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 project for the public, reviewing agencies and decisionmakers. For purposes of CEQA, a complete project description must 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's 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 EIR. (CEQA Guidelines §15124.) An adequate project description need not be exhaustive, but should supply the information necessary for the evaluation and review of the project's significant effects on the environment. This section describes the proposed project, as well as its location and characteristics, and it includes statements describing the project's objectives and the intended uses of this EIR.

1.1.2 INTRODUCTORY PROJECT DESCRIPTION

The proposed project is the adoption and subsequent implementation of the San Diego State University ("SDSU") 2005 Campus Master Plan Revision ("proposed project"). The proposed project will enable SDSU to meet the projected increases in student demand for higher education, and further enhance SDSU’s standing as a premier undergraduate, graduate and research university by providing the needed buildings, facilities, improvements and services to support campus growth and development from the current SDSU enrollment of 25,000 full-time equivalent students ("FTES") to a new Campus Master Plan enrollment of 35,000 FTES by the 2024/25 academic year.

To accommodate the projected student increase, the proposed project involves the development of classroom, housing and student support facilities on approximately 40 acres of land located throughout the SDSU campus and immediately adjacent to it. As further described in this section, the proposed project consists of the following five development components:

Adobe Falls/North Campus – This project component is proposed for future development on a 33-acre SDSU-owned site north of I-8, and would provide 540 housing units (apartments, townhomes, senior housing) for faculty, retired faculty and graduate students. This project component also would include park and open space uses;
Alvarado Campus Park – This project component would provide future educational and support facilities, such as the College of Education and College of Engineering, in the northeastern part of the campus, in approximately 1,065,000 square feet of instructional and research space. A portion of this project component would be constructed in the near-term on "Lot D," an existing surface parking lot, with the balance to be developed in future years on adjacent property presently owned by the SDSU Foundation. A 2,000-car, multi-story parking structure also is planned for this project component;

East Campus Residence Hall Expansion – This project component is proposed for future development on G Lot, and would expand the number of existing student residence halls by providing approximately 300 additional beds and associated parking for on-campus student housing;

Student Union – This project component is proposed for future development on L Lot and would provide a new Student Union building for new meeting/conference space, social space, food services, retail services, recreational facilities and student organization offices; and,

Alvarado Hotel – This project component would consist of an approximately 60,000 gross square foot four-story building with up to 120 hotel rooms and studio suites, located on approximately 2 acres of existing Lot C immediately north of Villa Alvarado Residence Hall. The hotel, which would be constructed in the near-term, would contain a meeting room, exercise room, board room, business center, and hospitality suite.

1.1.3 PROJECT LOCATION
The proposed project site is located on the SDSU campus, approximately eight miles east of downtown San Diego. (Figure 1.0-1, Regional Map.) The general boundaries of the SDSU campus are Montezuma Road to the south, East Campus Drive to the east, 55th Street/Remington Road to the west, and Adobe Falls Road/Del Cerro Boulevard (lying just north of I-8 to the north. (Figure 1.0-2, Vicinity Map.) The SDSU campus is located within the College Area and Navajo Communities of the City of San Diego. (Figure 1.0-3, College Area and Navajo Communities.)

1 The SDSU Foundation is an auxiliary organization at SDSU, authorized by the State of California. It is a non-profit corporation, self-financed and chartered to provide and augment programs that are an integral part of the educational mission at SDSU.
1.1.4 Project Information

Listed below is information pertinent to the proposed project, including the project title, the lead agency for the project, the project sponsor, the project contact person, the current zoning for the project site, and the level of environmental analysis to be conducted for the proposed project.

Project Title
SDSU 2005 Campus Master Plan Revision

Lead Agency
The Board of Trustees of the California State University
c/o Trustee Secretariat
401 Golden Shore, 6th Floor
Long Beach, California 90802
(562) 951-4020

Project Sponsor
San Diego State University
Business and Financial Affairs
Facilities Planning and Management
5500 Campanile Drive
San Diego, California 92182-1624
Regional Map
2005 Campus Master Plan Revision

College Area And Navajo Communities

Figure 1.0-3

AERIAL SOURCE: Aerial Express, May 2004

SDSU Campus Boundary
Community Area Boundary

Miles

1.1.5 **GENERAL PLAN/COMMUNITY PLAN DESIGNATION/ZONING**

Institutional/University Campus and Park/R1-5000

1.1.6 **LEVEL OF ENVIRONMENTAL REVIEW**

Under CEQA, a program EIR is prepared for a series of actions that can be characterized as one large project, with each action related as logical parts in the chain of contemplated actions. (CEQA Guidelines §15168(a).) A program EIR allows the lead agency to consider broad policy alternatives and program-wide mitigation measures at an early time; subsequent project-specific activities in the program are examined in light of the program EIR to determine if additional environmental compliance is required. (CEQA Guidelines §15168(b), (c).) A program-level analysis is intended to provide the public and the decision-makers with an overview of the potential environmental impacts associated with a proposed project. A project EIR examines the environmental impacts of a specific development project, reviewing all phases of the project, including planning, construction, and operation. (CEQA Guidelines §15161.)

Each of the five project components is analyzed at the program-level, with the exception of the D Lot portion of the Alvarado Campus Park and the Alvarado Hotel project components, which are analyzed at the project-level. The Alvarado Campus Park project component (Lot D portion) was analyzed previously at the program-level as part of the EIR for the SDSU Campus Master Plan 2000 project (SCH No. 2000051026). At this time, SDSU has sufficient site detail for development to proceed on the D Lot portion of the Alvarado Campus Park component (Lot D portion) and the Alvarado Hotel component. Therefore, these two portions of the proposed project are analyzed in this EIR at the project level.

The remaining components of the proposed project are analyzed at the program-level. SDSU does not anticipate proceeding with development of these components in the immediate future, nor does it have sufficient details available to enable an analysis of project-specific impacts at this time. Due to the long-term nature of the SDSU Campus Master Plan, it is preferable not to project specific uses or exact building characteristics at this time because the precise future role of these project components likely will evolve over the coming years. Additional CEQA
compliance for these project components will be undertaken, as appropriate, during subsequent Campus Master Plan implementation.

1.2 CAMPUS HISTORY AND EXISTING CAMPUS CONDITIONS

1.2.1 CAMPUS HISTORY

SDSU was founded as a state college in 1897 with an academic mission to train students to become elementary school teachers. The original campus occupied a single building in downtown San Diego. Thereafter, the university was relocated to its second home at the corner of Park Boulevard and El Cajon Boulevard. The curriculum at the time was limited initially to English, history and mathematics, but it broadened rapidly over the years under the leadership of various campus presidents. 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 today as the "Main Quad."

Since 1930, the original SDSU buildings located on the Main Quad functioned as the campus core. Expansion, at first, was principally to the north and southeast. Gradually, the canyon areas were filled with auxiliary uses, including the Aztec Bowl football stadium, the Greek Amphitheatre and various parking lots.

In 1960, the Donahoe Higher Education Act brought each of the state colleges, like SDSU, together as a system. In 1972, the state college system became known as the California State University and Colleges, and in 1982 as the California State University ("CSU"). Under the CSU system, the primary function of the state colleges was broadened to include undergraduate and graduate instruction in the liberal arts and sciences, applied fields and professions. Doctoral degrees were authorized if offered jointly with the University of California.

By the early 1960s, a comprehensive planning effort was necessary for future expansion of the campus, primarily because: (a) vehicle parking and movement across campus became a concern; (b) functional areas had not been established; and (c) the homogeneity of the Spanish Revival/Mission Style architecture had been supplanted by more eclectic architectural styles. Coupled with the start of the "Baby Boomer" flood into higher education facilities (referred to as "Tidal Wave I" in higher education planning) and the increased demand for higher education, SDSU was faced with the need to create a comprehensive physical master plan to accommodate the inevitable continuing growth.

In 1962, the California Department of Education, Chancellor's Office, mandated that all metropolitan state college campuses plan for a student enrollment of 20,000 FTES. This
mandate led to the creation of the first SDSU campus master plan, prepared by Frank L. Hope and Associates and approved by the CSU Board of Trustees 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.

In 1967, an update to the 1963 campus master plan was completed, again by Frank L. Hope and Associates. The 1967 master plan provided planning direction relevant to traffic and parking concerns, issues relating to land subsidence, the need for additional utilities, and also suggested the construction of new campus buildings through a phased approach.

A number of revisions were made to the SDSU campus master plan during the 1970's. These revisions were primarily minor in nature, consisting of either single building additions or minor modifications to the 1963 master plan, as revised in 1967. In the late-1970's, however, the campus master plan was revised in response to CSU Board of Trustees' authorization for SDSU to increase its FTES enrollment from 20,000 to 25,000 to accommodate the increasing demand for higher education.

1.2.2 EXISTING CAMPUS

Over the next 20 years, several revisions were made to the master plan, although these revisions were primarily single building additions or minor modifications. Beginning in 1997, however, SDSU embarked on a comprehensive two-phase master planning effort, which resulted in a significant update to the prior master plan efforts in 1963 and 1967. Phase I of the process involved the preparation of a physical master plan, which documented the existing conditions of SDSU, and outlined proposed policies and guidelines to maintain and enhance the character, form and function of the campus. This phase included a survey of the campus background and history, current land uses and facilities and proposed planning and design guidelines.

Phase II of the process evolved into two distinct planning programs – the SDSU Aztec Walk Master Plan and SDSU Campus Master Plan 2000. The Aztec Walk Master Plan provided a comprehensive design for the main east-west pedestrian axis that crosses the SDSU campus. Components of this master plan included the consolidation and redevelopment of SDSU’s athletic, recreational and student housing resources. Replacement locations for parking and utility facilities were also included. The Aztec Walk Master Plan facilities are identified on Figure 1.0-4, Previously Master Planned Projects.
The second component of Phase II, Campus Master Plan 2000, consisted of a comprehensive campus-wide build-out strategy. This master plan proposed the redevelopment of several classrooms, office, research and student buildings and facilities, and the development of several new buildings, a physical plant and yard, a parking structure, and a central campus park area. These buildings, facilities and campus areas are shown on Figure 1.0-4, Previously Master Planned Projects.

The Aztec Walk Master Plan was approved by the CSU Board of Trustees in 1999, and Campus Master Plan 2000 was approved in March 2001. Since that time several minor revisions have been made to the existing Campus Master Plan. The existing, approved SDSU Campus Master Plan is depicted on Figure 1.0-5, Existing Campus Master Plan.

Both the Aztec Walk and Campus Master Plan 2000 projects are implemented according to the priorities established by program needs, budgetary constraints and the sequential redevelopment of space. To date, the co-generation plant, the child-care center and the Gateway addition have been completed. The Arts and Letters Building, the BioScience Center (referred to as the NLS Addition in the Campus Master Plan 2000) and the Student Health Services Building are either currently under construction, or in the final design phases. Reconstruction of the SDSU transit center is also underway, in conjunction with the Mission Valley East Trolley Extension.

Figure 1.0-6, Campus Directory, provides an overview of the existing campus physical plan with all on-campus existing buildings, parking areas, facilities, general services, operations, and student services noted.

1.2.3 SURROUNDING COMMUNITY DEVELOPMENT

In addition to the various SDSU-initiated master planning efforts, the City of San Diego ("City") Planning Department, the Redevelopment Agency of the City of San Diego ("Redevelopment Agency"), the SDSU Foundation, and the Metropolitan Transit Development Board ("MTDB") have all participated in infrastructure and community development programs within the SDSU College Area. These programs are integral components of a region-wide effort, which maintains and enhances SDSU. Figure 1.0-7, Surrounding Projects, identifies the various projects undertaken by these entities in the College Area.
2005 Campus Master Plan Revision

Figure 1.0-5
Existing Campus Master Plan

Legend
- CAMPUS BOUNDARY
- BUILDINGS
- Existing
- Future
- Temporary
- Trolley Line
- Parking
- Surface Lot

Main Campus Acreage: 285 Acres
Existing Parking Spaces: 14,150
Master Plan Enrollment: 25,000 Full-Time Enrollment

San Diego State University
CAMPUS MASTER PLAN
MASTER PLAN APPROVED BY THE BOARD OF TRUSTEES: MAY 1903
MASTER PLAN REVISION APPROVED BY THE BOARD OF TRUSTEES: MARCH 2001

January 2005
1.0-12
Draft EIR for the
SDSU 2005 Campus Master Plan Revision
Surrounding Projects

- Proposed San Diego Trolley Extension (completion 2005)
- Alvarado Road Sub-area
- 55th Street Sub-area
- Lot A Sub-area
- Core Sub-area
- Proposed Paseo Redevelopment Project
- Montezuma School Sub-area

AERIAL SOURCE: Aerials Express, May 2004

2005 Campus Master Plan Revision

Figure 1.0-7
The SDSU Foundation is an auxiliary organization to SDSU, authorized by the State of California. It is a non-profit corporation, self-financed and chartered to provide and augment programs that are an integral part of the educational mission of SDSU. Although separate from the university, the Foundation is responsible for the accomplishment of certain university objectives that require financial support not provided by the state. The Foundation serves the university in multiple ways, including the ownership and development of property adjacent to campus boundaries for supporting facilities. In 1991, the SDSU Foundation created a master plan that outlined the development of these supporting university areas; this plan became the basis for the College Community Redevelopment Plan, approved in 1993 by the Redevelopment Agency.

The Redevelopment Agency has been an active participant in College Area redevelopment planning, forming the College Community Redevelopment Project, with the SDSU Foundation as an implementation mechanism for the Foundation's Master Plan. The College Community Redevelopment Project provides the private sector with incentives to redevelop certain College Area properties into commercial and residential facilities in support of the student population. The Redevelopment Project, which was analyzed in the College Community Redevelopment Project Final Program EIR, SCH No. 92091036 (1993) ("Redevelopment EIR"), is divided into five zones, to be redeveloped over a 10 to 25-year period. Of specific relevance to the proposed project, one of the areas within the Redevelopment Project is the "Alvarado Road Sub-Area," envisioned to provide University-serving office and research and development uses. The Redevelopment Project proposed approximately 600,000 square feet of office space and 110,000 square feet of research and development space for the Alvarado site. (Redevelopment EIR, p. 3-10.)

The City's Planning Department has initiated various programs and initiatives in the College Area to support development of an "urban village" adjacent to SDSU.

As of late 2004, the City was in the process of updating the City's Progress Guide and General Plan. In conjunction with this long-range land use planning effort, the City has created a "Smart Growth" implementation plan referred to as the "City of Villages." The City of Villages is a planning strategy that promotes growth within existing developed areas located near transit facilities and potential job centers, through a package of city-initiated development incentives. To demonstrate the City of Villages strategy and how a village can be built, five pilot projects were selected, including The Paseo at SDSU, a mixed-use redevelopment project planned for the College Area that would serve as an anchor for a future "urban village." The Paseo project
would be located along Montezuma Road, Campanile Drive and on both sides of College Avenue; it would consist of retail, entertainment, civic plaza, park, classroom and housing uses.

MTDB, the transit planning agency for the greater San Diego region, has been tasked with providing transportation options for the region. MTDB is nearing completion of the Mission Valley East Extension of the San Diego Trolley, which will connect the Grantville and College neighborhoods with La Mesa and Mission Valley. The trolley extension project includes an underground SDSU transit center station that will be located along the north side of Aztec Walk. The SDSU transit station will provide a central location for the City bus system, the trolley and the internal "Red and Black" bus service, thereby providing the campus community with a wide variety of transit options. The SDSU trolley station also will allow for a non-vehicular connection between Mission Valley, the College Area and the City of La Mesa neighborhoods where many students reside.

1.3 BACKGROUND AND FRAMEWORK OF PROJECT

1.3.1 BACKGROUND

In May 2003, the CSU Board of Trustees adopted a resolution directing each campus within the CSU system to take those steps necessary to accommodate a projected increase of 107,000 students by the year 2011. The Board's action was taken in response to current system-wide CSU enrollment projections, as well as state policy directions regarding CSU's mission to provide educational equity and access. A copy of the Board of Trustees' Resolution, adopted May 13-14, 2003, is included as Appendix N to this EIR.

Given appropriate state support, the CSU Board of Trustees pledged to accommodate the additional students through a variety of means. These means include expanding summer term enrollments, increased efficient utilization of existing physical capacity, expanding existing and developing new off-campus centers, and expanding the use of academic technology in order to free existing physical capacity and expand access.

The CSU Board of Trustees also directed the individual campuses to review their respective current campus master plans and, where appropriate, consider increasing existing enrollment targets. On this point, the Board authorized those campuses that are at or near the historic
The Board of Trustees' action was based, in part, on the findings of the Board of Trustees' Committee on Educational Policy, which, in 2003, reported the following:

"For many years, projections of enrollments in higher education in California have warned of a vast increase during the first decade of the 21st Century. However, not only are enrollments increasing, the projections themselves are increasing. For example, in 1995, the California Department of Finance, Demographic Research Unit, projected that the CSU would enroll 406,317 headcount students in the Fall 2004. By 2000, the Department of Finance's projection of CSU enrollment for Fall 2004 had been revised upward to 414,091 headcount students. The most recent Department of Finance projections of CSU enrollment for Fall 2004 have now reached 436,172 headcount students [attachment references omitted].

The current Department of Finance projections indicate that over the next eight years, by Fall 2011, CSU enrollment will have grown to 513,550 headcount students, an increase of 26 percent over the 406,684 enrolled in Fall 2002. This enrollment increase of nearly 107,000 students presents a significant challenge for the CSU in that many campuses are rapidly approaching their physical capacity as measured in lecture hall, classroom, and laboratory space. Indeed, across the system, in AY [academic year] 2003-04, enrollments will exceed physical capacity space . . . . However, the impact of enrollment upon physical capacity will be felt differentially across the state . . . . It is clear that the state will not be able to address this projected enrollment increase as it did during the surge of the 1960's by building new campuses.

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2 For master and academic planning purposes, SDSU utilizes the FTES population unit. One FTES is defined as one student taking 15 course units (considered a full course load). A student taking 10 course units would constitute a 0.66 FTES, while a student taking 20 course units would constitute a 1.33 FTES. Related to the FTES population unit is the headcount unit, which is the total number of enrolled students. Two students each taking 7.5 course units would constitute one FTES, although two students would be enrolled, so the headcount would be two.
The CSU plans to meet this increased enrollment need primarily by expanding service on its current campuses and by creating off-campus centers in parts of the state which are increasingly under-served." (Agenda Packet - Campus Options, pp. 1-2. A copy of the complete Agenda Packet is included as Appendix N to this EIR.)

Eight CSU campuses, including SDSU, have physical capacity enrollment set at the historic maximum of 25,000 academic year FTES. The Board of Trustees' Committee on Educational Policy reports that the 25,000 historic maximum was based largely on conjecture and opinion, not empirical analysis of campus environments. (See, Appendix N [Agenda Packet - Campus Options, p. 3].)

The Board of Trustees, which directed the individual campuses to review their respective current campus master plans and consider increasing existing enrollment, effectively removed the system maximum enrollment ceiling and now provides the Board of Trustees with the power to establish enrollment for campuses based upon individual campus needs unimpeded by arbitrary limitations. Moreover, the Board of Trustees' May 2003 Resolution reaffirms the CSU commitment to accommodate all fully eligible California high school graduates and upper division California Community College transfers. This commitment is also rooted in the law, which expects the CSU and UC systems "to plan that adequate spaces are available to accommodate all California resident students who are eligible and likely to apply to attend an appropriate place within the system." (California Education Code §66202.5.)

Because SDSU is near its maximum enrollment of 25,000 FTES, the university is in the process of reviewing data to develop an understanding of demand and potential capacity in order to develop a plan to accommodate the projected additional demand.

1.3.2 DEMOGRAPHIC PROJECTIONS

As previously noted, student enrollment at the post-secondary level throughout California is expected to increase substantially over the next several years. This growth is expected at the state and regional level, as well as at the local level.

A. Existing and Projected State/Regional Enrollment/Facilities Growth

Recent reports by the U.S. Bureau of the Census, the California Department of Finance and the Rand Corporation have projected substantial population increases in California through the year 2040. Utilizing these projections with various growth models and methods, the California
Post Secondary Education Commission ("CPEC" or "Commission") has estimated higher education demand through the 2010/11 academic year. As discussed below, each of the models indicates substantive increased population growth and greater demand for higher education.

In 2000, CPEC completed two comprehensive, long-range higher education planning reports -- Providing for Progress: California Higher Education Enrollment Demand and Resources Into the 21st Century (February 2000), and Policy for Progress: Reaffirming California Higher Education Accessibility, Affordability, and Accountability Into the 21st Century (April 2000). (Copies of the executive summaries for each of these two reports, as well as for Moving California Ahead, An Executive Summary, are included in Appendix N to this EIR. These reports may be viewed in their entirety at www.cpec.ca.gov.) The reports combine CPEC's work over the past 25 years and its current effort to move higher education policy forward to address the issues of the 21st century. In completing both reports, CPEC took into account a number of critical demographic, economic, social, and educational factors that likely will influence significantly the future course of higher education in the state. The factors most consequential to the ability to provide higher education for California's population include:

"California's total population now exceeds 33 million and will grow by approximately 600,000 people per year. Coupled with the perception that a college education is essential to future prosperity, such growth has fueled and will continue to fuel steady demand for access to education beyond high school." (Moving California Ahead, p. 3.)

According to the CPEC reports, the central question is whether California post-secondary enrollment growth will be "moderate and steady by historical standards," or be the "Tidal Wave II" of burgeoning demand, on an order of magnitude exceeded only by the historic growth in the post World War II era. In response to this question, the Commission concluded that as California enters the 21st century it must prepare for an enrollment surge in higher education similar to that of post-World War II veterans and Baby Boom-era students. These surges became known as the higher education enrollment "Tidal Wave" and rolled through California colleges and universities from the 1950s through the 1960s and 1970s. Furthermore, the Commission found that not only is the subsequent tidal wave of college and university enrollment demand real, it is already upon us, as illustrated in Table 1.0-1, Headcount Enrollments in California Public Higher Education.
As previously noted, the data show that not only have student enrollments been increasing, but the projections themselves have been increasing. For example, and specific to CSU, in 1995, the California Department of Finance, Demographic Research Unit, projected that the CSU would enroll a total of 406,317 graduate and undergraduate students (headcount) in the Fall 2004. By 2000, the Department of Finance's projection of CSU enrollment for Fall 2004 had been revised upward to 414,091 students. In November 2003, the Department of Finance projections of CSU enrollment for Fall 2004 were again revised upward, this time to 418,002 students (see, Table 1.0-2, 2003 Series California Public Post Secondary Enrollment Projections).
### Table 1.0-2
2003 Series California Public Post Secondary Enrollment Projections

<table>
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<th>Year</th>
<th>Grand Total</th>
<th>Undergraduate</th>
<th>Graduate</th>
<th>Total CSU</th>
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<tr>
<td></td>
<td>Total</td>
<td>UC</td>
<td>CSU</td>
<td>CCC</td>
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<td>2003</td>
<td>2,273,517</td>
<td>2,152,387</td>
<td>158,783</td>
<td>324,665</td>
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<tr>
<td>2004</td>
<td>2,325,773</td>
<td>2,202,975</td>
<td>164,403</td>
<td>331,334</td>
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<tr>
<td>2005</td>
<td>2,376,777</td>
<td>2,252,346</td>
<td>169,472</td>
<td>337,819</td>
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<td>2006</td>
<td>2,439,742</td>
<td>2,313,447</td>
<td>175,158</td>
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<td>2007</td>
<td>2,512,294</td>
<td>2,383,934</td>
<td>180,679</td>
<td>356,321</td>
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<td>2008</td>
<td>2,593,643</td>
<td>2,463,150</td>
<td>187,780</td>
<td>369,841</td>
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<td>2009</td>
<td>2,672,970</td>
<td>2,540,449</td>
<td>194,099</td>
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<tr>
<td>2010</td>
<td>2,737,064</td>
<td>2,602,288</td>
<td>198,894</td>
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<tr>
<td>2011</td>
<td>2,799,880</td>
<td>2,662,903</td>
<td>203,436</td>
<td>409,106</td>
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<td>2012</td>
<td>2,859,206</td>
<td>2,720,009</td>
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<td>419,115</td>
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</table>


Note: UC and CSU report fall census enrollment, and CCC reports fall term-end enrollment. UC enrollment excludes Health Sciences. UC graduate enrollment includes students in self-supporting programs.

Table 1.0-2 depicts post-secondary headcount enrollment from 2003, projected through 2012 for all California post-secondary public institutions. As noted, the projections were prepared by the California Department of Finance, Demographic Research Unit. Table 1.0-2 depicts a projected increase in CSU systemwide enrollment from 410,371 students in 2003 to 518,110 students in 2012, an increase of 107,739 students.

### B. Existing and Projected SDSU Student Enrollment

Table 1.0-3, California State University Enrollments and Planning Estimates, depicts the Department of Finance, Demographic Research Unit, enrollment and planning estimates for the CSU system through the year 2011, with the estimates broken down into separate regions throughout the state. Table 1.0-3 shows that student enrollment on the SDSU and CSU San Marcos campuses, combined, will increase from 41,982 students in 2002 to 54,722 students in 2011, a projected increase of 12,740 students between the two campuses.
Table 1.0-3
California State University Enrollments and Planning Estimates

<table>
<thead>
<tr>
<th>Year</th>
<th>Southern</th>
<th>Greater Los Angeles Basin</th>
<th>Bay Area</th>
<th>Other</th>
<th>CSU</th>
<th>DOF 2002 Series</th>
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<td>2002</td>
<td>41,982</td>
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<td>107,755</td>
<td>406,515</td>
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<td>2003</td>
<td>42,308</td>
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<td>88,028</td>
<td>110,299</td>
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<td>2004</td>
<td>43,356</td>
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<td>90,641</td>
<td>112,905</td>
<td>432,768</td>
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<td>2005</td>
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<td>93,383</td>
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<td>118,178</td>
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<td>123,914</td>
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<td>478,562</td>
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<td>2009</td>
<td>50,481</td>
<td>219,729</td>
<td>104,728</td>
<td>126,889</td>
<td>502,187</td>
<td>490,683</td>
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<tr>
<td>2010</td>
<td>52,762</td>
<td>224,011</td>
<td>107,515</td>
<td>129,862</td>
<td>514,150</td>
<td>502,013</td>
</tr>
<tr>
<td>2011</td>
<td>54,722</td>
<td>228,306</td>
<td>110,328</td>
<td>132,836</td>
<td>526,192</td>
<td>513,550</td>
</tr>
</tbody>
</table>

Source: Agenda Packet, Attachment B, Ed. Pol., Agenda Item 1
Note: Southern campuses include San Diego and San Marcos. Greater Los Angeles Basin campuses include Channel Islands, Dominguez Hills, Fullerton, Long Beach, Los Angeles, Northridge, Pomona, and San Bernardino. Bay Area campuses include Hayward, Maritime Academy, Monterey Bay, San Francisco, San Jose, and Sonoma. Other campuses include Bakersfield, Chico, Fresno, Humboldt, Sacramento, San Luis Obispo, and Stanislaus.

Specific to SDSU, in 2001, the CSU Chancellor's Office, Division of Academic Affairs, Office of Analytic Studies, prepared a study entitled Enrollment Needs Study for the San Diego County Region. A copy of this study is included in Appendix N to this EIR. This study provides analysis of higher education enrollment demand for SDSU and CSU San Marcos. This study's projections of new students from San Diego County are consistent with attendance patterns and projected high school graduates and community college enrollments from the County.

As shown on Table 1.0-4, SDSU Projected FTES Growth, the study shows that by academic year 2005-06, SDSU FTES enrollment will reach 29,291. By 2009-10, the study shows FTES enrollment of 32,709.
Table 1.0-4
SDSU Projected FTES Growth*

<table>
<thead>
<tr>
<th></th>
<th>1999-00</th>
<th>2005-06</th>
<th>2009-10</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baseline</td>
<td>23,672</td>
<td>23,625</td>
<td>23,613</td>
</tr>
<tr>
<td>FTE change due to baseline</td>
<td>-47</td>
<td>-59</td>
<td></td>
</tr>
<tr>
<td>FTE change above baseline due to growth of new students from:</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>San Diego County</td>
<td>+2,061</td>
<td>+3,464</td>
<td></td>
</tr>
<tr>
<td>All Other**</td>
<td>+3,605</td>
<td>+5,632</td>
<td></td>
</tr>
<tr>
<td>University Enrollment Plan (to 2009)</td>
<td>29,291</td>
<td>32,709</td>
<td></td>
</tr>
</tbody>
</table>

* The SDSU data exclude FTES at the Calexico campus and other sites in Imperial County.
** The SDSU 'all other' data assume continued limits on out-of-county enrollment via campus program impaction.

The SDSU Academic Affairs office also has prepared enrollment planning projections through the 2024-25 academic year. As depicted in Table 1.0-5, SDSU Enrollment Planning Projections, the Academic Affairs office reports that during the Fall 2003-04 academic year, there were 24,156 on-campus instructional FTES. Beginning in year 2005-06, Academic Affairs projects annual 3% increases in total FTES through 2022-23, after which annual increases will equal 2.5%. Based on these estimates, SDSU expects on-campus Fall FTES to reach 35,000 by the 2024-25 academic year.3

3 The projections also report a Fall 2003-04 academic year total headcount of 32,803 students on the SDSU main campus. Based on the projected annual increases, SDSU expects total headcount on the main campus to reach 44,826 by the 2024-25 academic year.
Table 1.0-5
SDSU Enrollment Planning Projections

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>AY San Diego On Campus</td>
<td>25,350</td>
<td>27,486</td>
<td>30,563</td>
<td>33,597</td>
<td>36,951</td>
</tr>
<tr>
<td>San Diego County Off Campus Sites</td>
<td>280</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>AY San Diego Campus with Off-Campus Sites</td>
<td>25,630</td>
<td>27,486</td>
<td>30,563</td>
<td>33,597</td>
<td>36,951</td>
</tr>
<tr>
<td>Summer Annualized FTES</td>
<td>1,495</td>
<td>2,496</td>
<td>4,020</td>
<td>6,475</td>
<td>9,305</td>
</tr>
<tr>
<td>Summer FTES</td>
<td>2,989</td>
<td>4,993</td>
<td>8,041</td>
<td>12,949</td>
<td>18,610</td>
</tr>
<tr>
<td>CY San Diego Campus Subtotal</td>
<td>27,125</td>
<td>29,982</td>
<td>34,583</td>
<td>40,072</td>
<td>46,256</td>
</tr>
<tr>
<td>IVC Annualized FTES</td>
<td>509</td>
<td>750</td>
<td>850</td>
<td>850</td>
<td>850</td>
</tr>
<tr>
<td>Brawley Annualized FTES</td>
<td>95</td>
<td>350</td>
<td>600</td>
<td>850</td>
<td>850</td>
</tr>
<tr>
<td>CY Total FTES</td>
<td>27,729</td>
<td>31,082</td>
<td>36,033</td>
<td>41,772</td>
<td>47,956</td>
</tr>
<tr>
<td>% Increase*</td>
<td>3.0%</td>
<td>3.0%</td>
<td>3.0%</td>
<td>2.5%</td>
<td></td>
</tr>
<tr>
<td>Fall San Diego Campus Headcount</td>
<td>32,803</td>
<td>33,873</td>
<td>37,077</td>
<td>40,757</td>
<td>44,826</td>
</tr>
<tr>
<td>Fall IVC/Brawley Headcount</td>
<td>887</td>
<td>1,618</td>
<td>2,132</td>
<td>2,500</td>
<td>2,500</td>
</tr>
<tr>
<td>Summer Headcount</td>
<td>7,994</td>
<td>9,361</td>
<td>13,401</td>
<td>21,582</td>
<td>31,017</td>
</tr>
<tr>
<td>On-Campus Fall San Diego Instructional FTES</td>
<td>24,156</td>
<td>26,035</td>
<td>28,949</td>
<td>31,823</td>
<td>35,000</td>
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<tr>
<td>On-Campus AY San Diego FTES</td>
<td>23,195</td>
<td>25,150</td>
<td>27,965</td>
<td>30,741</td>
<td>33,810</td>
</tr>
</tbody>
</table>

Source: SDSU Academic Affairs (10/15/2004)

Notes:
1. Unit load increase from 12.1 to 12.8 in annual increments of .1 unit beginning in 2005/06.
2. Annualized FTES in summer increase to a maximum 25% of AY San Diego Campus FTES in 2023/24.
3. * Annualized rate of growth.

These estimates are consistent with the recent surge in undergraduate applications for enrollment to SDSU. For example, for the Fall 2004 semester, SDSU received approximately 44,000 undergraduate applications for 7,000 openings. Over the past decade, SDSU has become nationally and internationally recognized as an emerging research university. Decades of disciplined development also have produced many high-quality undergraduate and graduate programs. Within this same time period, a number of SDSU undergraduate and graduate programs, for the first time in SDSU's history, have been ranked among the best in the nation. SDSU faculties are attracting large quantities of external research funding. Increasingly, these monies are obtained from the most highly competitive and prestigious research funding sources in the country. The outstanding academic credentials of newly hired tenure-track faculty, often through head-to-head competition with the country's most highly regarded universities, are unprecedented.

Over this time period, SDSU has been inundated with undergraduate applications for enrollment. In an attempt to manage campus undergraduate enrollment, in 1999, SDSU implemented campus enrollment "impaction" status. Impaction occurs when a university
receives more fully eligible applicants than can be accommodated. The SDSU "impaction" status had the effect of increasing the level of academic preparation for incoming SDSU students significantly.4

This heightened academic rigor is evidenced by the fact that numerous national rankings of colleges and universities are increasingly including SDSU in their ratings and now place the campus among the most highly esteemed schools universally recognized for their academic excellence. These factors, coupled with the projected increase in the college-going population, the aesthetically appealing campus, the idyllic climate, and a location in one of the country's most attractive cities, have created a university with an appeal and a standing not previously enjoyed.

As noted on Table 1.0-5, the total SDSU Fall 2003-04 FTES was 24,156. Thus, the SDSU campus is on the verge of reaching its enrollment ceiling of 25,000 FTES. In light of the confluence of the various factors discussed above, SDSU has determined that it is necessary to review its current policies and make conscious planning decisions, both academically and physically, regarding its future.

1.4 PROJECT OBJECTIVES
The project objectives are rooted in the overall SDSU education mission. In early 2004, the university undertook a process intended to provide the guiding framework for campus growth. This process resulted in the development of a "shared vision," with agreement that SDSU is a community of learners committed to academic excellence; dedicated to educating students for positions of responsibility and leadership in the twenty-first century; focused on addressing the challenges and opportunities of San Diego and California; and, confident that, if the university could provide service to this fast-changing region and its people, the campus would emerge as a national and international leader in higher education.

Prior to development of the "shared vision," in Fall 2003, an SDSU Master Plan advisory committee developed several academic, housing and transportation goals and objectives that

4 The Board of Trustees' policy is to avoid "impaction" at CSU campuses:
"It is the intent of the CSU Board of Trustees that campuswide impaction be avoided. The Trustees will seek the instructional and physical capacity resources necessary to serve all fully eligible students who desire a CSU education." (See, Appendix N [CSU Board of Trustees Resolution, March 2000].)
seek to promote research, scholarship and creative activities, community engagement and internationalization of programs. These goals and objectives are listed below:

**Academic Goals/Objectives**

1. Accommodate projected increases in student enrollment to 35,000 FTES by academic year 2025;
2. Graduate highly capable undergraduates;
3. Expand graduate student population to 20% FTES over time;
4. Emphasize the teacher/scholar model;
5. Expand research capabilities;
6. Develop interdisciplinary opportunities; and
7. Increase research funding and meet Carnegie criteria.

**Housing Goals/Objectives**

1. Accommodate between 25% and 30% of the future campus student population, located within one mile of the main campus, in either on-campus housing, redevelopment area housing, or private housing (*i.e.*, non-university) within the surrounding community;
2. Provide a campus life component within all housing for up to 10% of the student population or 65% of the first time freshmen class (100% of anticipated freshmen who are not commuters);
3. Set housing targets for first year, returning students, new transfers, and graduate and professional students;
4. Provide affordable housing types suitable for married/graduate students, faculty/staff, honors colleges, or other specialized markets at Adobe Falls and other campus sites;
5. Promote housing development opportunities along trolley routes to create additional student and other housing types. Collaborate with the private sector to build housing by providing placement and affiliate opportunities;
6. Add elements to the student life component of the existing Campus Master Plan by:
   (i) Expanding the Student Union – on the west campus;
   (ii) Expanding Student Services – within an expanded Student Union or within the campus buildings; and
(iii) Expanding Recreation Elements, including open space by capturing land made available by demolishing and/or relocating existing facilities (i.e., College of Education, softball fields).

7. Relocate the Housing and Residential Life Office to one of the proposed student apartment complexes or within the redevelopment area, and designate the existing housing office site as temporary; and

8. Examine the long-term useful life and/or phased replacement of the existing housing stock on campus.

**Transportation Goals/Objectives**

1. Support transit as the primary method of accommodating future students and commuter travel related to the increase in student population;

2. Support development of a "Universal Transit Pass" program with MTDB to increase the ridership and reduce vehicle trip generation;

3. Identify traffic improvements at key intersection locations to maintain current levels of service;

4. Work with Caltrans, the City and SANDAG to identify funding sources for necessary public improvements;

5. Expand campus shuttle/people mover services to support development of the Alvarado Campus Park, the internal campus core area, Adobe Falls and other housing areas;

6. Limit construction of new parking facilities to the replacement of lost spaces, and to support the Alvarado Campus Park project component; and

7. Establish an internal campus loop route for shuttles, service vehicles, and campus core users, and a pedestrian-friendly connection between the core campus and the Alvarado Campus Park area.

Attainment of these goals and objectives will necessitate facilities and services beyond those currently available to the campus. In order to adequately plan for the physical elements needed to fulfill such goals and objectives, a revised Campus Master Plan is needed. Therefore, the overall objectives of the proposed SDSU 2005 Campus Master Plan Revision are as follows:

1. Develop facilities to support the academic, research and student service needs of SDSU;

2. Provide a framework from which to make future facility planning decisions;
3. Guide development of facilities that will be cohesive with the surrounding community, environment and associated governmental agencies/interest groups; and

4. Maintain and enhance SDSU's rank as one of the premier undergraduate, graduate and research institutions in the state.

These overall project objectives, in combination with the academic, housing and transportation goals and objectives set forth above, have been considered in developing the proposed physical master plan improvements necessary to accommodate the projected increase in student enrollment and enable SDSU to continue to fulfill its educational mission. These proposed physical improvements, as described below, are the subject of the SDSU 2005 Campus Master Plan Revision.

1.5 PROJECT DESCRIPTION

1.5.1 PROJECT LOCATION, BOUNDARIES AND REGIONAL SETTING

As previously noted, the proposed project site is located on the SDSU campus in the City of San Diego, along the southern rim of Mission Valley and approximately eight miles northeast of downtown. (Figure 1.0-1, Regional Map.) The campus currently consists of approximately 283 acres. As shown on Figure 1.0-2, Vicinity Map, the general boundaries of the SDSU campus are Montezuma Road to the south, East Campus Drive to the east, 55th Street/Remington Road to the west, and Adobe Falls Road/Del Cerro Boulevard (lying just north of I-8) to the north.

The SDSU campus is situated on slightly undulating mesas, which are intersected by steep canyons. The campus setting is largely urban in nature, with the exception of the undeveloped Adobe Falls/North Campus area, and is comprised, primarily, of campus buildings interspersed with open area amenities. See, Figure 1.0-6, Campus Directory.

From a regional perspective, the entrance to the SDSU campus is perceived to be from either the north or the south. From the north, College Avenue is the primary north/south vehicular route to and from the campus, and it connects I-8 to the Del Cerro, Navajo and College Area communities. The primary intersections, heading south on College Avenue, are: (a) Canyon Crest Drive/Alvarado Road; (b) Zura Way, providing left-hand turn-lane access to the east side of the campus; (c) Lindo Paseo Avenue; and (d) Montezuma Road. From the south, Montezuma Road is the primary east/west vehicular route, located at the southern boundary of the campus. On the west, Montezuma Road connects directly to I-8 via the Fairmont Avenue exit and, on the east, to El Cajon Boulevard. Montezuma Road is the destination for all traffic coming to the
campus from points south of I-8. The primary intersections, heading east on Montezuma Road, are: (a) Collwood Avenue bringing traffic north from El Cajon Boulevard; (b) 54th Street bringing traffic north from El Cajon Boulevard; (c) 55th Street, the westernmost primary campus entry leading to the Cox Arena and other athletic facilities located on the western portion of the campus; (d) Campanile Drive, the existing public transit entry and primary entrance to the campus from the south; (e) College Avenue; and (f) East Campus Drive. The SDSU campus is located within the City's College Area Community Planning Area. The Adobe Falls/North Campus Development Area is located within the City's Navajo Community Planning Area. **Figure 1.0-3, College Area and Navajo Communities**, shows the general boundaries of the College Area and Navajo Communities in relation to the SDSU campus.

The College Area Community Plan Planned Land Use Map, which is part of the City of San Diego General Plan, designates the main campus as "University Campus." The northwest (55th Street), northeast (Alvarado Park Campus) and south-central (along Lindo Paseo and Montezuma Roads) portions of SDSU each are designated as a "Redevelopment Project Area." The College Area Community is comprised of approximately 1,950 acres with about 56% of the developable land devoted to single-family land uses. As of January 1, 2003, the population of the College Area Community was 21,348. While a major portion of the College Area Community is zoned single-family residential, the major transportation corridors within the vicinity of the university include primarily multi-family housing, as compared to single-family units. El Cajon Boulevard and a portion of College Avenue adjacent to the university contain primarily commercial development. Institutional land uses within the College Area Community include SDSU and the Alvarado Medical Center, located in the north central portion of the Community Plan area. The College Area Community is served by three elementary schools, one junior high and one senior high school. One of the elementary schools, Hardy Elementary, is located adjacent to the southwest corner of the SDSU campus.

The Navajo Community Plan Planned Land Use Map, which is also part of the City of San Diego General Plan, designates the Adobe Falls/North Campus area as "Park." The Navajo Community lies roughly north of I-8, northwest of the city of La Mesa, west of the cities of El Cajon and Santee, and southeast of the San Diego River. The Navajo Community consists of approximately 14 square miles and includes the neighborhoods of Grantville, Allied Gardens, Del Cerro and San Carlos. As of January 1, 2003, the population of the Navajo Community was 48,689. The western portion of the Navajo Community is designated for a variety of different land-use types, including detached and attached residential uses in Allied Gardens, and significant commercial and light industrial centers in Grantville, along both sides of Mission
Gorge Road. In contrast, the central and eastern portions of the Navajo Community are designated primarily residential.

1.5.2 PROJECT COMPONENTS DESCRIPTION

A. General Description
As noted, the proposed project is the adoption and subsequent implementation of the SDSU 2005 Campus Master Plan Revision. The proposed project will provide a framework for implementing the university's academic, housing and transportation goals and objectives for the SDSU campus by identifying needed buildings, facilities, improvements and services to: (i) further enhance SDSU's standing in the academic community; and (ii) support campus growth and development from the university's current enrollment of 25,000 FTES to a new campus master plan enrollment of 35,000 FTES by the 2024/25 academic year. (See, Figure 1.0-8, Proposed Campus Master Plan.) The 10,000 FTES increase equates to a total student enrollment increase (headcount increase) of 12,023 students by the 2024-25 academic year, relative to 2003-04 enrollment. (See, Table 1.0-5, SDSU Enrollment Planning Projections.)

B. Project Components
The physical improvements to the SDSU campus will occur at five distinct campus locations - Adobe Falls/North Campus, Alvarado Campus Park/D Lot, L Lot, G Lot and C Lot. (See, Figure 1.0-9, Areas of Focus.) The Adobe Falls/North Campus site will serve as the location for a mixture of housing uses for graduate students, faculty and retired faculty/staff. The Alvarado Campus Park/D Lot is the proposed location of additional classroom and research facilities, as well as a parking structure to serve that portion of the campus. L Lot is the proposed site for the Student Union, and G Lot is the proposed location for the East Campus Residence Hall Expansion area. C Lot is the proposed location for the Alvarado Hotel component of the project. Table 1.0-6, Proposed Project Components, depicts the existing campus land use, the existing campus master planned use, and the level of analysis to be undertaken in this EIR for each of the five project components.
Proposed Campus Master Plan

2005 Campus Master Plan Revision

January 2005

Draft EIR for the SDSU 2005 Campus Master Plan Revision
2005 Campus Master Plan Revision

Figure 1.0-9
Areas of Focus

- Adobe Falls/North Campus Development
- Alvarado Hotel
- Alvarado Campus Park
- East Campus Residence Hall Expansion
- Student Union

AERIAL SOURCE: Aerials Express, May 2004
Table 1.0-6
Proposed Project Components

<table>
<thead>
<tr>
<th>Component Name</th>
<th>Existing Land Use</th>
<th>Existing Campus Master Plan Use</th>
<th>Level of Analysis</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alvarado Campus Park</td>
<td>(i) D Lot (SDSU-owned land); (ii) Medical office park (SDSU Foundation-owned land)</td>
<td>(i) East Campus Development Area; None</td>
<td>(i) Project (ii) Program</td>
</tr>
<tr>
<td>Adobe Falls/North Campus</td>
<td>Undeveloped land</td>
<td>&quot;Adobe Falls Campus&quot;</td>
<td>Program</td>
</tr>
<tr>
<td>East Campus Residence Hall Expansion</td>
<td>G Lot</td>
<td>G Lot</td>
<td>Program</td>
</tr>
<tr>
<td>Student Union</td>
<td>L Lot</td>
<td>L Lot</td>
<td>Program</td>
</tr>
<tr>
<td>Alvarado Hotel</td>
<td>C Lot</td>
<td>C Lot</td>
<td>Program</td>
</tr>
</tbody>
</table>

Note: The eastern portion of the Alvarado Campus Park is situated on property primarily owned by the SDSU Foundation, with one parcel owned by a third party. The land is designated "Redevelopment Project Area" on the City of San Diego College Area Community Plan Planned Land Use Map.

As discussed in Section 1.1, and as noted in Table 1.0-6, each of the proposed project components will be analyzed at the program level, with the exception of the D Lot portion of the Alvarado Campus Park and the Alvarado Hotel project components. The D Lot portion of the Alvarado Campus Park component was analyzed previously at the program level as part of the certified Final EIR for the SDSU Campus Master Plan 2000 project (SCH No. 2000051026). Because SDSU has sufficient site detail to proceed with development of the D Lot portion of the Alvarado Campus Park and the Alvarado Hotel at this time, these portions of the proposed project are analyzed at the project-specific level.

A description of each of the five project components is presented below.

**Adobe Falls/North Campus**

This project component is proposed for the university's 33-acre undeveloped land located north of I-8. The site is bordered by Adobe Falls Drive/ Del Cerro Boulevard to the north, I-8 to the south, and residential communities to the north. The Adobe Falls site is situated near, or in some cases at, the bottom of a canyon area and supports coastal sage scrub and riparian vegetation. The site is undulating in nature and was burned in a wildfire in 2003. Adobe Falls Creek runs along the north, eastern and western edges of the site. **Figure 1.0-10, Adobe Falls/North Campus Development Area of Focus**, depicts the location of this project component.

The Adobe Falls site is proposed as a new residential community to provide additional faculty and graduate student housing, as well as housing for retired faculty/staff. Due to topographical features created by the meandering nature of Adobe Falls Creek, the development would
Figure 1.0-10
Adobe Falls/North Campus Development Area of Focus
consist of two general areas. The western or lower village would include senior housing, as well as townhomes and apartments, while the eastern or upper village would include primarily townhomes. Both segments would contain ancillary facilities, including vehicle parking, outdoor parks and open space. A community center is planned for the lower segment, and a pedestrian bridge would span the creek to connect the two segments of the development. Figure 1.0-11, Proposed Adobe Falls/North Campus Development Concept Plan, presents a conceptual view of the proposed residences and related facilities. The number and type of housing units, as well as the other use types proposed for the Adobe Falls site, are summarized in Table 1.0-12, Adobe Falls/North Campus Development Area Uses.

<table>
<thead>
<tr>
<th>Proposed Use</th>
<th>Number of Units/Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Apartments</td>
<td>150 units</td>
</tr>
<tr>
<td>Townhomes</td>
<td>140 units</td>
</tr>
<tr>
<td>Senior/Retired Faculty Housing</td>
<td>250 units</td>
</tr>
<tr>
<td>Community Center</td>
<td>1.0 acre</td>
</tr>
<tr>
<td>Park</td>
<td>1.5 acres</td>
</tr>
<tr>
<td>Open Space</td>
<td>13.0 acres</td>
</tr>
</tbody>
</table>

As depicted in Figure 1.0-11, Proposed Adobe Falls/North Campus Development Concept Plan, ingress and egress would be provided at two points along the northern edge of the site. Adobe Falls Road would be extended from its existing cul-de-sac into the proposed development area. This roadway extension would necessitate a bridge spanning over Adobe Falls Creek. Mill Peak Road would be extended from its present terminus at the top of the bluff down into the canyon area. Adobe Falls Road and Mill Peak Road would not need to be widened in order to accommodate the projected traffic. The Red and Black Shuttle that currently serves the internal circulation needs of SDSU would be extended to provide service to these residents, and a pedestrian walkway to College Avenue may be provided from the upper village. Public utilities such as water, sewer and storm drainage would originate from existing facilities present in the residential neighborhood near the canyon floor. These utilities would be located within existing and planned roadways. Existing telephone, electrical and water and sewer easements that crisscross the land area would be modified to accommodate development.
ADOBE FALLS COMMUNITY PLAN
Prepared for: San Diego State University
November 16, 2004

2005 Campus Master Plan Revision

Proposed Adobe Falls/North Development Concept Plan

Figure 1.0-11
ALVARADO CAMPUS PARK
The Alvarado Campus Park component of the proposed project is located in the northeast portion of the SDSU campus, extending eastward onto property presently owned by the SDSU Foundation, with the exception of one parcel that is owned by a third party. The site is bordered by Alvarado Road to the north, an undeveloped slope and Alvarado Creek to the south. The northward trending bend in Alvarado Creek forms the western boundary, and the edge of the existing medical office facility property serves as the eastern boundary. The Alvarado Campus Park project component consists of two distinct areas: D Lot, which is an existing SDSU parking lot with 432 spaces, and the existing Alvarado Medical Center, a complex of medical offices and research facilities located east of D Lot, and owned by the SDSU Foundation. Under the proposed project, the two areas that make up the Alvarado Campus Park component would function as one contiguous campus area. Figure 1.0-12, Alvarado Campus Park Area of Focus, depicts the location of this project component relative to the central campus and the College Area community.

As previously noted, the portion of the Alvarado Campus Park project component located in D Lot was master planned as part of SDSU Campus Master Plan 2000 project, and analyzed at a program level in the certified Final EIR for that project (SCH No. 2000051026). This EIR will serve as the project-level analysis for this portion of the Alvarado Campus Park component. In contrast, the eastern portion of the Alvarado Campus Park was not previously master planned, and it will be analyzed at a program level.

The D parking lot area is surrounded by Alvarado Court to the east, Alvarado Creek to the south and west, and Alvarado Road to the north. As part of SDSU Campus Master Plan 2000 project, D Lot was master planned for the development of three academic buildings. (See, Figure 1.0-5, Existing Campus Master Plan.)

The Alvarado Medical Center area consists of approximately 220,000 square feet of existing medical and research facility space. The buildings are surrounded by surface parking spaces. Landscaped areas consist of parking lot islands, edge treatments and building entryways. A majority of the medical offices house existing SDSU researchers and affiliates. This portion of the Alvarado Campus Park project component is located in a redevelopment area, and was analyzed as part of the Redevelopment EIR. The College Community Redevelopment Plan calls for the development of 710,000 square feet of University-serving office and research and development space. (Redevelopment EIR, p. 3-10.)
Figure 1.0-12
Alvarado Campus Park Area of Focus
Under the proposed project, the existing D Lot and approximately 120,000 square feet of adjacent medical center office space would be removed in order to construct a contiguous campus center. Potential occupants of these new facilities include the College of Education, College of Health and Human Services, College of Extended Studies, the SDSU Foundation and other administrative offices.

The Alvarado Campus Park component ultimately will include a total of approximately 1,065,000 square feet of instructional and research space (approximately 350,000 square feet within the western D Lot portion, and approximately 715,000 square feet within the eastern medical center portion (100,000 existing square feet plus 615,000 new square feet). A 2,000-car, multi-story parking structure is also planned for this project component. Access between the Alvarado Campus Park and central campus would occur through expansion of the Red and Black Shuttle Service. The proposed project also would entail the reconfiguration of Alvarado Court to allow for the development of a more unified campus node. The proposed site plan is depicted in Figure 1.0-13, Proposed Alvarado Campus Park Concept Plan.

Build-out of this project component would occur in phases. Early phases would include construction of a 150,000 square foot building in the northeast corner of D Lot. This building temporarily would house existing medical center research uses displaced by pending development on the adjacent property. This early phase will also include construction of the College of Education building on D Lot, which is anticipated for state funding in 2006-07 fiscal year. During subsequent phases, a multi-story, 2,000 car parking structure would be constructed along the eastern edge, in place of the existing medical offices. Existing surface parking lots west of the existing medical center buildings would remain. At the conclusion of these early phases, 245,000 gross square feet of instruction and administrative space would be constructed and 850 parking spaces would be added to the SDSU campus inventory.

Two campus buildings, totaling approximately 290,000 square feet, would be constructed immediately west of the new parking structure and could house the College of Engineering, among other uses. A total of 432 surface parking spaces would be removed from the campus inventory to make way for these buildings.
2005 Campus Master Plan Revision

Figure 1.0-13
Proposed Alvarado Campus Park Concept Plan

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Draft EIR for the
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The final phase of project build-out would include construction of three additional buildings on the remaining medical center surface parking lot, totaling approximately 325,000 square feet. These buildings may house the School of Health and Human Services and other university administrative or teaching facilities. After these structures are built, ultimate landscaping treatment and way-finding elements will be added in order to provide a functional campus node. Completion of these final three buildings would remove all remaining surface parking spaces. Parking for these facilities would be located within the 2,000 space, multi-story parking structure. In order to better connect the Alvarado Campus to the rest of campus, the existing Red and Black Shuttle service would be expanded to service this new area. Shuttle stops, waiting stations and other informational kiosks would be included.

**STUDENT UNION**
The Student Union component of the proposed project is planned to be located in L Lot, which is bounded on the north by Aztec Circle Drive, on the south by Cox Arena, and on the west and east by the steps of the former Aztec Bowl. L Lot is currently used to store athletic equipment and visiting teams' and/or concert performers' busses and support vehicles. L Lot contains parking space for 106 vehicles. **Figure 1.0-14, Student Union Area of Focus,** depicts the location of L Lot within the central portion of campus.

The Student Union component would entail construction of a new building for new meeting/conference space, social space, food services, retail services, recreational facilities and student organization offices. L Lot was selected as the site of the new Student Union due to its close proximity to Cox Arena and the Aztec Recreation Center. These existing athletic facilities serve as an extra-curricular student activity center; and the Student Union would provide an additional student gathering space in order to accommodate projected increased student enrollment. A conceptual drawing of the proposed Student Union is provided in [Figure 1.0-15, Proposed Student Union Concept Plan](#).

Due to the steep slopes that surround the location of this project component, additional connection points would need to be developed. Cox Arena and the Aztec Recreation Center are both elevated approximately 100 feet above L Lot. Additional stairways and/or walkways would need to be constructed to better integrate these three facilities. No parking would be constructed as a result of this project component. Landscape treatment also would be incorporated into the ultimate site design. (See, Section 3.4, Cultural Resources, for a discussion of the historic features relative to the Aztec Bowl.)
Proposed Student Union Concept Plan

Cox Arena

Parking Structure 4

Bus Access

Aztec Recreation Center

P

PROPOSED STUDENT UNION
EAST CAMPUS RESIDENCE HALL EXPANSION
The East Campus Residence Hall Expansion is proposed for development on existing G Lot. G Lot provides 187 parking spaces to the campus inventory, and is bordered on the northwest by College Avenue, the northeast by Zura Way (an internal campus street) and the south by the East Campus Residence Hall complex, which includes Tepeyac, Cuicacalli and Tacuba Halls. Figure 1.0-16, Proposed East Campus Residence Hall Expansion Area of Focus, depicts the location of the planned housing facilities.

This project component is planned to be located on existing G Lot due to the area's close proximity to the East Campus Residence Hall complex. This residential node is connected by plaza areas and common dining facilities. Residents would access the main part of campus by the existing pedestrian bridge over College Avenue.

The project component would consist of approximately 35-40 suite-style residential units contained in a 100,000 square foot building. Each unit would contain four bedrooms with two beds per room. Residence hall advisor and faculty-in-residence apartments would be provided. Based on the number of units and bedrooms per unit, this component of the project would add approximately 300 beds to the on-campus housing inventory, which would be available primarily to house freshman and/or sophomore students. Parking in G Lot would be replaced with a subterranean garage that would hold approximately 350 cars. Landscaping and outdoor plazas and arcades also would be constructed to connect the building with the rest of the East Campus Residence Hall complex. (See Figure 1.0-17, Proposed East Campus Residence Hall Expansion Concept Plan.)

ALVARADO HOTEL
This project component is proposed to be located on approximately 2 acres of existing Lot C, immediately north of Villa Alvarado Residence Hall, a coeducational apartment style residence hall, and south of Alvarado Road. The site abuts a protected wetland to the north and east, and campus parking lots to the west. Figure 1.0-18, Alvarado Hotel Area of Focus, depicts the location of this project component.

The Alvarado Hotel would consist of an approximately 60,000 gross square foot four-story building, with up to 120 rooms and studio suites. The facilities will contain a meeting room, exercise room, board room, business center, and hospitality suite, consistent with
Figure 1.0-16
Proposed East Campus Residence Hall Expansion
Area of Focus
Figure 1.0-17
Proposed East Campus Residence Hall Expansion Concept Plan
Figure 1.0-18
Proposed Alvarado Hotel Area of Focus
current “branded” concepts offered by major hotel developers. Site parking will be provided for 130-140 cars either at grade or in a subterranean garage. Trash enclosures, storage, and an entry canopy will be provided. Figure 1.0-19, Proposed Alvarado Hotel Concept Plan, presents a conceptual view of the proposed hotel facility.

SDSU currently has a need for nearby transient housing for guests of the university, visiting scholars, conference attendees, and housing for recruiting faculty and staff. The closest accommodations are 3 miles away along I-8. In addition, SDSU has a Hotel and Tourism Management school, which can utilize a hotel nearby for internships and training opportunities.

SDSU anticipates that this component of the project may be funded by an outside development interest that would lease the property from the university, own and operate the hotel for the term of the lease, and eventually transfer ownership of the hotel to the university.

1.6 STANDARD BUILDING CONDITIONS
All development undertaken pursuant to the SDSU 2005 Campus Master Plan Revision will conform to applicable state and federal building codes, the Americans with Disabilities Act ("ADA"), and, to the extent feasible, all environmentally sustainable design standards.

1.7 EIR INTENDED USES/PROJECT ACTIONS AND APPROVALS

1.7.1 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 SDSU 2005 Campus Master Plan Revision. Once certified, this EIR also will be used to tier subsequent environmental analysis for future SDSU development projects. In addition, the EIR could be relied upon by responsible agencies, if any, with permitting or approval authority over any project-specific action to be implemented in the future.

1.7.2 REQUESTED PROJECT APPROVALS
The following requested approvals by the CSU Board of Trustees are anticipated to be required for implementation of the proposed SDSU 2005 Campus Master Plan Revision:
Figure 1.0-19
Proposed Alvarado Hotel Concept Plan
Adoption of the revised SDSU Campus Master Plan, last approved in March 2001 (see, Figure 1.0-8, Proposed Campus Master Plan), to reflect the new campus buildings and facilities;

(b) Approval of certain schematic design drawings for various project components, as well as construction of various project components;

(c) Approval of financing plan(s) for various proposed project components; and,

(d) Authorization of bids and construction plan approval.

In addition, certain aspects of the proposed project that would be implemented pursuant to the 2005 Campus Master Plan Revision may require a permit or approval issued by a public agency other than the Board of Trustees. The following is a list of the other permits or approvals that may be required by federal, state or regional agencies responsible for granting any such permits or approvals:

(a) Clean Water Act Section 404 permits by the U.S. Army Corps of Engineers;

(b) U.S. Department of the Interior, Fish and Wildlife Service approval under Section 7 or 10 of the Endangered Species Act;

(c) California Department of Fish and Game permits pursuant to Fish & Game Code §1603;

(d) California Department of Fish and Game permits issued pursuant to Section 2081 of the California Endangered Species Act;

(e) California Department of Transportation right-of-way permits relating to transportation improvements construction;

(f) State Historic Preservation Office approval for federally funded projects affecting significant archaeological and historical resources;

(g) Division of the State Architect (handicap facilities compliance);

(h) State Fire Marshal approval of facility fire and life safety review;

(i) Redevelopment Agency of the City of San Diego;

(j) San Diego Regional Water Quality Control Board National Pollutant Discharge Elimination System ("NPDES") permits, and Clean Water Act Section 401 water quality certification;

(k) San Diego Air Pollution Control District authority to construct and/or permits to operate;

(l) City of San Diego permits for construction within City rights-of-way, if any; and,
1.7.3 RESPONSIBLE AGENCY

Under CEQA, state and local agencies, other than the lead agency, that have discretionary approval authority over the proposed project are considered responsible agencies. (CEQA Guidelines §15381.) In this case, no public agencies other than the Board of Trustees have discretionary approval authority over the SDSU 2005 Campus Master Plan Revision; however, subsequent implementation of various project components could require discretionary approval authority from, among others, the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, California Department of Transportation (Caltrans), and the City of San Diego and its Redevelopment Agency.

Trustee agencies are those state agencies having jurisdiction by law over natural resources held in trust for the people of the State of California and affected by the proposed project. (CEQA Guidelines §15386.) There are no state agencies with jurisdiction by law over natural resources potentially affected by the proposed project.

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5 This section of the EIR is not intended to provide the complete and final listing of future actions that are needed or may be needed to implement the proposed project; this section is only an attempt to identify those actions that may be required in the future.