

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2024080979

Project Title: Evolve Student Housing Project

Lead Agency: The Board of Trustees of the California State University

Contact Name: Kara Peterson

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Project Location: San Diego San Diego
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 10.57-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 4,450 student beds. The proposed University Towers East Component would be developed on a 1.1-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 5,170 new student beds (net increase of 4,468 student beds to the main campus inventory).

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The following environmental topics were determined to have potentially significant impacts requiring mitigation; Geology and Soils, Hazards and Hazardous Materials, Noise, and Wildfire. With implementation of mitigation measures, which would include avoidance of paleontological resources, abatement of hazardous materials, temporary construction noise reduction, provision of housing data to SANDAG, and wildfire risk abatement measures; these potentially significant impacts would be reduced to less than significant after mitigation. Significant impacts were identified to Biological Resources, Cultural and Tribal Cultural Resources. With mitigation measures, which would include construction noise monitoring and reduction strategies to reduce the effect on special-status species, and the preparation of Historic American Building Survey-Like Documentation to reduce the effect on historical resources, these impacts would remain significant and unavoidable.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Based on the NOP and Initial Study scoping process and comments received, the areas of controversy include: visual effects; air quality impacts from demolition and construction; biological resources impacts; energy efficiency; soil stability, runoff, and erosion impacts; increase in greenhouse gas emissions; hazardous materials within demolition waste; emergency evacuation; zoning consistency; long-term construction noise; types of student housing; impacts to public services including fire station; impacts associated with traffic and parking, bicycle infrastructure; impacts from natural gas utilities and infrastructure upgrades; wildfire evacuation; fire hazards; alternatives.

Provide a list of the responsible or trustee agencies for the project.

Responsible agencies:
San Diego Regional Water Quality Control Board
San Diego County Air Pollution Control District
City of San Diego

In the event that any special-status species would be impacted by the Proposed Project, the following agencies would potentially be trustee agencies: the U.S. Fish and Wildlife Service, and the California Department of Fish and Wildlife