Appendix A

Aesthetics and Visual Resources Technical Memorandum

MEMORANDUM

To:	Kara Peterson; San Diego State University
From:	Eden Vitakis and Josh Saunders, Dudek
Subject:	SDSU Imperial Valley Off-Campus Center – Calexico, Affordable Student Housing Project – Aesthetics and Visual Resources Technical Memorandum
Date:	December 12, 2024
cc:	Sarah Lozano, Mollie Brogdon; Dudek, Michael Haberkorn; Gatzke Dillon & Ballance
Attachments:	A – Figures

Dudek has conducted an evaluation pursuant to the requirements of the California Environmental Quality Act (CEQA), California Public Resources Code 21000 et seq., to document existing visual conditions and potential impacts related to the aesthetic and visual character and views associated with construction and operation of the proposed San Diego State University (SDSU) Calexico Affordable Student Housing Project (project or proposed project), to be located at the SDSU Imperial Valley Off-Campus Center located in downtown Calexico, California. This technical memorandum provides the results of the aesthetics and visual resources analysis.

1 Project Overview and Background

In September 2003, the California State University (CSU) certified an environmental impact report for the SDSU Imperial Valley Master Plan Project (State Clearinghouse No. 2002051010) and approved a Campus Master Plan for the expansion and improvement of the SDSU Imperial Valley Off-Campus Center, which includes locations in Calexico and Brawley, both located in Imperial County (SDSU 2003). The Off-Campus Center is an extension of SDSU's main campus in San Diego and furthers the University's regional educational mission to provide additional educational opportunities to the outlying communities of Imperial County. The previously certified and approved Campus Master Plan and EIR provided the authorization necessary for enrollment of 850 full-time equivalent (FTE)[1] students at the Off-Campus Center, corresponding associated faculty and staff, and a framework for development of the facilities necessary to serve this projected enrollment and campus population.

The Off-Campus Center - Calexico is approximately 8.3 acres in size and is located in the City of Calexico (City). Most of the Calexico location is built out, consisting of several educational and support facilities. The environmental impacts associated with development of the Off-Campus Center – Calexico were evaluated at a program level of review in the 2003 EIR. In the CSU's continuing effort to build out the Imperial Valley Off-Campus Center and provide additional educational opportunities, SDSU presently proposes construction and operation of a four-building complex that would provide affordable student housing at the Calexico location for 80 students and a resident manager. Additional details regarding the proposed housing is provided below.

2 Project Location and Existing Conditions

The Off-Campus Center – Calexico is located at 720 Heber Avenue in downtown Calexico, approximately 0.5 miles north of the United States–Mexico border (see Figure 1, Regional Map). Regional access to the Off-Campus Center is provided via SR-111 and SR-98 to the north. The Calexico location is bordered by four streets: Heber Avenue to

[1] A full-time equivalent (FTE) student is one full-time student taking 15 course credits, or 3 part-time students each taking 5-course credits.

the west, Sherman Street to the north, Blair Avenue to the east, and 7th Street to the south. Residential uses bound the Calexico complex to the north, east, south, and west. Other surrounding uses include Calexico High School, located northeast, and Calexico City Hall, located immediately south. The Off-Campus Center - Calexico currently consists of 17 buildings and an associated surface parking lot (see Figure 2, Vicinity Map, and Figure 3A, Existing Campus Master Plan).

As a state entity, the CSU/SDSU is not subject to local government plans, regulations, and guidelines, such as those contained in the City's General Plan. The above notwithstanding, for information purposes, the Off-Campus Center -Calexico is zoned as Open Space and is designated as Public Facilities in the City's General Plan (City of Calexico 2015a).

The proposed Project site is approximately 0.58 acres in size (25,320 square feet) and is located at the southeast corner of the campus, at the northwest corner of East 7th Street and Blair Avenue (see Figure 2). The entirety of the Project site has previously been graded and is relatively flat in nature, with an average elevation of 3.5 feet above mean sea level. The Project site encompasses the locations identified in the Campus Master Plan as future Building 21 (see Figure 3A and Figure 3B, Proposed Campus Master Plan). The Project site consists of vacant and undeveloped land with two trees located along the northern boundary of the site. A chain-link fence separates the Project site from the recently removed temporary Campus Buildings 201, which were located immediately west of the Project site.

3 Project Description

3.1 Affordable Student Housing Complex

The proposed Project would involve the construction of a single-story, four-building complex approximately 12,840 square feet in size that would provide for affordable student housing. The complex would include three student housing buildings, including one smaller live-in unit building, and a community building. Two of the three proposed residential buildings would each be approximately 5,500 square feet in size and would include five four-bedroom, two-bathroom apartment units, totaling 40 student beds per building (two student beds per bedroom, 80 student beds in total). The third proposed residential building would be a live-in manager unit that would consist of a single two-bedroom, one-bathroom apartment. The proposed live-in unit would also include approximately 100 square feet of office space that is intended to provide a space for tenant meetings, social services, or counseling. All apartment units would also be equipped with a living area and kitchen. The proposed community building program would be approximately 840 square feet and include laundry, mail, restroom, electrical, and maintenance facilities. The mail room would be located outside, under the shaded amenity patio of the community building (see Table 1).

Table 1. Affordable Student Housing Complex Area Calculations

	Quantity	Area (Square Feet)	Beds
Residential Buildings (3)			
4-Bedroom, 8-Bed Unit	5	5,150	40
4-Bedroom, 8-Bed Unit	5	5,150	40
Live-In Unit	1	1,000	2

Table 1. Affordable Student Housing Complex Area Calculations

	Quantity	Area (Square Feet)	Beds
Office (Included in Live-In Unit)	N/A	N/A	N/A
Subtotal	*11*	*11,300*	*82*
Community Building (1)			
Laundry Room	1	300	N/A
Service Rooms	4	450	N/A
Restroom	2	100	N/A
Mail/Package (Outside)	1	270	N/A
Subtotal	*N/A*	*1,150*	*N/A*
Other			
Trash/Recycling Enclosure	1	850	N/A
Open Space	N/A	2,300	N/A
Landscaping/hardscaping	N/A	12,500	N/A
Subtotal	*N/A*	*13,650*	*N/A*
Combined Total	**N/A**	**26,100**	**82**

Note: N/A = not applicable.
All square foot amounts presented in the table are approximate amounts only and may not add to the site plan area totals described in this document due to rounding.

Other on-site proposed amenities include a courtyard, bike racks, and a community waste enclosure. The courtyard would be approximately 1,600 square feet and would be centrally located in the proposed complex (see Figure 4, Site Plan). Approximately 15 bike racks would be provided throughout the Project site. A community waste enclosure at the northeast corner of the Project site would allow residents a convenient place to dispose of waste and recyclables.

3.1.1 Operation

The Off-Campus Center - Calexico, including the Project site, is owned and operated by the CSU/SDSU. The CSU Board of Trustees, on behalf of SDSU, is the lead agency responsible for certifying the adequacy and completeness of this document and approval of the proposed Project. SDSU and the IVCCD have received joint funding under the State of California Higher Education Student Housing Grant Program to construct the proposed Project.

To support basic housing needs for students in the Imperial Valley, SDSU and IVCCD have executed a 30-year master lease agreement that details operation of the Project. This agreement dictates that 40 of the 80 proposed student beds would be reserved for IVCCD students who attend the Imperial Valley College in Imperial. Likewise, 40 of the proposed 80 student beds, would be reserved for SDSU Off-Campus Center - Calexico students. A 2-bedroom unit would also provide living space for on-site management, for a total of 82 beds. SDSU would be responsible for operating, managing, and maintaining the proposed Project once operational.

Student beds made available under the proposed Project would be leased/rented to eligible low-income students. Eligible low-income students are defined as having 30% of 50% of the Annual Median Income for Imperial County. In the event, after a good faith outreach effort, there is not sufficient demand from students meeting the eligibility

requirements within 90 days of the start of the fall semester, unassigned beds may be leased at market rates to SDSU and IVCCD students not meeting the low-income eligibility requirements. In addition to meeting the low-income criteria, eligible students would be required to be enrolled students and take a minimum average of 12 degree-applicable units per semester term, or the quarterly equivalent (with exceptions permitted), to facilitate timely degree completion.

3.1.2 Other Project Elements

Building and Site Design

The proposed buildings have been designed to reflect the character and massing of the existing Off-Campus Center - Calexico, as well as the surrounding neighborhood (see Figure 5, Project Renderings). Building design is centered around a courtyard-style housing complex and would consist of smooth stucco walls with downspouts and rafters, punctuated by composite terra cotta–colored roof tile accents and windows. Maximum building heights would range from 14 feet to 18 feet (see Figure 6, Building Elevations).

Landscaping, Other Site Improvements, and Lighting

The Project would include approximately 16,000 square feet of on-site landscaping and hardscape improvements (i.e., pedestrian walkways). All proposed landscaping would consist of drought-tolerant, indigenous plants. The landscape scheme would include shrubs, hedges, and a variety of trees. A total of 39 trees would be added to the Project site including five fan palms, eight mesquite trees, six evergreen elms, and 20 yucca trees.

All exterior on-site lighting would be hooded or shielded, directed downward, and would be compliant with applicable standards for lighting control and light pollution reduction (i.e., Title 24, American National Standards Institute/Illuminating Engineering Society).

The proposed complex would be secured via an iron security fence that would measure 6 feet in height and run approximately 64 linear feet, connecting to the proposed buildings. Access to the complex would only be available to residents and their guests via two pedestrian gates located at the northwestern corner and southern portion of the proposed complex. The gates would be equipped with security card access for residents.

Utilities and Public Services

New points of connection for domestic water, fire supply water, sewer, storm drainage and electrical connections from existing utility lines would be required to serve the proposed Project. Potable water service, as well as sewer collection services at the Project site, would be provided by the City. The Project would connect to an existing sanitary sewer maintenance access line located in Blair Avenue via new 6-inch mains. Connections for water (including domestic, fire, and irrigation) would be from an existing water main located in Blair Avenue. Distribution water pipes would be extended underground to serve each proposed building. A new water meter would be located in the proposed maintenance room in the community building. Adequate water treatment capacity and supply and sewer treatment capacity exists within the City's water and sewer system to accommodate the Project; therefore, no capacity upgrades to infrastructure would be necessary.

Stormwater drainage includes two stormwater catch basins. One basin would be located on the eastern boundary of the Project site, and the second would be situated immediately east of the existing chain-link fence at the western boundary of the Project site. The proposed catch basins would function as both water quality and flood control features, by filtering out surface water contaminants and slowing stormwater runoff prior to stormwater discharge into the City's stormwater system via one new storm drain located in the southeast corner of the Project site.

Electrical services within the Project area are provided by Imperial Irrigation District, which provides electric power to over 158,000 customers in the Imperial Valley in addition to areas of Riverside and San Diego counties (IID 2024). New utility connections and infrastructure would be required to support electrical services on site. The Project would connect to on-site electrical power infrastructure via an existing 12kV, three phase, three wire, 60 Hertz overhead line routed along East 7th Street. No natural gas usage is proposed for the Project.

The Project would require a new point of connection for on-site telecommunications and would connect to the existing AT&T communications via the on-campus minimum point of entry.

Access, Circulation, and Parking

Regional access to the Project site is provided via SR-111 and SR-98 to the north. Local access is provided via Blair Avenue and East 7th Street. Parking to the Project site is available in the existing campus parking lot, immediately north of the Project site, which has sufficient capacity to serve the proposed Project. On-site circulation improvements would consist of additional paved pathway/pedestrian walkway features throughout the proposed complex and along the northern boundary of the Project site (see Figure 4). Emergency access would be provided directly adjacent to the Project site on East 7th Street and Blair Avenue.

3.1.3 Design Standards and Energy Efficiency

In May 2014, the CSU Board of Trustees broadened the application of sustainable practices to all areas of the university by adopting the first systemwide sustainability policy, which applies sustainable principles across all areas of university operations, including facility operations and utility management. In May 2024, the CSU Sustainability Policy was updated to expand on existing sustainability goals (CSU 2024). The CSU Sustainability Policy seeks to integrate sustainability into all facets of the CSU, including academics, facility operations, the built environment, and student life (CSU 2018). Relatedly, the state has also strengthened energy-efficiency requirements in the California Green Building Standards Code (Title 24 of the California Code of Regulations).

As a result, all CSU new construction, remodeling, renovation, and repair projects, including the proposed Project, would be designed with consideration of optimum energy utilization, low life cycle operating costs, and compliance with all applicable state energy codes and regulations. Progress submittals during design are monitored for individual envelope, indoor lighting, and mechanical system performances. In compliance with these goals, the proposed Project would be equipped with solar ready design features that would facilitate and optimize the future installation of a solar photovoltaic (PV) system.

3.1.4 Off-Site Improvements

Off-site improvements would include the resurfacing of a portion of Blair Avenue adjacent to the eastern boundary of the Project site that would be disturbed as a result of trenching to make necessary connections to the existing

water main and sanitary sewer maintenance access. Any area disturbed as a result of this connection within Blair Avenue would be resurfaced to existing conditions. All off-site improvements would occur within the Blair Avenue right-of-way.

3.1.5 Construction

Construction would be performed by qualified contractors. Plans and specifications would incorporate stipulations regarding standard CSU/SDSU requirements and acceptable construction practices, such as those set forth in the SDSU Stormwater Management Plan, CSU Seismic Policy, The CSU Office of the Chancellor Guidelines, and the CSU Sustainability Policy, regarding grading and demolition, safety measures, vehicle operation and maintenance, excavation stability, erosion control, drainage alteration, groundwater disposal, public safety, and dust control.

Construction Timeline

Construction of the proposed Project would take approximately 17 months to complete and is estimated to begin as early as January 2024 and be completed by May 2026, with occupancy planned for fall 2026. Construction activities would generally occur Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m., with the potential for weekend construction on Saturday between 9:00 a.m. and 5:00 p.m. No construction would occur on Sundays or holidays or at night.

Construction Activities

A construction mobilization or staging area would be located immediately northeast of the proposed Project site and would occupy approximately 8,000 square feet. The area would be located east of existing Campus Building 6, west of Blair Avenue, and south of the existing parking lot (see Figure 2 and Figure 3A). To accommodate use of this area, four trees would be removed.

Construction would include site preparation, grading and excavation, utility installation/trenching, building foundation pouring, building construction, and landscaping. Excavation depths are anticipated to be 3 feet below grade. The majority of waste (i.e., excavated gravel/soil) generated during Project construction would be balanced/used within the site. Approximately 2,600 cubic yards of soil would be removed from the site and exported to Republic Services Allied Imperial Landfill, approximately 12 miles north. The entire Project site, including construction mobilization area (approximately 34,000 square feet in total) would be disturbed as a result of Project construction. Two trees would be removed from the Project site to accommodate the proposed Project.

Table 2 displays the construction equipment anticipated to be used during construction.

Table 2. Anticipated Construction Equipment

Aerial Lifts	Pressure Washers
Air Compressors	Pumps
Cement and Mortar Mixers	Rollers
Concrete/Industrial Saws	Rough Terrain Forklifts
Dumpers/Tenders	Rubber-Tired Dozers
Excavators	Rubber-Tired Loaders
Forklifts	Scrapers

Table 2. Anticipated Construction Equipment

Generator Sets	Signal Boards
Graders	Skid Steer Loaders
Off-Highway Tractors	Surfacing Equipment
Off-Highway Trucks	Sweepers/Scrubbers
Other Construction Equipment	Tractors/Loaders/Backhoes
Other General Industrial Equipment	Trenchers
Other Material Handling Equipment	Welders
Plate Compactors	

Source: Dorsey and Nielson Construction Inc, pers. comm., 2024

Construction Waste

The Project would generate construction debris during on-site clearing activities. In accordance with Section 5.408 of the California Green Building Standards Code, the Project would implement a construction waste management plan for recycling and/or salvaging for reuse of at least 65% of nonhazardous construction/demolition debris. Additionally, the Project would be required to meet Leadership in Energy and Environmental Design v4 requirements for waste reduction during construction. Solid waste generated during construction would be hauled off site to the Republic Services Allied Imperial Landfill at 104 East Robinson Road in Imperial, California.

4 Analysis Methodology

The analysis presented here considers the potential environmental impacts of the proposed project relative to existing conditions. Establishment of the project site's existing visual resource conditions has been informed using information from the previously certified 2003 EIR (SDSU 2003) related to views and visual character, updated, as applicable, based on recent observations and photographic documentation of the campus taken from Google Earth. The location of street view images referenced in the discussion below is presented on Figure 7, Key Map. Images of features on the project site and in the surrounding area are depicted on Figure 8, Existing Conditions: Project Site, and Figure 9, Existing Conditions: Surrounding Area. Other information reviewed during preparation of this analysis includes the California Department of Transportation Scenic Highway System Map (Caltrans 2024), the City's General Plan (Conservation and Open Space Element) (City of Calexico 2007), and population estimates from the United States Census Bureau (United States Census Bureau 2024).

5 Visual Resources

5.1 Existing Conditions

Visual Character and Quality

Regional

The Calexico campus is located within south central Imperial County, which lies within the southeastern corner of California near the Mexico border. Imperial County consists of a broad, relatively flat desert environment that is bordered on the west and east by distant mountainous and hilly terrain and is traversed by a number of state highways/routes and Interstate 8. In addition to including several incorporated cities (including Calexico), portions of Imperial County, including the areas surrounding the Calexico area, have been transformed into agricultural fields through the construction of canals (and drains) and importation of irrigation water. Residential and commercial development have been increasing in Calexico, in response to a growing population and its close proximity to Mexicali, which is immediately south of the US–Mexico International border. According to an Albert A. Webb Associates survey and aerial photography conducted in March 2004, the City had approximately 2,060 acres of existing residential uses, 290 acres of commercial uses, and 255 acres of industrial uses, and the remaining acreage within the City consisted of vacant land, parks, schools, and agricultural/open space uses (City of Calexico 2007).

Project Site and Surrounding Area

As described above, the project site is currently vacant, undeveloped land. The project site is unfenced along its frontages of adjacent Blair Avenue and East 7th Street, and in addition to sidewalks, the light poles and wood poles supporting an overhead electrical line border the site (see Photos A and B on Figure 8). To the north of the project site lies the campus physical plant building, clumped mature trees, and a campus surface parking lot. The campus physical plant building is a single-story, rectangular building, abutted on the east by two metallic shipping containers. A wood awning is installed off the north-facing façade of the building and partially covers outdoor space that provides access to four service bays at the plant. The referenced circular parking lot is gated, features striped diagonal stalls, and is bordered on three sides by turf and tree landscaping. Green vinyl fabric is installed on a section of the chain-link fence that surrounds the physical plant site and is visible from Blair Avenue (see Photo C on Figure 9). Residential areas are located to the immediate east and south of the project site (see Photo D on Figure 9, which includes residences to the east and south of the project site as viewed from East 7th Street), and generally surround the Off-Campus Center - Calexico on nearly all sides. Surrounding residences are typically one story, with fences and driveways. There is one two-story apartment building located directly southwest of the site of the proposed project. Residences are varying natural shades (i.e., tans, browns, reds, and light colors). As previously described, temporary campus buildings previously were located to the west of the project site. This area is now vacant with some mature trees (see Photo E on Figure 9). Mature trees are sporadically planted between buildings throughout campus. Lastly, Rockwood Plaza is located approximately 300 feet west of the southwestern corner of the project site, and Calexico City Hall lies in the western portion of Rockwood Plaza (see Photo F on Figure 9). As shown in Photo F, Rockwood Plaza includes turf areas, pedestrian path, mostly mature trees, and covered playgrounds (the City Hall complex is visible beyond trees in the center of the photo).

Scenic Vistas

While the City's General Plan Conservation and Open Space Element does not identify scenic vistas, it does mention available vistas of "expansive, flat, contiguous, irrigated cropland set against distant mountains" from unspecified locations (City of Calexico 2007). Although not considered scenic vistas, the City's croplands are identified as scenic visual resources by the City. While they surround the entirety of Calexico, the nearest croplands are located approximately 1 mile west of the project site. Further natural features that may be considered scenic resources include the New River, which flows north into Calexico and is approximately 0.7 miles from the southwestern corner of the project site. Public access to the New River is currently prohibited due to severe contamination. Additionally, the Imperial Sand Dunes Recreational Area is located approximately 27 miles from the northeastern corner of the project site.

Scenic Highways

The nearest state scenic highway (SR-8 at Yuha Cutoff; an eligible state scenic highway) is located approximately 31 miles to the northwest of the project site. SR-78 at SR-86, an additional eligible state scenic highway, is located approximately 37 miles to the northwest of the project site.

Light and Glare

The project site is vacant and undeveloped. Thus, there are no existing sources of lighting on the project site. In addition to residential and commercial uses located around the proposed project, the Off-Campus Center - Calexico is the primary source of fixed lighting and potential glare in the immediate project area. Specifically, street and campus parking lot lighting (pole-mounted lights are installed along the parking lot perimeter) and wall-mounted lighting on the exterior of the campus buildings contribute light sources to the existing nighttime environment. Lighting from residences may include outdoor lighting by entryways.

6 Impact Analysis and Conclusions

6.1 Thresholds of Significance

The thresholds of significance used to evaluate the impacts of the proposed project related to aesthetics and visual resources are based on Appendix G of the CEQA Guidelines (14 CCR 15000 et seq.). A significant impact under CEQA would occur if the proposed project would:

A. Have a substantial adverse effect on a scenic vista.
B. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
C. In nonurbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings. (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, conflict with applicable zoning and other regulations governing scenic quality.
D. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.

6.2 Impact Analysis

a) Would the project have a substantial adverse effect on a scenic vista?

The initial study prepared as part of the 2003 Campus Master Plan EIR determined that no impact would occur from development of the Campus Master Plan with regard to potential adverse effects to scenic vistas (SDSU 2003).

As previously described, the City's General Plan does not identify any scenic vistas. In addition, there are no City-identified scenic resources within the immediate area of the project site. Furthermore, views of cropland are not available from public vantage points near the project site or nearby segments of surrounding road. Therefore, construction and operation of the proposed project would have **no impact** on a scenic vista.

b) Would the project substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?

The initial study prepared for the 2003 EIR determined that no impact would occur with regard to substantial damage to scenic resources within a state scenic highway (SDSU 2003).

The project site is located approximately 31 miles from the nearest state scenic highway (i.e., SR-8 from the Yuha Cutoff). As a result, construction activities and operation of the project would not be visible from any state scenic highway. In addition, the project site does not support trees, rock outcrops, historic buildings, or other potentially scenic resources, including scenic visual resources identified in the City's General Plan Conservation and Open Space Element (i.e., croplands). Therefore, the proposed project would have **no impact** on scenic resources.

c) In non-urbanized areas, would the project substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

The 2003 EIR did not analyze potential impacts to the existing visual character or quality of public views of the project site and its surroundings (SDSU 2003). A discussion regarding the proposed project's potential to substantially degrade the existing visual character or quality of public views of the site and its surroundings is provided below.

In accordance with Section 21071 of the California Public Resources Code, "urbanized area" means either of the following:

(1) [An incorporated City that] Has a population of at least 100,000 persons.

(2) [An incorporated City that] Has a population of less than 100,000 persons if the population of that city and not more than two contiguous incorporated cities combined equals at least 100,000 persons.

As of July 1, 2022, the estimated population of Calexico was 38,249 persons (United States Census Bureau 2024). Calexico is not contiguous with any incorporated cities in the United States. Therefore, Calexico is considered to be a non-urbanized area for purposes of CEQA, and accordingly, impacts are assessed in accordance with the first portion of the visual character threshold.

In the immediate area surrounding the project site, Calexico's existing visual character reflects a primarily residential environment as evidenced by the presence of single- and multifamily homes near the Off-Campus Center - Calexico. However, the existing Off-Campus Center - Calexico contributes to the local visual environment and adds an educational facility with verticality and mass to the landscape. The project would be developed on a currently vacant and undeveloped lot with two trees located along the northern boundary of the site. Renderings of the proposed project are presented on Figures 5, and as shown on the figure, the project entails the introduction of a single-story, four-building complex with site landscaping and other amenities that would support affordable student housing at the Off-Campus Center - Calexico.

As proposed, the project structures would not be significantly larger than the existing campus buildings and would be of a similar scale as residential structures in the immediate surrounding area. Further, proposed landscaping would be consistent with existing campus development and would enable the project to blend into the existing setting. Therefore, the project would not substantially degrade the existing visual character or quality of public views of the site and its surroundings. Impacts would be **less than significant** relative to existing visual character**.**

d) Would the project create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?

The IS prepared for the Campus Master Plan 2003 EIR determined that impacts regarding the creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area would be less than significant.

Construction of the proposed project would occur over approximately 17 months. While a detailed lighting plan or schedule has not been prepared, lighting sources anticipated to be installed on the project site to support the project would be similar to the existing lighting at the Off-Campus Center - Calexico, updated consistent with current Title 24 requirements. For example, walkway lighting consisting of low post or standard pole lighting could be installed in addition to wall-mounted ("wall pack") fixtures on the exterior of the project structures. Overhead lighting in common areas (i.e., pathways, near building entrance) could also be installed. Consistent with existing uses at the Off-Campus Center - Calexico, new lighting sources would be of appropriate intensity for the intended use (e.g., safety, security, and/or general illumination for pedestrians) and would generally be hooded and directed downward to minimize potential for skyglow, glare, and/or light trespass to off-campus areas.

In addition, all exterior lighting sources installed on the project site would be compliant with California Energy Code allowances for lighting power and lighting control requirements and with Title 24, Part 6, the California Green Building Standards Code requirements related to light pollution reduction. For example, Title 24, Part 6, Section 130 outlines mandatory requirements for lighting systems and equipment for nonresidential occupancies. These include but are not limited to wattage requirements, lighting controls, and light shielding/glare requirements in accordance with American National Standards Institute/Illuminating

Engineering Society standards. Because lighting installed on the project site would be hooded, directed downward, and compliant with applicable standards for lighting control and light pollution reduction (i.e., Title 24, American National Standards Institute/Illuminating Engineering Society) for lighting control and light pollution reduction, the project would not create a new source of substantial light or glare that would adversely affect day or nighttime views in the area. Accordingly, impacts related to light and glare would be **less than significant**, and no mitigation is required.

7 References

Caltrans (California Department of Transportation). 2024. "State Scenic Highway System Map." Accessed June 7, 2024. https://caltrans.maps.arcgis.com/apps/webappviewer/index.html?id=465dfd3d807c46cc8e8057116f1aacaa.

City of Calexico. 2007. *City of Calexico General Plan Update*. Resolution 07-83. Adopted May 1, 2007. https://www.calexico.ca.gov/index.asp?SEC=120D1EF7-7888-4031-92CA-0F1F14F0D3D0.

CSU (The California State University). 2018. *Sustainability in the California State University – The First Assessment of the 2014 Sustainability Policy (2014–2017)*. February 2018. Accessed January 23, 2024. https://www2.calstate.edu/impact-of-the-csu/sustainability/Documents/2014-17-Sustainability.pdf.

CSU. 2024. "California State University Sustainability Policy." Revised May 15, 2024. Accessed June 2024. https://calstate.policystat.com/policy/11699668/latest/.

Google Earth. 2024. Google Earth Street View of East 7th Street and Blair Avenue, Calexico, California. Accessed June 2024. https://www.google.com/earth/.

IID (Imperial Irrigation District). 2024. "About IID Energy." Accessed April 2024. https://www.iid.com/energy/about-iid-energy.

SDSU (San Diego State University). 2003. *Environmental Impact Report and Initial Study for SDSU Imperial Valley Master Plan Project.* Final. SCH No. 200251010. https://imperialvalley.sdsu.edu/about/brawley/environmental-impact-reports.

United States Census Bureau. 2024. "QuickFacts, Calexico City, California." Accessed June 7, 2023. https://www.census.gov/quickfacts/fact/table/calexicocitycalifornia.

Attachment A

Figures

SOURCE: ESRI

FIGURE 1

Regional Map

DUDEK

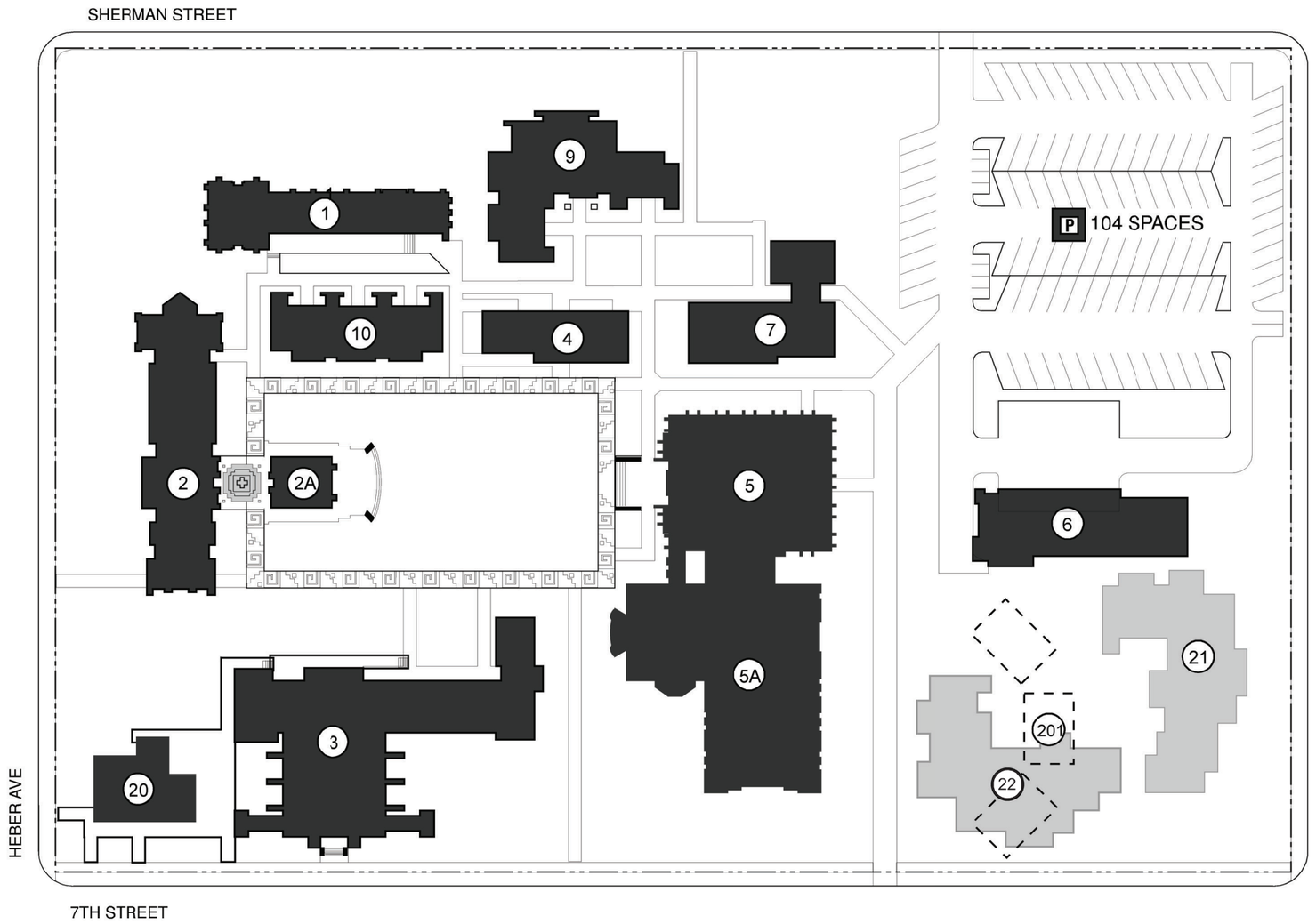
0 4 8 Miles

SOURCE: AERIAL-ESRI MAPPING SERVICE 2023; DEVELOPMENT-SDSU 2024

DUDEK

0 100 200 Feet

FIGURE 2
Vicinity Map



SDSU-IVC BUILDING LEGEND

1. North Classroom
2. Administration
2A. Art Gallery
3. Auditorium
4. Classrooms
5. Library
5A. Library Addition
6. Physical Plant
7. Computer Building/Campus Store
8. Student Affairs
9. Faculty Offices East
10. Faculty Offices West
20. Student Center
21. Classroom Building/Classroom Building East
22. Classroom Building South
201. Temporary Buildings

San Diego State University

Imperial Valley Campus - Calexico
Campus Master Plan
Master Plan Enrollment: 850 FTE
Approval Date: February 1980
Revised Date: September 2003
Main Campus Acreage: 8.4

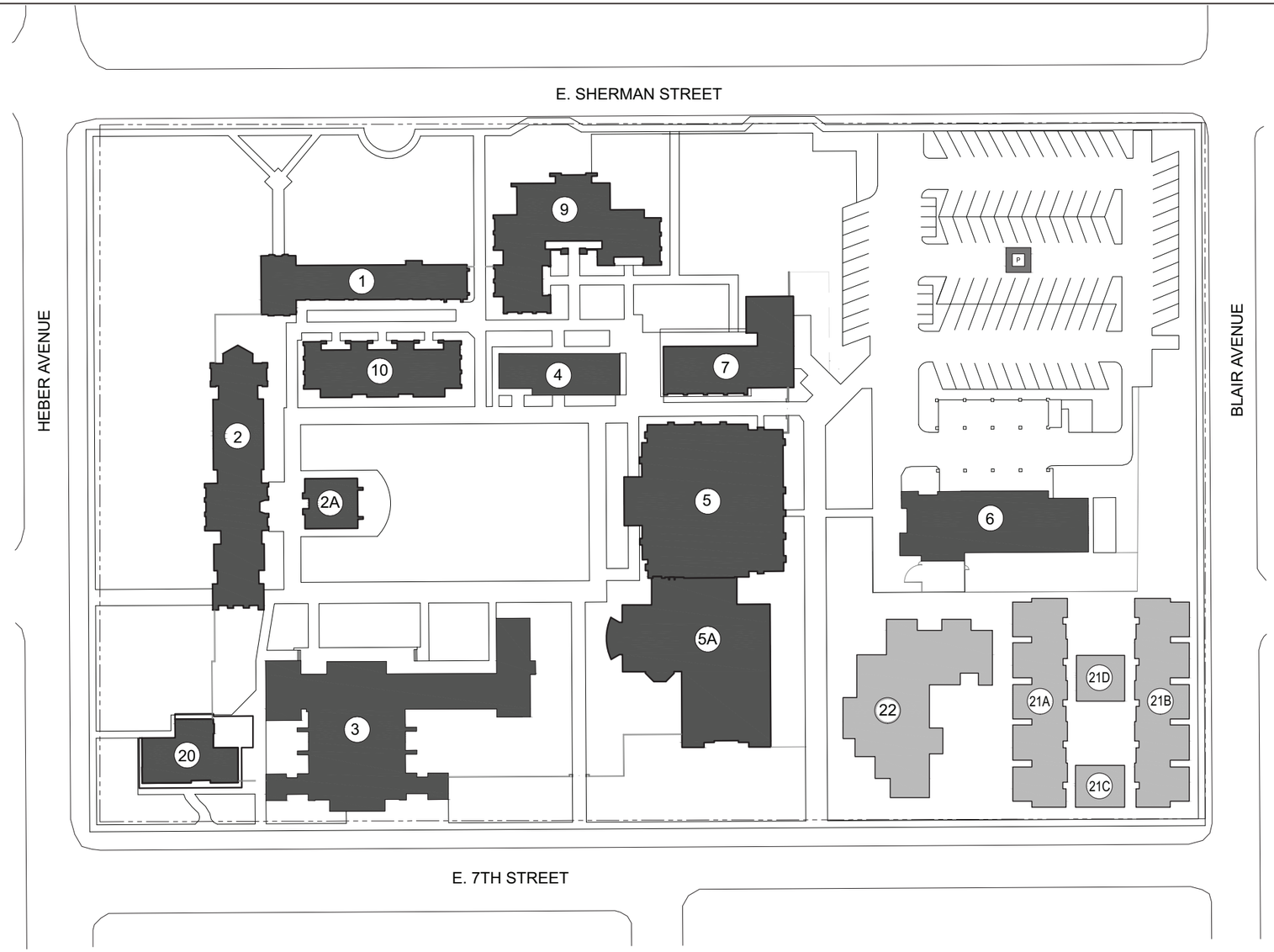
SOURCE: SDSU 2003

N

0 25' 50' 100'

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

FIGURE 3A
Existing Campus Master Plan



SDSU-IVC BUILDING LEGEND

1. North Classroom
2. Administration
2A. Art Gallery
3. Auditorium
4. Classrooms
5. Library
5A. Library Addition
6. Physical Plant
7. Computer Building/Campus Store
8. Student Affairs
9. Faculty Offices East
10. Faculty Offices West
20. Student Center
21A. Student Housing West
21B. Student Housing East
21C. Student Housing Office
21D. Student Housing Community Center
22. Classroom Building South

PROPOSED
San Diego State University
Imperial Valley Campus - Calexico
Campus Master Plan
Master Plan Enrollment: 850 FTE
Approval Date: 1980
Revised Date: September 2003
Main Campus Acreage: 8.4

N

0 50' 100' 200'

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

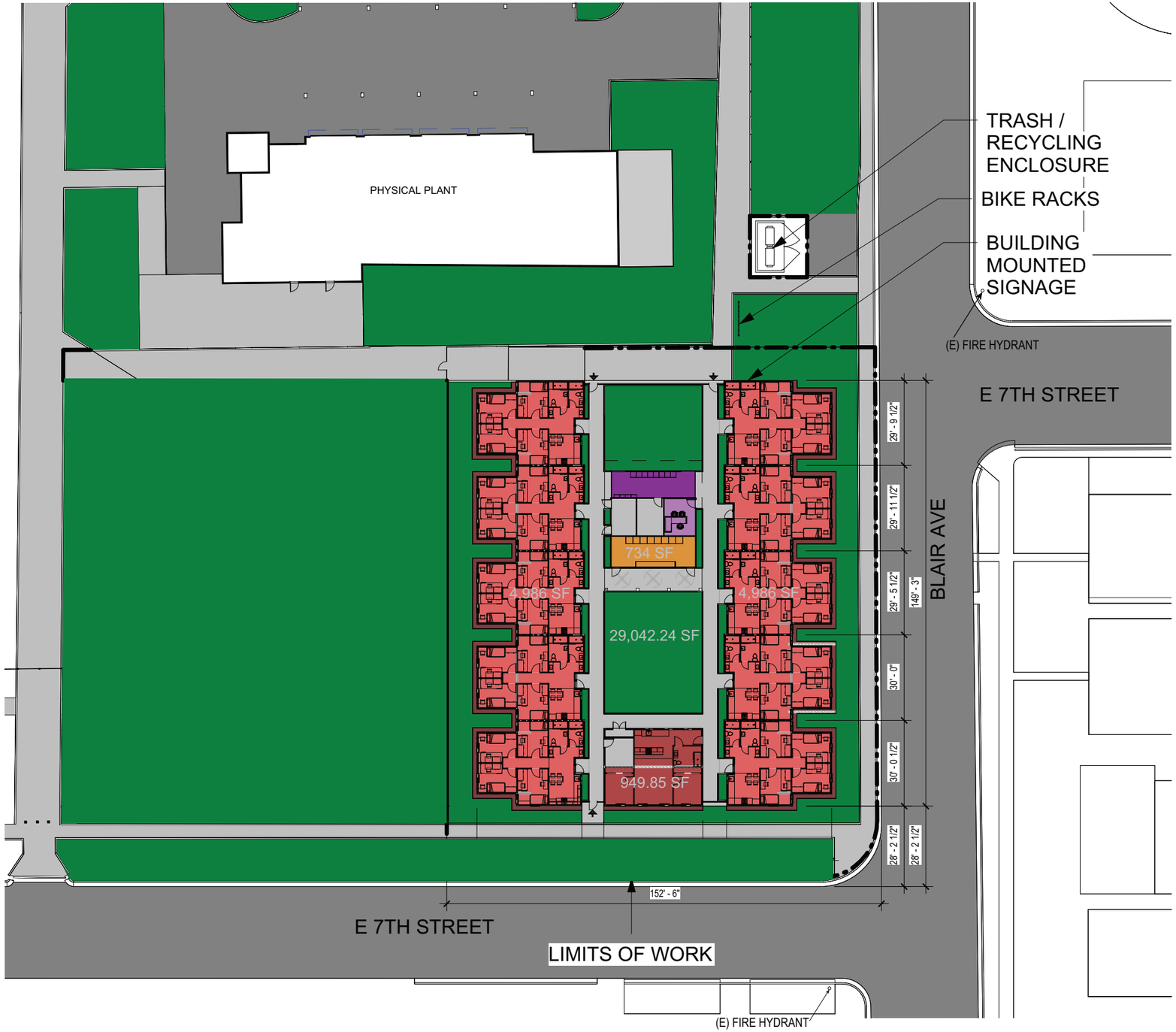
SOURCE: SDSU 2024

Z:\Projects\154640\MAPDOC\DOCUMENT\TO\05 Calexico Campus\Tech Reports\All Tech Figs 1-6

FIGURE 3B
Proposed Campus Master Plan

LEGEND

- BEDROOM
- LAUNDRY
- LIVE-IN APARTMENT
- LOBBY
- MAIL/UPS
- SERVICE



0' 5' 10' 20' 40'

N

SOURCE: SDSU 2024

Z:\Projects\1546400\MAPDOC\DOCUMENTTO\05 Calexico Campus\Tech Reports\All Tech Figs 1-4

FIGURE 4
Site Plan

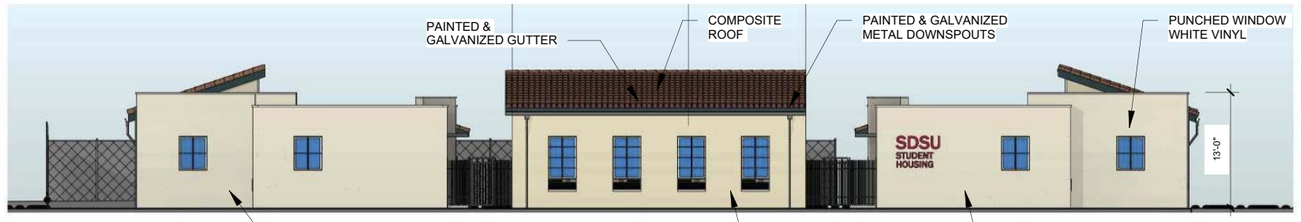
SOURCE: SDSU 2024

FIGURE 5

Project Renderings

1 **EAST ELEVATION**

SCALE: 1/16" = 1'-0"



2 **SOUTH ELEVATION**

SCALE: 1/16" = 1'-0"

3 **NORTH ELEVATION**

SCALE: 1/16" = 1'-0"

4 **WEST ELEVATION**

SCALE: 1/16" = 1'-0"

0' 2' 4' 8' 16'

SOURCE: SDSU 2024

FIGURE 6

Elevations

SOURCE: AERIAL-ESRI MAPPING SERVICE 2023

FIGURE 7
Key Map

SOURCE: GOOGLE EARTH STREET VIEW 2020, 2023

FIGURE 8

Existing Conditions: Project Site

Technical Memorandum for the SDSU Imperial Valley Off-Campus Center - Calexico Affordable Student Housing

DUDEK

SOURCE: GOOGLE EARTH STREET VIEW 2020, 2023

DUDEK

FIGURE 9
Existing Conditions: Surrounding Area
Visual Technical Memorandum for the SDSU Imperial Valley-Calexico Campus Affordable Student Housing