



SDSU | San Diego State
University

Evolve Student Housing

Draft Environmental Impact Report
Public Meetings

January 27 and 30, 2025



Outline of Presentation:

- Purpose of Draft Environmental Impact Report (DEIR) Meeting
- CEQA Process
- Project Purpose and Objectives
- Project Alternatives
- Impacts/Mitigation
- Significant and Unavoidable Impacts
- Next Steps
- Providing Comments



Purpose of DEIR Meeting:

- Disclose the findings presented in the Draft EIR
- Provide an overview of Project Alternatives as presented in the Draft EIR
- Provide the public with another opportunity to submit written comments on the Draft EIR



CEQA Process:

1. Notice of Preparation (NOP) and Scoping
2. **Draft EIR (DEIR)**
3. Final EIR
4. Approval/Certification by the California State University Board of Trustees



Project Purpose and Benefits:

The underlying purpose of the Proposed Project is to enable an increased number of SDSU students the opportunity to live on the main SDSU campus, thereby enhancing student life on campus and reducing vehicle miles traveled (VMT) and attendant greenhouse gas (GHG) emissions.



Project Objectives:

1. Expand the west campus student residential neighborhood in a manner similar to the student residential neighborhood on the east side of campus,
2. Provide food and support services in the immediate vicinity of the Proposed Project site
3. Increase on-campus student housing options to the maximum degree possible for students currently housed off campus, thereby reducing the demand for student housing in the adjacent off-campus neighborhoods.
4. Replace outdated, low-density, inefficient student housing with more modern, attractive, and energy efficient facilities.
5. Provide additional student housing on campus in an area that has the capacity to accommodate a large number of student housing beds and associated amenities,
6. Reduce vehicle miles traveled and related greenhouse gas emissions and increase the walkability of the SDSU campus by providing on-campus housing that includes a variety of student-friendly amenities situated within walking distance of the academic, athletic, and social centers of campus.
7. Take advantage of the limited available buildable area on an urban, built-out campus by maximizing density and number of student beds within the Project site.

**Peninsula
Site**



UT East Site





Project Alternatives Studied in Draft EIR:

- “No Project” Alternative
- Historic Preservation Alternative
- Gnatcatcher Avoidance Alternative
- Reduced Height Alternative
- Alternative Site Locations Alternative



“No Project” Alternative:

- Study of this “Alternative” is required by CEQA
- Under this alternative, existing conditions would remain
- No student housing would be built
- No reduction in GHGs would result



Historic Preservation Alternative:

- Retains Mixquic Hall on the Peninsula Component site
- Remainder of Peninsula site (Amenity Building, 9-story building, five towers) would be developed
- No change to University Towers Component
- 716 beds lost



Gnatcatcher Avoidance Alternative:

- Eliminates construction activities within 300' of coastal sagebrush
- Results in loss of 9.48 buildable acres on the 10.57 acre Peninsula Site
- No change to University Towers Component
- 3,708 beds lost



Reduced Height Alternative:

- Limits height of Peninsula Component buildings
- No change to University Towers Component
- 1,358 beds lost



Alternative Site Locations Alternative:

- Proposed Project would be built on various sites across the SDSU Main Campus
- Only Lot 2A, which is limited by trolley infrastructure, is currently planned for future housing
- Development of all other alternative sites would require other locations on campus be identified for the alternative sites' planned uses pre-empted by conversion to student housing



Areas of Study* with Less Than Significant Impacts:

- Aesthetics
- Air Quality
- Energy
- Geology/Soil Resources
- GHG
- Hydrology/Water Quality
- Land Use and Planning
- Population and Housing
- Public Services and Recreation
- Transportation

*Agriculture and Forestry Resources and Mineral Resources were determined to have no impacts during the NOP process and thus, are not included in the EIR



Areas of Study Requiring Mitigation Measures:

- Biological Resources
- Cultural Resources and Tribal Cultural Resources
- Paleontological Resources
- Hazards or Hazardous Materials
- Noise
- Wildfire



Significant and Unavoidable Impacts:

- Biological Resources (Potentially)
- Cultural Resources and Tribal Resources



Potential Significant and Unavoidable Impacts: Biological Resources

- Indirect impacts related to construction noise if California Gnatcatcher is present



Significant and Unavoidable Impacts: Cultural Resources and Tribal Cultural Resources

- Mixquic Hall



Next Steps:

DEIR Comment Phase

(now through February 17, 2025)

all comments must be provided **in writing**, via:

email:

evolvecomments@sdsu.edu

US Mail:

Kara Peterson, Director of Planning
SDSU Planning, Design & Construction
5500 Campanile Drive
San Diego, CA 92182-1624

Final EIR/ Board of Trustees Meeting:

May 20-21, 2025

in-person comments can
be provided at the Final EIR
presentation during the CSU
Board of Trustees Meeting
(May 20-21, 2025)



Providing DEIR Comments: by February 17, 2025

This meeting is not being recorded, and comments received through the meeting chat function will NOT be recorded. If you have a comment to be reviewed, documented, and considered, your comment must be made in writing and sent to SDSU via one of the following methods:

via email:
evolvecomments@sdsu.edu

via U.S. Mail:

Kara Peterson, Director of Planning
San Diego State University
Planning, Design & Construction
5500 Campanile Drive
San Diego, CA 92182-1624

For More Information and Updates, please visit:

sdsu.edu/evolvestudenthousing

bfa.sdsu.edu/campus/facilities/planning/eir

sdsu.edu/evolve-interest

