

4.10.1 INTRODUCTION

This section considers the potential effects of the proposed New Student Housing Project (proposed project) relative to land use and planning.

4.10.2 METHODOLOGY

Existing land uses were reviewed based on aerial photographs and information from SDSU. The potential land use and planning impacts associated with the proposed project were analyzed by reviewing the proposed uses relative to applicable land use plans for the project area. As a state entity, California State University/San Diego State University (CSU/SDSU) is not subject to local government planning, such as the City of San Diego General Plan. Accordingly, because such local land use plans are not applicable to CSU/SDSU, a consistency analysis with these plans, policies and guidelines is not required under CEQA.

4.10.3 EXISTING CONDITIONS

The existing land uses immediately surrounding the proposed project site include a mixture of residential, institutional (university), and open spaces uses (see Figure L-U2 in City of San Diego 2008). See **Figure 4.10-1, Project Vicinity Existing Land Uses**. Institutional uses associated with the SDSU campus generally lie to the south and east, residential uses generally lie to the west, and open space generally lies to the north and west.

The northern boundary of the proposed project site directly abuts the open space area, and consists of a steep-sloping canyon generally surrounded by single-family and multifamily residential development. The western boundary of the proposed project site directly abuts single-family residential lots. The southern boundary of the proposed project site is bordered by Remington Road and the southern crest of the canyon, and the eastern boundary of the site is bordered by 55th Street.

Hewlett Drive and single-family residential housing border the crest of the western prong of the canyon; multifamily housing primarily owned by SDSU located along 55th Street border the crest of the eastern prong of the canyon; and, Interstate (I-) 8 is located to the north of the canyon. The proposed project site directly borders the canyon to the north and west, but the shape of the canyon places the site's west side towards the Hewlett Drive single-family

residential uses, which is separated from the site by the canyon's steep-sloping orientation. Similarly, the site's east side faces the 55th Street multifamily residential uses and is separated from these uses by another segment of the canyon.

The single-family housing generally located to the west of the project site, including those on Hewlett Drive, consists of one- to two-story dwellings on lots with a minimum size of 5,000 square feet. The multifamily housing located along 55th Street to the east of the project site consists of two- to four-story apartment buildings. Aztec Shops, a non-profit auxiliary of SDSU owns all but one of these multifamily properties.

Institutional uses to the south and east primarily consist of SDSU athletic and academic facilities. South of the proposed project site and adjacent to the southern side of Remington Road are the SDSU athletic fields, which include Tony Gwynn Stadium, Aztec Softball Field, Fowler Athletics Center, and the Aztec Aquaplex and Peterson Gym, which contains a mix of athletic facilities are classrooms. Aztec Recreation Center is located southeast of the project site and adjacent to the east side of 55th Street (SDSU 2014). Academic buildings, including the International Student Center, and other SDSU uses generally lie to the east of the project site and the athletic uses.

As shown on **Figure 4.10-2, Project Site Existing Land Uses**, the project site is partially developed with Chapultepec Residence Hall (an existing student housing facility), two parking lots, and two small one- to two-story campus buildings. Chapultepec Residence Hall is an 11-story, 545 beds SDSU residence hall located in the approximate center of the project site. The two on-site parking lots are Parking Lot 9 (151-space capacity) and Parking Lot 10A (33-space capacity), which are designated as student and overnight parking lots (SDSU n.d.). One of the on-site campus buildings is the Aztec Market, a one-story convenience market located adjacent to and southeast of Chapultepec Residence Hall. Adjacent to and east of Aztec Market is the two-story Cholula Community Center (SDSU 2014).

4.10.4 APPLICABLE PLANS

SDSU approved its first campus master plan in 1963, with the purpose of outlining directives for facility placement and providing target square footage for academic, support, or athletic spaces. The original master plan was updated in 1967 and underwent minor revisions throughout the 1970s. In 1997, several major planning efforts were undertaken at the university, one of which was the preparation and adoption of the SDSU Campus Master Plan 2000, a comprehensive, campus-wide build-out strategy.

In November 2007, the CSU Board of Trustees approved the 2007 SDSU Campus Master Plan Revision, which provides the framework for implementing SDSU’s long-term goals and programs for the campus by identifying needed buildings, facilities, improvements, and services to support campus growth and development from 25,000 full-time equivalent students to a new enrollment of 35,000 full-time equivalent students by the 2024–2025 academic year. In December 2007, lawsuits were filed in San Diego Superior Court challenging the adequacy of the environmental impact report (EIR) prepared for the 2007 Campus Master Plan Revision. The lawsuits ultimately resulted in an order directing the CSU Board of Trustees to set aside its prior approval of the 2007 Campus Master Plan.

In 2010, the SDSU Campus Master Plan was updated as part of the Plaza Linda Verde Project, which entailed expansion of the campus boundary to the south and east near the intersection of Montezuma Road and College Avenue. Since that time, there have been several minor amendments to the Campus Master Plan. See **Figure 4.10-3, Existing Campus Master Plan Map**. As shown on the figure, the site of the proposed project is suitable for redevelopment and use as on-campus student residences and would further the campus goal of expanding on-campus student residential opportunities in close proximity to existing student housing and amenities. The proposed project would be compatible with the surrounding campus uses, and would fulfil the planned use of this area and the increased student housing goals set out by SDSU.

4.10.5 THRESHOLDS OF SIGNIFICANCE

Appendix G of the CEQA Guidelines states that a project would result in a potentially significant impact related to land use and planning if the proposed project would:

1. Physically divide an established community.
2. Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.
3. Conflict with any applicable habitat conservation plan or natural community conservation plan.
4. Cause a cumulative considerable land use impact.

4.10.6 IMPACTS ANALYSIS

Following issuance of the Notice of Preparation for the proposed project, CSU/SDSU received land use and planning related comments concerning the increase in student density near surrounding residential neighborhoods, which are addressed by the analysis presented below. The comments regarding increased student density included project-related impacts from the increased traffic and congestion on surrounding roadways. These traffic and congestion-related impacts from increased student density on the project site are addressed in **Section 4.14 Transportation/Circulation and Parking**.

Would the project physically divide an established community?

The proposed project would be developed in three successive phases, and the analyses in this environmental impact report (EIR) addresses the environmental impacts that could arise during construction or operation of each phase. In particular, Phase I would include construction of up to 850 beds on the existing Parking Lot 9, east of the existing Chapultepec Hall; Phase II would include construction of 850 beds to the west of the existing Chapultepec Hall; and Phase III would include construction of 866 beds in buildings that cantilever over the canyon behind Chapultepec Hall.

Notwithstanding this phased approach, the proposed project is located entirely within the SDSU campus on a site that is partially developed with existing campus uses. The proposed project would develop dense student housing and associated uses. By directing growth adjacent to an existing student housing facility (Chapultepec Hall), the proposed project would further the preservation of the established residential neighborhoods in the vicinity. Increasing the supply of student housing on the SDSU campus would serve to alleviate the demand for nuisance rentals in the surrounding single-family neighborhoods. In this way, the proposed project would not physically divide an established community, and, in fact, would facilitate the preservation of established communities.

The proposed project site is located generally between the single-family residential neighborhood to the west of the campus and the 55th Street multifamily neighborhood east of the project site. An undeveloped canyon separates these two residential areas. The area would not undergo further separation by the proposed project. Accordingly, **no impacts** from the proposed project relating to the division of an established community would result.

Would the project conflict with any applicable plan, policy or regulation of an agency with jurisdiction over the project (including but not limited to the general plan, specific plan, local

coastal program, zoning ordinance, etc.) adopted for the purpose of avoiding or mitigating an environmental effect?

The proposed project includes an amendment to the existing Campus Master Plan, which would add the proposed student housing and related facilities to the master plan. As such, the proposed project would be consistent with the applicable land use plan. The land use plans and policies of the City of San Diego, including the General Plan, College Area Community Plan, College Area Public Facilities Financing Plan, City of San Diego MSCP and MSCP Subarea Plan, and City of San Diego Municipal Code are not applicable to CSU/SDSU as a state entity. Therefore, because these plans, policies and regulations are not applicable to SDSU, no impact or inconsistency would result.

Would the project conflict with any applicable habitat conservation plan or natural community conservation plan?

See **Section 4.3, Biological Resources**, for an analysis of the proposed project’s relationship with the San Diego MSCP and the City of San Diego’s Subarea Plan.

Would the project cause a cumulatively considerable land use impact?

Because the proposed project would not physically divide an established community, conflict with any applicable land use plan, or conflict with any applicable habitat conservation or natural community conservation plan, the project’s contribution to any potential cumulative impacts would not be cumulatively considerable, and therefore, the project would not cause a significant cumulative land use impact.

4.10.7 MITIGATION MEASURES

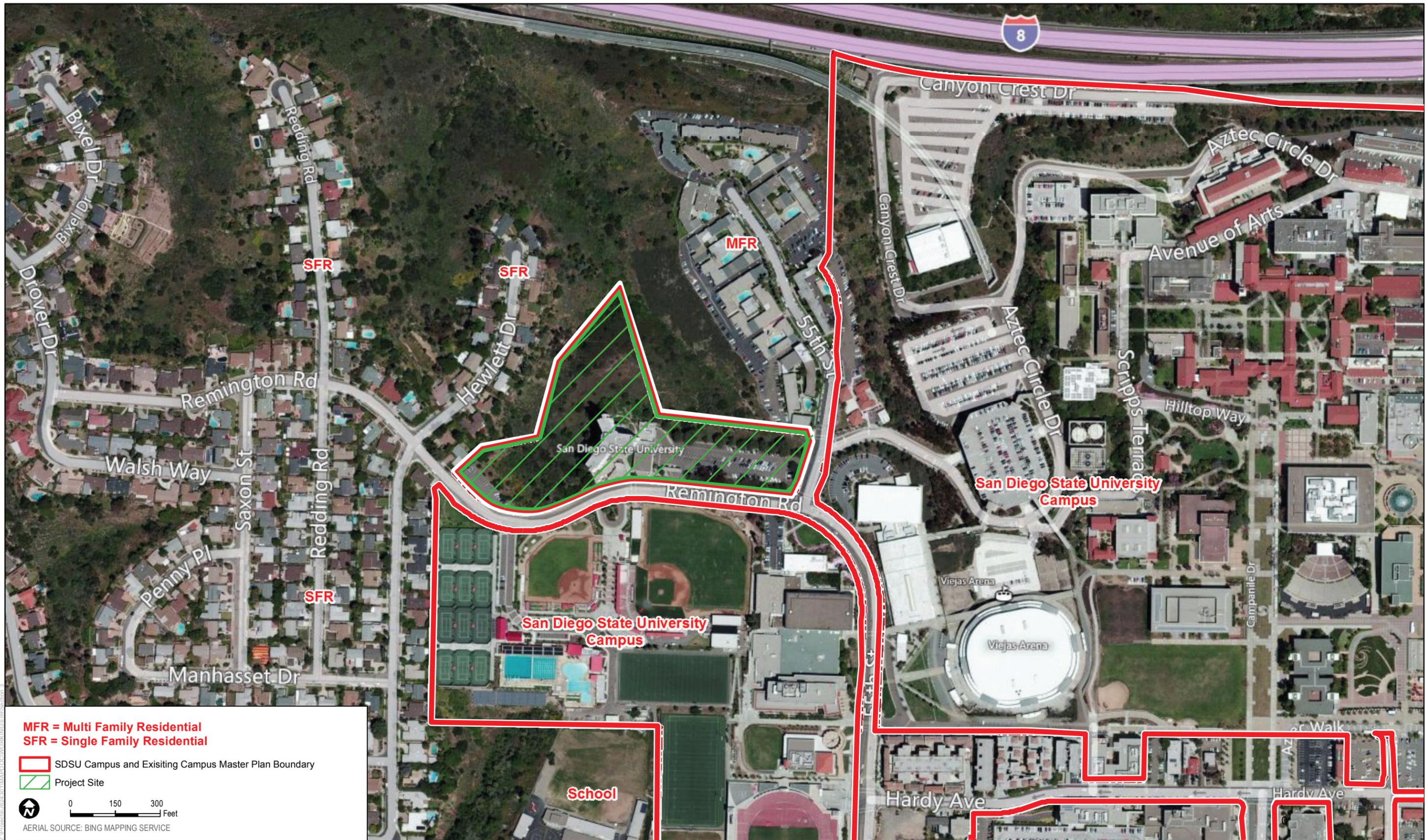
The proposed project would not create or contribute to significant impacts related to land use and planning, and therefore, no mitigation is necessary.

4.10.8 LEVEL OF SIGNIFICANCE AFTER MITIGATION

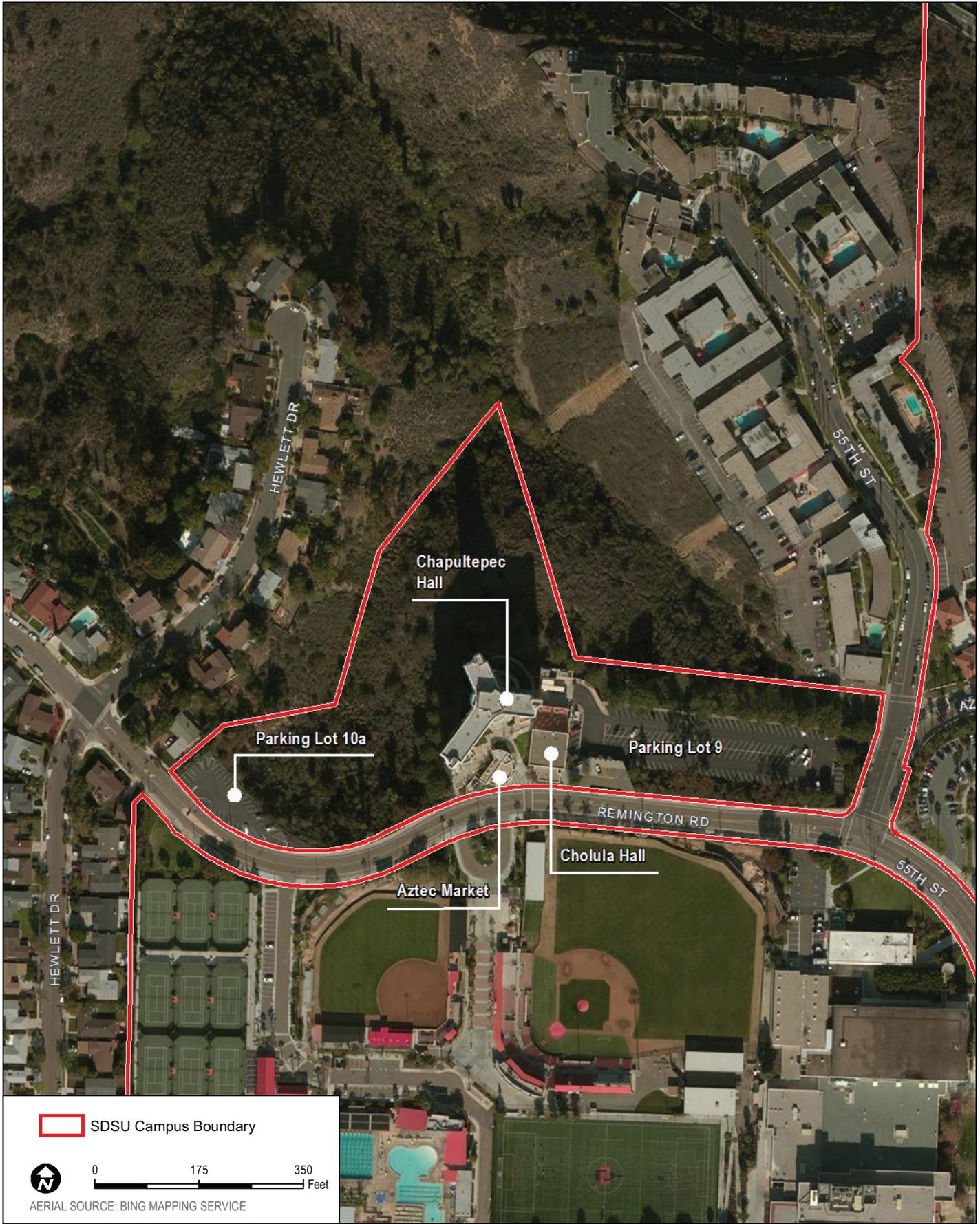
The impacts of the proposed project relative to land use and planning would be less than significant.

4.10.9 REFERENCES

- SDSU (San Diego State University). 2014. "Campus Map" [SDSU Facilities Graphics]. San Diego, California: SDSU Facilities Planning Design & Construction. Spring 2014. Accessed January 9, 2017. https://sunspot.sdsu.edu/map/sdsu_map.pdf.
- SDSU. n.d. "Parking Regulations and Parking Lots." Parking Information. Accessed January 9, 2017. <http://police.sdsu.edu/dps/parking.aspx>.



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SDSU
New Student Housing Project EIR



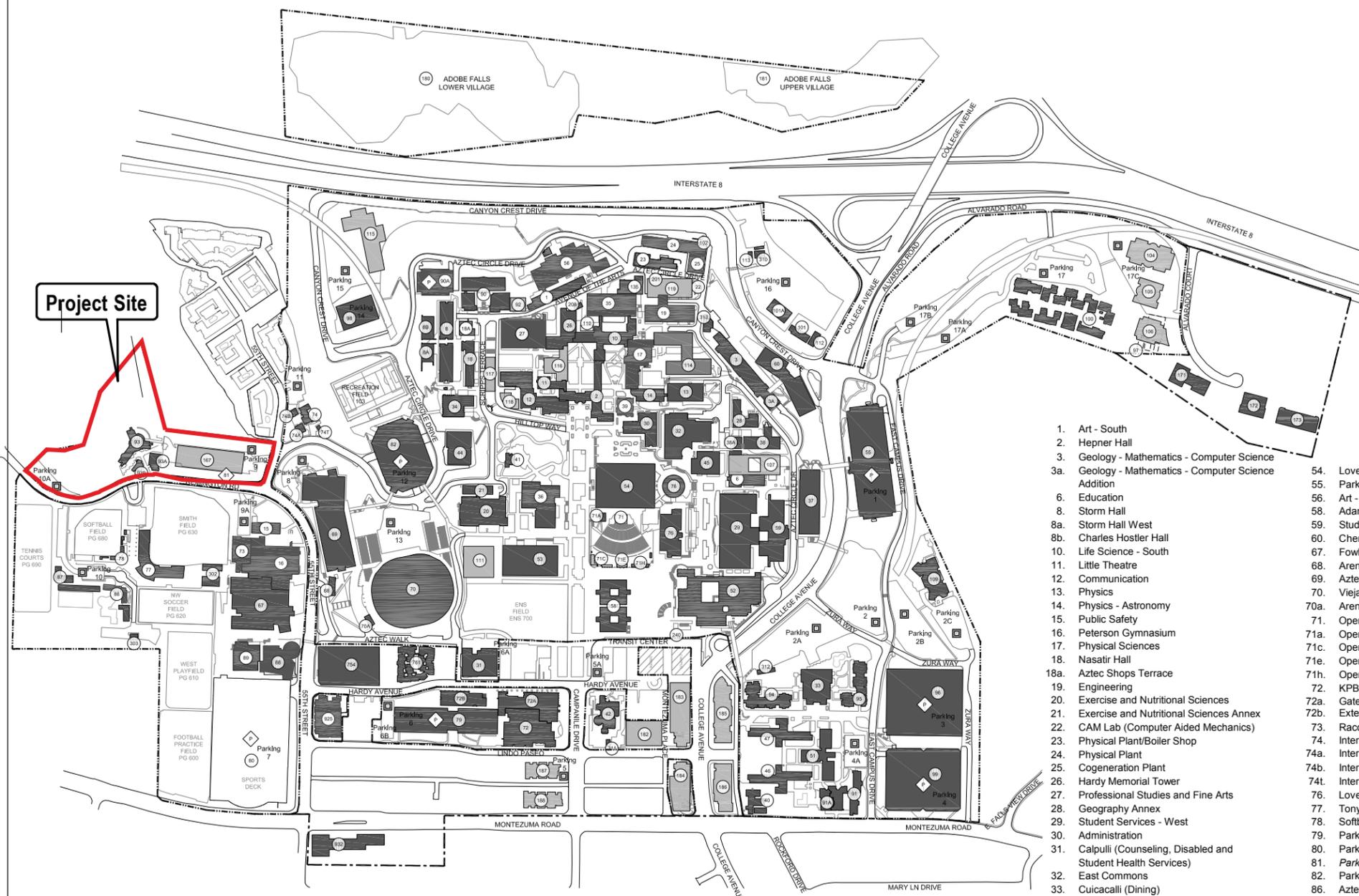
Figure 4.10-2
Project Site Existing Land Uses

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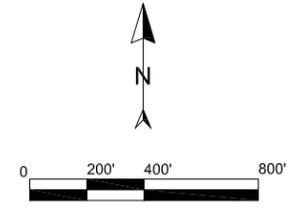
San Diego State University

Campus Master Plan
 Masterplan Enrollment: 25,000 FTE
 Approval Date: 1963
 Revised Date: May 2011
 Main Campus Acreage: 287

Buildings	Campus Boundary	Parking
EXISTING BUILDING	EXISTING	EXISTING LOT
FUTURE BUILDING	FUTURE	FUTURE LOT
TEMPORARY BUILDING		EXISTING STRUCTURE
EXISTING BUILDING NOT IN USE		FUTURE STRUCTURE



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| <ol style="list-style-type: none"> 1. Art - South 2. Hepner Hall 3. Geology - Mathematics - Computer Science 3a. Geology - Mathematics - Computer Science Addition 6. Education 8. Storm Hall 8a. Storm Hall West 8b. Charles Hostler Hall 10. Life Science - South 11. Little Theatre 12. Communication 13. Physics 14. Physics - Astronomy 15. Public Safety 16. Peterson Gymnasium 17. Physical Sciences 18. Nasatir Hall 18a. Aztec Shops Terrace 19. Engineering 20. Exercise and Nutritional Sciences 21. Exercise and Nutritional Sciences Annex 22. CAM Lab (Computer Aided Mechanics) 23. Physical Plant/Boiler Shop 24. Physical Plant 25. Cogeneration Plant 26. Hardy Memorial Tower 27. Professional Studies and Fine Arts 28. Geography Annex 29. Student Services - West 30. Administration 31. Calpulli (Counseling, Disabled and Student Health Services) 32. East Commons 33. Cuicacalli (Dining) 34. West Commons 35. Life Science - North 36. Dramatic Arts 37. Education and Business Administration 38. North Education 38a. North Education 60 39. Faculty/Staff Club 40. Housing Administration 41. Scripps Cottage 42. Speech, Language and Hearing Sciences 44. Physical Plant/Chill Plant 45. Aztec Shops Bookstore 46. Maya Hall 47. Olmeca Hall (Coeducational Residence) 51. Zura Hall (Coeducational Residence) 52. Conrad Prebys Aztec Student Union 53. Music | <ol style="list-style-type: none"> 54. Love Library 55. Parking 1 56. Art - North 58. Adams Humanities 59. Student Services - East 60. Chemical Sciences Laboratory 67. Fowler Athletics Center/Hall of Fame 68. Arena Meeting Center 69. Aztec Recreation Center 70. Viejas Arena at Aztec Bowl 70a. Arena Ticket Office 71. Open Air Theater 71a. Open Air Theater Hospitality House 71c. Open Air Theatre Upper Restrooms 71e. Open Air Theater Concessions 71h. Open Air Theater Office 72. KPBS Radio/TV 72a. Gateway Center 72b. Extended Studies Center 73. Racquetball Courts 74. International Student Center 74a. International Student Center Addition - A 74b. International Student Center Addition - B 74t. International Student Center - temporary 76. Love Library Addition/Manchester Hall 77. Tony Gwynn Stadium 78. Softball Stadium 79. Parking 6 80. Parking Structure 5/Sports Deck 81. Parking Structure 7 82. Parking 12 86. Aztec Aquaplex 87. Aztec Tennis Center 88. Parma Payne Goodall Alumni Center 89. Jeff Jacobs JAM Center 90. Arts and Letters 90a. Parking 14 91. Tenochca Hall (Coed. Residence) 91a. Tula Hall 92. Art Gallery 93. Chapultepec Hall (Coed. Residence) 93a. Cholula Hall 93b. Aztec Market 94. Tepeyac (Coed. Residence) 95. Tacuba (Coed. Residence) 96. Parking 3 97. Rehabilitation Center 98. Business Services 99. Parking 4 | <ol style="list-style-type: none"> 100. Villa Alvarado Hall (Coed. Residence) 101. Maintenance Garage 101A. Building A 102. Cogeneration/Chill Plant 103. Recreation Field 104. Academic Building A 105. Academic Building B 106. Academic Building C - Education 107. College of Business 109. University Children's Center 110. Growth Chamber 111. Performing Arts Complex 112. Resource Conservation 113. Waste Facility 114. Engineering and Interdisciplinary Sciences 115. Physical Plant/Corporation Yard 116. School of Communication Addition A 117. School of Communication Addition B 118. School of Communication Addition C 119. Engineering Building Addition 129. Donald P. Shiley BioScience Center 167. U-Lot Residence Hall 171. Alvarado Park - Research Building 1 172. Alvarado Park - Research Building 2 173. Alvarado Park - Research Building 3 182. South Campus Plaza Parking Building 3 183. South Campus Plaza Building 1 184. South Campus Plaza Building 2 185. South Campus Plaza Building 5 186. South Campus Plaza Building 4 187. South Campus Plaza Building 6 188. South Campus Plaza Building 7 201. Physical Plant Shops 208. Betty's Hotdogger 240. Transit Center 302. Field Equipment Storage 303. Grounds Storage 310. EHS Storage Shed 311. Substation D 312. Substation B 313. Substation A 745. Fraternity Row 754. Piedra del Sol (apartments) 761. University House (President's Residence) 925. Granada Apartments 932. University Towers | <p>IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Calexico
 Master Plan Enrollment: 850 FTE
 Master Plan approved by the Board of Trustees: February 1980
 Master Plan Revision approved by the Board of Trustees: September 2003</p> <ol style="list-style-type: none"> 1. North Classroom Building 2. Administration Building 2a. Art Gallery 3. Auditorium / Classrooms 4. Classrooms Building 5. Library 5a. Library Addition 6. Physical Plant 7. Computer Building 9. Faculty Offices Building East 10. Faculty Offices Building West 20. Student Center 21. Classroom Building/Classroom Building East 22. Classroom Building South 200. Student Affairs (temporary) 201. Classroom Building (temporary) <p>IMPERIAL VALLEY Off-Campus Center, Imperial Valley Campus - Brawley
 Master Plan Enrollment: 850 FTE
 Master Plan approved by the Board of Trustees: September 2003</p> <ol style="list-style-type: none"> 101. Initial Building (Brandt Building) 102. Academic Building II 103. Academic Building III 104. Library 105. Computer Building 106. Auditorium 107. Administration 108. Academic Building IV 109. Student Center 110. Energy Museum 111. Faculty Office 112. Agricultural Research |
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LEGEND: Existing Facility / Proposed Facility
 NOTE: Existing building numbers correspond with building numbers in the Space and Facilities Data Base (SFDB)

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