

NOTICE OF AVAILABILITY
SAN DIEGO STATE UNIVERSITY EVOLVE STUDENT HOUSING PROJECT
DRAFT ENVIRONMENTAL IMPACT REPORT
(State Clearinghouse # 2024080979)

NOTICE OF AVAILABILITY. The Board of Trustees of the California State University is the lead agency for the preparation of an Environmental Impact Report for the proposed Evolve Student Housing Project (Project or Proposed Project) in accordance with the California Environmental Quality Act and CEQA Guidelines. The Draft Environmental Impact Report (EIR) has been prepared to analyze the potential environmental effects of the proposed project. The Board of Trustees of the California State University has prepared this Notice of Availability of the Draft EIR in accordance with CEQA Guidelines.

PROJECT LOCATION: The Proposed Project is a student housing project consisting of two components - the Peninsula Component and the University Towers East Component. The Peninsula Component site is approximately 10.57-acres located at the northern terminus of 55th Steet, at the northwest portion of the San Diego State University (SDSU) campus just south of Interstate 8 and west of Canyon Crest Drive. The University Towers East Component is approximately 1.1-acres located on Montezuma Road, at the southwest portion of the SDSU campus on a site that is currently used as a parking lot.

PROJECT DESCRIPTION: The Proposed Project would involve the construction and development of new student housing and related support facilities on SDSU's main campus.

The proposed Peninsula Component would be located on an approximately 10.57-acre site in the northwest portion of campus, just south of Interstate 8 and west of Canyon Crest Drive. Development of the Peninsula Component would include demolition of all 13 existing buildings, which presently provide housing for 702 students, and the subsequent phased development of one 9-story student housing building and five student housing buildings up to 13 stories in height that would contain a total of approximately 4,450 student beds. The proposed University Towers East Component would be developed on an approximately 1.1-acre site located immediately east of the existing University Towers building, south of Montezuma Road. The existing parking lot adjacent to University Towers would be demolished to allow for redevelopment of the site to include a new nine-story student housing building that would accommodate approximately 720 student beds. Development of the Proposed Project would result in approximately 5,170 new student beds, a net increase of approximately 4,468 student beds to the main campus inventory.

Phase 1A of the Proposed Project development would involve removal of five existing buildings on the Peninsula Component site and construction of the proposed 9-story student housing building and the Amenity Building. Phase 1B would consist of construction of the University Towers East Building. All Project elements in Phase 1 would begin construction in 2025. Phases 2 through 6 would involve construction of the apartment-style buildings proposed at the Peninsula Component site. Removal of existing buildings would occur phase-by-phase as space is needed to accommodate the proposed new buildings. Upon completion, the Proposed Project would consist of eight new buildings. One building would serve as an amenity building (two stories), and the remainder of the buildings would consist of student housing. A more detailed description of the Proposed Project, the Project location, and the potential environmental effects associated with the development of the Proposed Project are provided in the Draft EIR.

ENVIRONMENTAL IMPACTS: The Draft EIR discloses that the Proposed Project would result in no impacts to agricultural and forestry resources or mineral resources; less-than-significant impacts to aesthetics, air quality, energy, greenhouse gas emissions, hydrology and water quality, land use and planning, population and housing, public services and recreation, transportation, and utilities and service systems. Potential impacts would be mitigated to less-than-significant relative to geology and soils, hazards and hazardous materials, noise, and wildfire. The Draft EIR also determined that the Proposed Project's potential impacts relative to biological resources and cultural and tribal cultural resources would be significant and unavoidable.

PUBLIC REVIEW PERIOD: The Draft EIR will be available for public review and comment for a 45-day period beginning January 3, 2025 and ending February 17, 2025. All comments must be received in writing. Please direct all written comments via US Mail to: Kara Peterson, Director of Planning; Facilities Planning, Design, and Construction; SDSU, 5500 Campanile Drive, San Diego, CA 92182-1624 or via email to evolvecomments@sdsu.edu. All written comments on the adequacy of the Draft EIR must be received **no later than 5:00 P.M. on February 17th, 2025**. Following the close of the public comment period, written responses to comments submitted on the Draft EIR, along with supporting materials, as necessary, will be prepared and, together with the Draft EIR, will constitute the Final EIR. This notice will be filed with the San Diego County Clerk's office for a period of not less than 45 days.

ACCESSING THE DRAFT EIR: The Draft EIR may be accessed at the following locations:

- SDSU website: <https://bfa.sdsu.edu/campus/facilities/planning/eir>
- SDSU Love Library, 5500 Campanile Drive, San Diego, California, 92182
- College-Rolando Public Library, 6600 Montezuma Road, San Diego, California, 92115

PUBLIC MEETINGS: There will be two public meetings held during the 45-day public review period, one held at SDSU and the other via Zoom to facilitate maximum public participation. The meetings will provide members of the public an opportunity to ask questions and submit written comments regarding the analysis contained in the Draft EIR. The public meetings will be held on the following dates:

- **Monday, January 27, 2025, from 5:30 to 7:00 PM** at Montezuma Hall (located at the Conrad Prebys Aztec Student Union, 6075 Aztec Circle Drive, San Diego, California 92182)

- **Wednesday, January 30, 2025, from 3:30 to 4:30 PM** via Zoom webinar (link to be provided on the SDSU website <https://bfa.sdsu.edu/campus/facilities/planning/eir>)

HAZARDOUS SUBSTANCES: The project site is not listed on hazardous substances databases/lists enumerated under Section 65962.5 of the Government Code.