



Yana Garcia
Secretary for
Environmental Protection



Department of Toxic Substances Control

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Director
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SENT VIA ELECTRONIC MAIL

September 4, 2024

Kara Peterson
Director of Planning
California State University, San Diego
San Diego State University 5500 Campanile Drive
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RE: NOTICE OF PREPERATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT
FOR THE EVOLVE STUDENT HOUSING PROJECT DATED AUGUST 23, 2024,
STATE CLEARINGHOUSE NUMBER [2024080979](#)

Dear Kara Peterson,

The Department of Toxic Substances Control (DTSC) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the Evolve Student Housing Project (Project). The proposed Project is the development of two new housing complexes on or adjacent to the main San Diego State University (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 approximate 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 approximately 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

After reviewing the Project, DTSC recommends and requests consideration of the following comments:

1. DTSC recommends that all imported soil and fill material should be tested to assess any contaminants of concern meet screening levels as outlined in [DTSC's Preliminary Endangerment Assessment \(PEA\) Guidance Manual](#). Additionally, DTSC advises referencing the [DTSC Information Advisory Clean Imported Fill Material Fact Sheet](#) if importing fill is necessary. To minimize the possibility of introducing contaminated soil and fill material there should be documentation of the origins of the soil or fill material and, if applicable, sampling be conducted to ensure that the imported soil and fill material are suitable for the intended land use. The soil sampling should include analysis based on the source of the fill and knowledge of the prior land use. Additional information can be found by visiting [DTSC's Human and Ecological Risk Office \(HERO\) webpage](#).
2. If buildings or other structures are to be demolished on any Project sites included in the proposed Project, surveys should be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk. Removal, demolition, and disposal of any of the above-mentioned chemicals should be conducted in compliance with California environmental regulations and policies. In addition,

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sampling near current and/or former buildings should be conducted in accordance with [DTSC's PEA Guidance Manual](#).

DTSC appreciates the opportunity to comment on the NOP of a DEIR for the Evolve Student Housing Project. Thank you for your assistance in protecting California's people and environment from the harmful effects of toxic substances. If you have any questions or would like clarification on DTSC's comments, please respond to this letter or via [email](#) for additional guidance.

Sincerely,

Tamara Purvis

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cc: (via email)

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