Initial Study

Evolve Student Housing Project

AUGUST 2024

Prepared for:

THE BOARD OF TRUSTEES OF THE CALIFORNIA STATE UNIVERSITY
401 Golden Shore
Long Beach, California 90802

Prepared by:

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Acronyms and Abbreviations

Acronym/Abbreviation	Definition
campus	San Diego State University campus
CEQA	California Environmental Quality Act
City	City of San Diego
CSU	The California State University
EIR	environmental impact report
FTE	full-time equivalent
GHG	greenhouse gas
MSCP	Multiple Species Conservation Program
Project or Proposed Project	Evolve Student Housing Project
RWQCB	Regional Water Quality Control Board
SDSU	San Diego State University

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1 Introduction

1.1 Project Overview

The California State University (CSU)/San Diego State University (SDSU) is proposing the development of two new housing complexes on and adjacent to the main SDSU campus (Project or Proposed Project), which would provide additional student housing, dining, and auxiliary uses on and adjacent to the western and southern portions of campus (see Figures 1 through 3). As noted on the figures, 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 Towers building on the main SDSU campus. The Peninsula Component would be located on an approximately 10.3-acre site adjacent to the northwest portion of campus at the northern terminus of 55th Street, 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 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 4,500 student beds. The proposed University Towers East Component would be developed on a 0.71-acre site located immediately east of the existing University Towers building, south of Montezuma Road. 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 approximately 720 beds. In total, development of the Proposed Project would result in 5,220 new student beds (net increase of 4,518 student beds to the main campus inventory).

1.2 California Environmental Quality Act Compliance

The California Environmental Quality Act (CEQA) applies to proposed projects initiated by, funded by, or requiring discretionary approvals from state or local government agencies. The Proposed Project constitutes a "project" as defined by CEQA (California Public Resources Code, Section 21000 et seq.) and Title 14 of the California Code of Regulations, Section 15000 et seq. (hereafter, "CEQA Guidelines"). CEQA Guidelines Section 15367 states that a "Lead Agency" is "the public agency which has the principal responsibility for carrying out or approving a project." The Board of Trustees of the CSU is the lead agency for the Proposed Project. SDSU is an entity of the CSU, which is the State of California acting in its higher education capacity.

SDSU has prepared an initial study in accordance with the CEQA Guidelines. The initial study identifies the potential environmental effects associated with the planning, construction, implementation, and operation of the Proposed Project and satisfies the content requirements of CEQA Guidelines Section 15063(d)(1)-(6). Based on the conclusions of the initial study evaluation and pursuant to CEQA Guidelines Section 15063(b)(1)(A), SDSU has determined that there is substantial evidence, in light of the whole record, that the Proposed Project may have a significant effect on the environment. Therefore, SDSU will prepare an environmental impact report (EIR) in accordance with CEQA Guidelines Article 9, Sections 15120 to 15132. This initial study will assist in preparing the EIR by, among other things (1) focusing the EIR on the environmental effects determined to be potentially significant; (2) identifying the effects determined not to be significant; and (3) explaining the reasons for determining that potentially significant effects would not be significant.

As further illustrated below, because the analysis in this initial study determined that the Proposed Project would not result in significant impacts for all environmental categories, SDSU proposes to scope out the following topics from further evaluation in the EIR: Agriculture and Forestry Resources, and Mineral Resources. As such, these topics will not be further analyzed in the EIR.

1.3 Public Review Process

In reviewing the initial study, agencies and the interested public should focus on the sufficiency of the document in identifying the potential impacts of the Proposed Project on the environment. Commenters should provide specific detail about the scope and content of the environmental document during this scoping period.

Comments on the Initial Study may be submitted in writing during the 30-day public comment period, between August 23, 2024, and September 23, 2024. All written comments received within 30 days of receipt of the Notice of Preparation will be considered. A copy of the Notice of Preparation and this initial study are available for review on the SDSU website at https://bfa.sdsu.edu/campus/facilities/planning/eir. Following the close of the public scoping period, SDSU will consider this initial study and comments thereon in preparing the EIR. Comments on the initial study should be sent to the following address or via email to:

Kara Peterson, Director of Planning
5500 Campanile Drive
San Diego, California 92182
evolvecomments@sdsu.edu

1.4 Document Organization

This initial study is organized as follows:

Section 1: Introduction. This section provides an introduction to the environmental review process. It describes the purpose and organization of this document and presents a summary of findings.

Section 2: Project Description. The Project Description section describes the purpose and need for the Proposed Project, identifies Project objectives, and provides a brief description of the Proposed Project.

Section 3: Initial Study Checklist. The Initial Study Checklist section presents an analysis of a range of environmental issues identified in the CEQA Environmental Checklist and determines if Project actions would result in no impact, a less-than-significant impact, or a potentially significant impact that will be further analyzed in the Draft EIR.

Section 4: References and List of Preparers. The References section lists the references used in preparation of this initial study and identifies report preparers.

2 Project Description

SDSU is proposing to plan, design, and construct two new student housing complexes to be built on and adjacent to the western and southern portions of the main SDSU campus.

2.1 Project Location, Setting, and Existing Conditions

The SDSU campus is located along Interstate 8 approximately 8 miles from downtown San Diego (See Figure 1, Regional Map, and Figure 2, Vicinity Map). The campus is located within the College Area community of the City of San Diego (City). The College Area community is characterized by SDSU as a major hub of activity, single- and multi-family residential uses, and neighborhood commercial developments that serve the surrounding community, including SDSU.

The proposed Peninsula Component would be located within the approximately 10.3-acre site at the northern terminus of 55th Steet, adjacent to the northwest portion of campus just south of Interstate 8 and west of Canyon Crest Drive (see Figure 3A, Peninsula Project Site). The proposed University Towers East Component would be located on a 0.71-acre site on Montezuma Road that is currently utilized as a parking lot for the existing SDSU University Towers residential housing building (see Figure 3B, University Towers East Project Site).

2.2 Campus Planning Background

Founded as a state college in 1897, SDSU initially occupied a single building in downtown San Diego. In February 1930, the SDSU campus was moved to its present location atop Montezuma Mesa and was operated from seven buildings surrounding what is still referred to as the Main Quad. Expansion of the campus initially occurred to the north and southeast. Gradually, the canyon areas were filled with auxiliary uses, including sporting and entertainment venues, as well as parking lots.

By the early 1960s, primarily due to parking concerns and a lack of established functional campus areas, a comprehensive planning effort was deemed necessary for the future expansion of SDSU. The first SDSU Campus Master Plan was prepared by Frank L. Hope and Associates and was approved by the Board of Trustees of the CSU in 1963. The 1963 Campus Master Plan contained a planned land use map, outlined directives for facility placement, and provided target square footage for academic, support, and athletic spaces. An update to the 1963 Campus Master Plan was completed in 1967, and a number of primarily minor revisions were made to the plan throughout the 1970s. Several major revisions have been made to the Campus Master Plan over the last 20 years.

Though historically known as a commuter campus, in recent years SDSU has recognized the academic, accessibility, and community benefits of providing housing to the SDSU students. SDSU has constructed a number of student housing units both on and immediately near campus in an effort to provide increased housing availability for students attending the University. The proposed Project represents SDSU's continuing efforts in this regard.

2.3 Project Elements

The Proposed Project would accommodate a net increase of 4,518 beds for students who wish to live on or immediately adjacent to the main SDSU campus. As the existing Campus Master Plan has an enrollment cap of up to

35,000 full-time equivalent (FTE) students, SDSU has not yet reached this enrollment level. The net increase of 4,518 student residents would be newly entering SDSU students or existing students that would transition from living off campus to residential opportunities on or immediately adjacent to campus. These student residents would fall within the 35,000 FTE enrollment envisioned under the existing Campus Master Plan. As part of the Proposed Project, the Campus Master Plan map would be revised as necessary to accommodate the new housing and related facilities.

2.3.1 Structures

The site of the Peninsula Component currently contains eight 2-story apartment-style student housing buildings, one 3-story apartment-style student housing building, the SDSU International Center complex comprised of 4 one-story buildings, and associated amenities (i.e., parking spaces, sidewalks, landscaped areas, etc.). Development of the Peninsula Component would include demolition of all 13 existing on-site buildings 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. The 9-story building would include double occupancy rooms, for a total of approximately 650 beds. The five student housing buildings up to 13 stories would be four-bedroom and two-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 retail uses, as well as outdoor gathering space and green space between each building. Demolition of the existing buildings would result in the removal of 702 existing on-site beds and 315 parking spaces. 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 for University Towers which is an existing student residence building located at 5505 Montezuma Road. 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.

2.3.2 Utilities

It is anticipated that the Proposed Project would require new points of connection for the residence halls and amenity building for domestic water, fire water, and sewer; from the existing utility lines within 55th Street for the proposed Peninsula Component, and in Montezuma Road and the alley immediately south for the proposed University Towers East Component.

For the University Towers East site, the existing water, fire water and sewer utility mains within public right of way (Montezuma Rd and alley to south of property) are anticipated to accommodate the increased density for the University Towers project.

For the Peninsula site, water and fire water services are fed through pipelines in 55th Street and are expected to be reconstructed to address conflicts with the planned construction and be re-route along the proposed loop road. Water related piping is expected to be upsized as part of the relocation process to address the additional population demand of the project. Sewer for the Peninsula is conveyed through an existing pipe underneath 55th Street, this line is expected to be re-routed and upsized to address conflicts with the planned construction. Utility piping running down the canyon's side (sewer and drainage) are not anticipated to be upsized as part of the construction project.

The existing subterranean storm drain system that currently drains both sites would remain unchanged; all post-construction runoff would be drained through existing pipelines and catchment systems and eventually flow into existing City-owned and -operated stormwater systems.

Existing overhead electrical utility lines that are located in both the Peninsula Component site and along/across the University Towers East Component site would be undergrounded during construction. The northernmost portion of 55th Street would be dedicated to SDSU from the City. Temporary access to connect to existing stormwater, water, wastewater, and fire water infrastructure within 55th Street, Montezuma Road, or the alley immediately south of the proposed University Towers East Component would be requested of the City.

2.3.3 Landscaping

Due to the adjacency with the undeveloped canyon and hillside areas, all landscaping for the Peninsula Component would be focused on drought-tolerant, low-flammability vegetation. The landscaping proposed for the University Towers East Component would also be characterized by drought-tolerant plant choices.

2.3.4 Parking, Circulation, and Access

The residential buildings that are currently on the Peninsula Component support approximately 315 parking spaces. Once all buildings are demolished, approximately 15 parking spaces could be constructed near the entrance of the new housing complex and 2 truck spaces at the amenity building. These 17 spaces would be reserved for accessible parking spaces, staff, short-term parking, and for loading and unloading. Parking for those student residents with vehicles would be available in existing SDSU parking lots and structures. Once constructed, the proposed University Towers East Component would result in a reduction of 125 parking spaces. A total of 6 new parking spaces would be constructed near the entrance of the proposed University Towers East Building. As with the Peninsula component, parking for student residents of the University Towers East Component would be available in existing SDSU parking lots and structures.

Access to the proposed Peninsula Component housing would be provided via 55th Street, which is connected to the larger street grid via Canyon Crest Drive, Remington Road, and Montezuma Road. The new student housing would be fenced to protect against unauthorized access from the surrounding community, and a gate would control access into the Peninsula Component once development is complete.

A multi-use road would be constructed along the outer edge of the proposed 55th Street development. This multi-use road would be primarily designed for pedestrian, bicycle, and other individual motorized vehicles such as scooters, skateboards, hover boards, etc. This road will also be designed to accommodate all required fire truck access needs to ensure that fire-fighting apparatus could access all proposed future buildings. This roadway also would be available for supply delivery, garbage collection, and special event loading and unloading. Daily access to this road for pick-up/drop-off, deliveries or temporary parking would be prohibited.

Additionally, the proposed Central Paseo would be a pedestrian-only pathway connecting all residential buildings within the Peninsula component.

The proposed University Towers East Component would be accessed by Montezuma Road to the immediate north and the unnamed alley to the immediate south of the proposed building.

2.3.5 Construction Phasing

Construction of the Project components would occur in multiple phases. The first phase would involve construction of the nine-story residential building and the two-story amenity building within the Peninsula Component, as well as the nine-story tower for the University Towers East Component. Demolition activities at 55th Street are assumed to begin in May 2025, with construction of all components and phases to be completed by January 2034.

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3 Initial Study Checklist

1. **Project title:**

   Evolve Student Housing Project

2. **Lead agency name and address:**

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

3. **Contact person and address:**

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

4. **Project location:**

   The proposed new student housing buildings would be located in and adjacent to the northwestern and southwestern portions of the main SDSU campus. The Peninsula Component would be located immediately adjacent to campus, at the northern terminus of 55th Street. The University Towers East Component would be located immediately east of the existing University Towers Building and south of Montezuma Road.

5. **Project sponsor's name and address:**

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

6. **General plan designation (for reference only; not applicable to CSU):**

   Peninsula Site: Residential (City of San Diego 2024a)
   University Towers East Site: Residential (City of San Diego 2024a)

7. **Zoning (for reference only; not applicable to CSU):**

   Peninsula Site: RM-3-9 (Residential – Multiple Unit) (City of San Diego 2024b)
   University Towers East Site: RM-3-9 (Residential – Multiple Unit) (City of San Diego 2024b)

8. **Description of project. (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. Attach additional sheets if necessary):**

Refer to Section 2, Project Description, above, for more information about the Proposed Project.

9. **Surrounding land uses and setting: Briefly describe the project's surroundings:**

Peninsula Component: Surrounding land uses include undeveloped hillsides to the immediate west, north, and east, with existing SDSU campus facilities further east and south.

University Towers East Component: The existing University Towers building is located immediately west of the proposed University Towers East Component site. Montezuma Road is located immediately north, and existing multifamily residential units are located to the east of the proposed site. Single family residential land uses fronting Mary Lane Drive are located south of the Project site.

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement):**

The following public agencies may need to issue discretionary or ministerial permits to SDSU for the Proposed Project.

- Division of the State Architect (accessible facilities compliance)
- San Diego Fire-Rescue Department (Office of Fire Safety (OFS)
- San Diego Air Pollution Control Board (authority to construct and/or permits to operate, if necessary)
- City of San Diego (permits for construction within City right-of-way, tie-in to existing City-owned utilities, if necessary).

11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?**

In accordance with California Assembly Bill 52 requirements, SDSU will initiate tribal consultation outreach, the results of which will be summarized in the Draft EIR.

Environmental Factors Potentially Affected

The environmental factors checked below would be potentially affected by this Proposed Project, involving at least one impact that is a "Potentially Significant Impact," as indicated by the checklist on the following pages.

☒ Aesthetics	☐ Agriculture and Forestry Resources	☒ Air Quality
☒ Biological Resources	☒ Cultural Resources	☒ Energy
☒ Geology and Soils	☒ Greenhouse Gas Emissions	☒ Hazards and Hazardous Materials
☒ Hydrology and Water Quality	☒ Land Use and Planning	☐ Mineral Resources
☒ Noise	☒ Population and Housing	☒ Public Services
☒ Recreation	☒ Transportation	☒ Tribal Cultural Resources
☒ Utilities and Service Systems	☒ Wildfire	☒ Mandatory Findings of Significance

Determination (To be completed by the Lead Agency)

On the basis of this initial evaluation:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☒ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier ENVIRONMENTAL IMPACT REPORT or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature

08/23/2024

Date

3.1 Aesthetics

		Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
I.	**AESTHETICS** – Except as provided in Public Resources Code Section 21099, would the project**:**				
a)	Have a substantial adverse effect on a scenic vista?	☒	☐	☐	☐
b)	Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☒	☐	☐	☐
c)	In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☒	☐	☐	☐
d)	Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☒	☐	☐	☐

Discussion

The two Project components would be located at separate locations within or adjacent to the SDSU main campus. Development of the Proposed Project would alter the existing visual character at both locations.

On the Peninsula Component site, the proposed construction of the 9-story student housing building, five student housing buildings up to 13 stories, and 2-story amenity building would alter the appearance of the existing site, which currently contains eight 2-story apartment-style student housing buildings, a 3-story apartment-style student housing building, the SDSU International Center complex comprised of 4 buildings, and associated amenities (i.e., parking spaces, sidewalks, landscaped areas, etc.). The proposed development would have the potential to alter visual quality and community character in the area, along with potential increased sources of light and/or glare that may occur as a result of the new buildings.

On the University Towers East Component site, the proposed construction of a new 9-story student housing building would alter the appearance of the existing parking lot. The Proposed Project also would have the potential to alter visual quality and campus character. Changes in land use, such as construction and development of a 9-story housing structure and landscaping in a location currently occupied by a surface parking lot, will have the potential to alter visual quality and community character in the area. Potential increased sources of light and/or glare may also occur as a result of the new building.

A visual resources analysis will be prepared for the Proposed Project that will evaluate the potential construction and operational impacts associated with the development of the Proposed Project, including a visual resources technical report, photographic simulations, and a lighting and shading evaluation.

None of the roadways within proximity of the Proposed Project site are considered Officially Designated State Scenic Highways; however, Interstate 8, located approximately 0.05 miles to the north of the Peninsula Component Project site, is considered an Eligible State Scenic Highway (not officially designated) (Caltrans 2024). The Draft EIR will analyze the potential for the Proposed Project to affect identified scenic vistas, including those that are visible from on-campus vantage points and those that may be affected by views from the surrounding area. The Draft EIR will analyze whether the visual character or quality of the site and its surroundings would be adversely impacted, including potential impacts associated with shading, and will also address any new sources of light and glare to evaluate potential impacts on day or nighttime views in the area as a result of Project implementation.

If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.2 Agriculture and Forestry Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURE AND FORESTRY RESOURCES – In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	☐	☐	☐	☒
d) Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

Discussion

According to the California Important Farmland Finder (California Department of Conservation 2024a), the Project area is designated as Urban and Built-Up Lands. The Project area does not include any lands designated as Prime Farmland, Unique Farmland, or Farmland of Statewide Importance. Therefore, development of the Proposed Project would not convert agricultural land to non-agricultural uses. The Project area does not include any land under a Williamson Act contract.

No forest land, timberland, or timberland production areas (as defined in California Public Resources Code Sections 12220 [g], 4526, or 51104 [g]) are located within or adjacent to the Project site. Therefore, the Proposed Project would not conflict with existing zoning for forest land, timberland, or timberland production areas or result in the loss or conversion of forest lands to non-forest uses, as none exist. The Proposed Project would be constructed on previously developed land at the Peninsula Component site and on an existing surface parking lot at the University Towers East site. Impacts to agricultural and forestry resources are not anticipated to occur as a result of development of the Proposed Project and potential impacts to agricultural resources will not be discussed further in the Draft EIR.

3.3 Air Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY – Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?	☒	☐	☐	☐
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☒	☐	☐	☐
c) Expose sensitive receptors to substantial pollutant concentrations?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☒	☐	☐	☐

Discussion

The Project site is located within the San Diego Air Basin under the jurisdiction of the San Diego Air Quality Management District. The San Diego Air Quality Management District is the local agency responsible for the administration and enforcement of air quality regulations for the area. Construction and operation of the Proposed Project may result in the emission of additional short- and long-term criteria air pollutants from mobile and/or stationary sources, which may exceed federal and state air quality standards or contribute to existing nonattainment of air quality standards. In addition, the proposed development, combined with known and reasonably foreseeable growth in the area, could result in cumulatively considerable emissions of nonattainment criteria air pollutants.

Construction activities associated with the Proposed Project would result in temporary sources of fugitive dust and construction vehicle emissions. Earthwork and construction-related activities would also result in the emission of diesel fumes and other odors typically associated with construction activities. Sensitive receptors located in the vicinity of the construction site, including on-campus residences and off-site residences, may be affected. Any odors associated with construction activities would be temporary and would cease upon Project completion. Long-term operation of the Proposed Project would result in daily vehicular trips and energy consumption (e.g., heating and air conditioning), both of which would generate emissions, although it is anticipated that vehicle trips to and from student residences would decrease because of the increased number of students who would now live within walking distance of their classes, thus eliminating the need for a vehicle. Analysis of the Proposed Project's potential air quality impacts and related mitigation measures will be provided in the Draft EIR. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.4 Biological Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES – Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☒	☐	☐	☐
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☒	☐	☐	☐
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☒	☐	☐	☐
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☒	☐	☐	☐
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☒	☐	☐	☐

Discussion

The Peninsula Component site consists of 10.3 acres of developed land and is adjacent to undeveloped habitat. The University Towers East Component is located on a 0.71-acre developed site and is surrounded by development. The Proposed Project may affect the hillsides surrounding the Peninsula Component site, which are known to support special-status wildlife species such as the coastal California gnatcatcher (*Polioptila californica californica*). Additionally, the Peninsula Component site is located within the planning area of the City of San Diego Multi-Species Conservation Program (MSCP) Subarea Plan and specifically within an area designated as Multi-Habitat Plan Area. Although SDSU is not a "permittee" under this umbrella plan/City Subarea Plan, the significance of the Proposed Project's location within the MSCP area and within an area designated as Multi-Habitat Plan Area will be addressed in the EIR. A comprehensive biological resources evaluation will be prepared in conjunction with the Draft EIR; this evaluation will include vegetation mapping and field surveys. All biological resources, including vegetation communities and special-status biological resources observed or with potential to occur on site, will be addressed in this analysis.

Ornamental trees and shrubs that may provide suitable habitat for urban-adapted birds are located on and adjacent to the Project site. Breeding birds can be affected by short-term construction noise, which can result in the disruption of foraging, nesting, and reproductive activities. The Draft EIR will address potential impacts to these birds.

As discussed, a comprehensive biological resources technical memorandum will be prepared as part of the Proposed Project, the findings of which will be included in the EIR. Direct, indirect, and cumulative impacts for both short-term and long-term effects of the Proposed Project will be evaluated. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.5 Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES – Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?	☒	☐	☐	☐
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☒	☐	☐	☐
c) Disturb any human remains, including those interred outside of formal cemeteries?	☒	☐	☐	☐

Discussion

The proposed Peninsula Component would involve demolition of the existing structures and grading. A cultural resources memorandum, which will include a historical resource evaluation, will be prepared. Should any archaeological resources be discovered requiring recordation during field surveys, a full Archaeological Resource Management Report may be necessary. Potential impacts associated with the presence of human remains on the site of the Proposed Project will also be addressed. Additionally, the EIR will describe existing historical resources and determine if any historical resources have the potential to be affected by implementation of the Proposed Project. If applicable, mitigation measures to reduce or avoid potentially significant impacts will be identified in the Draft EIR.

3.6 Energy

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☒	☐	☐	☐
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☒	☐	☐	☐

Discussion

Implementation of the Proposed Project would result in use of energy resources during Project construction activities and once the new residential buildings are operational. An air quality, greenhouse gas (GHG) emissions, and energy technical report will be prepared for the Proposed Project, the results of which will be described in the Draft EIR. As such, the Draft EIR will evaluate impacts related to the Proposed Project's consumption of energy resources and the Proposed Project's potential to conflict with applicable adopted plans for renewable energy or energy efficiency and will identify mitigation measures (if necessary).

3.7 Geology and Soils

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS – Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☒	☐	☐	☐
ii) Strong seismic ground shaking?	☒	☐	☐	☐
iii) Seismic-related ground failure, including liquefaction?	☒	☐	☐	☐
iv) Landslides?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Result in substantial soil erosion or the loss of topsoil?	☒	☐	☐	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☒	☐	☐	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☒	☐	☐	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	☐	☐	☐	☒
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☒	☐	☐	☐

Discussion

The Project site is located within seismically active Southern California, an area where several faults and fault zones are considered active by the California Division of Mines and Geology. Due to the presence of faults within proximity to the Project area and the questionable activity level of these faults, the potential for ground rupture to occur on the Project site resulting in damage from surface rupture or fault displacement would be a potentially significant impact. All new building design projects are required to be consistent with the California Building Code and the CSU Seismic Policy, which mandates, in part, that all new structures must provide an acceptable level of earthquake safety for students, employees, and the public who occupy these buildings and facilities, to the extent feasible (CSU 2016). The Draft EIR and geotechnical report to be prepared for the site will evaluate the potential hazard from ground failure and liquefaction and evaluate seismic hazard maps to identify the proximity and level of potential hazard from earthquake faults and other known faults. The EIR will also analyze the potential for landslides, lateral spreading, subsidence, liquefaction, or collapse to occur on or off campus.

Construction activities associated with the Proposed Project, including grading, would temporarily expose underlying soils, thereby increasing the potential to cause soil erosion or the loss of topsoil. The Draft EIR will examine the potential for erosion hazards and the loss of topsoil where development is proposed to occur and describe the Project design features and/or mitigation incorporated to reduce or avoid these impacts.

Septic tanks or alternative wastewater disposal systems are not proposed.

Should any paleontological resources be discovered requiring recordation during field surveys, a full Paleontological Resource Management Report may be necessary. Applicable mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.8 Greenhouse Gas Emissions

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS – Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☒	☐	☐	☐
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☒	☐	☐	☐

Discussion

GHG emissions would be generated from construction and operation of the Proposed Project. Construction activities would result in GHG emissions from heavy construction equipment, truck traffic, and worker trips to and from the Project site. Operation of the Proposed Project would generate GHG emissions associated with new buildings (natural gas, purchased electricity), water consumption, and vehicle emissions. The Draft EIR will identify the sources of construction and operational GHG emissions, as well as the Project Design Features that would be incorporated to reduce emissions from area sources (e.g., energy use) and reduce emissions from vehicles.

Consistent with the CEQA Guidelines, Section 15064.4, the EIR will describe, calculate, or estimate the amount of GHG emissions associated with the Proposed Project. Mitigation measures will be identified, as necessary, to reduce or avoid potentially significant global climate change impacts resulting from construction or operational GHG emissions.

3.9 Hazards and Hazardous Materials

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS – Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☒	☐	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☒	☐	☐	☐
d) Be located on a site that is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☒	☐	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☒	☐	☐	☐

Discussion

Relatively small amounts of commonly used hazardous substances, such as gasoline, diesel fuel, lubricating oil, grease, cleaning products, landscaping chemicals and fertilizers, and solvents, would be used on site for construction and maintenance. These materials, which would be transported and handled in accordance with all federal, state, and local laws regulating the management and use of hazardous materials, will be addressed in the Draft EIR. The University Towers East Component area includes a parking lot that most likely has vehicular oil residue. Construction activities at the Project site could potentially encounter contaminated soils and could result in the accidental release of hazardous materials to the environment and release of materials within 0.25 mile of an existing school (SDSU, Hardy Elementary School, and College Park Preschool). The Draft EIR will address these potential impacts and provide mitigation to reduce or avoid potentially significant impacts, as appropriate.

The Project site is not located within an airport land use plan, nor is it located within 2 miles of a public airstrip (the closest airport is Montgomery Field, located approximately 4 miles northwest of the Project site). Therefore, hazards associated with airports will not be discussed further in the Draft EIR.

The increase in students living within the Peninsula site and the University Towers East site that would result with implementation of the Proposed Project would potentially affect implementation of an emergency response or evacuation plan. The Draft EIR will address these potentially significant impacts. Ornamental landscaping is present within the Project area, in addition to areas of natural vegetation. Due to the presence of natural vegetation and wildland area immediately on and adjacent to the site, the potential for wildland fires exists. The Draft EIR will address the existing conditions and analyze the potential for development of the Proposed Project to adversely affect people or structures as a result of wildland fires. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.10 Hydrology and Water Quality

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
X. HYDROLOGY AND WATER QUALITY – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☒	☐	☐	☐
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☒	☐	☐	☐
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:				
i) result in substantial erosion or siltation on- or off-site;	☒	☐	☐	☐
ii) substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off site;	☒	☐	☐	☐
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or	☒	☐	☐	☐
iv) impede or redirect flood flows?	☒	☐	☐	☐

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☒	☐
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☒	☐	☐	☐

Discussion

During construction activities, gasoline, diesel fuel, lubricating oils, grease, and solvents may be used on the Project site. Accidental spills of these materials during construction activities could result in potentially significant water quality impacts. In addition, soils loosened during excavation and grading could degrade water quality if mobilized and transported off site via water flow. Because construction activities may occur during the rainy season or during a storm event, construction of the Proposed Project could result in adverse impacts to water quality without incorporation of a stormwater pollution prevention plan and implementation of appropriate best management practices. Once operational, the primary source of pollutants would be impervious areas such as any pavement and any chemicals used for landscaping. Because the Proposed Project would involve redevelopment of existing impervious surfaces, the operational impacts would be similar to existing conditions. The Draft EIR will evaluate the potential impacts of the Proposed Project, including proposed pipelines and improvements, on surface water quality and groundwater hydrology and will provide mitigation as appropriate. The Draft EIR will also evaluate any potential impacts to groundwater recharge.

The Project site is within Flood Zone X, which is considered an area of minimal flood hazard (FEMA 2020; SANDAG 2024). The Project site will not expose people or structures to a significant risk due to flooding as the result of the failure of a levee or dam due to the elevation of the Project site compared to the nearest dam (Lake Murray). The Project area exhibits a low potential for inundation by seiche or tsunami due to its location approximately 10 miles east of the Pacific Ocean. As such, no further discussion regarding these potential impacts will be provided in the Draft EIR.

A hydrology and water quality evaluation will be prepared for the Draft EIR that will evaluate the impacts of the Proposed Project and improvements on surface water quality, groundwater hydrology, and related water quality issues and will provide mitigation as appropriate. Impacts to local storm drain systems and adjacent land uses as a result of flooding and runoff will be evaluated. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.11 Land Use and Planning

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING – Would the project:				
a) Physically divide an established community?	☐	☐	☒	☐
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☒	☐	☐	☐

Discussion

An existing land use, planned land use, and applicable policy and guideline analysis will be prepared for the EIR, taking into consideration SDSU's state agency status and the appropriate application, if any, of local land use planning under the circumstances. SDSU is not a signatory or participant in the City's MSCP Subarea Plan; it is therefore not subject to the requirements of this planning tool , but a portion of City's Multi-Habitat Plan Area has been designated over the Peninsula Project component. Although SDSU is not subject to the MSCP Subarea Plan, the requirements of the plan, nor MHPA guidelines, the EIR will outline the proposed Project's consistency with the plan for informational purposes.

3.12 Mineral Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES – Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

Discussion

The Project site is located within Mineral Resource Zone 3, as shown on Figure CE-6, Generalized Mineral Land Classification, in the Conservation Element of City of San Diego General Plan (City of San Diego 2024a). The Mineral

Resource Zone 3 classification indicates areas of known or inferred mineral resources, the significance of which is undetermined based on available data (California Department of Conservation 2024b). Although the significance of mineral resources in the area has yet to be identified, the campus does not contain locally important resource recovery sites due to its lack of lowland valleys and washes, which tend to support mineral resource deposits, nor does the area underlying Montezuma Road and its environs in the area of the Proposed Project. As such, mineral resources will not be discussed further in the Draft EIR.

3.13 Noise

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☒	☐	☐	☐
b) Generation of excessive groundborne vibration or groundborne noise levels?	☒	☐	☐	☐
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

Discussion

Potential increases in existing noise levels would be associated with certain aspects of the Proposed Project, including the introduction of a greater number of student residents at the Peninsula Component site and introduction of student housing buildings into an area currently used as a parking lot at the University Towers East Component site. Construction of the Proposed Project may also introduce nuisance noise and groundborne vibration and noise to the area. Once operational, the Proposed Project may result in additional sources of noise from outdoor mechanical equipment associated with new buildings, facilities, and utility improvements. A noise analysis will be conducted that will evaluate the effects of construction activities, building operations, and altered traffic patterns on nearby sensitive receptors and will document any substantial increases to existing ambient or community noise equivalent levels that would occur. The Draft EIR will evaluate whether implementation of the Proposed Project would expose people to noise and/or groundborne vibration levels in excess of applicable standards. The Draft EIR will also analyze any temporary or permanent increase in noise levels generated from construction operational activities, identify any construction and/or operational noise impacts that would result from implementation of the Proposed Project, and provide appropriate mitigation to reduce or avoid any potentially significant impacts.

The Project site is not located within an airport land use plan or within 2 miles of a public or private use airport, nor is it located within 2 miles of a public airstrip (the closest airport is Montgomery Field, located approximately 4 miles from the Project site). Therefore, the Proposed Project would not result in potential impacts related to these issues, and they will not be discussed in the noise analysis or in the Draft EIR. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.14 Population and Housing

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☒	☐	☐	☐
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☒	☐	☐	☐

Discussion

The Proposed Project would result in the construction of new student housing facilities on or immediately adjacent to the main SDSU campus. The phased development of the Proposed Project would result in a temporary loss of approximately 76 student beds before the newly construction student housing buildings are complete. These student beds would be temporarily relocated throughout the other available campus student housing options during construction. Once construction is complete, the Proposed Project would result in a a total of 5,220 beds and a net increase of 4,518 student beds.

The above notwithstanding, the Proposed Project would serve current and future SDSU students that would be contained within the Campus Master Plan's 35,000 FTE enrollment level. Potential impacts regarding population and housing will be addressed further in the Draft EIR. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.15 Public Services

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES – Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
Fire protection?	☒	☐	☐	☐
Police protection?	☒	☐	☐	☐
Schools?	☒	☐	☐	☐
Parks?	☒	☐	☐	☐
Other public facilities?	☒	☐	☐	☐

Discussion

While most university-related public services are provided by SDSU itself, a discussion of the Proposed Project's impact on existing police, fire, school, parks, and library facilities will be included in the Draft EIR. The EIR will evaluate whether implementation of the Proposed Project will increase demand for these public services and will compare the increased demand with existing and planned equipment and staffing levels. The environmental impacts of any potential capacity shortage will be evaluated in the Draft EIR. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.16 Recreation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☒	☐	☐	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☒	☐	☐	☐

Discussion

Existing athletic, recreational, and open space areas are provided on campus for use by students and the campus community. Although there would be a net increase of 4,518 resident students on or immediately adjacent to the main SDSU campus, once the new student housing buildings are constructed, it is not expected that the increase in student residents would result in a substantial increase in the use of local park and recreational facilities. Students living in the new student housing facilities would have access to campus recreation facilities (such as the Aztec Center) and open space areas as they do today. Resident students are not expected to use non-SDSU parks and recreation facilities while living at the new student housing sites beyond levels that on-campus community members currently use these off-campus facilities. Accelerated physical deterioration of City park and recreation facilities are not anticipated to occur as a result of the Proposed Project. Nonetheless, the environmental impacts of potential use and/or strain on local recreational facilities will be evaluated in the Draft EIR. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.17 Transportation

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION – Would the project:				
a) Conflict with a program, plan, ordinance, or policy addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities?	☒	☐	☐	☐
b) Conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?	☒	☐	☐	☐
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☒	☐	☐	☐
d) Result in inadequate emergency access?	☒	☐	☐	☐

Discussion

A transportation impact analysis will be prepared for the Proposed Project in conjunction with the Draft EIR. The analysis will address potential impacts associated with the Proposed Project's consistency with applicable plans addressing the circulation system, including transit, roadway, bicycle, and pedestrian facilities; vehicle miles traveled, as required by CEQA Guidelines section 15064.3, subdivision (b); potential increased hazards due to a geometric design feature(s); and emergency access and evaluation. If applicable, mitigation measures to reduce or avoid potentially significant impacts will be identified in the Draft EIR.

3.18 Tribal Cultural Resources

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES				
Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or	☒	☐	☐	☐
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision(c) of Public Resources Code Section 5024.1? In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☒	☐	☐	☐

Discussion

The Project area currently supports multistory buildings, parking lots, and associated amenities (i.e., parking spaces, sidewalks, landscaped areas, etc.). A cultural resources record search will be conducted at the South Coast Information Center at SDSU, a Sacred Lands File request made of the Native American Heritage Commission in Sacramento, and contact made with all Native American tribes known to have occupied or used lands within the Project area, consistent with the requirements of AB 52, to determine the potential extent of tribal cultural resources in the Project area. Once these resources are known, the analysis will determine whether potential significant impacts could occur to tribal cultural resources. The results of the tribal cultural resources analysis will be included in the cultural resources technical report. If applicable, mitigation measures to reduce or avoid potentially significant impacts will be identified in the Draft EIR.

3.19 Utilities and Service Systems

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, waste water treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☒	☐	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry, and multiple dry years?	☒	☐	☐	☐
c) Result in a determination by the waste water treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☒	☐	☐	☐
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☒	☐	☐	☐
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☒	☐	☐	☐

Discussion

New facilities proposed in connection with the Proposed Project will necessitate public utilities, such as electricity, natural gas, communication systems, water, sewer, and stormwater drainage. Electric, heating, and air conditioning demands for the Proposed Project and potential capacity expansion and associated environmental impacts related to these utility demands will be analyzed in the Draft EIR. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.20 Wildfire

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☒	☐	☐	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☒	☐	☐	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☒	☐	☐	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☒	☐	☐	☐

Discussion

The Peninsula Component site is located within an area designated as a Very High Fire Hazard Severity Zone. The University Towers East Component site is located near a Very High Fire Hazard Severity Zone but not within this zone. As discussed in Section 3.9, Hazards and Hazardous Materials, the increase in students living on campus that would result with implementation of the Proposed Project would potentially affect implementation of an emergency response or evacuation plan. The Draft EIR will address these potentially significant impacts. Due to the presence of natural vegetation, ornamental landscaping, and wildland area immediately on and adjacent to the site, the potential for wildland fires exists. The Draft EIR will address the existing conditions and analyze the potential for development of the Proposed Project to adversely affect people or structures as a result of wildland fires.

Because it is anticipated that the Proposed Project would require new points of connection for some of the residence halls for domestic water, fire water, and sewer from the existing utility lines, potential impacts related to exacerbation of fire risk through installation or maintenance of infrastructure will be further evaluated in the Draft EIR.

As described in Section 3.10, Hydrology and Water Quality, the Project site is located within Zone X, which is considered an area of minimal flood hazard. However, implementation of the Proposed Project could have the potential to expose people or structures to post-fire risks as a result of runoff, post-fire slope instability, or drainage

changes. Therefore, impacts will be further evaluated in the Draft EIR. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

3.21 Mandatory Findings of Significance

	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	☒	☐	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	☒	☐	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☒	☐	☐	☐

Discussion

The Proposed Project would not directly affect the hillsides surrounding the site, which may potentially support populations of rare, threatened, or endangered plant or animal species or sensitive plant communities. However, a biological resources evaluation will be prepared in conjunction with the Draft EIR, which will disclose all biological resource impacts. Further, an analysis of archaeological and historical resources present on site and potential effects on such resources will be conducted in conjunction with preparation of the Draft EIR. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

A cumulative impacts analysis will be conducted for each environmental topic area discussed in depth in the EIR. Potentially significant cumulative impacts may result. If applicable, mitigation measures to reduce or avoid potentially significant impacts would be identified in the Draft EIR.

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4 References and Preparers

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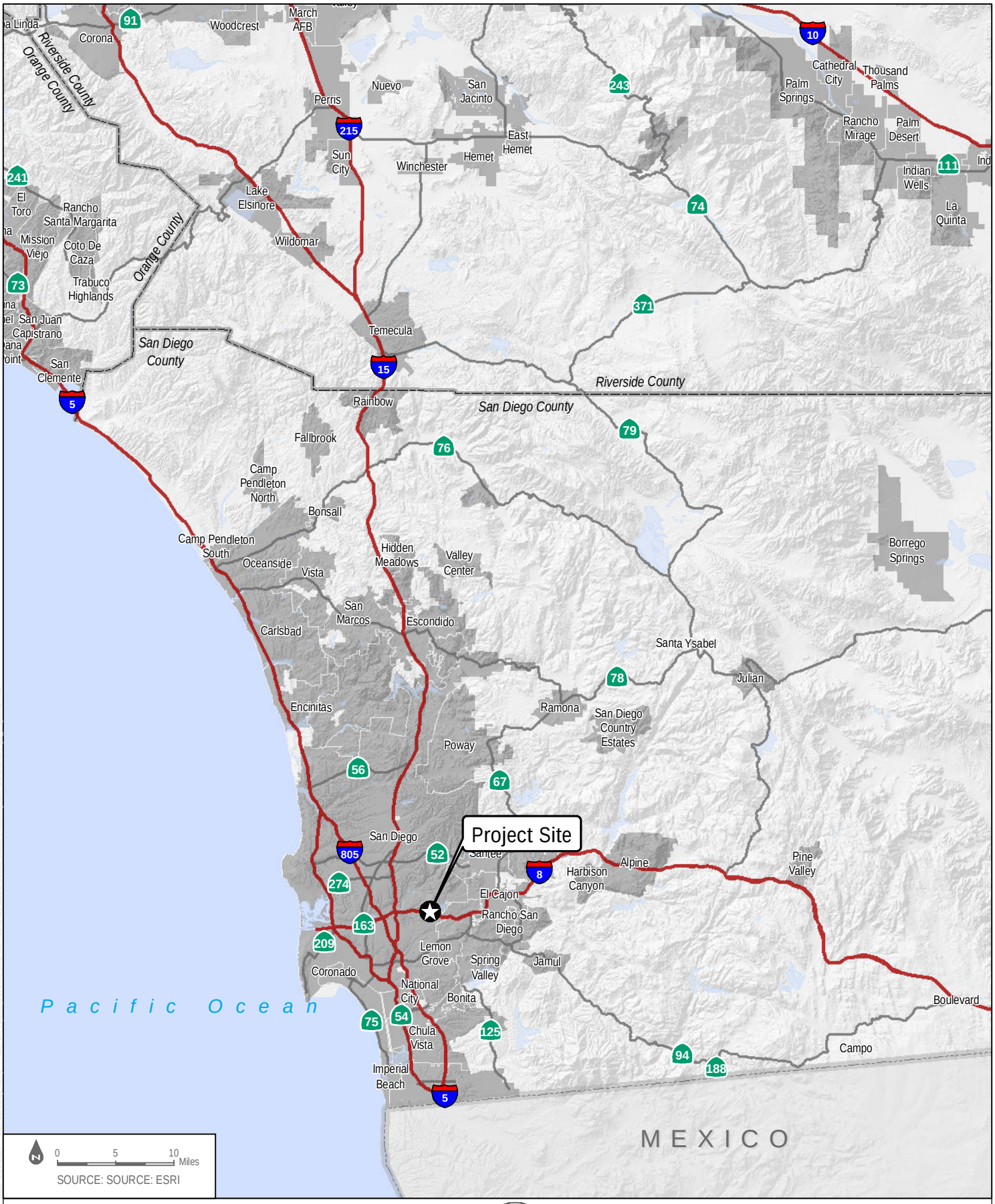

SDSU Evolve Student Housing

SAN DIEGO STATE UNIVERSITY

Figure 1

Regional Map

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SDSU Evolve Student Housing

SAN DIEGO STATE UNIVERSITY

Figure 2

Vicinity Map

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SDSU Evolve Student Housing

SAN DIEGO STATE UNIVERSITY

Figure 3A

Peninsula Project Site

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SDSU Evolve Student Housing

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Figure 3B
University Towers East Project Site

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