

## **SECTION 2.0**

### **CUMULATIVE IMPACTS**

## 2.0 CUMULATIVE IMPACTS METHODOLOGY

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### 2.1 INTRODUCTION

This section introduces the cumulative impacts analysis that is contained within each respective environmental impact category subsection of **Section 3.0, Environmental Analysis**. The section 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.

### 2.2 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." (Cal. Code Regs., tit. 14, §15355.) Cumulative impacts generally may result from the combined effect of past, present, and future projects located in proximity to the project under review. Therefore, it is important for a cumulative impacts analysis to be viewed over time and in conjunction with other related past, present, and reasonably foreseeable future developments whose impacts might compound or interrelate with those of the project under review.

### 2.3 CUMULATIVE FORECASTING METHODOLOGY

In order to analyze the cumulative impacts of the Proposed Project with other planned or foreseeable projects in the project vicinity, it is necessary to determine the type and specifics of 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." (Cal. Code Regs, tit. 14, §15130(b).)

In order to analyze 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. The specific reference sources, including a memorandum prepared by DUDEK (dated May 26, 2010), are provided in **Appendix 2.0, Cumulative Projects**, and **EIR Section 8.0, References**. The analysis of the Proposed Project's cumulative impacts is contained within the discussion for each separate impact category in **Section 3.0**.

## 2.4 LIST OF CUMULATIVE PROJECTS

**Table 2-1, 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 (April 22, 2009) and are discussed to the extent that there is sufficient information available to determine their general scope and size. It should be noted that the cumulative project list is not exhaustive; however, 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, and projects on the list are approved, withdrawn, and/or denied by the applicable jurisdiction.

**Table 2-1** identifies the title, location, description, status, and projected build-out year (if available) of cumulative projects within the vicinity of the Proposed Project. **Figure 2.0-1, Cumulative Projects**, depicts the location of each project listed in **Table 2-1**.



**Table 2-1**  
**Cumulative Projects**

Figure ID 2.0-1	Project Title	Project Location	Project Description	Status	Build-Out Year
<b>City of San Diego Redevelopment Agency</b>					
<b>Crossroads Redevelopment Area</b>					
1a-1c	Crossroads Redevelopment Project	Three non-contiguous subareas within the following boundaries: (a) El Cajon Boulevard and University Avenue from 54th Street to the City of La Mesa, (b) the east side of 54th Street and north of College Grove Drive, and (c) Redwood and Thorn Streets, Martin Luther King Freeway, and 54th Street	Redevelopment project consisting of a variety of programmatic residential, commercial, and public facilities, with approximately 2,421 dwelling units ("DUs") to be built over a 1,032-acre redevelopment area.	Approved	2032
2	Mesa Commons I <sup>a</sup>	El Cajon Boulevard and Catoctin Drive	Mixed-use project containing 52 DUs and 2,833 square feet ("SF") of retail. Residential component includes 16 row homes, 31 condominium units, and 5 rental units.	Approved	2015
3	Mesa Commons II <sup>a</sup>	4883, 4905, and 4915 Catoctin Drive, northeast of Art Street	33 "for sale" attached row home-style units in seven buildings, and seven detached single-family units (170 total beds).	Approved	2015



Figure ID 2.0-1	Project Title	Project Location	Project Description	Status	Build-Out Year
4	Centrepont <sup>2</sup>	Intersection of 63rd Street and El Cajon Boulevard	63 townhouse units and 249 residential flats. The project will also include nearly 4,000 SF of retail space, 610 off-street parking spaces, open space, and recreational facilities.	Approved	Fall 2013
5	Chollas Triangle Redevelopment Project	Southside of 5400 University Avenue	Pedestrian-oriented mixed-use project (possibly 500-600 DUs) on 36-acre site.	In planning process	Unknown
<b>College Community Redevelopment Area</b>					
6	5566 Lindo Paseo	5566 Lindo Paseo	Demolish existing residences and construct a 7,771 SF, 26-bed fraternity house.	In planning process	Unknown
7	Village Lindo Paseo (formerly known as Plaza Lindo Paseo)	5565 – 5619 Lindo Paseo	Demolish five existing single-family DUs on six lots and construct an 896-bed student dormitory facility. The project also proposes an underground parking facility and accessory uses.	In planning process	2011/2012
8	6195 Montezuma Road	6195 Montezuma Road	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 three-bedroom DUs, and 16 two-bedroom DUs), 84 on-site parking	Approved	Through 2025



Figure ID 2.0-1	Project Title	Project Location	Project Description	Status	Build-Out Year
			spaces, and associated improvements.		
9	Plaza Lindo Paseo	5649–5691 Lindo Paseo	Demolish existing structures and construct 45 residential condominiums, 4 commercial condominiums, and 2 fraternity houses.	Approved	2011/2012
10	Wesley House	5716 Hardy Avenue	200 beds.	Anticipated future proposal	Unknown
11	SDSU Religious Centers Project	West of Campanile Drive, along Lindo Paseo and Hardy Avenue	Unknown.	Anticipated future proposal	Unknown
12	Sorority Row Housing Project	Westside of College Avenue, south of Montezuma Road	Housing project for 215 student-sorority members on 1.56-acre vacant parcel. Project will include 65 apartments and 5 sorority chapter houses.	In Planning Process	Unknown
13	5030 College LLC	5030 College Avenue	107 rental DUs on a vacant site (site of SDSU sorority housing project that was approved but not constructed).	In planning process	Unknown
14	Aztec Inn at SDSU	Northwest corner of Campanile Drive and Montezuma Road	74-room hotel with associated meeting rooms and retail and service areas.	On hold	On hold
15	Alvarado Apartments (The Dinerstein	6599 Alvarado Road	Redesignate 9.9 acres of institutional land to very high	In planning process	2011



Figure ID 2.0-1	Project Title	Project Location	Project Description	Status	Build-Out Year
	Companies)		residential land; construct 664 rental DUs and 2,800 SF of retail.		
16	Collwood Apartments	4929 Collwood Boulevard	Demolish existing 167-unit apartment building and construct 260 units.	Completed, undergoing inspections	Fall 2010
17	Aztec Court Apartments	6229–6245 Montezuma Road	Demolish existing residences and construct 25 DUs.	In planning process	Unknown
City of San Diego					
18	Parc @ 54 (formerly Park at 54th Street)	4079 54th Street	90-unit apartment complex.	Completed	November 2009
19	Centrepont-Grantville	Block bounded by Vandever Avenue, Fairmont 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
20	Montezuma South	Near SE corner of College Avenue and Montezuma Road	450 beds.	Anticipated future proposal	Through 2025
21	Grantville Trolley Station Transit Oriented Development ("TOD")	4510 Alvarado Canyon Road	Approximately 900 beds.	Anticipated future proposal	Unknown
22	Kohl's Department Store	3450 College Avenue	73,872 SF of retail development.	Proposed	Unknown
23	Levanto Townhomes	4545 Waring Road	100 units (multi-family complex) for lease.	Completed	June 2010



Figure ID 2.0-1	Project Title	Project Location	Project Description	Status	Build-Out Year
San Diego State University					
24	College of Business Administration Building	Southeastern portion of SDSU, between College Avenue and East Campus Drive (existing Lot F)	170,000 SF College of Business building in Lot F.	Proposed	Unknown
25	Parma Payne Goodall Alumni Center	55th Street between Athletics Center and Sports Deck	28,000 SF Alumni Center to house the offices of the Alumni Association, Annual Giving, and staff of University Advancement.	Completed	October 2009
26	Performing Arts Building	Adjacent to the existing Music Building in the central portion of campus	Five-story, 50,000 SF building to house a 400-seat black box performing arts theatre, dance studios, drama rehearsal space, and support space.	Proposed	Unknown
27	Campus Conference Center	East of 55th Street, immediately east of Viejas Arena	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.	Approved	Unknown
28	Aztec Center Expansion	West of College Avenue, northeast of Aztec Transit Center	Additional meeting spaces; multi-purpose theatre; 24-hour study lounge; and expanded and improved office spaces for student organizations, student activities, and student life.	Approved	2012



Figure ID 2.0-1	Project Title	Project Location	Project Description	Status	Build-Out Year
29	Storm/Nasatir Halls Renovation	East of Aztec Circle Drive, south of parking structure 8	Upgrade structures to meet current Health and Safety Code standards, correct deferred maintenance issues, and improve energy conservation.	On hold	2012
30	Remington Road median	Western campus boundary, north of softball and baseball fields	Construct median in Remington Road.	In design (awaiting City permit)	Unknown
31	Softball Stadium Pressbox Addition	South of Remington Road, adjacent to Tony Gwynn Stadium	Construct press box at softball stadium.	On hold (possible future project)	Unknown
32	Bioscience TI	South of Canyon Crest Drive, west of A Lot adjacent to the Life Sciences North Building	Renovations to internal utilities.	Completed	2009
33	Student Housing Phase I	East of College Avenue, north of Montezuma Road on G Lot	10-story building (approximately 350,000 SF in size) to house 95–105 suite-style residential units.	Approved	Unknown
34	Olmecca/Maya Reconstruction	North of Montezuma Road, east of existing residence halls and Parking Structures 3 and 6	Two 10-story buildings (approximately 350,000 SF in size each) to house approximately 1,600 students.	Approved	Unknown
35	U Lot Residence Hall	North of Remington Road, west of 55th Street atop Parking Structure 7	10-story building (approximately 350,000 SF in size) to house approximately 800 students and redesign Parking Structure 7 to accommodate 750 vehicles.	Approved	Unknown



Figure ID 2.0-1	Project Title	Project Location	Project Description	Status	Build-Out Year
36	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.	Approved	Unknown
37	Alvarado Hotel	South of Interstate 8, adjacent to Alvarado Road	Approximately 120-room hotel for visitors to SDSU. Facilities may also include a business center, exercise room, and several meeting rooms.	Approved	Unknown
38	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.	Approved	Unknown
39	Alvarado Campus-Alvarado Medical Center	South of Alvarado Road, north of an undeveloped slope and Alvarado Creek at the existing Alvarado Medical Center	Approximately 332,285 SF of instructional and research space and a 1,840-car multi-story parking structure.	Approved	Unknown
40	Adobe Falls Phase I	North of Interstate 8, south of Adobe Falls Road	Housing for SDSU faculty and staff.	Approved	Unknown
41	Adobe Falls Phase II	North of Interstate 8, south of Adobe Falls Road	Housing for SDSU faculty and staff.	Approved	Unknown
42	Children's Center Landscape Upgrade	East side of campus, east of College Avenue, north of	Landscape improvements.	In design	Unknown



Figure ID 2.0-1	Project Title	Project Location	Project Description	Status	Build-Out Year
		Zura Way (north of South E Lot)			
43	Tennis Locker Rooms	South of Remington Road, west of the Aztec Aquaplex	Additional locker rooms.	Completed	2009
—	Telecom-Infrastructure <sup>b</sup>	Campus wide	Upgrade the campus telecommunication infrastructure to meet CSU standards.	Complete	Complete
City of San Diego Metropolitan Water Department					
44	Alvarado Water Treatment Plant	Located adjacent to Lake Murray near the City of San Diego's eastern boundary with La Mesa	Plant capacity will be increased to 200 million gallons per day to provide increased capacity and improve reliability.	Proposed	2011
City of La Mesa Redevelopment Agency					
45	Grossmont Transit Station	Southside of Fletcher Parkway at Grossmont Center Drive	TOD project to include a 527-unit apartment complex and a two-level (600 space) parking structure.	Completed, undergoing inspections	2010s
City of La Mesa					
46	Coleman College Site (former)	7380 Parkway Drive	9.2 acres redeveloped as 150 senior housing units.	On hold	Unknown
47	Jessie Avenue	4888 Jessie Avenue	47 townhomes and two commercial units.	Approved	Unknown



Figure ID 2.0-1	Project Title	Project Location	Project Description	Status	Build-Out Year
48	Parks Avenue Townhomes	Parks Avenue and El Cajon Boulevard	10 townhomes and one live/work unit.	Approved	Unknown
49	Comanche Apartments	Comanche Drive and El Cajon Boulevard	19 townhomes with a small commercial component.	In planning process	Unknown
50	Montebello North	5017 Thorne Drive	General Plan Amendment and rezone for multiple unit residential structure.	In planning process	Unknown
51	Park Station Specific Plan	Several parcels centered around 4999 Baltimore Drive	Specific Plan for mixed-use development.	In planning process	Unknown
52	Lowell Street	North end of Lowell Street	Five-unit planned residential development.	In planning process	Unknown

a. Included in the total for the Crossroads Redevelopment Project 1a-1c. Mesa Commons and Centrepoint projects listed to provide project-specific detail and location.

b. This project is not mapped because it consists of linear infrastructure throughout campus which cannot be depicted as a single point on the map.



