted on Figure 1.0-10.

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

Following project approval by the CSU Board of Trustees, SDSU/CSU will request that the City of San Diego vacate the following rights-of-way to vehicular traffic:

Montezuma Place between Lindo Paseo and Hardy Avenue;

Montezuma Place north of Hardy Avenue;

Easterly portion of Montezuma Place between Montezuma Road and Lindo Paseo;

Unnamed alley between Montezuma Place and College Avenue;

Lindo Paseo east of College Avenue; and

Alley Way east of College Avenue between Montezuma Road and College Avenue.

In conjunction with the above street vacations, CSU/SDSU will request that the City of San Diego convert the eastern end of Hardy Avenue at the intersection with Montezuma Place to a cul-de sac/vehicle turnaround.

In the event the City of San Diego does not approve CSU/SDSU's request for the above-referenced street vacations, CSU/SDSU will proceed with development of the Proposed Project on a modified basis consistent with available development parcels.

1.6.3 Responsible Agencies

Under CEQA, responsible agencies are state and local agencies other than the lead agency that have discretionary approval power over the Proposed Project. (Cal. Code Regs., tit. 14, §15381.) In this case, although CSU/SDSU will request that the City of San Diego approve the vacation of certain public rights-of-way to facilitate development of the pedestrian malls, the City's approval is not essential to development of the Proposed Project because, as noted above, in the event the City does not approve SDSU's request, SDSU will proceed with development of a modified Project without the referenced pedestrian malls. Therefore, the City does not have discretionary approval authority over the Project and is not a responsible agency. Any other permits to be granted by state, regional, or local agencies are ministerial in nature. Accordingly, there are no responsible agencies within the meaning of CEQA.

In its comments on the NOP, the City Redevelopment Agency asserts that it has approval authority over the Proposed Project because it would be developed within the College Area Community Redevelopment Project Area and, therefore, is subject to the Redevelopment Plan

and Redevelopment Agency approval authority. However, as a state agency, CSU/SDSU is not subject to local land use plans such as the College Area Redevelopment Plan. Accordingly, the Redevelopment Agency does not have review and approval authority over the Project.

Trustee agencies are state agencies having jurisdiction by law over natural resources affected by the Proposed Project which are held in trust for the people of the State of California. (Cal. Code Regs., tit. 14, §15386.) There are no state agencies with jurisdiction by law over natural resources potentially affected by the Proposed Project.