

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
--------------

**Project Title:** Evolve Student Housing Project

Lead Agency: Board of Trustees of the California State University (CSU) Contact Person: Kara Peterson, Director of Planning  
 Mailing Address: San Diego State University 5500 Campanile Drive Phone: 619-594-6619  
 City: San Diego Zip: 92182 County: San Diego

**Project Location:** County: San Diego City/Nearest Community: San Diego

Cross Streets: 55th Street & Aztec Circle Drive, and Montezuma Road between 55th St and Campanile Dr Zip Code: 92182

Longitude/Latitude (degrees, minutes and seconds): 32 ° 46 ' 39.03" N / 117 ° 04 ' 38.20" W Total Acres: 11.01

Assessor's Parcel No.: \_\_\_\_\_ Section: 15 Twp.: 16 South Range: 2 West Base: La Mesa, CA 7.5-minute

Within 2 Miles: State Hwy #: Interstate 8 Waterways: Alvarado Creek

Airports: \_\_\_\_\_ Railways: \_\_\_\_\_ Schools: Hardy Elementary School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_  FONSI \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: Master Plan Update

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Transportation: Type \_\_\_\_\_  
 Commercial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Mining: Mineral \_\_\_\_\_  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Educational: Student Housing  Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type \_\_\_\_\_  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  Other: \_\_\_\_\_

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

LU: Residential. Zoning: Residential - Multiple Unit (RM-3-9)

**Project Description:** *(please use a separate page if necessary)*

The Proposed Project is the development of two new housing complexes on or adjacent to the main SDSU campus, which would provide additional student housing, dining, and auxiliary uses. There are two components to the Proposed Project, the Peninsula Component, which is located adjacent to the main SDSU campus at the northern terminus of 55th Street, and the University Towers East Component, which would be located south of Montezuma Road, east and immediately adjacent to the existing University Tower on the main SDSU campus. The Peninsula Component would be located on an approximately 10.3-acre site. Development of the Peninsula Component would include demolition of all 13 existing buildings, which presently house 702 students, and the phased development of one 9-story student housing building and five student housing buildings up to 13 stories that would contain a total of approximately 4,500 student beds. The proposed University Towers East Component would be developed on a 0.71-acre site located immediately east of the existing University Towers building. The existing University Towers parking lot would be demolished to allow for redevelopment of the site to include a new 9-story student-housing building that would accommodate 720 beds. In total, development of the Proposed Project would result in 5,220 new student beds (net increase of 4,518 student beds to the main campus inventory).

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

<input checked="" type="checkbox"/> Air Resources Board	<input checked="" type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input checked="" type="checkbox"/> Parks & Recreation, Department of
<input checked="" type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # 11	<input checked="" type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 9
<input checked="" type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Education, Department of	<input checked="" type="checkbox"/> SWRCB: Water Quality
<input checked="" type="checkbox"/> Energy Commission	<input checked="" type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # 5	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input checked="" type="checkbox"/> Toxic Substances Control, Department of
<input checked="" type="checkbox"/> Forestry and Fire Protection, Department of	<input checked="" type="checkbox"/> Water Resources, Department of
<input checked="" type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

---

### Local Public Review Period (to be filled in by lead agency)

Starting Date 8/23/2024 Ending Date 9/23/2024

---

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Dudek</u>	Applicant: <u>Kara Peterson</u>
Address: <u>605 Third Street</u>	Address: <u>SDSU, 5500 Campanile Drive</u>
City/State/Zip: <u>Encinitas, CA 92024</u>	City/State/Zip: <u>San Diego, CA 92182-1624</u>
Contact: <u>Sarah Lozano</u>	Phone: <u>619-594-6619</u>
Phone: <u>760-479-4251</u>	

---

Signature of Lead Agency Representative:  Date: 23/08/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.