

**NOTICE OF INTENT  
TO ADOPT A MITIGATED NEGATIVE DECLARATION  
FOR THE SAN DIEGO STATE UNIVERSITY  
IMPERIAL VALLEY OFF-CAMPUS CENTER - CALEXICO  
AFFORDABLE STUDENT HOUSING PROJECT**

The Board of Trustees of California State University (CSU) intends to adopt a Mitigated Negative Declaration, prepared pursuant to the California Environmental Quality Act (“CEQA”), Public Resources Code, section 21000 *et seq.*, for the proposed San Diego State University (“SDSU”) Imperial Valley Off-Campus Center - Calexico, Affordable Student Housing project (Proposed Project).

**Project Location and Brief Description:** The Proposed Project would be located at SDSU’s Imperial Valley Off-Campus Center – Calexico, which is located at 720 Heber Avenue in downtown Calexico, approximately 0.5 miles north of the U.S. – Mexico border in Imperial County.

The Proposed Project would involve the construction of a single-story, four-building complex, approximately 12,840 square feet in size, that would provide affordable student housing. The complex would include three student housing buildings, including one smaller live-in unit building, and a community building. Two of the three proposed residential buildings would each be approximately 5,500 square feet in size and would include five four-bedroom, two-bathroom apartment units, totaling 40 student beds per building (two student beds per bedroom, 80 student beds in total). The third proposed residential building would be a live-in manager unit that would consist of a single two-bedroom, one-bathroom apartment. The proposed live-in unit would also include approximately 100 square feet of office space intended to provide a space for tenant meetings, social services, or counseling. All apartment units would also be equipped with a living area and kitchen. The proposed community building would be approximately 840 square feet and include laundry, mail, restroom, electrical, and maintenance facilities.

Other on-site proposed amenities include a courtyard, bike racks, and a community waste enclosure. The courtyard would be approximately 1,600 square feet and would be centrally located in the proposed complex. Approximately 15 bike racks would be provided throughout the Project site.

The 80 student beds would be occupied by students attending both the SDSU Calexico Center and the Imperial Valley College in Imperial. SDSU and the Imperial Valley Community College District (IVCCD) have executed a 30-year master lease agreement to support basic housing needs for students in the Imperial Valley. Under the agreement, 40 of the proposed student beds would be reserved for IVCCD students who attend the Imperial Valley College in Imperial, and 40 beds would be reserved for SDSU Calexico Center students. A two-bedroom unit would also provide living space for on-site management, for a total of 82 beds.

**Prior CEQA Documentation:** The environmental impacts associated with development of a Master Plan for the Calexico Center were evaluated at a program level of review in the SDSU Imperial Valley Campus Master Plan Project Environmental Impact Report (EIR) (SCH 2002051010), which also analyzed improvements to the nearby Brawley Off-Campus Center affiliated with SDSU. The EIR, which was prepared pursuant to the requirements of CEQA, was certified and the Master Plan for the Calexico Center was approved by the CSU Board of Trustees in 2003. The Calexico Center Master Plan provides the framework for development of the facilities necessary to serve a projected future enrollment of 850 full-time equivalent (FTE) students. The Proposed Affordable Student Housing Project would not increase student enrollment at the Calexico Center above the previously approved 850 FTE projection.

**Government Code Section 65962.5:** The site of the Proposed Project is not listed on any databases identified under Government Code section 65962.5.

**Document Availability:** The proposed Mitigated Negative Declaration and supporting Initial Study, and all documents referred to therein, including the 2003 Campus Master Plan EIR, are incorporated by this reference, and are available for public inspection and review online on SDSU's website at <https://bfa.sdsu.edu/campus/facilities/planning/eir> and SDSU Imperial Valley Off-Campus Center - Calexico's webpage at <https://imperialvalley.sdsu.edu/about/calexico>. Copies of the proposed Mitigated Negative Declaration and Initial Study and supporting technical reports also are available for review upon request. Documents will be made available for public inspection at the SDSU Imperial Valley Off-Campus Center – Calexico library at 720 Heber Avenue, Calexico CA 92231. Copies of the proposed Mitigated Negative Declaration and Initial Study and supporting technical reports also are available for review at the Camarena Memorial Library, 850 Encinas Avenue, Calexico, California, and the Malcolm A. Love Library at San Diego State University, 5500 Campanile Drive, San Diego, California.

**Public Review Period:** SDSU will receive public comments on the proposed Mitigated Negative Declaration and Initial Study for a 30-day period, beginning December 20, 2024, and concluding January 20, 2024, at 5:00 p.m. Comments must be submitted to Kara Peterson, Director of Planning, at San Diego State University, 5500 Campanile Drive, San Diego, California, 92182-162; or electronically (via e-mail) at [kara.peterson@sdsu.edu](mailto:kara.peterson@sdsu.edu).

No action or proceeding may be brought under CEQA to challenge the CSU Board of Trustees' adoption of the Mitigated Negative Declaration unless the alleged grounds for noncompliance were presented to the CSU/SDSU in writing by any person during the public comment period or prior to issuance of the Notice of Determination.