

**NOTICE OF PREPARATION
OF DRAFT ENVIRONMENTAL IMPACT REPORT;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETINGS;
SAN DIEGO STATE UNIVERSITY
EVOLVE STUDENT HOUSING PROJECT**

Prepared for:

The Board of Trustees of the
California State University
401 Golden Shore
Long Beach, California 90802

Prepared by:

San Diego State University
Facilities Planning, Design, and Construction
5500 Campanile Drive
San Diego, California 92182-1624

August 23, 2024

**NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT;
NOTICE OF PUBLIC INFORMATION/SCOPING MEETINGS**

To: State of California
Office of Planning and Research
State Clearinghouse
1400 Tenth Street
Sacramento, California 95812

From: The Board of Trustees of the
California State University
Kara Peterson, Director of Planning
Planning, Design & Construction
San Diego State University
5500 Campanile Drive
San Diego, California 92182-1624

The Board of Trustees of the California State University (CSU), which is the State of California acting in its higher education capacity, will be the lead agency for the preparation of an environmental impact report (EIR) in accordance with the California Environmental Quality Act (CEQA; Public Resources Code section 21000 *et seq.*), and Title 14 of the California Code of Regulations section 15000 *et seq.* (hereafter “CEQA Guidelines”). The EIR will address the potential environmental effects associated with construction and development of the proposed Evolve Student Housing Project (Proposed Project) to be constructed on and adjacent to the main campus of San Diego State University (SDSU) in San Diego. The Proposed Project would consist of two separate student housing complexes to be developed at two different locations within and adjacent to SDSU’s main campus. The two complexes are referred to herein as the Peninsula Component and the University Towers East Component, and collectively comprise the Project site. (See NOP **Figure 1**, Regional Map and **Figure 2**, Vicinity Map). CSU/SDSU has prepared and distributed this Notice of Preparation (NOP) in accordance with CEQA Guidelines section 15082(a) to provide responsible and trustee agencies, the Office of Planning and Research, and county clerk with sufficient information describing the project and the potential environmental effects to enable the responsible agencies to provide a meaningful response relative to preparation of the EIR.

Project Description and Location: The proposed Peninsula Component student-housing complex would be located within the approximately 10.3-acre site located adjacent to the northwest portion of campus where 55th Street ends, just south of Interstate-8 and west of Canyon Crest Drive. (See NOP Figure 2, Vicinity Map.) The Peninsula site currently contains eight, two-story apartment-style student housing buildings, one three-story apartment-style student housing building, the SDSU International Center complex comprised of four buildings, and associated amenities (i.e., parking spaces, sidewalks, landscaped areas, etc.). Development of the Peninsula Component would include demolition of all 13 existing onsite buildings, which would include removal of 702 beds and 315 parking spaces, and the phased development of one 9-story building and five buildings up to 13-stories that would contain a total of approximately 4,500 beds to house university students. The 9-story building would contain approximately 650 beds, and the other five

maximum 13-story buildings would be 4-bedroom and 2-bedroom apartment-style buildings containing approximately 770 beds each. The proposed Peninsula Component would also include a new two-story amenity building for dining and other student uses, and outdoor gathering space and green space between each building. With the loss of 702 existing beds and the development of approximately 4,500 beds, this Proposed Project would result in a net increase of approximately 3,798 beds at the Peninsula site.

The proposed University Towers East Component student-housing complex would be developed on a 0.71-acre site located on Montezuma Road currently utilized as a parking lot at 5505 Montezuma Road (See Figure 2, Vicinity Map.). The existing 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.

Between the 4,500 beds of the Peninsula Component and the 720 beds of the University Towers East Component, the Proposed Project would result in the development of approximately 5,220 beds.

List of Probable Environmental Effects: The Proposed Project would potentially affect the following environmental impact categories, which will be addressed in the Draft EIR: aesthetics, air quality, biological resources, cultural resources, energy, geology/soils, greenhouse gas emissions, hazards/hazardous materials, hydrology/water quality, land use/planning, noise, population/housing, public services, transportation, tribal cultural resources, utilities/service systems, and wildfire. A more detailed description of the potential environmental effects associated with development of the Proposed Project is provided in the Initial Study. A copy of this NOP and the Initial Study are available for review on the SDSU website at <https://bfa.sdsu.edu/campus/facilities/planning/eir>.

Agency/Public Responses: By this NOP, CSU is seeking public and agency input regarding the scope and content of the environmental information to be contained in the Draft EIR. Any responsible or trustee agency may need to use the EIR when considering permits or other project approvals. The failure to respond to this notice, or otherwise object to the conclusions made in the accompanying Initial Study, may prevent later assertions that issues excluded by the Initial Study should have been included in the Draft EIR.

Consistent with CEQA Guidelines section 15082, all responses to this NOP must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. All written comments received on or before 5:00 p.m. PST September 23, 2024, will be considered. Please send your written response to evolvecomments@sdsu.edu. Please provide the name of the contact person for commenting parties or agencies. Written responses may also be sent via mail to Kara Peterson,

**Notice Of Preparation of a Draft Environmental Impact Report;
Notice of Public Information/Scoping Meetings**

Director of Planning; Planning, Design, and Construction; SDSU, 5500 Campanile Drive, San Diego, California 92182-1624.

Public Information/Scoping Meeting: CSU will hold public information/scoping meetings to discuss the Proposed Project in order to obtain information regarding the content and scope of the Draft EIR. The meeting(s) will take place as follows:

- September 4, 2024 – 5:30 p.m. to 7:00 p.m. at Montezuma Hall (located at the Conrad Prebys Aztec Student Union, 6075 Aztec Circle Drive, San Diego, California 92182)
- September 5, 2024 – 3:00 p.m.– 4:00 p.m. via Zoom webinar: <https://bit.ly/4dVgXVO>

All public agencies, organizations, and interested parties are encouraged to attend and participate at the meetings. The failure of any public agency, organization, or interested party to attend the scoping meetings or submit written comments may prevent that agency, organization, or party from later asserting that issues excluded by the Initial Study should have been included in the Draft EIR.

