

Office of the President

TO MEMBERS OF THE FINANCE AND CAPITAL STRATEGIES COMMITTEE:

**ACTION ITEM – CONSENT**

*For Meeting of November 13, 2019*

**APPROVAL OF UC SAN DIEGO 2019 LONG RANGE DEVELOPMENT PLAN  
FOLLOWING ACTION PURSUANT TO THE CALIFORNIA ENVIRONMENTAL  
QUALITY ACT, HILLCREST CAMPUS, SAN DIEGO CAMPUS**

**EXECUTIVE SUMMARY**

UC San Diego Health currently operates in two locations, at the Hillcrest Campus and the La Jolla Campus. The 62-acre Hillcrest Campus is located 13 miles south of the UC San Diego La Jolla Campus and supports the clinical, research, and teaching missions of the University. UC San Diego is proposing a new Long Range Development Plan (LRDP) for its Hillcrest Campus. The proposed 2019 LRDP would be a substantial update from the previous LRDP, adopted by the Regents in 1995.

The new LRDP would accomplish multiple goals, including reimagining the campus to bring its physical form in alignment with UC San Diego and UC San Diego Health strategic goals, and creating a modern and efficient campus that responds to evolving healthcare delivery and technology. The California Hospital Seismic Safety Law (SB 1953) was passed in 1994 to address seismic safety requirements for acute care hospitals. Due to the extent of work necessary to bring the Hospital into compliance with SB 1953 by the required compliance year 2030, it is not feasible to complete the required seismic retrofits to the existing Hospital while simultaneously remaining operational at its current level of service, and therefore, a new hospital site has been included in the plan. Demolition of a majority of the campus' existing structures would be required as part of a phased redevelopment strategy. A key objective of the plan is to better consolidate fragmented outpatient services and research; integrate residential uses to help meet campus and regional housing demands; and provide community and other supporting uses at the Hillcrest Campus.

The 2019 LRDP was presented to the Finance and Capital Strategies Committee for discussion at the November 2018 meeting. In this item, the Regents are being asked to: 1) certify the Environmental Impact Report (EIR) for the UC San Diego 2019 LRDP, Hillcrest Campus, pursuant to the California Environmental Quality Act (CEQA); 2) adopt the Mitigation Monitoring and Reporting Program; 3) adopt the CEQA Findings and Statement of Overriding Considerations; 4) approve the UC San Diego 2019 LRDP, Hillcrest Campus; and 5) approve building demolitions as outlined in the 2019 LRDP.

### **RECOMMENDATION**

The President of the University recommends that, following review and consideration of the environmental consequences of the proposed UC San Diego Hillcrest Campus 2019 Long Range Development Plan (LRDP), as required by the California Environmental Quality Act (CEQA), including any written information addressing this item received by the Office of the Secretary and Chief of Staff to the Regents no less than 24 hours in advance of the beginning of this Regents meeting, testimony or written materials presented to the Regents during the scheduled public comment period and the item presentation, the Finance and Capital Strategies Committee recommend that the Regents:

- A. Certify the Environmental Impact Report for the UC San Diego 2019 LRDP, Hillcrest campus.
- B. Adopt the Mitigation Monitoring and Reporting Program, and make a condition of approval the implementation of mitigation measures within the responsibility and jurisdiction of UC San Diego.
- C. Adopt the CEQA Findings and Statement of Overriding Considerations.
- D. Approve the UC San Diego 2019 LRDP, Hillcrest Campus, including the appended Greenhouse Gas Reduction Strategy.
- E. Approve demolition of buildings as outlined in the 2019 LRDP and analyzed in the 2019 LRDP Environmental Impact Report.

### **BACKGROUND**

UC San Diego is consistently named in the top 15 research universities worldwide and regularly recognized among the top ten public universities in the nation. UC San Diego fosters a culture of collaboration that sparks discoveries, advances society, and drives economic impact. The campus vision is to be a student-centered, research-focused, service-oriented public institution that provides opportunity for all.

UC San Diego operates one of the five UC Academic Medical Centers. In order to adapt to and thrive in a rapidly changing healthcare environment, UC San Diego Health developed a comprehensive clinical strategic plan in 2013. Because UC San Diego houses the region's only academic medical center, the clinical strategic plan sets a goal to develop an integrated healthcare delivery network that serves patients efficiently and continually provides demonstrably superior clinical care.

UC San Diego Health currently operates in two locations: (1) Hillcrest Campus, located 13 miles south of the main campus; and (2) La Jolla Campus, on the eastern portion of the main UC San Diego campus (refer to Attachment 1). Situated on 62 acres, the Hillcrest Campus is bordered by residential and other medical uses to the east, steep canyon open space to the north and west and

residential and community commercial uses to the south (refer to Attachment 2). Today, the Hillcrest Campus contains approximately 40 buildings with just over one million gross square feet (gsf) of space (excluding parking structures). Many of the existing buildings are outdated and inefficient, requiring significant maintenance and ongoing investment.

From 1966 to 1981, UC San Diego leased and operated the Hospital building at the Hillcrest Campus from the County of San Diego. In 1981, UC San Diego purchased the Hospital building and, at that time, the County of San Diego deeded a majority of land on the Hillcrest Campus to the Regents, with deed restrictions allowing the County to repossess the property if UC San Diego ceases to use the land for medical education programs, a hospital, and related purposes. Over the past several months, the University has worked successfully with the County of San Diego Board of Supervisors and Real Estate Department staff to remove the deed restrictions to allow for the development and land uses proposed in the 2019 Hillcrest Campus LRDP.

Senate Bill 1953 (SB 1953), passed in 1994, mandates that all acute care hospitals in California become compliant with the seismic safety provisions of the California Building Standards Code (Title 24); subsequent legislation has extended the compliance date to the year 2030. Due to the extent of work necessary to bring the Hospital into compliance with SB 1953, it is not financially or logistically feasible to complete required seismic retrofits while simultaneously keeping the Hospital operational at its current level of service. The existing Hospital will therefore need to be replaced by 2030, or otherwise cease providing acute care service. In addition, due to the age of the structure (over 55 years old), significant ongoing annual investment is required to maintain the Hospital and related acute care buildings.

As part of UC San Diego's public service mission, the Hillcrest Campus provides a significant service to underserved populations, 40 percent of whom are on Medi-Cal, and functions as a major healthcare safety net provider for a significant portion of San Diego County's uninsured inpatient care. The Hillcrest Campus is also home to the Owen Clinic, one of the nation's top human immunodeficiency virus (HIV) care programs, and the Neuro-Psychiatry and Behavioral Medicine unit, which provides inpatient mental health services. Additionally, the Hillcrest Campus operates one of only two Level I Trauma Centers in the San Diego region. These specialty care centers serve as a major tertiary and quaternary referral center for San Diego, Riverside, and Imperial counties. As of 2016, approximately 40 percent of patients who received care at the Hillcrest Campus lived within the surrounding densely populated Central San Diego Metropolitan Statistical Area.

UC San Diego benefits from strong public and political support for its presence in the Hillcrest community. Located one mile north of downtown San Diego, the Hillcrest Campus currently serves as the focal point for community service missions. The urban context of these communities contributes to its diverse population, which includes some of UC San Diego Health's most vulnerable patients, with the most complex conditions. This diversity allows for a comprehensive experience for medical students, many of whom continue their practice in the San Diego region.

## **PROPOSED 2019 LRDP**

A key objective of the 2019 LRDP is to maintain the operation of the existing Hospital, clinics, and research activities while redevelopment occurs. During this time, UC San Diego Health will continue to provide a full spectrum of primary, specialty, and emergency services, and will continue to operate the Hospital, Level 1 Trauma Center, and Regional Burn Center.

The proposed 2019 LRDP would plan for redevelopment that supports both clinical and academic functions through replacement of outdated facilities. Certain clinical services currently located throughout the campus would be better suited in centralized outpatient settings, as clinical care and reimbursement models evolve in favor of care delivery in lower-cost settings. An overarching urban design objective is focused on the patient experience, creating a welcoming campus environment, and allowing for flexible learning environments and collaborative spaces focused on healthy living, recreation, and wellness.

The inclusion of multi-family housing at the Hillcrest Campus responds to the housing deficit affecting the San Diego region and aligns with regional planning objectives. The new housing would support smart growth objectives in a high-density neighborhood with walkability and other mobility opportunities. Campus affiliates, including faculty, graduate/professional students, and staff, would be the primary residents and would benefit from a live-work-learn environment. Increased affordability would be achieved through creative design, unit size, decoupled parking fees, and shared amenities. Health-focused retail, preserved open space, and enhanced views would be potential amenities that benefit residents, patients, visitors, faculty, staff, and the local community. In addition, the rental housing would provide an innovative source of ground lease revenue for addressing the costs associated with Hillcrest Campus infrastructure and support facilities.

### ***Growth Projections***

As of 2017, the Hillcrest Campus's existing total development includes approximately 1.1 million gsf of primarily health care and research uses. Under the 2019 LRDP, the majority of existing buildings would be demolished and replaced with similar uses, plus a more substantial residential component (from 21 units to 1,000 units), for a total development of approximately 2.7 million gsf (See Table 1). Under the 1995 LRDP, little growth in facilities has occurred, with only one major new permanent structure, the North Annex Replacement Facility (NARF).

Population growth at the Hillcrest Campus will include both the non-residential and residential populations. Most of the non-residential population at Hillcrest is involved in health care operations, and the growth of this population would be primarily due to the increase in outpatient and support operations. Medical, research, academic and administrative faculty and staff population would increase from 4,450 persons to approximately 5,200 persons. Other population growth on campus would be attributed to the new residential land use, which will be determined by the total number of units and mix of unit types constructed.

Table 1 summarizes the key growth parameters of the 2019 LRDP:

<b>TABLE 1</b>				
	<b>Total Headcount*</b>	<b>Hospital Beds</b>	<b>Residential Units</b>	<b>Total GSF</b>
<b>2017 Baseline</b>	<b>4,450</b>	<b>370</b>	<b>21</b>	<b>1,110,000</b>
<b>Anticipated 2035</b>	<b>5,200</b>	<b>Up to 300</b>	<b>Up to 1,000</b>	<b>2,727,000</b>
<b>Net New</b>	<b>+750</b>	<b>-70**</b>	<b>+979</b>	<b>+1,620,000</b>
<p><i>*Headcount accounts for all UC San Diego affiliates that associate with the Hillcrest Campus in a full-time or part-time capacity. It does not include patients or visitors, or the residential population. It is different from the daily population, which is based on the total count in a 24-hour day and accounts for work shifts, absences, vacations, etc., and from peak population, which would look at the highest point of the daily population.</i></p> <p><i>** For LRDP planning purposes, a new hospital could contain up to 300 beds. Though a new hospital could house 70 fewer beds than today, it would be an increase in gsf compared to the existing Hospital. This increase in space would allow a new hospital to be designed in accordance with new development codes, to take advantage of new technologies to better serve patients, and to provide updated patient and staff amenities. The planned beds also take into account the future healthcare shift from inpatient to more outpatient services.</i></p>				

### ***2019 LRDP Development Objectives***

The 2019 LRDP includes the following development objectives:

- Redevelop the UC San Diego Hillcrest campus to create a modern, mixed-use health campus environment;
- Create a campus that promotes community wellness and health care in both its facilities and its site development;
- Implement a mix of land uses that support the financial feasibility of the healthcare campus' development and operations into the future;
- Improve access to and within the campus while minimizing traffic impacts on adjoining neighborhoods; and
- Enhance the campus open space context as a resource for campus patients, visitors, residents, and employees, as well as the surrounding community.

Following these objectives, the 2019 LRDP is organized under the land uses described below.

### ***Land Use Districts***

The 2019 LRDP calls for the redevelopment of the campus through the delineation of five land use districts: Health Care, Residential, Mixed-Use, Open Space, and Canyon. Each district would be defined by a distinct land use and development condition while contributing to a cohesive campus that is aligned with UC San Diego's vision. A brief description of each Land Use District (with approximate acreage) is below (See Attachment 3):

1. **Health Care District (19 acres).** This district would function as the central medical hub, creating a consolidated and clustered arrangement to improve accessibility for patients and medical staff. Predominant uses in this district would be related to patient care and include inpatient and ambulatory services, research, and administrative support.
2. **Residential District (nine acres).** This district would be characterized by new multi-family housing development and the existing Bannister Family House located along the western edge of the mesa.
3. **Mixed-Use District (two acres).** Situated at the community edge to the south, this district would combine multi-family development for UC San Diego affiliates with community-oriented uses that promote healthy lifestyles, healthy food options, preventative care, and local business opportunities. It also incorporates the existing outpatient services in Medical Offices South.
4. **Open Space (four acres).** This district would be located within the center of the campus and consist primarily of a large central open space area bounded by the Residential District to the west and the Health Care District to the north and east. The central open space area would serve as a shared space for all campus affiliates, patients, and visitors.
5. **Canyon District (28 acres).** This district is comprised of the existing native canyon area. The focus of this district is biodiversity preservation because of the canyon's natural soil and climate conditions, which have attracted a diversity of habitats while its steep slopes have protected it from large-scale development.

### *Transportation and Circulation*

Existing circulation at the Hillcrest Campus is circuitous and non-intuitive for many users. The 2019 LRDP proposes the development of a more user-oriented circulation system to facilitate efficient multi-modal access to and from the Hillcrest Campus, while ensuring that emergency vehicle access is maintained and improved. This would enable users to enter and exit the campus intuitively while limiting adverse traffic conditions for the surrounding neighborhood. A key circulation element for the campus is the new vehicular connection between Bachman Place and Arbor Drive, currently separated by different grades, and the extension of First Avenue to the north. The First Avenue extension would be constructed at grade on top of the Phase 1A parking structure, and provide direct access for patients and emergency vehicles to the Health Care District. Upon approval of the LRDP, the campus would undertake steps necessary to begin implementing the new street alignments, which includes the process of vacating portions of existing public streets.

**Pedestrians:** While pedestrian improvements would be integrated throughout the campus, pedestrian-only promenades would serve as the main points of interest and activity, leveraging the indoor to outdoor transition of building facades when possible and establishing a wayfinding hierarchy. The LRDP prioritizes pedestrian access to the Open Space District by removing

vehicular access (except emergency vehicles) from Dickinson Street and the northernmost section of Front Street. Within the Health Care District, wide pedestrian walkways, defined streetscapes, and pedestrian bridges would serve as key wayfinding elements.

**Transit:** Transportation Demand Management (TDM) strategies are included in the LRDP to ensure a cohesive and long-term alternative transportation approach. As transportation trends shift, the Hillcrest Campus's ability to provide its patients, employees, and residents with alternatives to single occupancy vehicle (SOV) transportation will be essential to its ongoing success. While the San Diego Metropolitan Transit System (MTS) serves the campus via the Line 3 bus route, future campus TDM measures would consider opportunities for additional MTS route service. Transit connections between the Hillcrest Campus and the La Jolla Campus will continue to be a critical transit network component. Currently, campus shuttles connect the Hillcrest Campus to the Old Town Transit Center and the La Jolla Campus. Improvements such as the UC San Diego Blue Line Light Rail Transit connection to the La Jolla Campus (to be operational in 2021) and the proposed widening of Bachman Place will create additional opportunities to facilitate these alternative transportation connections.

**Parking:** The Hillcrest Campus parking strategy has been evaluated under two categories: campus parking and residential parking. Residential parking would be accommodated primarily in subgrade parking below the residential parcels. The campus parking follows a patient-centric, "park once" model where consolidated subterranean and above-grade parking structures offer flexibility in parking allocation, and proximate parking is stacked vertically near building entrances. By leveraging direct access to underground parking and subgrade circulation corridors, fewer vehicles must utilize the primary surface road, thereby reducing congestion. Parking in close proximity to the health care facilities for patients and visitors is critical.

**Bicycles:** An emphasis on bicycle-friendly infrastructure would improve overall traffic circulation in and around the Hillcrest Campus. New Class II bicycle lanes would facilitate safer bicycle travel into the campus by providing a dedicated and visible space for riders that also would connect with existing and proposed City of San Diego bicycle facilities beyond the campus's boundaries. Proposed street widening would allow for new bicycle and pedestrian infrastructure, separated from vehicular lanes, which would transform the street into a multi-modal connection to the campus and the adjacent Medical Complex and Hillcrest neighborhoods.

### ***Greenhouse Gas Reduction Strategy***

Under the UC Sustainable Practices Policy, which includes the UC Carbon Neutrality Initiative, the campus is committed to reducing its Greenhouse Gas (GHG) emissions. A GHG Reduction Strategy (Strategy) has been prepared as part of the 2019 LRDP to ensure that the future redevelopment projects are in alignment with UC and state goals. The Strategy would be implemented in alignment with the UC Sustainable Practices Policy and the UC San Diego Climate Action Plan and is included as part of the 2019 LRDP. The Strategy sets forth a framework for consistency determination of future individual projects, identifies strategies for reducing individual projects' GHG emissions, establishes a process for ongoing monitoring and revision, and enables streamlining of subsequent environmental documents. The Strategy

includes specific GHG reduction measures organized around energy use associated with campus operations and construction. Approval of the 2019 LRDP and certification of the 2019 LRDP Environmental Impact Report (EIR) by the Regents would indicate their endorsement of the Strategy.

### **PUBLIC OUTREACH**

Development of the LRDP included an extensive and robust outreach effort, beginning in summer 2017, including campus/community presentations and open houses; discussions with agencies (local, State and federal), local elected officials, community planning groups, and business organizations; community input surveys, and maintaining an LRDP project website. A Hillcrest Advisory Council (HAC) was established to provide local leaders and community representatives the opportunity to engage with UC San Diego campus and health administration through the LRDP process. To further the goal of creating a community resource, the 2019 LRDP includes a mixed-use district that could provide local community-oriented amenities, such as a wellness facility. Through the outreach process there was wide support and significant community support for a strong UC San Diego presence in Hillcrest.

### **PROJECT SCHEDULE**

Redevelopment on the Hillcrest Campus is anticipated to occur in multiple phases over approximately 15 years. Site constraints and SB 1953 compliance deadlines, as well as the need to maintain existing operations during construction, are driving factors in the phasing strategy. Because the campus is largely built-out, the 2019 LRDP requires the demolition of all buildings except the Bannister Family House and Medical Offices South. The majority of the existing buildings on the Hillcrest Campus, including the existing 11-story hospital, would be demolished over time (refer to Attachment 4 for a conceptual phasing plan and Attachment 5 for a proposed phasing schedule). Phases may overlap as construction logistics and program details are further refined.

The University seeks Regental approval to proceed with the demolition of the buildings identified in the 2019 LRDP and analyzed in the 2019 LRDP EIR. The University would demolish structures in a timely manner (some upon approval of the LRDP) in order to comply with the phasing schedule to reduce the operational and security burdens associated with vacant facilities.

### **CEQA COMPLIANCE**

Pursuant to CEQA and University of California Procedures for Implementation of CEQA, an Environmental Impact Report (EIR) for the UC San Diego, Hillcrest Campus 2019 LRDP has been prepared. A summary of the California Environmental Quality Act (CEQA) process and the environmental impacts of the proposed 2019 LRDP are provided in Attachment 6. The timing requirements associated with SB 1953 combined with the site constraints of the Hillcrest Campus have motivated UC San Diego to prepare a conceptual site plan and five-phase construction plan; therefore, the 2019 LRDP EIR includes a detailed analysis of environmental



impacts by construction phase. Because the 2019 LRDP EIR included sufficient project-level analyses for each phase, no additional CEQA analysis would be required for projects conducted entirely in accordance with the assumptions presented in the 2019 LRDP EIR, such as demolition projects and other activities needed to implement the new street alignments. The EIR/Mitigation Monitoring and Reporting Program and CEQA Findings/Statement of Overriding Considerations, provided in Attachments 8 and 9, have been prepared to support the University's determination regarding project impacts, mitigation measures, and CEQA alternatives.

**KEY TO ACRONYMS:**

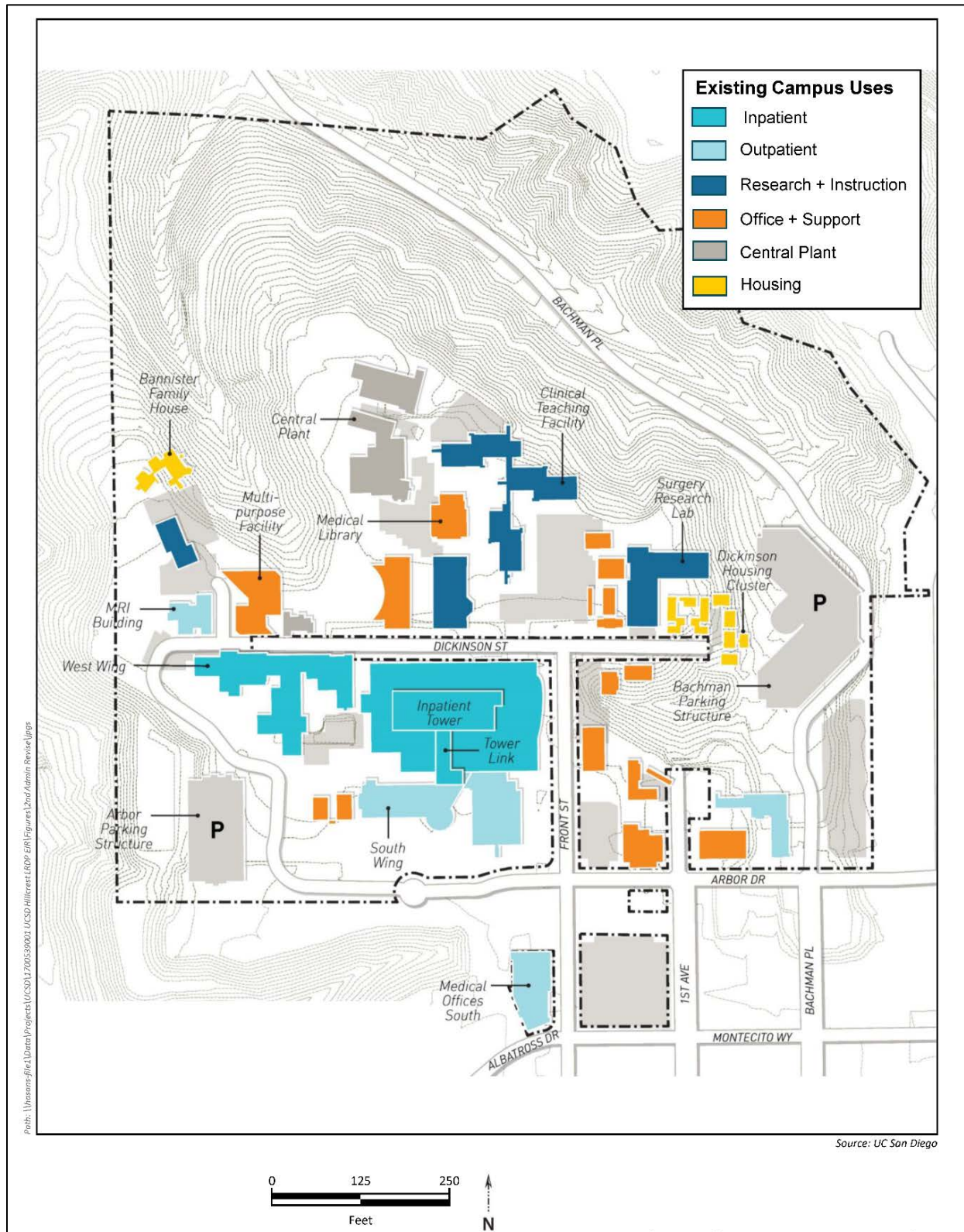
Campus	Hillcrest Campus
CEQA	California Environmental Quality Act
GHG	Greenhouse Gas Emissions
GSF	Gross-Square-Feet
Hospital	UC San Diego Medical Center Inpatient Hospital
LRDP	Long Range Development Plan
SB 1953	Senate Bill 1953
SOV	Single Occupancy Vehicle
TDM	Transportation Demand Management

**ATTACHMENTS:**

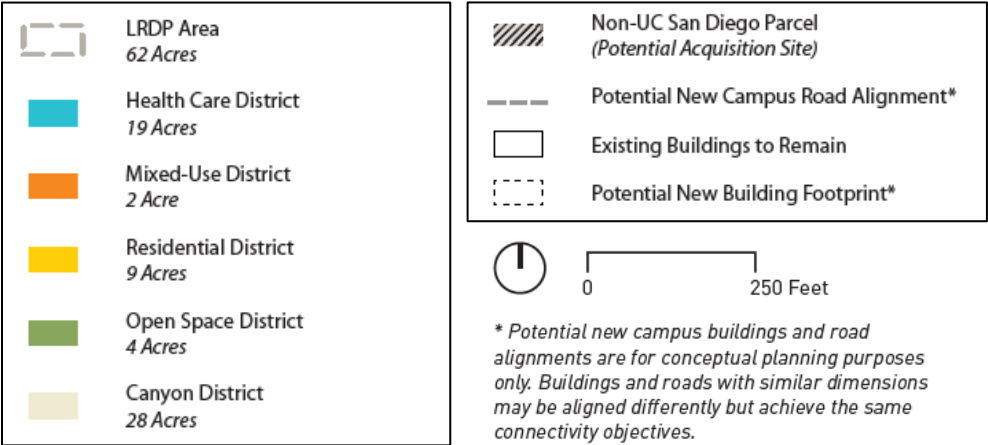
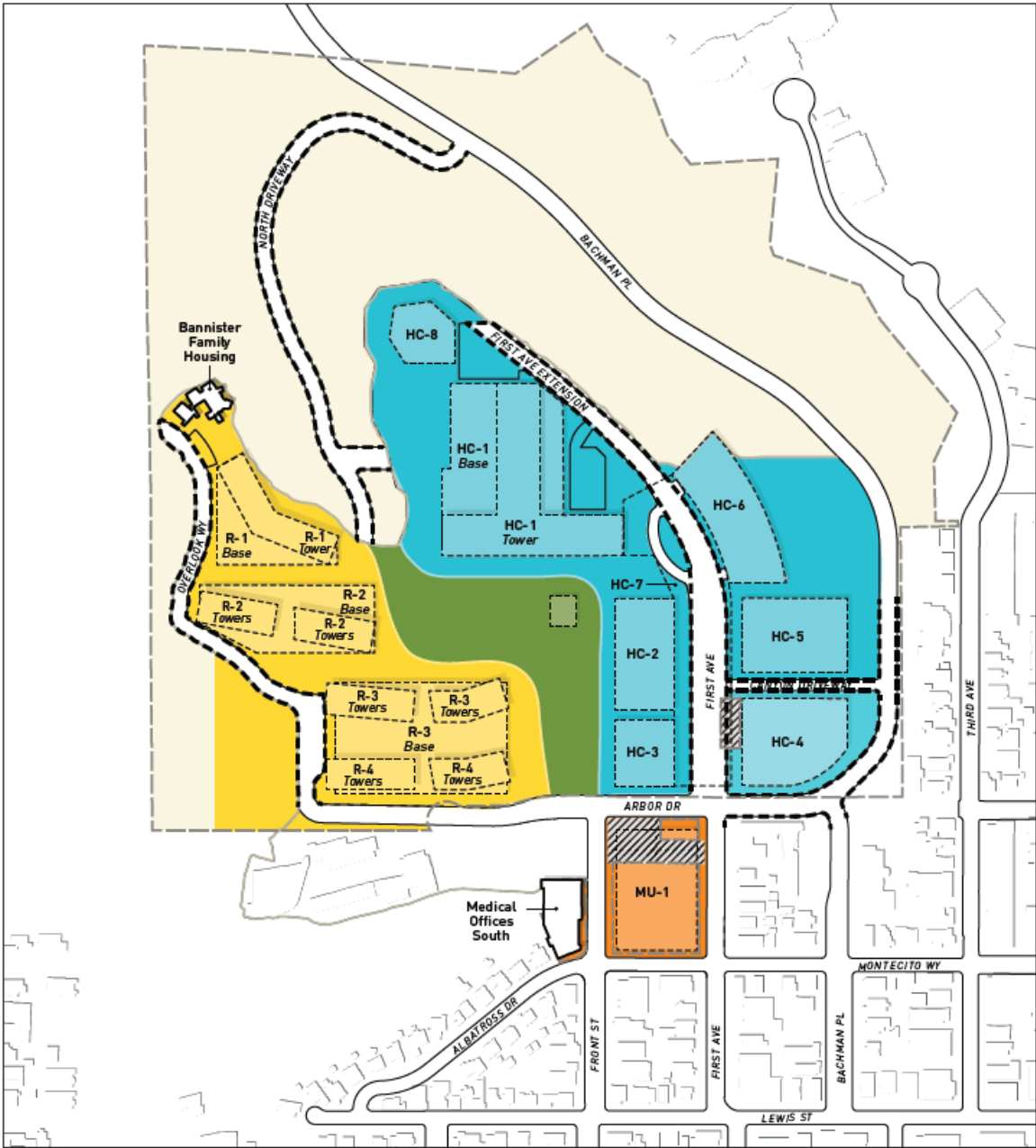
Attachment 1:	UC San Diego Health – Hillcrest Campus Location Map
Attachment 2:	Project Site Map – Existing Buildings and Uses
Attachment 3:	UC San Diego 2019 LRDP Land Use Plan
Attachment 4:	Proposed Redevelopment Phasing
Attachment 5:	Proposed Phasing Schedule
Attachment 6:	Environmental Impact Summary
Attachment 7:	2019 UC San Diego Long Range Development Plan: <a href="http://lrpd.ucsd.edu/hillcrest/plan/index.html">http://lrpd.ucsd.edu/hillcrest/plan/index.html</a>
Attachment 8:	2019 UC San Diego LRDP EIR, including Mitigation Monitoring and Reporting Program: <a href="http://lrpd.ucsd.edu/hillcrest/review/final.html">http://lrpd.ucsd.edu/hillcrest/review/final.html</a>
<b>Attachment 9:</b>	<b>CEQA Findings and Statement of Overriding Considerations</b>



## ATTACHMENT 2 Existing Buildings and Uses



# ATTACHMENT 3 2019 LRDP Land Use Plan





# ATTACHMENT 4

## Page 1 of 3

Legend	
	New Construction
	Road Improvements
	Demolition Site

### Existing



### Phase 1A



#### Construction:

- Outpatient Pavilion
- Main and Underground Parking Structures
- Parking Driveway and Access Improvements

#### Demolition:

- Trailers and other small structures
- 140 Arbor Drive

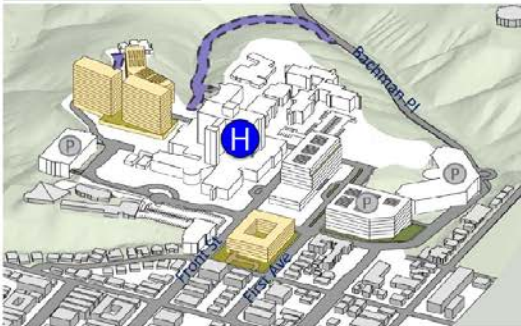
### Phase 1B



#### Demolition:

- Surgery Research Lab
- West Wing
- Multi-purpose Facility
- Bunker
- Bydder Lab
- 410 Dickinson Street
- 326 Dickinson Street

### Phase 2A

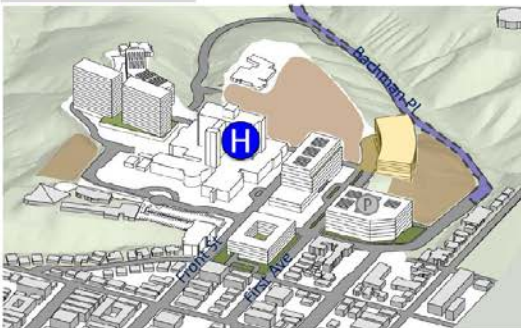


Legend	
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span>	New Construction
<span style="display:inline-block; width:15px; height:15px; background-color:purple; border:1px solid black;"></span>	Road Improvements
<span style="display:inline-block; width:15px; height:15px; background-color:brown; border:1px solid black;"></span>	Demolition Site

#### Construction:

- Multi-family Housing (Site A)
- Mixed Use (Residential + Wellness)
- New Driveway and Bachman Place street improvements

### Phase 2B



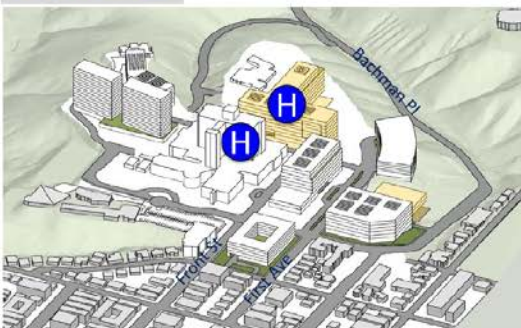
#### Construction:

- Multi-Use Building
- Bachman Place access improvements

#### Demolition:

- Arbor and Bachman Parking Structures
- Research and office buildings (future Hospital site)

### Phase 3



#### Construction:

- New Hospital
- New Central Plant

Legend	
	New Construction
	Road Improvements
	Demolition Site

#### Phase 4



#### Demolition:

- Existing Hospital and Central Utility Plant

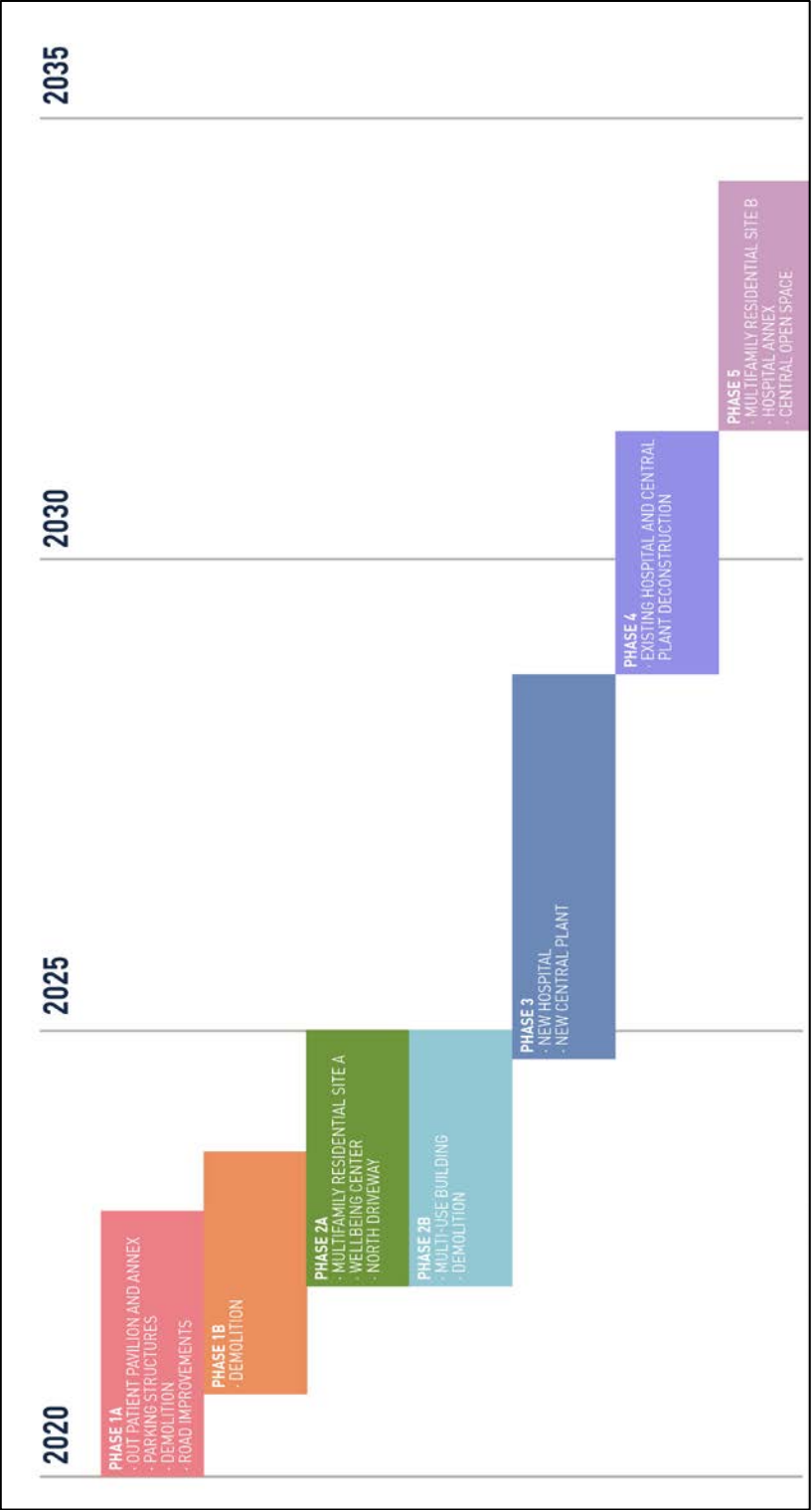
#### Phase 5



#### Construction:

- Multi-family Housing with retail amenities
- Hospital Annex
- Central Open Space

ATTACHMENT 5  
Proposed Phasing Schedule





## ENVIRONMENTAL IMPACT SUMMARY

### *Environmental Review Process*

The UC San Diego 2019 Long Range Development Plan (LRDP) Environmental Impact Report (EIR), Hillcrest Campus (SCH #2018031003) (Attachment 8) has been prepared under the Board of Regents of the University of California's (The Regents') direction in accordance with the requirements of the California Environmental Quality Act (CEQA). The Regents are serving as the lead agency under CEQA for consideration of the EIR and proposed project approval. The EIR will be relied upon for future consistency review of and, if necessary, subsequent tiered environmental review for project-specific campus development.

The proposed 2019 LRDP identifies five major development phases to implement the full buildout of the plan by the planning horizon year 2035. The time constraints associated with Senate Bill (SB) 1953, combined with the site constraints of the Hillcrest Campus, have motivated UC San Diego to prepare a conceptual site plan and five-phase construction plan to upgrade its aging facilities and infrastructure. Because the level of project information available at this stage is more detailed than a typical LRDP, a project-level analysis is possible. Therefore, the 2019 LRDP EIR has been prepared as a Program EIR covering a long-term, multi-year construction project. The EIR includes sufficient project-specific detail, including a detailed project description, and analysis of proposed later project phases to streamline or minimize CEQA review of the future project phases. This approach is intended to provide flexibility within the EIR document to maximize the time available for UC San Diego to achieve the 2019 LRDP objectives and goals of SB 1953 by 2030.

On February 28, 2018, a Notice of Preparation (NOP) was prepared and circulated for a 30-day period of public and agency comment in accordance with CEQA. A public scoping meeting was held during this period on March 21, 2018 to solicit input from interested agencies, individuals, and organizations on the content of and topics for the EIR. Verbal and written comments received during the scoping process were taken into consideration during the preparation of the EIR. Key issues raised included community character and aesthetics, traffic and circulation, construction impacts, and site biology, which were addressed in the Draft EIR.

The Draft EIR was completed and circulated for a 45-day public and agency review period from June 26, 2019 through August 9, 2019. The Draft EIR's availability for public review was announced to interested parties via U.S. mail and via email, to neighboring residences via postcard mailer, and to the general public in a newspaper advertisement, in addition to posting on the UC San Diego Campus Planning website. Digital copies were available for public review online and hard copies were available at five public libraries and at the Campus Planning office. A public hearing on the Draft EIR was held on July 18, 2019, during which a presentation on the key conclusions of the EIR and opportunity for oral and written comment was provided. Approximately 30 members of the public attended the hearing.

## ***Environmental Impacts***

The following key issues were analyzed in the EIR: aesthetics; air quality; biological resources; cultural and tribal cultural resources (including historic and paleontological resources); energy; geology and soils; greenhouse gas emissions; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services; recreation; transportation; utilities and service systems; and wildfire. The EIR concluded that implementation of the proposed 2019 LRDP may have a significant effect on the environment. Both project-level and cumulative environmental impacts were evaluated and disclosed. Mitigation proposed in the EIR would reduce significant impacts to the extent feasible; however, as disclosed in the CEQA Findings (Attachment 9), significant and unavoidable impacts would still occur due to the following:

- **Air Quality Impact 3.2.3.3** – Expose sensitive receptors to substantial pollutant concentrations during construction.
- **Air Quality Impact 3.2.4.3** – Cumulatively considerable exposure of sensitive receptors to substantial pollutant concentrations.
- **Cultural and Tribal Cultural Resources Impact 3.4.3.1** – Alteration of a historical resource, which causes a substantial change in its significance.
- **Cultural and Tribal Cultural Resources Impact 3.4.4.1** – Cumulatively considerable loss of historical resources.
- **Noise Impact 3.11.3.1** – Temporarily generate substantial noise levels that exceed noise standards during construction.
- **Noise Impact 3.11.3.2** – Temporary generation of excessive ground-borne vibration or ground-borne noise levels during construction.
- **Transportation Impact 3.15.3.1** – Conflict with an applicable plan or policy addressing the circulation system during construction and operation.
- **Transportation Impact 3.15.4.1** – Cumulatively considerable conflict with applicable plan or policy addressing the circulation system during construction and operation.

## ***Public Comments***

During the Draft EIR public review period, approximately 40 individuals, organizations, public agencies, and elected officials provided comments on the Draft EIR. Of the 40 commenters, 20 elected officials, community members, and organizations provided their support of the project and the remaining commenters provided input on the Draft EIR. A copy of all comments received and the University's response are included in the Final EIR. The comment letters did not raise any new issues that were not adequately analyzed in the 2019 LRDP EIR pursuant to CEQA. Only minor changes or revisions were made to the EIR, and none that requires recirculation of the document. The Final EIR contains all of the comments received during the public comment period, together with written responses to those comments, which were prepared in accordance with CEQA and the CEQA Guidelines.

## ***Findings***

The Statement of Overriding Considerations (SOC) included in the CEQA Findings (Attachment 9) states that the decision-making body has balanced the benefits of the proposed project against its unavoidable significant environmental effects and determined that the benefits of the project outweigh the remaining significant and unavoidable impacts and, therefore, the adverse effects are considered acceptable. Mitigation for potentially significant impacts include project-level mitigation that will be implemented at each project phase, as applicable. The Hillcrest Campus 2019 LRDP's Mitigation Monitoring and Reporting Program (MMRP), which details mitigation measures and applicable regulatory requirements, is included in the Final EIR. The MMRP will facilitate the implementation and tracking of mitigation measures required by future tiered projects and/or as a campus-wide effort.