6 ALTERNATIVES

6.1 INTRODUCTION

Section 15126.6 of the California Environmental Quality Act (CEQA) Guidelines states that an EIR is to describe a range of reasonable alternatives to the proposed project, or to the location of the project, that would feasibly attain most of the basic objectives of the project, but would avoid or substantially lessen any of the significant effects of the project. The alternatives discussion is to evaluate the comparative merits of each alternative relative to the proposed project, and the discussion of each alternative should be sufficient "to allow meaningful evaluation, analysis and comparison with the proposed project." To the extent an alternative would result in one or more significant effects than the proposed project, the significant effects of the alternative are to be discussed in less detail than those of the proposed project, but in enough detail to provide decision-makers perspective and a reasoned choice among alternatives to the proposed project.

The overall goal of the proposed project is to enable an increased number of students to participate in San Diego State University's (SDSU's) Residential Education Program (i.e., Sophomore Success Program) and to add vitality and services to the west campus area where the proposed project would be located. Specific project objectives include the following: (1) Create a distinct housing neighborhood, specifically on west campus, similar to the student residential neighborhood on the east side of campus, that is inviting and safe, that has a distinct identity, and that provides both the students in the new housing and students in existing, adjacent housing with supportive amenities such as a tutoring center, a dining facility, community spaces, and study areas; (2) alleviate isolation of the Chapultepec Hall and respond to the deficit in student amenities in the proposed project vicinity, as reported by the residents and staff of Chapultepec Hall; (3) provide additional student housing in an area that has the capacity to accommodate a large number of student housing beds and associated amenities, where the land is owned by the university, and unencumbered by other uses or existing structures that must be demolished prior to redevelopment; (4) provide food and convenience services in the vicinity of the proposed project; (5) increase on-campus student housing options by providing housing for approximately 2,700 additional students in a distinct neighborhood, thereby reducing the demand for student housing in the adjacent off-campus neighborhoods; (6) take advantage of an existing undeveloped area on campus to construct housing on a site that does not require taking much needed existing beds off-line; (7) provide additional on-

campus housing for freshman students, thereby making existing housing that is more appropriate for sophomores available to sophomores in furtherance of the Sophomore Success Program; (8) reduce regional traffic and increase the walkability of the SDSU campus by providing on-campus housing that includes a variety of student-friendly amenities and that is situated within a walkable distance from the academic, athletic, and social centers of campus.

The analysis in this EIR indicates that implementation of the proposed project would result in the following potentially significant and significant and unavoidable impacts: (1) Aesthetics; (2) Air Quality; and (3) Biological Resources; (4) Cultural Resources; (5) Geotechnical Resources; (6) Greenhouse Gas Emissions; (7) Hazards and Hazardous Materials; (8) Noise; (9) Transportation/Circulation and Parking. All other potential impacts associated with the proposed project would be either less than significant or can be mitigated to less than significant levels with mitigation measures identified in this EIR.

Four project alternatives were developed during the conceptual planning phase of the proposed project. These alternatives were selected in an effort to reduce the proposed project's identified significant impacts:

(1) a "No Project Alternative" under which the existing parking lot and undeveloped area on the site would remain and no student residential development would be built;

(2) a "Reduced Density Alternative" under which only Phases I would be built; and

(3) an "Alternative On-Campus Site Alternative 1" under which the proposed project would be built on Parking Lot 2A, as planned and approved for student housing in the 2007 Campus Master Plan and suggested to SDSU in NOP Comment Letters and at the Scoping Meeting;

(4) an "Alternative On-Campus Site Alternative 2" under which the proposed project would be built on Parking Lot 17, as suggested to SDSU in NOP Comment Letters and at the Scoping Meeting;.

Analysis of the impacts of each of these alternatives relative to the proposed project is presented in this chapter.

6.2 ALTERNATIVES CONSIDERED BUT REJECTED

A number of alternative sites both on-campus and off-campus have been considered for the proposed project. As explained below, the following alternative sites were considered but rejected from further consideration due to infeasibility (i.e., site not suitable) and their inability to meet most of the basic project objectives:

(1) **Off Campus Alternative Locations** (see **Figure 6-1, Off Campus Alternative Locations**) – Qualcomm Stadium Redevelopment Alternative and 55th Street Peninsula Redevelopment Alternative, under which the proposed project would be built on either the site of the existing Qualcomm Stadium in Mission Valley, or the site of the existing 55th Street housing development northeast of the proposed project site were considered. CEQA Guidelines Section 15126.6 states that an EIR should consider alternate locations to the proposed project if an alternate location would avoid or substantially lessen the project's significant environmental effects. Additionally, off-campus locations would fail to create a neighborhood of student housing on campus, and also fail to relieve the isolation of Chapultepec Hall. Therefore, these off-site alternative are not considered further in this EIR.

a. ***Qualcomm Stadium Redevelopment.*** This alternative was discussed or suggested by community members during the scoping process. This alternative would consist of redeveloping part of the Qualcomm Stadium site, which was recently vacated by the San Diego Chargers, with new student housing that would take advantage of the presence of the San Diego Trolley at both Qualcomm Stadium and SDSU. This alternative is infeasible because it involves use of land that SDSU does not own or control, and, would not meet most of the project's basic objectives -- due to its location would not create a distinct west campus housing neighborhood, would not alleviate the current isolation of Chapultepec Hall, and would not provide food and convenience services in the vicinity of the proposed project for existing students residing on-campus not currently well-served by such services.

b. ***55th Street Peninsula Redevelopment***. Similar to the Qualcomm Stadium Redevelopment Alternative, this alternative was discussed or suggested by community members during the scoping process. This alternative would consist of demolishing and redeveloping the existing student housing currently located on the 55th Street site. Although all but one of the 55th Street Peninsula properties are owned by Aztec Shops, an affiliate of SDSU, Aztec Shops is a 501C3 organization and the property would have to be transferred to the state. Additionally, demolition

of the existing student housing, which presently provides housing for approximately 770 students, would result in the loss of these beds from the campus inventory and, as a result, the first 850 beds to be constructed would merely provide replacement housing and only add 80 beds to the current inventory; that is, SDSU would need to construct 3,336 beds in order to achieve an increase of 2,566 beds. Demolition and redevelopment also would negatively impact current student bed capacity and displace student residents during the nearly three-year construction period. Additionally, the 770 existing beds are a critical component of SDSU's second year phasing proposal regarding campus live on requirements. Furthermore, due to its location, redevelopment of this site would not create a distinct west campus housing neighborhood, would not alleviate the current isolation of Chapultepec Hall, would not be located in an area that has the capacity to accommodate a large number of student housing beds and associated amenities, and would not provide food and convenience services in the vicinity of the proposed project. Therefore, this alternative is infeasible because it involves use of land that SDSU presently does not own or control and would require time and cost to transfer to SDSU ownership, as well as result in an inefficient expenditure of funds to result in the desired increase in campus housing inventory, and fail to meet most of the basic project objectives.

(2) **On Campus Alternative Locations** – Parking Lots 2B, 15, 16, 17C, and University Towers Lot, Recreation Field 103, Sports Fields 600 and 700, East side of College Boulevard, Alvarado Medical Center, and Adobe Falls are all on campus and were considered as alternative sites. SDSU considered these alternative sites for potential development as student housing using the following pre-requisite criteria: site preparation and other costs, impact on current bed capacity, proximity to other student housing, proximity to amenities, technical challenges, alignment with current Master Plan, benefits of adjacent uses, impact on surrounding community, and capacity for future expansion. These alternative locations are summarized in **Table 6-1** and depicted on **Figure 6-2, On Campus Alternative Locations**)

Table 6-1
On Campus Alternative Locations

1	Parking Lot 2B
2	East Side of College Avenue
3	Recreation Field 700
4	Recreation Field 600
5	Recreation Field 103
6	Parking Lot 15

Table 6-1
On Campus Alternative Locations

7	Parking Lot 16
8	Parking Lot 17C
9	Alvarado Medical Center
10	University Towers Parking Lot
11	Adobe Falls

The reasons each of these alternatives was determined to be infeasible for failing to meet the project objectives are as follows:

Parking Lots 15, 16, and 17C: These sites would not achieve the project goals and objectives in that due to their location they would not create a distinct west campus housing neighborhood, would not alleviate the current isolation of Chapultepec Hall, would not be capable of creating a housing community on campus since they are not near existing housing, and any food and convenience services would only serve the new housing such that our existing students could not benefit from those services in these locations. Therefore, these alternative locations would fail to meet most of the basic project objectives.

Parking Lot 2B: This site would not achieve the project goals and objectives in that due to its location it would not create a distinct west campus housing neighborhood, would not alleviate the current isolation of Chapultepec Hall, is not located in an area that has the capacity to accommodate a large number of student housing beds and associated amenities, would not provide food and convenience services in the vicinity of the proposed project, is not located in close proximity to other student housing facilities or amenities, and would not benefit adjacent uses. In addition, this site poses technical challenges relative to site development which limits the capacity of the site. Therefore, this alternative location would fail to meet most of the basic project objectives.

University Towers Parking Lot: This site would not achieve the project goals and objectives in that due to its location it would not create a distinct west campus housing neighborhood, would not alleviate the current isolation of Chapultepec Hall, is not located in an area that has the capacity to accommodate a large number of student housing beds and associated amenities, and would not provide food and convenience services in the vicinity of the proposed project. In addition, this site was evaluated to negatively impact the surrounding community and not benefit current adjacent uses. Therefore, this alternative location would fail to meet most of the basic project objectives.

Recreation Field 103: This site would not achieve the project goals and objectives in that it is not located in close proximity to other student housing facilities or amenities, would not benefit adjacent uses, or is not located in an area that has the capacity to accommodate a large number of student housing beds and associated amenities. Additionally, development on this site would require the removal of an existing use that would have to be relocated. Therefore, this alternative location would fail to meet most of the basic project objectives.

Sports Fields 600 and 700: These sites would not achieve the project goals and objectives in that due to their location they would not create a distinct west campus housing neighborhood, would not alleviate the current isolation of Chapultepec Hall, are not located in an area that has the capacity to accommodate a large number of student housing beds and associated amenities, would not provide food and convenience services in the vicinity of the proposed project, are not located in close proximity to other student housing facilities or amenities, and would not utilize an existing undeveloped area. In addition, development of this site would require the removal of an existing use that would need to be relocated. Therefore, these alternative locations would fail to meet most of the basic project objectives.

East side of College Avenue: This site is not currently under SDSU ownership and/or control and, therefore, would need to be acquired by the university. As a result, this site would not achieve one of the project goals to provide additional student housing where the land is owned by the university and unencumbered by other uses or existing structures that must be demolished. In addition, due to its location it would not create a distinct west campus housing neighborhood, would not alleviate the current isolation of Chapultepec Hall, is not located in an area that has the capacity to accommodate a large number of student housing beds and associated amenities, and would not provide food and convenience services in the vicinity of the proposed project, Therefore, this alternative location would fail to meet most of the basic project objectives.

Alvarado Medical Center and Adobe Falls: These sites would not achieve the project's goals and objectives because they are not located in close proximity to other student housing facilities or amenities, and in the case of Alvarado Medical Center, would require demolition of existing structures. In addition, due to their location they would not create a distinct west campus housing neighborhood, would not alleviate the current isolation of Chapultepec Hall, are not located near any existing student housing, nor would they provide food and convenience services in the vicinity of the proposed project. Therefore, these alternative locations would fail to meet most of the basic project objectives.

As stated above, CEQA Guidelines Section 15126.6 states that an EIR should consider alternate locations to the proposed project if an alternate location could feasibly attain most of the project objectives and would avoid or substantially lessen the project's significant environmental effects. CSU, as the lead agency, has determined that the alternative locations analyzed above could not feasibly attain most of the basic objectives of the project and, therefore, detailed examination of these alternatives is not required. Additionally, these locations would fail to create a neighborhood of student housing by locating near existing campus housing, fail to provide needed amenities to serve existing on-campus residents as well as new students, and also fail to relieve the isolation of Chapultepec. Therefore, the on-site alternatives described above are not considered further in this EIR.

6.3 PROJECT ALTERNATIVES

6.3.1 NO PROJECT ALTERNATIVE

Under the No Project Alternative, the proposed project would not be built and the existing land uses would continue on the project site. As further discussed below, this alternative generally would avoid the proposed project's potentially significant impacts. However, under the No Project Alternative, the existing inconsistencies with the College Area Community Plan, City of San Diego General Plan, and other relevant planning documents, all of which have designated the site as a prime area for a high density student residential project, would remain. Additionally, elimination of the proposed student housing development would eliminate the provision of additional on-campus housing and, thereby adversely affect efforts to meet existing and future local housing demands, including the campus' ability to implement the Sophomore Success program. As such, this alternative would not attain the basic objectives of the proposed project.

Aesthetics and Visual Quality. Under the proposed project, impacts to scenic vistas and resources, shading and shadow, and day and nighttime views would be less than significant. Impacts to existing visual character and quality associated with Phase I would be less than significant. However, potential impacts to existing visual character and quality would remain significant and unavoidable for Phases II and III. Under the No Project Alternative, because there would be no development of additional buildings and associated lighting and glare, there would be no potentially significant impacts. However, under this alternative, the existing Chapultepec Hall would remain visually isolated, thereby adversely affecting the aesthetic and visual quality of the area.

Air Quality. Under the proposed project, construction and operational activities, including increased vehicle trips, would result in an increase in the emission of criteria pollutants. However, the emissions would be below threshold levels and, therefore, the project would not result in potentially significant impacts to air quality. Under the No Project Alternative, because there would be no construction of additional buildings or change in existing uses, there would be no increase in emissions and no potentially significant impacts relating to air quality.

Biological Resources. Under the proposed project, there would be potentially significant impacts relating to special status wildlife and plant species, riparian habitat, and migratory wildlife corridors. Mitigation is proposed to reduce the identified impacts to a less-than-significant level. Under the No Project Alternative, because there would be no development of additional buildings, there would be no potentially significant impacts to biological resources.

Cultural Resources. Under the proposed project, no historical resources would be directly or indirectly impacted by construction or operation of the proposed project. As to archaeological and paleontological resources, including tribal resources, although the majority of the project site is developed and disturbed, there is the potential to discover archaeological or paleontological resources during construction activities resulting in potential impacts. However, any potential significant impacts would be mitigated to less than significant with implementation of recommended mitigation measures. Under the No Project Alternative, because there would be no development of additional buildings (i.e., no ground disturbance), there would be no potentially significant impacts to cultural resources.

Energy. Under the proposed project, construction would result in a temporary use of electricity and petroleum due to the use of construction equipment, worker vehicles, vendor trucks, and hauling trucks. However, this increase in energy use would be temporary and result in a less than significant impact. Similarly, operational energy use would have less than significant impacts because this energy use would be minor compared to regional use. Under the No Project Alternative, because there would be no construction or operation of additional buildings, there would be no potentially significant impacts from energy use.

Geotechnical Resources. Under the proposed project, implementation of standard erosion control measures, Best Management Practices (BMPs), and proper drainage controls would reduce potentially significant geotechnical impacts to a less-than-significnt level. Under the No Project Alternative, because there would be no development of additional buildings, there would be no potentially significant impacts to geotechnical conditions.

Greenhouse Gas Emissions. Under the proposed project, construction and operational activities, including increased vehicle trips, would result in an increase in the emission of greenhouse gases. However, the emissions would be below significance threshold levels and, therefore, the project would not result in potentially significant impacts from greenhouse gases. Under this alternative, because there would be no construction of additional buildings or change in existing uses, there would be no increase in emissions and no potentially significant impacts relating to greenhouse gas emissions. However, under the No Project Alternative, freshman students currently commuting to campus using motorized options would continue to do so. Therefore, regional motorized trips, and the associated vehicle miles traveled, would not be reduced under this alternative as they would be under the proposed Project due to the addition of on-campus student housing and the corresponding reduction in regional vehicle trips.

Hazards and Hazardous Materials. Under the proposed project, hazardous materials-related impacts from activities typically associated with construction are anticipated. These potential impacts include use and generation of hazardous materials/wastes typically associated with building materials and construction activities. However, with implementation of recommended mitigation measures, impacts associated with the potential release of hazardous materials would be reduced to less than significant. Under the No Project Alternative, because there would be no building development, there would be no potential to disturb or uncover potentially hazardous materials. Accordingly, there would be no potentially significant impacts associated with hazards and hazardous materials.

Hydrology and Water Quality. Under the proposed project, biofiltration BMPs, compliance with applicable permits and standards, and project design features would ensure that impacts associated with hydrology and water quality would be less than significant. Under the No Project Alternative, because there would be no building development, there would be no potentially significant impacts associated with hydrology and water quality. However, it should be noted that under the No Project alternative, an increased amount of stormwater runoff would be conveyed to the adjacent canyon area than the proposed project which would be designed in compliance with the latest San Diego MS4 Permit restrictions.

Land Use and Planning. Under the proposed project, there would be no significant impacts to the surrounding community due to land use and planning conflicts. Although the proposed project is generally consistent with the City of San Diego General Plan and College Area Community Plan, relatively minor inconsistencies have been identified with the 2004 Steep Hillsides Guidelines. However, these inconsistencies would not result in significant impacts because SDSU, as a state entity, is not subject to local land use regulations. In contrast, under

the No Project Alternative, there would be inconsistencies with the College Area Community Plan in that this alternative would not alleviate on-campus student housing deficiencies. As a result, land use and planning impacts would be greater under the No Project Alternative.

Noise. The proposed project would result in increased noise levels associated with construction and operational activities, including increased vehicular and mechanical noise, resulting in potentially significant impacts. Mitigation is proposed that would reduce the identified impacts to below significant. Under the No Project Alternative, because there would be no construction or additional buildings or change in existing uses, there would be no increase in noise levels and no potentially significant impacts relating to noise.

Population and Housing. Under the proposed project, there would be no significant impacts relative to population and housing. The proposed project would assist in meeting existing and future housing demands by accommodating anticipated growth and assisting in accommodating the housing needs of the current student population. Under the No Project Alternative, the proposed student housing development would not be constructed and, therefore, this alternative would adversely affect efforts to meet existing and future student housing demands.

Public Services and Utilities. Under the proposed project, current on-campus police and fire services are adequate to maintain acceptable service times and standards and impacts would be less than significant. However, under the proposed project there would be potentially significant impacts relating to existing water and sewer conveyance facilities, and solid waste disposal. Mitigation is proposed to reduce the identified impacts to a less-than-significant level. Under the No Project Alternative, because there would be no building development and no change in existing uses, there would be no potentially significant impacts associated with public services and utilities.

Transportation/Circulation and Parking. Buildout of the proposed project would result in potentially significant traffic impacts at one intersection and three street segments. The proposed project also would result in potentially significant temporary impacts to traffic due to project construction activities. Mitigation is proposed that would mitigate all identified impacts to a level below significant. Furthermore, transportation-related project features (as outlined in **Chapter 2, Project Description**) would function to improve traffic conditions along Remington Road.

Under the No Project Alternative, there would be no change in existing uses on the project site (i.e., no development of student housing uses) and, as such there would be no increase in vehicle traffic. Accordingly, under this Alternative, there would be no potentially significant impacts to transportation/circulation and parking. However, because current uses would not be changed on the project site with the No Project Alternative, current traffic congestion related to the absence of the proposed transportation-related project features would not be remedied.

6.3.2 REDUCED DENSITY ALTERNATIVE

Under the Reduced Density Alternative, the proposed project would be limited to development of Phase I, which would provide a total of 850 additional student housing beds on campus. As further discussed below, this alternative generally would avoid the proposed project's potentially significant impacts related to biological resources and aesthetic resources. However, under the Reduced Density Alternative, the elimination of Phases II and III, which together would provide an additional 1,716 beds, would reduce additional on-campus housing and, thereby adversely affect efforts to meet existing and future local housing demands. This alternative would also not fully attain the basic objectives of the proposed project.

Aesthetics and Visual Quality. Under the proposed project, impacts to scenic vistas and resources, shading and shadow, and day and nighttime views would be less than significant. Impacts to existing visual character and quality associated with Phase I would be less than significant. However, potential impacts to existing visual character and quality would remain significant and unavoidable for Phases II and III. Under the Reduced Density Alternative, there would be no development of Phases II and III buildings and associated impacts to visual character and quality. Therefore, this alternative would result in the elimination of significant unavoidable impacts from Phase II and III related to aesthetics and visual quality.

Air Quality. Under the proposed project, construction and operational activities, including increased vehicle trips, would result in an increase in the emission of criteria pollutants. However, the emissions would be below threshold levels and, therefore, the project would not result in potentially significant impacts to air quality. Under the Reduced Density Alternative, because there would be no construction of Phases II and III buildings, the project would result in proportionally lower emissions than the proposed project and proportionately reduced impacts.

Biological Resources. Under the proposed project, there would be potentially significant impacts relating to special status wildlife and plant species, riparian habitat, and migratory wildlife corridors. Mitigation is proposed to reduce the identified impacts to a less-than-

significant level. Under the Reduced Density Alternative, because the Phase I site is already developed with Parking Lot 9, there would be no potentially significant impacts to biological resources. Additionally, elimination of the Phase II and III buildings, which would result in the majority of significant impacts to biological resources under the proposed project, also would eliminate the potentially significant impacts that would occur under the two Phases. Therefore, impacts of the Reduced Density Alternative would be less than the proposed project.

Cultural Resources. Under the proposed project, no historical resources would be directly or indirectly impacted by construction or operation of the proposed project. As to archaeological and paleontological resources, including tribal resources, although the majority of the project site is developed and disturbed, there is the potential to discover archaeological or paleontological resources during construction activities resulting in potential impacts. However, any potential significant impacts would be mitigated to less than significant with implementation of recommended mitigation measures. Under the Reduced Density Alternative, because the Phase I site is already developed with Parking Lot 9, it is unlikely there would be the discovery of cultural resources and, therefore, under this alternative, impacts to cultural resources likely would be less than significant. Additionally, elimination of the Phase II and III buildings, which would result in the majority of the potentially significant impacts to cultural resources under the proposed project, also would eliminate the potentially significant impacts that would occur under the two Phases. Therefore, impacts associated with the Reduced Density Alternative would be less than the proposed project

Energy. Under the proposed project, construction would result in a temporary use of electricity and petroleum due to the use of construction equipment, worker vehicles, vendor trucks, and hauling trucks. However, this increase in energy use would be temporary and result in a less than significant impact. Similarly, operational energy use would have less than significant impacts because this energy use would be minor compared to regional use. Under the Reduced Density Alternative, because construction or operation energy use would be decreased without Phases II and III, impacts from energy use would be proportionately reduced.

Geotechnical Resources. Under the proposed project, implementation of standard erosion control measures, BMPs, and proper drainage controls would reduce potentially significant geotechnical impacts to a less-than-significant level. Under the Reduced Density Alternative, because the Phase I site is already developed with Parking Lot 9, impacts related to geotechnical resources would be decreased. Additionally, elimination of the Phase II and III buildings, which would result in the majority of the potentially significant geotechnical impacts, also would

eliminate the potentially significant impacts that would occur under the two phases. Therefore, potentially significant impacts would be reduced as a result of the Reduced Density Alternative.

Greenhouse Gas Emissions. Under the proposed project, construction and operational activities, including increased vehicle trips, would result in an increase in the emission of greenhouse gases. However, the emissions would be below significance threshold levels and, therefore, the project would not result in potentially significant impacts from greenhouse gases. Under the Reduced Density Alternative, because there would be no construction of Phases II and III buildings, the project would result in proportionally lower emissions than the proposed project and proportionately reduced impacts related to greenhouse gas emissions. However, under the Reduced Density Alternative, freshman students currently commuting to campus using motorized options would continue to do so. Therefore, regional motorized trips, and the associated vehicle miles traveled, would not be reduced under this alternative as they would be under the proposed Project due to the addition of more on-campus student housing and the corresponding reduction in regional vehicle trips.

Hazards and Hazardous Materials. Under the proposed project, hazardous materials-related impacts from activities typically associated with construction are anticipated. These potential impacts include use and generation of hazardous materials/wastes typically associated with building materials and construction activities. However, with implementation of recommended mitigation measures, impacts associated with the potential release of these hazardous materials would be reduced to less than significant. Under the Reduced Density Alternative, because the Phase I site is already developed with Parking Lot 9, impacts related to the potential to disturb or uncover potentially hazardous materials would be decreased. Additionally, elimination of the Phase II and III buildings, which would result in the majority of the potentially significant impacts associated with hazards and hazardous materials, also would eliminate the potentially significant impacts that would occur under the two phases. Therefore, potentially significant impacts would be reduced as a result of the Reduced Density Alternative.

Hydrology and Water Quality. Under the proposed project, biofiltration BMPs, compliance with applicable permits and standards, and project design features would ensure that impacts associated with hydrology and water quality would be less than significant. Under the Reduced Density Alternative, because the Phase I site is already developed with Parking Lot 9, potentially significant impacts associated with hydrology and water quality would be decreased. Additionally, elimination of the Phase II and III buildings, which would result in the majority of the potentially significant impacts associated with hydrology and water quality, also would eliminate the

potentially significant impacts that would occur under the two phases. Therefore, potentially significant impacts would be reduced as a result of the Reduced Density Alternative.

Land Use and Planning. Under the proposed project, there would be no significant impacts to the surrounding community due to land use and planning conflicts. Although the proposed project is generally consistent with the City of San Diego General Plan and College Area Community Plan, relatively minor inconsistencies have been identified with the 2004 Steep Hillsides Guidelines. However, these inconsistencies would not result in significant impacts because SDSU, as a state entity, is not subject to local land use regulations. In contrast, under the Reduced Density Alternative, there would be inconsistencies with the College Area Community Plan in that it would not adequately alleviate on-campus student housing deficiencies or fulfill SDSU student residential goals and objectives. As a result, land use and planning impacts would be greater under the Reduced Density Alternative.

Noise. The proposed project would result in increased noise levels associated with construction and operational activities, including increased vehicular and mechanical noise, resulting in potentially significant impacts. Mitigation is proposed that would reduce the identified impacts to below significant. Under the Reduced Density Alternative, because the project would be developed on the same site and would entail building construction, impacts would be similar to those identified under the proposed project, though at a proportionately reduced level due to the elimination of Phases II and III.

Population and Housing. Under the proposed project, there would be no significant impacts relative to population and housing. The proposed project would assist in meeting existing and future housing demands by accommodating anticipated growth and assisting in accommodating the housing needs of the current level of student enrollment. Under the Reduced Density Alternative, elimination of Phases II and III would substantially reduce the number of additional on-campus student housing beds that would be provided and, thereby, adversely affect efforts to meet existing and future student on-campus housing demands.

Public Services and Utilities. Under the proposed project, current on-campus police and fire services are adequate to maintain acceptable service times and standards and impacts would be less than significant. However, under the proposed project there would be potentially significant impacts relating to existing water and sewer conveyance facilities, and solid waste disposal. Mitigation is proposed to reduce the identified impacts to a less-than-significant level. Under the Reduced Density Alternative, because public services and utilities uses would be

reduced due to the elimination of Phases II and III, impacts to these services and facilities would be proportionately reduced.

Transportation/Circulation and Parking. Buildout of the proposed project would result in potentially significant traffic impacts at one intersection and three street segments. The proposed project also would result in potentially significant temporary impacts to traffic due to project construction activities. Mitigation is proposed that would mitigate all identified impacts to a level below significant. Furthermore, transportation-related project features (as outlined in **Chapter 2, Project Description**) would function to improve traffic conditions along Remington Road.

Under the Reduced Density Alternative, there would be a decrease in vehicle traffic in comparison to the proposed project. Specifically, the elimination of Phases II and III also would eliminate potentially significant impacts associated with traffic congestion, although potentially significant impacts associated with construction activities would remain. Thus, overall, impacts to transportation/circulation and parking would be reduced under the Reduced Density Alternative.

6.3.3 ALTERNATIVE ON-CAMPUS SITE 1

Under the Alternative On-Campus Site 1, the proposed project would be developed on Parking Lot 2A located in the southeastern portion of the SDSU campus (See **Figure 6-3 Alternative On-Campus Site Alternatives**). As further discussed below, this alternative generally would avoid the proposed project's potentially significant impacts related to aesthetics, biological and cultural resources, and noise. However, under this alternative, impacts associated with the project's proximity to known hazardous waste sites would be more significant than the proposed project. Although this site appears to be near existing freshman housing and existing amenities such as outdoor social space, shared community space and dining facilities, there is a significant grade differential between this site and the east campus residential neighborhood, which would work against any sense of connectivity with the existing east campus residential and support facilities. Additionally, any new facilities built to serve this housing would effectively serve only this housing. Nor would the development of student housing in this location create a distinct west campus housing neighborhood, alleviate the current isolation of Chapultepec Hall, or provide food and convenience services in the vicinity of an underserved student residence. Finally, the size of any structure on this parking lot would be severely limited by the existence of a subterranean trolley tunnel that crosses through the center of the lot. Building a larger footprint over this tunnel would necessitate extremely costly foundations, making the project economically infeasible.

Thus, this location would not fulfill the project goals and objectives (create community, specifically on the west side of campus, relive the isolation of Chaputltepec, provide capacity for a large number of beds and associated amenities) as described above in **Section 6.1, Introduction**.

Aesthetics and Visual Quality. Under the proposed project, impacts to scenic vistas and resources, shading and shadow, and day and nighttime views would be less than significant. Impacts to existing visual character and quality associated with Phase I would be less than significant. However, potential impacts to existing visual character and quality would remain significant and unavoidable for Phases II and III. Under the Alternative On-Campus Site 1, the development of project buildings would be surrounded primarily by existing campus buildings and would be located a substantial distance from any sensitive residential receptors located to the east. Therefore, this alternative site would result in less aesthetic and visual quality impacts compared to the proposed project site.

Air Quality. Under the proposed project, construction and operational activities, including increased vehicle trips, would result in an increase in the emission of criteria pollutants. However, the emissions would be below threshold levels and, therefore, the project would not result in potentially significant impacts to air quality. Under the Alternative On-Campus Site 1, the same number of buildings would be constructed resulting in similar less-than-significant air quality impacts as the proposed project.

Biological Resources. Under the proposed project, there would be potentially significant impacts relating to special status wildlife and plant species, riparian habitat, and migratory wildlife corridors. Mitigation is proposed to reduce the identified impacts to a less-than-significant level. Under the Alternative On-Campus Site 1, the developed nature of Parking Lot 2A would eliminate potentially significant impacts to biological resources. Additionally, under this alternative, the new student housing project would be constructed in an already developed portion of campus, which would result in fewer indirect impacts to biological resource as compared to the proposed project.

Cultural Resources. Under the proposed project, no historical resources would be directly or indirectly impacted by construction or operation of the proposed project. As to archaeological and paleontological resources, including tribal resources, although the site of the proposed project is developed and disturbed, there is the potential to discover archaeological or paleontological resources during construction activities resulting in potential impacts, although any significant impacts would be reduced to less than significant with implementation of recommended mitigation measures. Under the Alternative On-Campus Site 1, given the lack of

developed structures on the site, no impacts to historic structures would occur. As to other cultural resources, due to the developed and extremely disturbed nature of the majority of the project site (largely due to recent trolley tunnel development beneath this parking lot), it is likely that any archaeological, tribal cultural, or paleontological resources that are discovered during construction activities would already be disturbed and compromised. Therefore this alternative likely would result in fewer potentially significant impacts to cultural resources compared to the proposed project.

Energy. Under the proposed project, construction would result in a temporary use of electricity and petroleum due to the use of construction equipment, worker vehicles, vendor trucks, and hauling trucks. However, this increase in energy use increase would be temporary and result in a less than significant impact. Similarly, operational energy use would have less than significant impacts because this energy use would be minor compared to regional use. Under the Alternative On-Campus Site 1, similar levels of energy would be used assuming the buildings would follow a similar low-emission, energy efficient program. Therefore, there would be no discernable difference in potential impacts between this alternative and the proposed project.

Geotechnical Resources. Under the proposed project, implementation of standard erosion control measures, BMPs, and proper drainage controls would reduce potentially significant geotechnical impacts to a less-than-significant level. Under the Alternative On-Campus Site 1, similar geotechnical BMPs would be necessary. However, because there would be less construction on steep, undeveloped hillsides, this alternative would likely result in less soil and erosion hazards compared to the proposed project, which would be developed on an undeveloped steep hillside. Lastly, as previously noted, development on this site would be limited to a small footprint due to the location of the MTS trolley tunnel underneath the site. Building a larger footprint over the tunnel would be economically infeasible.

Greenhouse Gas Emissions. Under the proposed project, construction and operational activities, including increased vehicle trips, would result in an increase in the emission of greenhouse gases. However, the emissions would be below significance threshold levels and, therefore, the project would not result in potentially significant impacts from greenhouse gases. Under the Alternative On-Campus Site 1, similar vehicle miles would be traveled and energy use required. Therefore, there would be no discernable difference in impacts between this alternative and the proposed project.

Hazards and Hazardous Materials. Under the proposed project, hazardous materials-related impacts from activities typically associated with construction are anticipated. These potential

impacts include use and generation of hazardous materials/wastes typically associated with building materials and construction activities. However, with implementation of recommended mitigation measures, impacts associated with the potential release of these hazardous materials would be reduced to less than significant. Under the Alternative On-Campus Site 1, because the site is already developed with Parking Lot 2A, hazards associated with wildfire would be reduced as compared to the proposed project. However, several past and current gas stations, with histories of leaking underground storage tanks (LUST), would be located within 0.12 miles from the site, including the former UNOCAL, Mobil and ARCO stations. While five of these LUST sites are closed, there is one open case and one currently active gasoline service station. With the close proximity to these known hazardous sites, this alternative site would have greater potential to result in potentially significant impacts requiring increased mitigation related to hazardous conditions compared to the proposed project.

Hydrology and Water Quality. Under the proposed project, biofiltration BMPs, compliance with applicable permits and standards, and project design features would ensure that impacts associated with hydrology and water quality would be less than significant. Under Alternative On-Campus Site 1, because the site is already developed with Parking Lot 2A, potentially significant impacts associated with hydrology and water quality would be reduced because existing stormwater conveyance and treatment systems are already in place. Therefore, impacts associated with hydrology and water quality would be reduced under this alternative site compared to the proposed project site.

Land Use and Planning. Under the proposed project, there would be no significant impacts to the surrounding community due to land use and planning conflicts. Although the proposed project is generally consistent with the City of San Diego General Plan and College Area Community Plan, inconsistencies have been identified with the City's Steep Hillsides Guidelines. However, these inconsistencies would not result in significant impacts because SDSU, as a state entity, is not subject to local land use regulations. Under the Alternative On-Campus Site 1, while student residential development was planned on this site, this site would not be suitable for freshman student housing because it is spatially isolated from the main campus and student amenities by a steep grade moving west toward the center of campus. This alternative site's separation from existing freshman housing areas would not fulfill the goals and objectives of the Sophomore Success Program to construct integrated student housing communities and, as such, would lead to campus planning inconsistencies. As a result, land use and planning impacts would be greater under this alternative site as compared to the proposed project.

Noise. The proposed project would result in increased noise levels associated with construction and operational activities, including increased vehicular and mechanical noise, resulting in potentially significant impacts. Mitigation is proposed that would reduce the identified impacts to below significant. Under this alternative, the nearest off-site noise-sensitive receptors (residences located to the west) would be located approximately 500 feet away, which is considerably farther than would be the case under the proposed project site. Therefore, construction and operational noise impacts would be less under this alternative site than the proposed project site.

Population and Housing. Under the proposed project, there would be a beneficial impact related to population and housing. The proposed project would assist in meeting existing and future housing demands by accommodating anticipated growth and assisting in accommodating the housing needs of the current level of student enrollment. Under this alternative, the same number of student beds would be constructed, therefore there would be no discernable difference between this alternative site and the proposed project site. However, this alternative site would not be appropriate for freshman student housing due to isolation from other freshman housing and main campus and amenities by a steep grade.

Public Services and Utilities. Under the proposed project, current on-campus police and fire services are adequate to maintain acceptable service times and standards and impacts would be less than significant. However, under the proposed project there would be potentially significant impacts relating to existing water conveyance facilities. Mitigation is proposed to reduce the identified impacts to a less-than-significant level. Under Alternative On-Campus Site 1, water and wastewater conveyance from the site to the City's backbone systems would be 8-inch, 10-inch, and 12-inch water mains lines which would not result in any discernable difference between this alternative and the proposed project. Because the same number of students would be living in the alternative site location, demands on the campus police force, City of San Diego Fire Department, libraries, schools, parks and recreational resources and solid waste disposal facilities would be the same as the proposed project.

Transportation/Circulation and Parking.

Buildout of the proposed project would result in significant cumulative impacts at one intersection (55th Street/Montezuma) and three segments (Montezuma: 55th to College and Collwood to 55th Street; and College Avenue: Montezuma to Arosa). The proposed project also would result in potentially significant temporary impacts to traffic due to project construction activities. Mitigation is proposed that would mitigate all identified impacts to a level below

significant. Furthermore, transportation-related project features (as outlined in **Chapter 2, Project Description**) would function to improve traffic conditions along Remington Road.

Under Alternative On-Campus Site 1, the project would result in significant cumulative impacts to the intersections of College Avenue/Canyon Crest and College Avenue/Zura Way while eliminating impacts at Montezuma/55th Street. As to street segments, development of the project at Alternative On-Campus Site 1 would result in significant Horizon Year impacts to College Avenue between Canyon Crest Drive and Zura Way and between Zura Way and Montezuma Road, as well as impacts to Montezuma Road from 55th Street to College Avenue and Collwood to 55th, and on College Avenue between Montezuma and Arosa. Therefore, under Alternative On-Campus Site 1, the number of significantly impacted intersections and street segments would be greater than under the proposed project.

6.3.4 ALTERNATIVE ON-CAMPUS SITE 2

Under the Alternative On-Campus Site 2 scenario, the proposed project would be developed on Parking Lot 17 located in the northeastern portion of the SDSU campus (See **Figure 6-3 Alternative Site Alternatives**). As further discussed below, this alternative generally would avoid the proposed project's potentially significant impacts related to aesthetics, biological and cultural resources, and noise. However, under the Alternative On-Campus Site 2, impacts associated with hazardous materials impacted sites would be more significant than the proposed project. Similarly, locating the proposed student housing in the northeast corner of campus, away from critical existing amenities (i.e. existing freshman housing, recreation, sports, and dining facilities) would not fulfill the project goals and objectives as described above in **Section 6.1, Introduction**. This location is more appropriate for sophomore housing due to the proximity of existing sophomore housing, and the current need on campus is for freshman beds to free up an adequate supply of sophomore appropriate housing. Nor would the development of student housing in this location create a distinct west campus housing neighborhood, or alleviate the current isolation of Chapultepec Hall. Since the existing adjacent housing is apartment style with kitchens, the food service need does not exist as it does at Chapultepec, and adding food service appropriate to freshmen on meal plans in this location would have minimal benefit to the existing student residents.

Aesthetics and Visual Quality. Under the proposed project, impacts to scenic vistas and resources, shading and shadow, and day and nighttime views would be less than significant. Impacts to existing visual character and quality associated with Phase I would be less than significant. However, potential impacts to existing visual character and quality

would remain significant and unavoidable for Phases II and III. Under the Alternative On-Campus Site 2, although the development of project buildings would be located near an existing on-campus graduate student housing building, there would still be the potential for impacts to visual character and quality to the residential neighborhoods to the south and southeast. However, given the elevational differences between the alternative site (lower elevation) and sensitive residential receptors to the south (higher elevation), visual character and quality impacts are unlikely. Therefore, given the likely lack of visual impacts, impacts associated with this alternative would be less than the proposed project site.

Air Quality. Under the proposed project, construction and operational activities, including increased vehicle trips, would result in an increase in the emission of criteria pollutants. However, the emissions would be below significance threshold levels and, therefore, the project would not result in potentially significant impacts to air quality. Under the Alternative On-Campus Site 2, the same number of buildings would be constructed resulting in similar less-than-significant air quality impacts as the proposed project.

Biological Resources. Under the proposed project, there would be potentially significant impacts relating to special status wildlife and plant species, riparian habitat, and migratory wildlife corridors. Mitigation is proposed to reduce the identified impacts to a less-than-significant level. Under the Alternative On-Campus Site 2, the site is fairly constrained by the trolley to the west and undeveloped hillside to the east. While direct impacts to biological resources may not occur with development of this site, indirect impacts to both upland and wetland resources may occur given their proximity to this site. Therefore, although this site would result in less direct impacts to biological resources compared to the proposed project, similar indirect impacts would occur.

Cultural Resources. Under the proposed project, no historical resources would be directly or indirectly impacted by construction or operation of the proposed project. As to archaeological and paleontological resources, including tribal resources, although the site of the proposed project is developed and disturbed, there is the potential to discover archaeological or paleontological resources during construction activities resulting in potential impacts, although any significant impacts would be reduced to less than significant with implementation of recommended mitigation measures. Under the Alternative On-Campus Site 2, there likely would be fewer impacts to cultural resources compared to the proposed project due to the developed nature of the site. Therefore, this alternative likely would result in fewer impacts to cultural resources compared to the proposed project.

Energy. Under the proposed project, construction would result in a temporary use of electricity and petroleum due to the use of construction equipment, worker vehicles, vendor trucks, and hauling trucks. However, this increase in energy use would be temporary and result in a less than significant impact. Similarly, operational energy use would have less than significant impacts because this energy use would be minor compared to regional use. Under the Alternative On-Campus Site 2, similar levels of energy would be used assuming the buildings would follow a similar low-emission, energy efficient program. Therefore, there would be no discernable difference in potential impacts between this alternative and the proposed project.

Geotechnical Resources. Under the proposed project, implementation of standard erosion control measures, BMPs, and proper drainage controls would reduce potentially significant geotechnical impacts to a less-than-significant level. Under the Alternative On-Campus Site 2, similar geotechnical best management practices would be necessary. However, because there would be less construction on steep, undeveloped hillsides, this alternative would likely result in less soil and erosion hazards compared to the development of the proposed project on an undeveloped steep hillside.

Greenhouse Gas Emissions. Under the proposed project, construction and operational activities, including increased vehicle trips, would result in an increase in the emission of greenhouse gases. However, the emissions would be below significance threshold levels and, therefore, the project would not result in potentially significant impacts from greenhouse gases. Under the Alternative On-Campus Site 2, similar vehicle miles would be traveled and energy use required. Therefore, there would be no discernable difference in impacts between this alternative and the proposed project.

Hazards and Hazardous Materials. Under the proposed project, hazardous materials-related impacts from activities typically associated with construction are anticipated. These potential impacts include use and generation of hazardous materials/wastes typically associated with building materials and construction activities. However, with implementation of recommended mitigation measures, impacts associated with the potential release of these hazardous materials would be reduced to less than significant. Under the Alternative On-Campus Site 2, the close proximity to undeveloped hillsides would present a wildfire risk to potential future buildings and on-site residents similar to the proposed project site. Additionally, several past and current gas stations, with histories of leaking underground storage tanks (LUST), would be located approximately 0.5 mile from the site, including the former UNOCAL, Mobil and ARCO stations in the vicinity of College Avenue and Montezuma Road. While five of these LUST sites are closed, there is one open case and one currently active gasoline service station. Given the close

proximity of this site to all of these known hazardous waste sites, this alternative would have greater potential to result in potentially significant impacts requiring increased mitigation related to hazardous conditions compared to the proposed project site.

Hydrology and Water Quality. Under the proposed project, biofiltration BMPs, compliance with applicable permits and standards, and project design features would ensure that impacts associated with hydrology and water quality would be less than significant. Under the Alternative On-Campus Site 2, existing stormwater conveyance and treatment systems are already in place in Parking Lot 17. Therefore, with no development on undeveloped hillsides as with the proposed project, and stormwater and conveyance systems already in place, this alternative site would have less hydrology and water quality impacts compared to the proposed project site.

Land Use and Planning. Under the proposed project, there would be no significant impacts to the surrounding community due to land use and planning conflicts. Although the proposed project is generally consistent with the City of San Diego General Plan and College Area Community Plan, relatively minor inconsistencies have been identified with the 2004 Steep Hillsides Guidelines. However, these inconsistencies would not result in significant impacts because SDSU, as a state entity, is not subject to local land use regulations. Under the Alternative On-Campus Site 2, while student residential development was planned on this site in the 2007 Campus Master Plan, this site would not be suitable for freshman student housing because it is spatially isolated from the main campus and student amenities by a steep grade moving west toward the center of campus. In addition, the student housing located to the east of the site houses graduate students in apartment/suite-style rooms, further reason why the site would not be appropriate for freshman students. This alternative site's separation from existing freshman housing areas would not fulfill the goals and objectives of the Sophomore Success Program to construct integrated student housing communities and, as such, would lead to campus planning inconsistencies. As a result, land use and planning impacts would be greater under the Alternative On-Campus Site 2 as compared to the proposed project.

Noise. The proposed project would result in increased noise levels associated with construction and operational activities, including increased vehicular and mechanical noise, resulting in potentially significant impacts. Mitigation is proposed that would reduce the identified impacts to below significant. Under the Alternative On-Campus Site 2, the nearest off-site noise-sensitive receptors (residences located to the south) would be located approximately 80 to 90 feet away. This distance is approximately equivalent to the distance from the nearest off-site receivers relative to the proposed project site. Therefore, construction

and operational noise impacts at this alternative site would be very similar if not equivalent to those of the proposed project site.

Population and Housing. Under the proposed project, there would be beneficial impacts related to population and housing. The proposed project would assist in meeting existing and future housing demands by accommodating anticipated growth and assisting in accommodating the housing needs of the current level of student enrollment. Under this alternative, the same number of student beds would be constructed, therefore there would be no discernable difference in impacts between this alternative and the proposed project. However, this alternative site would not be appropriate for freshman student housing due to its isolation by distance and a steep grade from other freshman housing, the main campus, and campus amenities.

Public Services and Utilities. Under the proposed project, current on-campus police and fire services are adequate to maintain acceptable service times and standards and impacts would be less than significant. However, under the proposed project there would be potentially significant impacts relating to existing water conveyance facilities. Mitigation is proposed to reduce the identified impacts to a less-than-significant level. Under Alternative On-Campus Site 2, water and wastewater conveyance from the site to the City's backbone systems would be 8-inch, 10-inch, and 12-inch water mains lines which would not result in any discernable difference between this alternative and the proposed project. Because the same number of students would be living in the alternative site location, demands on the campus police force, City of San Diego Fire Department, libraries, schools, parks and recreational resources and utilities systems would be the same as the proposed project.

Transportation/Circulation and Parking. Buildout of the proposed project would result in significant cumulative impacts at one intersection (55th Street/Montezuma) and three segments (Montezuma: 55th Street to College and Collwood to 55th Street; and College Avenue: Montezuma to Arosa). The proposed project also would result in potentially significant temporary impacts to traffic due to project construction activities. Mitigation is proposed that would mitigate all identified impacts to a level below significant. Furthermore, transportation-related project features (as outlined in **Chapter 2, Project Description**) would function to improve traffic conditions along Remington Road.

Under Alternative On-Campus Site 2, the project would result in significant cumulative impacts to the intersections of College Avenue/Canyon Crest and College Avenue/Zura Way while eliminating impacts at Montezuma/55th Street. As to street segments, development of the

project at Alternative On-Campus Site 2 would result in significant Horizon Year impacts to College Avenue between Canyon Crest Drive and Zura Way and between Zura Way and Montezuma Road, as well as impacts to Montezuma Road from 55th Street to College Avenue and Collwood to 55th Street, and on College Avenue between Montezuma and Arosa. Therefore, under Alternative On-Campus Site 2, the number of significantly impacted intersections and street segments would be greater than under the proposed project.

6.4 ENVIRONMENTALLY SUPERIOR ALTERNATIVE

Table 6-2, Alternatives Matrix - Impacts Comparison, provides a summary comparison of the significant impacts attributable to each of the project alternatives relative to the proposed project. As explained in the Table Notes, down arrows indicate impacts under the alternative would be less than the proposed project, up arrows indicate impacts would be greater than the proposed project, and horizontal lines indicate impacts would be similar to the proposed project.

Table 6-2
Alternatives Matrix – Impacts Comparison

	No Project Alternative	Reduced Density Alternative	Alternative Site 1	Alternative Site 2
Aesthetics and Visual Quality	↓	↓	↓	↓
Air Quality	↓	↓	--	--
Biological Resources	↓	↓	↓	↓
Cultural Resources	↓	--	↓	↓
Energy	↓	↓	--	--
Geotechnical Resources	↓	↓	↓	↓
Greenhouse Gas Emissions	↓	↓	--	--
Hazards and Hazardous Materials	↓	↓	↑↓	↑
Hydrology and Water Quality	↓	↓	↓	↓
Land Use and Planning	↑	↑	↑	↑
Noise	↓	↓	↓	--
Population and Housing	↑	↑	--	↑
Public Services and Utilities	↓	↓	--	--
Transportation/ Circulation and Parking	↓	↓	↑	↑

Notes:

↓= Less impacts than the proposed project

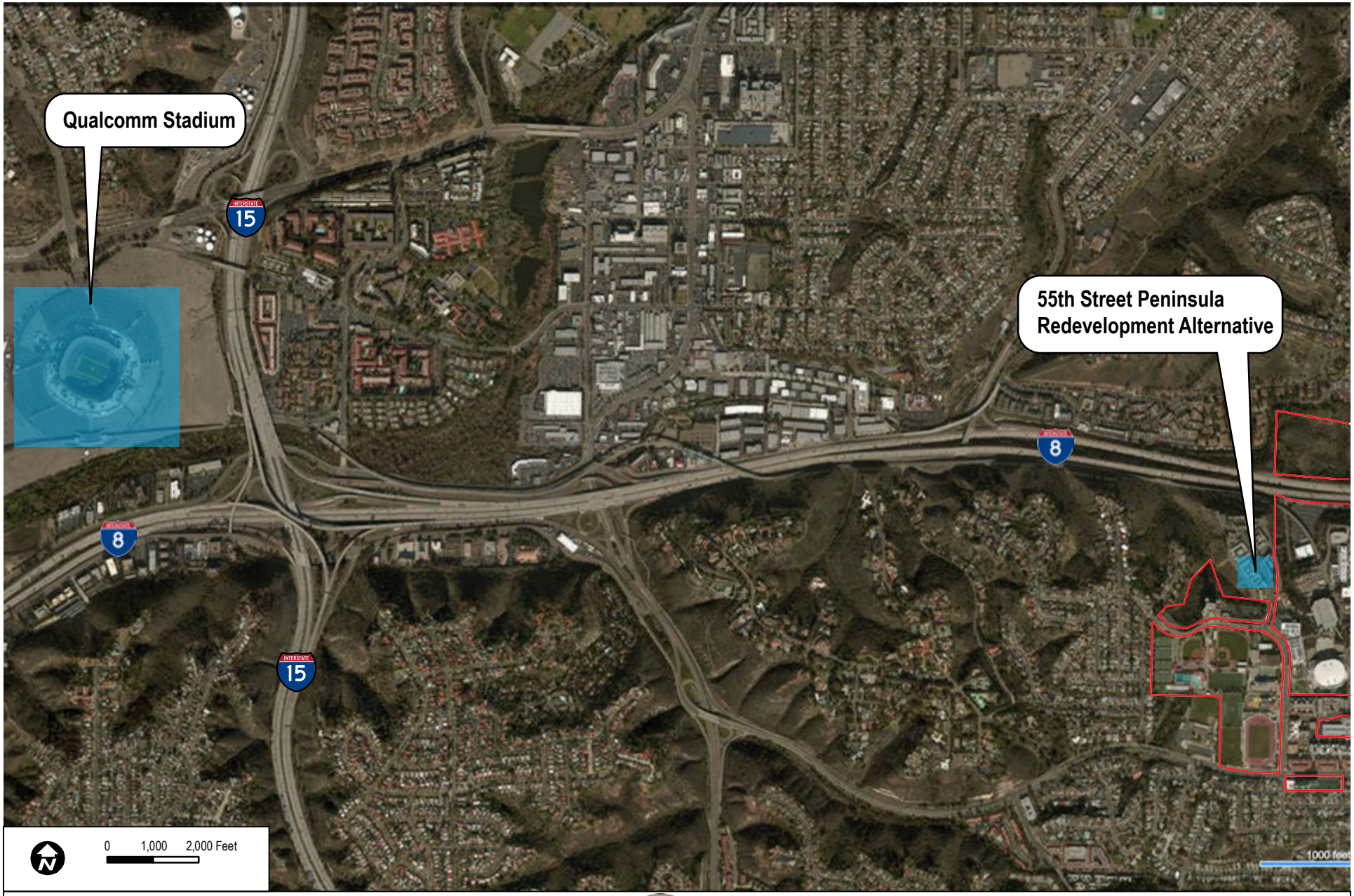
↑ = Greater impacts than the proposed project

-- = Similar impacts to the proposed project

As shown in Table 6.2, the Reduced Density Alternative would result in similar types of impacts as the proposed project, although the impacts would be at a reduced intensity due to the reduced density of this alternative.

Alternative On-Campus Sites 1 and 2 would generally result in impacts similar to the proposed project, with the exception of reduced impacts to aesthetics, biological and cultural resources, and noise, due to the lack of visual character and quality impacts and the previously disturbed condition of the sites, and greater distance from sensitive receptors. Overall, many of the same impacts associated with the proposed project site would occur at either of the alternative site locations, only the location would change. However, impacts associated with the proximity of the alternative sites to hazardous materials sites would be greater than the proposed project, and the locational change would result in greater impacts relative to traffic than the proposed project. In addition, unlike the proposed project, Alternative On-Campus Sites 1 and 2 would not locate the proposed freshman residential housing near existing freshman housing or existing amenities (i.e. recreation, sport, and dining facilities). Also, development of freshman housing on these two alternative sites would isolate these students from the main campus by a significant change in elevation and distance. As previously explained, the goals of the proposed project to develop an integrated freshman student housing community would not be fulfilled by Alternative On-Campus Sites 1 and 2 due to their locations. Alternative Site 1 would also present economic challenges due to its location above the trolley station which would require extensive additional costs related to building foundation requirements. Alternative Site 2 is similarly located in close proximity to the constraints posed by the trolley tracks and would likely require similar site development modifications that would be adversely expensive compared to the proposed project. Overall, Alternative Sites 1 and 2 would not fulfill the main goals and objectives of the proposed project, including facilitating the mission of the Sophomore Success Program to build distinct freshman and sophomore neighborhoods on campus.

The No Project Alternative, in comparison, would result in no potentially significant impacts. However, the No Project Alternative would not meet any of the project objectives. Of the other project alternatives, the Reduced Density Alternative is the environmentally superior alternative because it would result in reduced impacts compared to the proposed project.



SDSU
New Student Housing Project EIR

San Diego State University

Figure 6-1
Off-Campus Alternatives

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SDSU
New Student Housing Project EIR

SAN DIEGO STATE UNIVERSITY

Figure 6-2
On-Campus Alternatives

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SDSU
New Student Housing Project EIR

SAN DIEGO STATE UNIVERSITY

Figure 6-3
Alternative Site Alternatives

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