



CAMPUS PLANNING
TEL: (858) 534-6515

9500 GILMAN DRIVE # 0074
LA JOLLA, CALIFORNIA 92093-0074

June 25, 2019

FedEx OVERNIGHT

State of California
Office of Planning and Research
1400 Tenth Street, Room 212
Sacramento, CA 95814

NOTICE OF COMPLETION - DRAFT ENVIRONMENTAL IMPACT REPORT

Project Title: UC San Diego Hillcrest Campus 2019 Long Range Development Plan
SCH Number: 2018031003
Project Location: University of California, San Diego
County: San Diego

In accordance with Section 21080.09 of the California Environmental Quality Act (CEQA) and the CEQA Guidelines, a Draft Environmental Impact Report (EIR) for the University of California, San Diego (UC San Diego) Hillcrest Campus 2019 Long Range Development Plan (2019 LRDP) has been prepared and is now available for review and comment. Transmitted herein are fifteen CDs of the Draft EIR and fifteen copies of the EIR summary form.

Project Description: The UC San Diego Hillcrest Campus is located in the City of San Diego's Uptown Community within the Medical Complex Neighborhood. UC San Diego is proposing a 2019 LRDP that would involve the redevelopment of approximately 34 acres of the 62-acre existing Hillcrest Campus. The need for redevelopment of the Hillcrest Campus began with the requirement to meet more stringent seismic safety standards for inpatient acute care facilities mandated by Senate Bill 1953 and to accommodate new advances in healthcare technology. This, paired with the aging condition of most of the structures on campus, prompted a reimagining of the entire campus from a planning perspective. The 2019 LRDP proposes to create five new districts, each of which would be defined by a predominant land use and development condition:

- The **Health Care District** would function as the central medical hub consisting of a new main hospital building with up to 300 beds, as well as a consolidated outpatient pavilion, research labs, dining areas, and a central utility plant.
- The **Residential District** would be primarily characterized by new multi-family development including 950 mid- to high-rise multi-family units and recreational amenities for residents.

- The **Mixed-Use District** would incorporate community-oriented uses that promote healthy lifestyles, health food options, preventive care, and local business opportunities and include 50 multi-family residential units.
- The **Open Space District** would be located within the center of the campus, and consists primarily of a large, publically-accessible central open space area with minimal facility development.
- The **Canyon District** would be characterized by a largely preserved natural landscape with limited development and infrastructure, consisting of approximately 28-acres of the native canyon area.

Redevelopment of the campus would be divided into five phases and would require demolition and export of demolition materials for recycling or disposal, grading/excavation, building construction, and installation of various utility and street improvements. The Hillcrest Campus's existing development includes approximately 1.1 million gross square feet (gsf) of primarily health care and research uses. Under the 2019 LRDP, over 90 percent of the existing buildings would be demolished and replaced with similar uses, plus a more substantial residential component. New buildings constructed under the 2019 LRDP would include a replacement hospital with up to 300 hospital beds, approximately 1,000 multi-family residential units, approximately 40,000 gsf of wellness center facilities, approximately 4,000 gsf of developed open space, up to 3,900 parking spaces, and additional amenities. None of the new buildings would exceed the height of the existing hospital (200 feet).

Housing on the Hillcrest Campus is planned to increase from 21 existing residential units to up to 1,000 units. Medical, research, and administrative faculty and staff are projected to increase from approximately 4,450 persons to approximately 5,200 persons. The anticipated redevelopment of the Hillcrest campus is anticipated to be complete by 2035.

Noticing: The University of California is the CEQA Lead Agency and intends to use this Draft EIR to evaluate the environmental implications of approving the 2019 LRDP. This 2019 LRDP EIR has been prepared as a Program EIR covering a long-term, multi-year construction project. Because the level of project information available at this stage is more detailed than a typical LRDP, a project-level analysis was possible. Therefore, this EIR includes sufficient project-specific detail, including a detailed project description, and analysis of each proposed project phase to streamline or minimize CEQA review of the future project phases. This letter and the attached Environmental Document Transmittal Form serves as the Notice of Completion (NOC) of the Draft EIR for the Hillcrest Campus 2019 LRDP. The proposed 2019 LRDP's anticipated environmental effects are discussed in the Draft EIR.

Copies of the Draft EIR and all documents referenced therein are available for review online at <http://lrpd.ucsd.edu/hillcrest/review/draft.html>. Physical copies of the Draft EIR and all documents referenced therein are also available for review at the following locations:

- UC San Diego Campus Planning Office: 10280 North Torrey Pines Road, Suite 460, La Jolla, California 92037 (please call 858-534-6515 for an appointment during regular business hours)
- UC San Diego Hillcrest Campus: Hospital Main Lobby Information Desk, 200 West Arbor Drive, San Diego, California 92103
- UC San Diego Geisel Library: Social Sciences and Humanities Library Reference Desk, 9500 Gilman Drive No. 0175-G, La Jolla, California 92093

- San Diego Public Library, Mission Hills–Hillcrest/Knox Branch: 215 West Washington Street, San Diego, California 92103
- San Diego Public Library, Central Library: 330 Park Boulevard, San Diego, California 92101

Your prompt acknowledgement and processing of this Draft EIR is appreciated. It is expected that the State public review period will extend from **June 26, 2019 to August 9, 2019**. A public hearing on the Draft EIR will be held at 6:00 p.m. on Thursday, July 18 at the First Unitarian Universalist Church (adjacent to the Hillcrest campus, at 4190 Front St, San Diego, CA 92103). The public hearing will be advertised in the local newspaper, on the UC San Diego Campus Planning website, and by direct mail and email to notify interested individuals and organizations. Comments on the Draft EIR can be emailed to env-review@ucsd.edu, or mailed to:

Ms. Lauren Kahal Lievers
University of California San Diego
Campus Planning Office
9500 Gilman Drive, MC 0074
La Jolla, CA 92093-0074

All comments must be received no later than 5:00 p.m. on August 9, 2019. If you have any questions regarding the project, please contact Lauren Kahal Lievers, Senior Environmental Planner, at (858) 246-2914.

Sincerely,



Catherine Presmyk
Assistant Director
Environmental Planning

Cc: Brian Harrington, UCOP Physical & Environmental Planning
Barton Lounsbury, UC Office of the General Counsel
Lauren Kahal Lievers, UC San Diego Campus Planning

Enc.: Completed Transmittal Form
Draft EIR (15 CDs and 15 copies summary form)

Governor's Office of Planning & Research
JUN 27 2019
STATE CLEARINGHOUSE