

New Student Housing Response to DEIR Comments CACC Meeting

June 14, 2017

A Message from President Hirshman:

In response to concerns expressed by the community and our local elected officials, I have directed our team to move forward with a project that does not include significant and unavoidable impacts. The development of Phase III and portions of Phase II would result in significant and unavoidable impacts. Over the next few months we will be modifying the project in response to these concerns.

May 8, 2017

Overview

- Purpose of Meeting
- Significant and Unavoidable Impacts
 - Aesthetics
 - Traffic
- Strategy to eliminate “significant and unavoidable” impacts
- All other impacts either less than significant (LTS) or reduced to LTS with Mitigation
- Next Steps

Purpose of Meeting

- Update the community about the environmental document and review process
- Preview of proposed changes to the Draft EIR in response to comments
- Summary of how these modifications affect impacts

Significant and Unavoidable Impacts (Project as proposed in the Draft EIR)

- Aesthetics: Visual character and quality
 - Portions of Phase II that exceed height of Chapultepec
 - Phase III
- Traffic - Street Segment Impacts – Phase III
 - Montezuma Rd. – Collwood Blvd. to 55th St.
Implementation of Necessary mitigation is not feasible; therefore impacts are significant/unavoidable
 - College Ave. – Montezuma Rd. to Arosa St.
Implementation of Necessary mitigation is not feasible; therefore impacts are significant/unavoidable

To Avoid these impacts:

- Eliminate Phase III
 - Reduces the total bed count by 866
- Reduce the height of Phase II to equal or below the height of Chapultepec
 - Reduces bed count from 850 to about 750



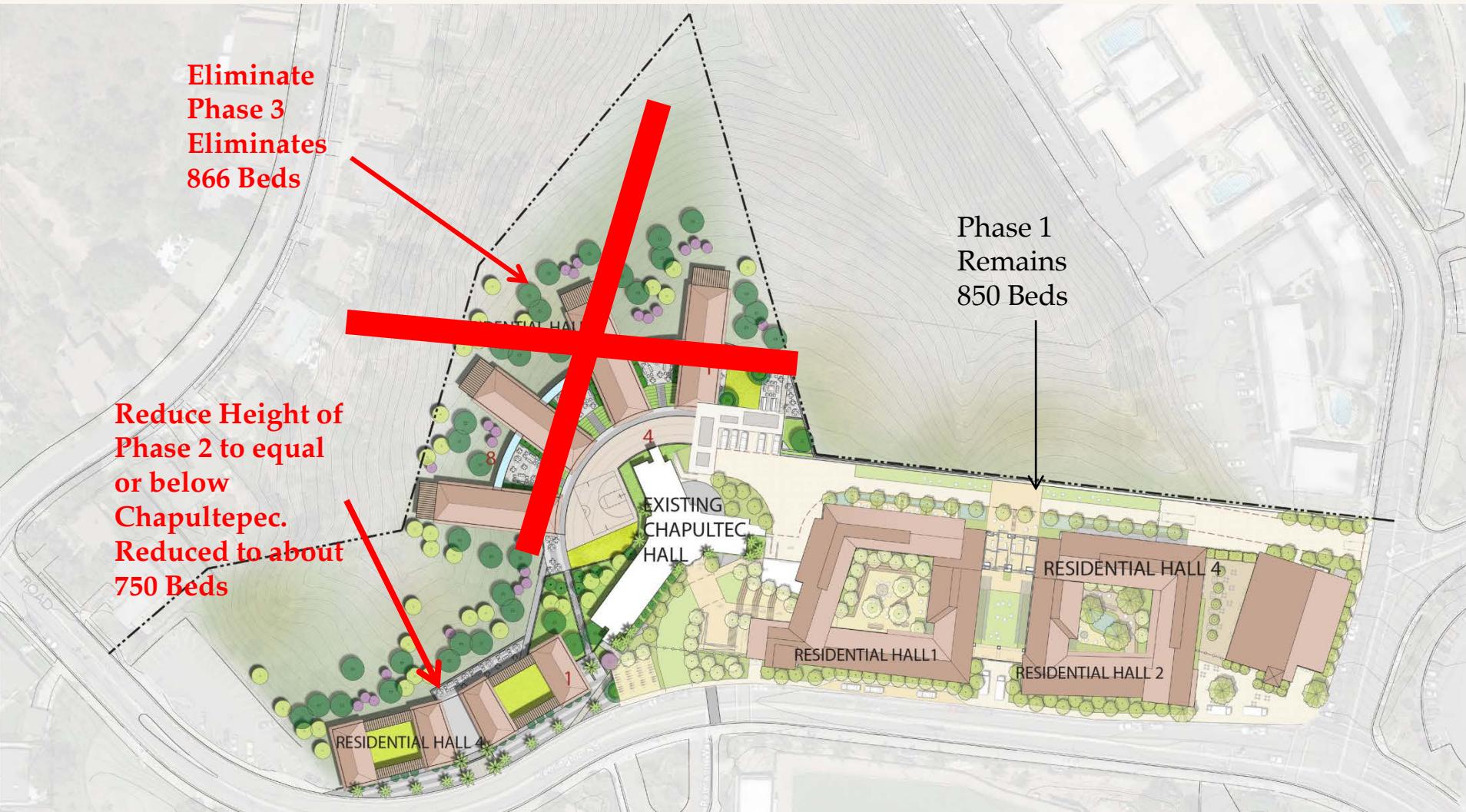
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As proposed in Draft EIR





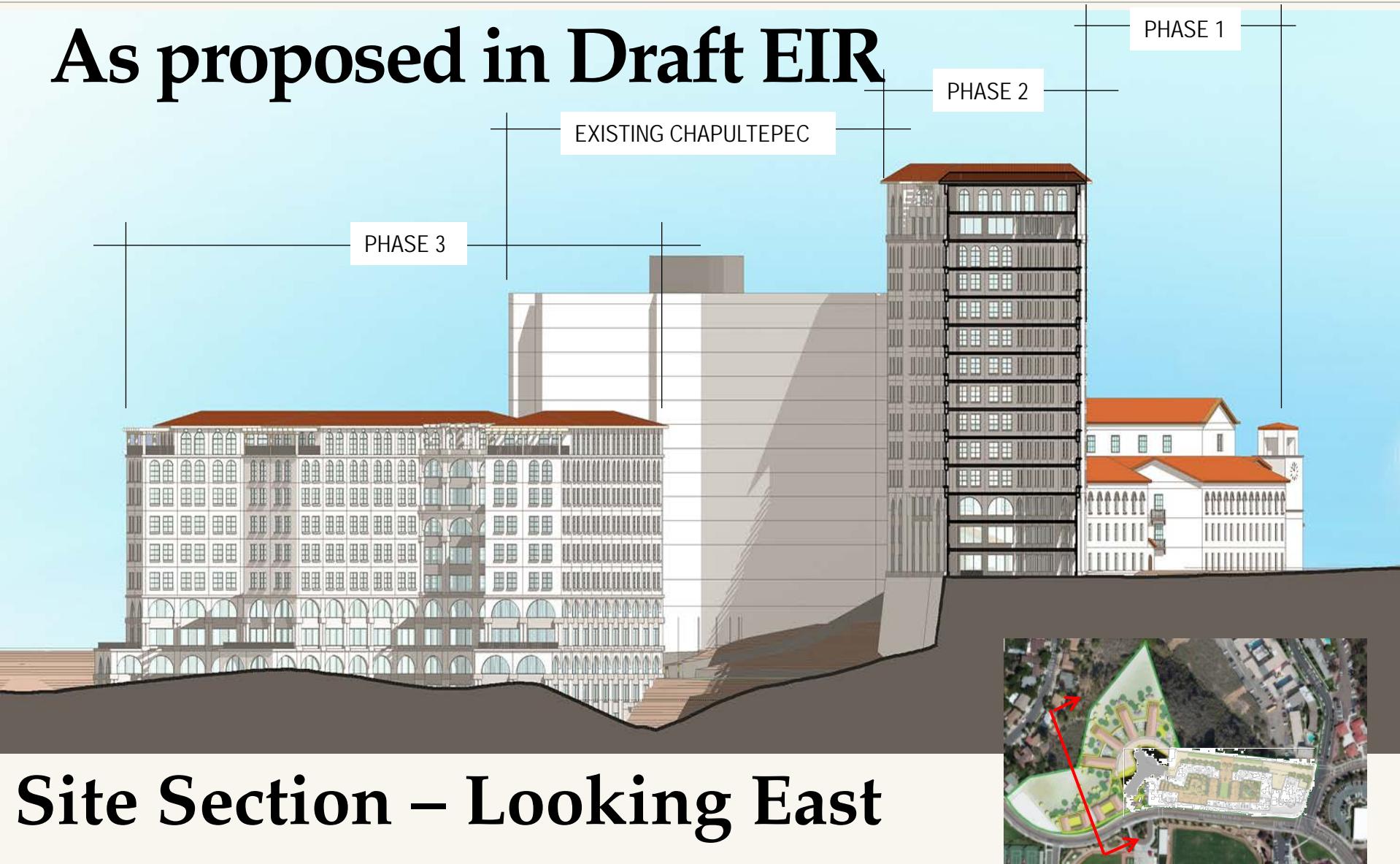
Proposed Modifications for Final EIR





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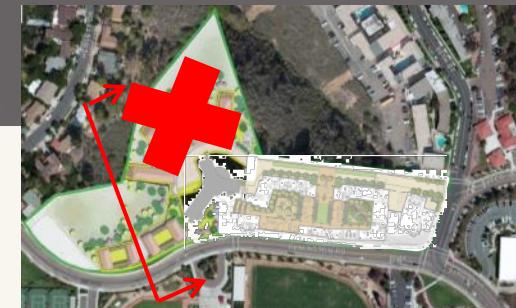
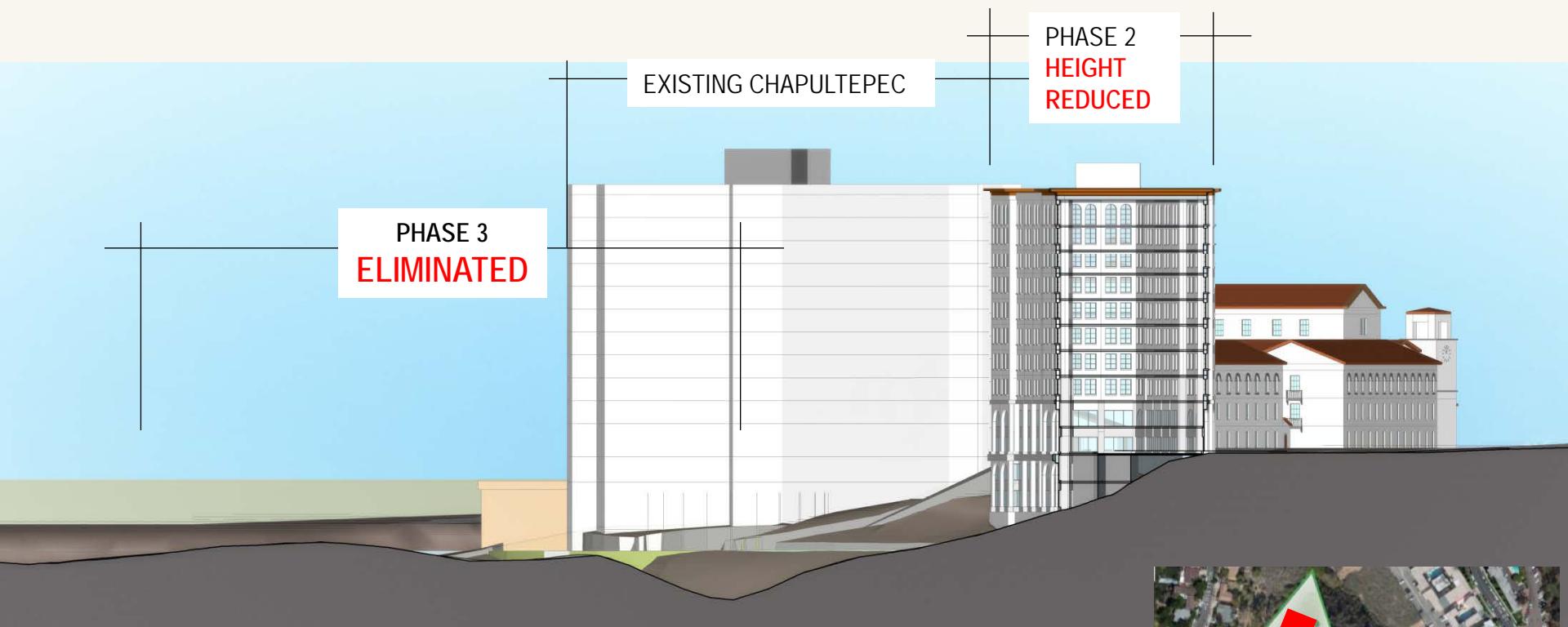
As proposed in Draft EIR





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Proposed Modifications for Final EIR

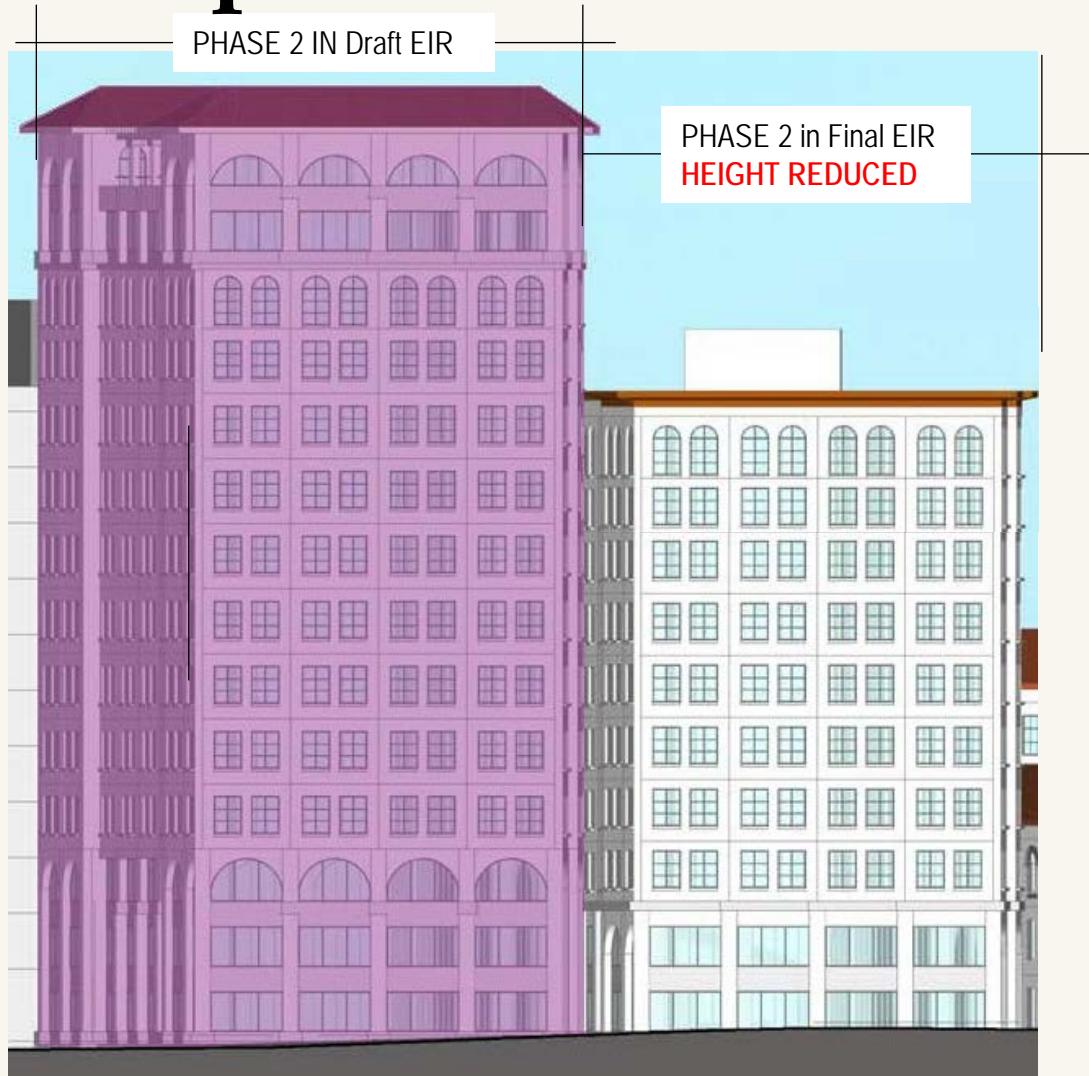


Site Section – Looking East



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Phase II Comparison





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Aesthetics – Comparison



View from Remington Road, Looking East – Draft EIR



View from Remington Road, Looking East – Reduced Height



Key map



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Aesthetics – Comparison



View from Hewlett Drive, - Draft EIR



View from Hewlett Dr.,- Phase III eliminated, Phase II reduced height



Key map

Biological Resources

Existing Conditions Assessed and Cataloged;
Rare Plant Survey, California Gnatcatcher
Survey (not present)

- Phase I:
 - No direct impacts;
 - Indirect impacts to nesting birds, wildlife
- Phase II:
 - Direct impacts to 0.59 acre coastal sage scrub habitat;
 - Indirect impacts to nesting birds, reptiles, plants, other wildlife
- Phase III:
 - **Phase eliminated**
 - **Impacts eliminated**

All biological resource impacts will be fully mitigated



Traffic – Project Features

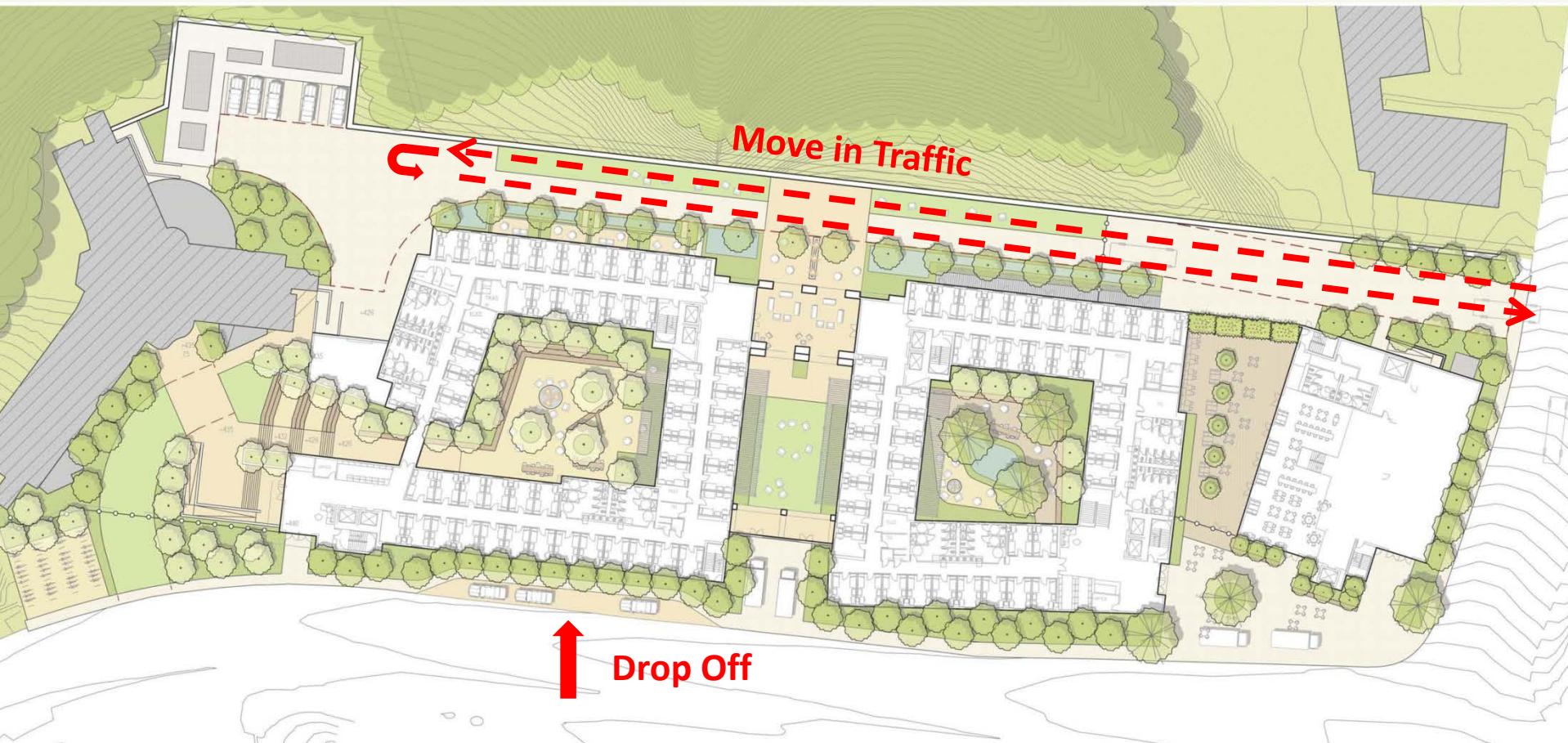
- New loading/unloading zone on Remington Road
- Move in/move out relocated to fire lane at north edge of phase I
- Repainting curbs, replacing and adding “No Standing” signage along Remington Road
- Improved signage at entrance to College View Estates
- Remington Road lighting enhancement
- Synchronization of traffic signals along 55th Street between Montezuma Road and Remington Road





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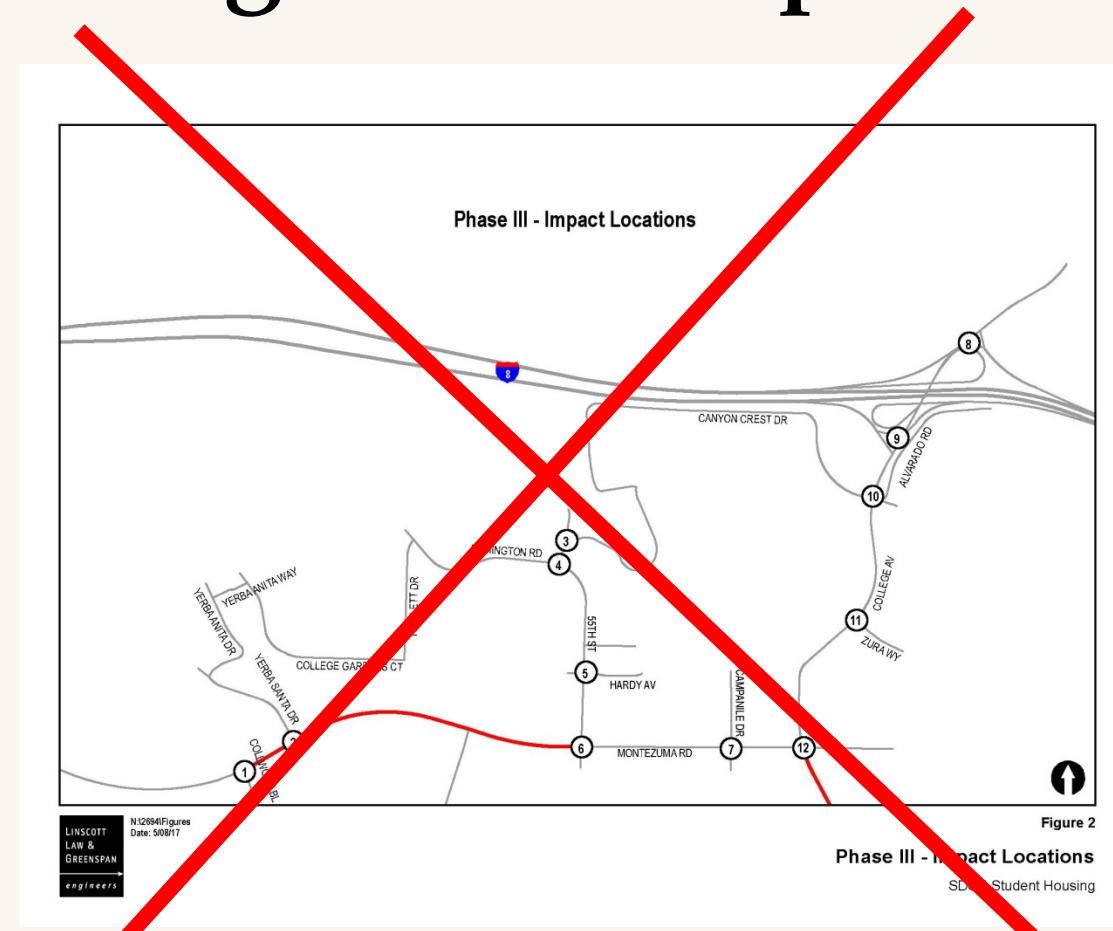
Traffic – Project Features





Traffic – Phase III Significant Impacts

- Phase eliminated
- Impacts eliminated



EIR Process

- Draft EIR released April 21, 2017
- Comment period ended June 5, 2017
- Written responses to all comments will be included in the Final EIR
- Final EIR will be posted on SDSU website when complete www.sdsu.edu/chapultepec
- Hard copies of Final EIR will be available at SDSU Facilities Planning, Design and Construction office
- Trustees Meeting to consider project September 19 & 20, 2017
- Public notice in advance of meeting

