

**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS OF FACT REGARDING
ADDENDUM NO. 5 TO THE 2018 LONG RANGE DEVELOPMENT PLAN AND DESIGN
APPROVAL FOR**

**Theatre District Living and Learning Neighborhood, UC San Diego
State Clearinghouse No. 2016111019**

I. CONSIDERATION OF 2018 LRDP EIR AND ADDENDUM NO. 5

Pursuant to the California Environmental Quality Act, Public Resources Code (“PRC”) Sections 21000 *et seq.* and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 *et seq.* (“CEQA Guidelines”) (collectively, “CEQA”), the Board of Regents of the University of California (the “University”), or its delegate (collectively referred to herein as the “University”), has considered the Environmental Impact Report prepared for the University of California, San Diego (“UC San Diego” or “UC San Diego campus”) 2018 Long Range Development Plan (“LRDP”), State Clearinghouse Number 2016111019, which was certified by the University in November 2018 (“2018 LRDP EIR”), and the Addendum No. 5 thereto, dated September 2020, for the University’s design approval of the Theatre District Living and Learning Neighborhood Project (“Addendum No. 5”).

The 2018 LRDP EIR, including the information contained in the Addendum No. 5, contains the environmental analysis and information necessary to support approval of the Theatre District Living and Learning Neighborhood Project (hereafter, the “Project”), as set forth in Section III, below.

II. FINDINGS

A. PROJECT DESCRIPTION

UC San Diego would construct five housing buildings that would provide an additional approximately 2,000 undergraduate student beds on the UC San Diego campus to create a new undergraduate “college.” The undergraduate college concept provides smaller human-scaled neighborhoods with student housing and support services in each, in the context of a large university campus. Specifically, the Project site is located at the southwestern corner of the West Campus within two existing surface parking lots. Development of the Project presents an opportunity to provide much-needed student housing, academic and support space, as well as new restaurants and retail options that would both enhance and invigorate the overall sense of community. Students, staff and faculty would be able to stay on campus for services and food options rather than go off campus. The proposed Project includes the following components:

- Undergraduate student housing
- Academic space
- Restaurant and retail
- Auditorium
- Meeting space
- Underground parking

- Revelle College Drive and Theatre District drop-off improvements
- Outdoor recreation and open space

The proposed Project buildings and components of the Theatre District Living and Learning Neighborhood project (TDLLN) include the development of approximately 911,500 GSF of building space over five buildings, plus an approximately 1,200-space underground parking structure. The five buildings range in height from 9 stories to 21 stories.

Planning for the Project is guided by the UC San Diego 2018 LRDP. The 2018 LRDP designates the Project site as Housing and the types of uses allowed within this land use designation per the LRDP are residential uses and associated support space intended to accommodate students, faculty, staff and other campus affiliates. The Project site was also identified as the site of a future undergraduate college on the UC San Diego campus and the Project would provide facilities that would allow for an additional college to be created on campus, as called for by the 2018 LRDP. The Project would provide housing, restaurants and retail, academic, and other support space that would be capable of supporting an additional undergraduate student college. Therefore, it has been determined that the Project is consistent with the land use categories in the 2018 LRDP.

B. ENVIRONMENTAL REVIEW PROCESS

In November 2018, the University certified the 2018 LRDP EIR in accordance with CEQA and the University of California Procedures for Implementation of CEQA and adopted the 2018 LRDP. The 2018 LRDP EIR analyzed the scope and nature of development proposed to meet the growth of the San Diego campus through 2035, including projections in enrollment and total campus population. The 2018 LRDP EIR identified measures to mitigate, to the extent feasible, the significant adverse project and cumulative impacts associated with growth of the San Diego campus under the 2018 LRDP.

The 2018 LRDP anticipated that up to approximately 9 million net new gross square feet (GSF) of additional building space for academic, clinical, housing, administrative, and service programs would be developed on the San Diego campus over the lifetime of the 2018 LRDP. The Project would construct approximately 911,500 GSF of primarily housing use, with some academic, retail, and support space, on the San Diego campus. Therefore, the Project would result in total campus development within levels anticipated in the 2018 LRDP. The 2018 LRDP also projected a total campus population of 65,600 by 2035. The Project will accommodate existing enrollment growth and respond to an ongoing housing shortage, providing facilities necessary to decompress the campus' undergraduate housing and college system. Therefore, the campus population would remain within levels analyzed in the 2018 LRDP EIR.

The 2018 LRDP EIR was prepared in accordance with Public Resources Code Section 21094 and CEQA Guidelines Section 15168 and analyzed the environmental impacts of the 2018 LRDP. Pursuant to CEQA Guidelines Section 15168(c) "subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared." Pursuant to CEQA Guidelines Section 15168(c)(4), an agency should

use “a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.” Pursuant to CEQA Guidelines Section 15164(a), “[t]he lead agency . . . shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

Addendum No. 5 for the Theatre District Living and Learning Neighborhood Project was prepared in compliance with CEQA to document the UC San Diego’s determination that a subsequent or supplemental EIR is not required. Addendum No. 5 contains a detailed and comprehensive review of the Project, its consistency with the 2018 LRDP and the resulting impacts, and concludes that implementation of the Project would not cause any new significant environmental impacts nor an increase in the severity of significant impacts previously identified and studied in the 2018 LRDP EIR. There have not been any substantial changes with respect to the circumstances under which implementation of the 2018 LRDP would be undertaken that would require major revisions to the previously certified 2018 LRDP EIR. In addition, there is no new information of substantial importance, which was not known and could not have been known at the time that the 2018 LRDP EIR was certified, showing that new or more severe environmental impacts not addressed in the 2018 LRDP EIR would occur, that mitigation measures or alternatives found infeasible in the 2018 LRDP EIR would in fact be feasible, or that different mitigation measures or alternatives from those analyzed in the 2018 LRDP EIR would substantially reduce one or more significant impacts.

Addendum No. 5 analyzes the environmental effects of the Project in relation to the environmental analysis in the 2018 LRDP EIR with regard to the following environmental topic areas: Aesthetics; Air Quality; Biological Resources; Cultural and Tribal Cultural Resources; 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/Traffic; and Utilities, Service Systems, and Energy. It also identifies mitigation measures adopted as part of the 2018 LRDP EIR that are relevant to the Project and have been incorporated into and must be implemented as part of the Project. All mitigation measures in the 2018 LRDP EIR relevant to the Project, as well as all components of the Project described in Addendum No. 5, are included in the Approval and are made conditions of the Project.

C. ADDITIONAL FINDINGS

1. Incorporation by Reference

These Findings incorporate by reference in their entirety the text of Addendum No. 5 prepared for the Project, the 2018 LRDP EIR, and the Findings adopted in support of the 2018 LRDP previously certified and/or adopted by the University.

2. Mitigation Monitoring

The University adopted a Mitigation Monitoring and Reporting Program (“LRDP MMRP”) in connection with the certification of the 2018 LRDP EIR. The LRDP MMRP includes mitigation measures applicable to the Theatre District Living and Learning Neighborhood Project and designates responsibility and anticipated timing to ensure the implementation of adopted mitigation measures within the jurisdiction of UC San Diego. The mitigation measures included in the Theatre District Living and Learning Neighborhood Project MMRP, which is included with Addendum No. 5, incorporates the measures identified in the 2018 LRDP MMRP into the Project.

3. Record of Proceedings

Various documents and other materials constitute the record of proceedings upon which the University bases its findings and decision contained herein. Because of the complexity of the issues addressed in connection with the review of the Project, these documents and materials are located in various offices of the UC San Diego campus, the UC San Diego Campus Planning Office, and/or offices of consultants retained by the University to assist with the development and analysis of the Project. The custodian for these documents and materials is the UC San Diego Campus Planning Office, located at 9500 Gilman Drive #0074, La Jolla, CA 92093-0074.

III. APPROVALS

The University hereby takes the following actions:

- A.** Adopt the CEQA Findings for Theatre District Living and Learning Neighborhood Project having considered the 2018 Long Range Development Plan (LRDP) Environmental Impact Report (EIR) for the San Diego campus, as well as Addendum No. 5 to the 2018 LRDP EIR for Theatre District Living and Learning Neighborhood Project.
- B.** Adopt as a condition of approval the implementation of applicable mitigation measures within the responsibility and jurisdiction of UC San Diego as identified in the Mitigation Monitoring and Reporting Program adopted in connection with the 2018 LRDP EIR.
- C.** Approve the design of the Theatre District Living and Learning Neighborhood Project, UC San Diego, based on the information contained herein.