Project Title: UC San Diego Hillcrest Campus 2019 Long Range Development Plan

Lead Agency: University of California

County: San Diego

Project Location: The University of California, San Diego (UC San Diego) Hillcrest Campus (Campus) is located in the central part of the City of San Diego, California (Figure 1). More specifically, the Campus is situated in the neighborhood of Hillcrest, south of Mission Valley. The property boundaries are generally defined on the north, west and most of the east side by undeveloped steep slope canyons with Bachman Place generally making up the remainder of the eastern property boundary. The southern boundary is generally coincident with West Arbor Drive except for a portion of one city block bounded by First Avenue, Front Street, Montecito Way and West Arbor Drive and a parcel on the northwest corner of Front Street and Albatross Drive (Figure 2).

Project Description: UC San Diego proposes to prepare a new Long Range Development Plan (LRDP) for the Hillcrest Campus; the prior LRDP was adopted by The Regents of the University of California in July 1995. The proposed 2019 LRDP proposes redevelopment of approximately 34 acres of the approximately 62-acre campus. The majority of the 35 existing buildings, including the existing 11-story hospital, would be removed. The site redevelopment would be implemented in multiple phases over time each involving relocation of existing operations on the campus, building demolition, and construction activities.

The proposed 2019 LRDP is intended to accomplish multiple goals. The primary goal is to address seismic safety requirements stemming from Senate Bill 1953 (SB 1953), which was passed in 1994. SB 1953 mandates that all acute care facilities in California, including the UC San Diego Health Hillcrest Medical Center, become compliant with the seismic safety provisions of the California Building Standards Code (Title 24) by the Year 2030. It has been determined that the UC San Diego Hillcrest Medical Center inpatient tower will not be able to achieve compliance with the 2030 requirements and therefore it must be demolished and replaced with a new hospital facility on the Campus. In addition, UC San Diego secondary goals are to replace
the deficient structures on the Campus and create a new cohesive university campus that will improve the interface and compatibility of the various land uses on the campus, as well as with the surrounding community in a thoughtful and sustainable manner, while responding to trends in healthcare.

Accordingly, UC San Diego will prepare a new LRDP and Environmental Impact Report (EIR) in accordance with Section 21080.09 of the California Environmental Quality Act (CEQA) referred to as “the 2019 LRDP EIR” (also see http://lrdp.ucsd.edu/hillcrest/index.html). The University of California will serve as the CEQA Lead Agency. The 2019 LRDP EIR will be relied upon for the development of the uses proposed in the 2019 LRDP through the plan horizon Year 2035, as permitted under Section 15161 of the State CEQA Guidelines.

Land use districts proposed for the 2019 LRDP include the Healthcare, Residential, Open Space, Mixed Use, and Canyons Districts (Figure 3). The Healthcare District would be comprised of a replacement hospital facility with up to 300 beds, supporting Office of Statewide Health Planning and Development (OSHPD) Central Utility Plant (CUP), outpatient facilities, research/education/administrative services, and parking. The Residential District would be comprised of new residential buildings containing approximately 950 multi-family dwelling units, parking, and related facilities. The Mixed Use District would include an existing medical office building, a well-being center, approximately 50 residential units, and parking. The Open Space District would include a central green area to be created after the existing hospital is demolished. The Canyons District would include approximately 28 acres of mostly steep slopes and natural habitat areas within the northerly, easterly and westerly canyons. A circulation plan would be included in the 2019 LRDP identifying healthcare access, residential access, and parking availability for all uses. Specifically, access to parking areas for the residential buildings would be provided via a new driveway off Bachman Place that would dead-end at an underground parking structure and would not be a through street. The project also proposes the realignment of Bachman Place to improve circulation and allow for a direct connection to West Arbor Drive.

The gross square footage (GSF) of campus uses under the buildout of the 2019 LRDP is anticipated to increase from just over 1,110,000 square feet in 2017 to a maximum of 2,727,000 gross square feet in 2035. The largest increase in square footage would be from the provision of housing (anticipated 1,170,000 GSF), with the balance being attributable to redevelopment of existing uses.

**Scope of EIR:** Potential environmental issues that will be addressed in the 2019 LRDP EIR include: aesthetics; air quality; biological resources; historical, archaeological, paleontological and tribal cultural resources; geology and soils; greenhouse gas emissions; energy; hazards and hazardous materials; hydrology and water quality; land use and planning; noise; population and housing; public services; recreation; transportation and traffic; wildland fire; and utilities and service systems. A detailed analysis of agricultural and forestry resources and mineral resources is not anticipated to be included in the 2019 LRDP EIR due to lack of these resources on the project site. Finally, the 2019 LRDP EIR will include analysis of project alternatives, cumulative effects, and other required elements of a thorough CEQA review.
Noticing: This Notice of Preparation is being issued to inform you that UC San Diego is preparing a Draft EIR on the above-named project. As Lead Agency, we need to know the views of your agency as to the scope and content of the environmental information, which is germane to your agency’s statutory responsibilities in connection with the project.

We appreciate your prompt acknowledgement and response to this Notice of Preparation. Due to the time limits mandated by State law, the 30-day comment period will extend from March 1 to March 30, 2018. Your scoping comments must be sent at the earliest possible date, but not later than 5:00 PM on March 30, 2018. Please designate a contact person in your agency and send your response via email to env-review@ucsd.edu or via mail to:

Ms. Catherine J. Presmyk  
Assistant Director Environmental Planning  
University of California, San Diego  
9500 Gilman Drive, MC 0074  
La Jolla, CA 92093-0074

Scoping Meeting: A community information and Draft EIR scoping meeting will be held at 6 p.m. on March 21, 2018 at the First Unitarian Universalist Church, adjacent to the UC San Diego Hillcrest Campus, at 4190 Front Street, San Diego, CA 92103. Parking will be available in the lot immediately adjacent to and east of the church. The scoping meeting will also be advertised in local newspapers and by direct mailing to notify interested individuals, organizations, and associations. This Notice of Preparation is available on the campus planning website at http://lrdp.ucsd.edu/hillcrest/review/scoping.html.

If you have any questions about the Project, please contact Lauren Kahal at (858) 246-2914.

Sincerely,

Catherine J. Presmyk  
Assistant Director  
Environmental Planning

Enclosures:  
Figure 1 Regional Location Map  
Figure 2 Project Location Map  
Figure 3 Land Use District Map  
Environmental Document Transmittal Form

cc: B. Lounsbury  
B. Harrington
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Figure 1
Regional Location Map
Figure 2
Project Location Map

Hillcrest Campus Boundary

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, Aerial3D, IGN, and the GIS User Community
Legend:
- Healthcare
- Residential
- Mixed Use
- Open Space
- Canyons
- Proposed Roads

Figure 3
Land Use District Map

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community
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**Notice of Completion & Environmental Document Transmittal**

*Mail to:* State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044  (916) 445-0613  
*For Hand Delivery/Street Address:* 1400 Tenth Street, Sacramento, CA 95814

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**Project Title:** UC San Diego Hillcrest Campus 2019 Long Range Development Plan (LRDP)

| Lead Agency: | University of California |
| Mailing Address: | 9500 Gilman Drive, MC 0074 |
| City: | La Jolla |
| Zip: | 92093-0074 |
| County: | San Diego |

**Project Location:** County: San Diego  
City/Nearest Community: San Diego/La Jolla

| Cross Streets: | Arbor Drive and Front Street |
| Longitude/Latitude (degrees, minutes and seconds): | 32° 45′ 15.40″ N / 117° 9′ 57.30″ W |
| Total Acres: | 62 |

**Document Type:**

- CEQA: [ ] NOP  [ ] Early Cons  [ ] Neg Dec  [ ] Mit Neg Dec  [ ] Draft EIR  [ ] Supplement/Subsequent EIR
- NEPA: [ ] NOI  [ ] Joint Document

**Local Action Type:**

- General Plan Update  [ ] Master Plan  [ ] Rezone  [ ] Prezone  [ ] Use Permit  [ ] Annexation  [ ] Redevelopment
- General Plan Amendment  [ ] Planned Unit Development  [ ] Land Division (Subdivision, etc.)  [ ] Coastal Permit  [ ] Coastal Permit
- General Plan Element  [ ] Site Plan  [ ] Other: LRDP

**Development Type:**

- Residential: Units ______ Acres ______ Employees ______  [ ] Transportation: Type
- Office: Sq.ft. ______ Acres ______ Employees ______  [ ] Mining: Mineral ______  [ ] Power: Type ______ MW
- Commercial/Sq.ft. ______ Acres ______ Employees ______  [ ] Waste Treatment: Type ______ MGD
- Industrial: Sq.ft. ______ Acres ______ Employees ______  [ ] Hazardous Waste: Type
- Educational: Long Range Development Plan
- Recreational: ______  [ ] Other: LRDP
- Water Facilities: Type ______ MGD

**Aesthetic/Visual**  [ ] Recreational/Parks  [ ] Vegetation
**Agricultural Land**  [ ] Flood Plain/Flooding  [ ] Schools/Universities  [ ] Water Quality
**Air Quality**  [ ] Forest Land/Fire Hazard  [ ] Septic Systems  [ ] Water Supply/Groundwater
**Archeological/Historical**  [ ] Geologic/Seismic  [ ] Sewer Capacity  [ ] Wetland/Riparian
**Biological Resources**  [ ] Minerals  [ ] Soil Erosion/Compaction/Grading  [ ] Growth Inducement
**Coastal Zone**  [ ] Noise  [ ] Solid Waste  [ ] Land Use
**Drainage/Absorption**  [ ] Population/Housing Balance  [ ] Toxic/Hazardous  [ ] Cumulative Effects
**Economic/Jobs**  [ ] Public Services/Facilities  [ ] Traffic/Circulation  [ ] Other: Climate Change

**Present Land Use/Zoning/General Plan Designation:**

Functional zones include: Inpatient, Instruction/Research, Ambulatory Care, Administrative Services, Plant Services

**Project Description:** (please use a separate page if necessary)

The University of California, San Diego (UC San Diego) proposes to prepare a new LRDP for the Hillcrest Campus; the prior LRDP was adopted by The Regents of the University of California in July 1995. The proposed 2019 LRDP proposes redevelopment of approximately 34 acres of the approximately 62-acre campus. The majority of the 35 existing buildings, including the existing 11-story hospital, would be removed. The site redevelopment would be implemented in multiple phases over time each involving relocation of existing operations on the campus, building demolition, and construction activities. UC San Diego will prepare a new LRDP and Environmental Impact Report in accordance with Section 21080.09 of the California Environmental Quality Act with UC San Diego serving as Lead Agency.

*Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.*
Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

X  Air Resources Board
X  Boating & Waterways, Department of
X  California Emergency Management Agency
X  California Highway Patrol
X  Caltrans District #11
X  Caltrans Division of Aeronautics
X  Caltrans Planning
X  Central Valley Flood Protection Board
X  Coachella Valley Mtns. Conservancy
X  Coastal Commission
X  Colorado River Board
X  Conservation, Department of
X  Corrections, Department of
X  Delta Protection Commission
X  Education, Department of
X  Energy Commission
X  Fish & Game Region #5
X  Food & Agriculture, Department of
X  Forestry and Fire Protection, Department of
X  General Services, Department of
X  Health Services, Department of
X  Housing & Community Development
X  Native American Heritage Commission

Office of Historic Preservation
Office of Public School Construction
Parks & Recreation, Department of
Pesticide Regulation, Department of
Public Utilities Commission
Regional WQCB #9
Resources Agency
Resources Recycling and Recovery, Department of
S.F. Bay Conservation & Development Comm.
San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
San Joaquin River Conservancy
Santa Monica Mtns. Conservancy
State Lands Commission
SWRCB: Clean Water Grants
SWRCB: Water Quality
SWRCB: Water Rights
Tahoe Regional Planning Agency
Toxic Substances Control, Department of
Water Resources, Department of

Local Public Review Period (to be filled in by lead agency)

Starting Date March 1, 2018
Ending Date March 30, 2018

Lead Agency (Complete if applicable):

Consulting Firm: __________________________ Applicant: __________________________
Address: __________________________ Address: __________________________
City/State/Zip: __________________________ City/State/Zip: __________________________
Contact: __________________________ Phone: __________________________
Phone: __________________________

Signature of Lead Agency Representative: __________________________ Date: 2/28/2018