

3.1 INTRODUCTION

This chapter is an introduction to the cumulative impacts analysis contained within each respective environmental impact category subsection of **Chapter 4, Environmental Analysis**. This chapter explains the purpose of analyzing cumulative impacts, discusses the cumulative forecasting methodology, and presents a list of current and probable future projects that were considered in assessing the proposed project's potential cumulative impacts.

3.2 PURPOSE

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

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

3.3 CUMULATIVE FORECASTING METHODOLOGY

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

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

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

3.4 LIST OF CUMULATIVE PROJECTS

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

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

Table 3-1
Cumulative Projects

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

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

² SDSU 2017.

³ 5500 Campanile Drive, San Diego, CA

Table 3-1
Cumulative Projects

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

Table 3-1
Cumulative Projects

Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
12.	PSFA Refresh	SDSU Campus	Renovation of existing interior space and enclosure of an existing covered outdoor area to provide more program space.	Planning	08/01/19
13.	Cuicacalli Community Kitchen	SDSU Campus	Addition of a community kitchen within existing building envelope.	Planning	8/1/2019
14.	Physics and Physics Astronomy Infrastructure Improvements	SDSU Campus	Repair and replacement of HVAC, electrical, fire safety and plumbing systems. May be augmented with campus funds for refresh of finishes and roof replacement.	Planning	TBD
15.	Life Sciences Building Infrastructure Renewal	SDSU Campus	Repair and replacement of building systems including HVAC, electrical, fire safety, plumbing etc. May include roof replacement, elevator upgrades and refresh of finishes. Project will be phased over 5 to 7 years.	Planning	8/1/2027
16.	Hotel	College Avenue or Alvarado Road	120-room hotel constructed on one of two sites: College Avenue or Alvarado Road.	Planning	8/1/2023
17.	Adobe Falls Phase 1	SDSU Campus	48 townhome units on the eastern portion of the site.	Planning	8/1/2023
18.	Don Powell Theater Seating Bowl replacement	SDSU Campus	Demolish existing 10,000 SF seating bowl, lobby and restrooms and replace with 15,000 SF addition to provide accessible seating and other facilities.	Planning	8/1/2024
19.	Campus Electrical Infrastructure Repair and Replacement Phase 1	SDSU Campus	Repair and replacement of campus electrical distribution and building service infrastructure.	Planning	8/1/2024
20.	Campus Infrastructure Repair and Replacement Phase 2	SDSU Campus	Most likely a 2nd phase of campus electrical distribution and building service infrastructure, but could be other infrastructure depending on priorities that emerge between now and 2024.	Planning	8/1/2024

Table 3-1
Cumulative Projects

Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
21.	Adobe Falls Phase 2	SDSU Campus	A mix between 124 and 300 single-family homes and town homes on the western portion of the site.	Planning	8/1/2025
22.	Education Building Replacement	SDSU Campus	Academic Building on the site of Existing Education Building. Demolish 17,300 GSF, build 57,800 GSF.	Planning	8/1/2024
<i>City of San Diego</i>					
23.	Carroll Canyon Mixed Use	Carroll Canyon Road, East of I-15	Demolition of the on-site office buildings, and redevelopment of the site with a mixed use development that would include up to 260 multifamily residential units and approximately 10,700 sf of commercial retail space (CEQAnet 2017a).	Draft EIR out for Circulation	TBD
24.	Friars Road Residential Mixed use	Friars Road and Via de la moda	Demolition of two 3-story buildings and one 2-story building, and associated paved parking areas, driveways, and walkways. Subsequent construction would entail two mixed use buildings with 313 (243 apartments and 70 condos) multi-family units with commercial space and over 2 stories of podium parking (CEQAnet 2017b).	MND released in December 2016	TBD
25.	Alvarado Estates Area Utility Undergrounding	Alvarado Estates	Utility line undergrounding throughout the Alvarado Estates neighborhood and neighborhoods west of SDSU (SDSU 2017).	Draft EIR released January 2017	2017
26.	Water main upgrade	Remington Road	Water main pipeline upsizing on Remington Road (SDSU 2017).	Under Construction	TBD
27.	UU973 Residential Block 701 Undergrounding Utility District Project	Bound by Interstate 8 to the north, Hewlett Drive to the east, Montezuma Rd to the south and Yerba Anita Drive to the	The project would excavate trenches approximately 5 feet deep and 2.5 feet wide. The trenches would be located along one side of the public right-of-way, and would install conduit, substructures, and transformers located on concrete pads. In addition, the project would install cable	Under Construction	February 2018

Table 3-1
Cumulative Projects

Figure No.	Project Name	Project Location	Project Description	Status	Buildout Year
		west	through the conduits; provide individual customer connections, remove existing overhead lines and poles, and would install streetlights where applicable. Curb ramps would be installed where missing and, if applicable, street trees would be relocated or installed (McInvale pers. comm. 2017).		
28.	SDSU Alvarado Creek Drainage Restoration / City of San Diego Access Road Relocation	Bound by Interstate 8 to the north, Alvarado Road to the west, Alvarado court to the east, and Brockbank Place to the south.	Relocation of a City access road and SDSU's restoration of the Alvarado creek drainage (CEQAnet 2017b).	Planning	2019

3.5 REFERENCES

CEQAnet. 2017a. CEQAnet Database Query. Accessed February 8, 2017.

<http://www.ceqanet.ca.gov/DocDescription.asp?DocPK=709230>.

CEQAnet. 2017b. CEQAnet Database Query. Accessed February 7, 2017.

<http://www.ceqanet.ca.gov/ProjDocList.asp?ProjectPK=650920>.

McInvale pers. comm. 2017. Information provided by Randall McInvale, Habitat Restoration Specialist at Dudek. March 8, 2017.

SDSU (San Diego State University).2017. Information provided by SDSU Facilities Planning, Design and Construction. February 25, 2017.



SDSU
New Student Housing Project EIR



Figure 3-1

Cumulative Projects

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