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February 5, 2021

## NOTICE OF AVAILABILITY DRAFT ENVIRONMENTAL IMPACT REPORT

**Project Title:** La Jolla Innovation Center

**SCH No.:** 2020110344

**Lead Agency:** University of California

**Project Location:** City of San Diego

**County:** San Diego

**Project Description:** The University of California (UC) San Diego has a need to relocate public-facing campus programs from existing buildings both on campus and off campus that have been rated as a high priority for correction under the UC Seismic Safety Policy and unsuitable for continued long-term UC occupancy. UC policy prohibits its San Diego campuses from entering into new lease renewals that do not meet these new seismic standards, such as those at The Campus on Villa La Jolla, and only permits short-term extension of leases to provide sufficient time for relocation of the UC San Diego department tenants to building space that meets the policy. The proposed La Jolla Innovation Center Project (Project) intends to take advantage of a unique public-private partnership opportunity at the edge of campus that would deliver a financially feasible solution to help meet the need to relocate and consolidate the office and educational uses into a single, UC policy-compliant building. Specifically, the Project would provide a new facility in a campus-adjacent, community-facing accessible location required by UC San Diego Health Sciences and UC San Diego Extension.

The Project proposes a seven-story above-grade building that would include five levels of UC San Diego Health Sciences and UC San Diego Extension uses and two levels of parking, as well as two subterranean parking levels (four parking levels total). The building would be a maximum of 100 feet in height from the existing ground level. The building would include 103,314 gross square feet (GSF) associated with office and educational uses. Approximately 1,420 GSF of ground-floor retail space (such as a café) would be provided at the southeastern corner of the building. The Project would provide approximately 275 parking spaces spread between a four-level parking garage and surface parking.

Vehicular access to the Project site would be provided by the two existing driveways to the commercial center from Villa La Jolla Drive and the Villa Norte cul-de-sac. Pedestrian access to the Project site would be provided via a new sidewalk connection to La Jolla Village Drive and via an existing City-owned pedestrian bridge that crosses La Jolla Village Drive and provides direct access to the Health Sciences portion of the UC San Diego campus. Utility connections would be installed to provide potable water, sanitary sewer, storm drains, and electrical power to the Project site. The proposed Project would establish connections to these existing utilities located in the Project area.

The interior of the building would be designed to allow for flexibility of use by UC San Diego School of Medicine and UC San Diego Extension. Building occupancy is estimated at approximately 947 individuals based upon the anticipated uses.

The Project would comply with the current California Green Building Standards Code (CALGreen) and Leadership in Energy and Environmental Design (LEED) parking and bicycle storage requirements. Onsite parking would include 7 accessible parking stalls (including 2 van stalls) located within the parking structure; the 2 accessible parking stalls (including 1 van stall) that would be removed during demolition of the existing surface parking would be replaced. Per CALGreen requirements, approximately 8 percent of the total stalls provided are required to be designated for clean air vehicles and 6 percent wired for electric vehicle charging; a total of 23 clean air vehicle stalls and infrastructure for 17 electric vehicle charging stations would be provided. A total of 15 long-term bicycle parking stalls are proposed within the parking structure.

The University of California is the Lead Agency for the Project. This letter serves as the Notice of Availability (NOA) of the Draft EIR, which includes a description of the Project and its environmental setting, along with an evaluation of its anticipated environmental effects. Based on the environmental analysis contained in the Draft EIR, the proposed Project is not anticipated to result in significant, unavoidable impacts. While potentially significant temporary impacts could occur with regard to two environmental resources areas (energy and groundborne vibration) as a result of construction activities, mitigation measures would avoid or reduce these impacts to below a level of significance.

**Public Review:** We appreciate your review of this NOA and Draft EIR. As required by time limits mandated by state law, the 45-day public and agency review period will extend from **February 5 through March 22, 2021**. Your comments on the adequacy of the analysis presented in the EIR must be sent at the earliest possible date, but not later than 5:00 PM on March 22, 2021.

Email comments to [LJICcomment@helixepi.com](mailto:LJICcomment@helixepi.com)

or

Mail comments to:

HELIX Environmental Planning  
Attn: Joanne Dramko  
7578 El Cajon Boulevard  
La Mesa, California 91942

As a result of the expanding outbreak of COVID-19 and restrictions placed on in-person gatherings throughout California, paper copies of the Draft EIR will only be made available for viewing upon request. If you require a version of the digital Draft EIR translated to other languages, please request via the email provided above.

**Draft EIR Public Hearing:** As a result of the expanding outbreak of COVID-19 and restrictions placed on in-person gatherings throughout California, an online public session to present the findings of the Draft EIR and receive public comments will be held, rather than holding an in-person event. The meeting will be in a webinar format with a presentation by representatives from UC San Diego and HELIX Environmental Planning.

**The online public hearing will be hosted on Thursday, February 25, 2021, from 6:00 PM to 7:00 PM (Pacific Time)** and conducted via a live video feed in a webinar format. There are several ways to join the meeting:

- 1) Register in advance for the scoping meeting webinar using the link below:  
[https://helixepi.zoom.us/webinar/register/WN\\_hZxaVgptSeC0iuaj8bWCkQ](https://helixepi.zoom.us/webinar/register/WN_hZxaVgptSeC0iuaj8bWCkQ)

After registering, you will receive a confirmation email containing additional information about joining the webinar.

- 2) Go to [www.zoom.us](http://www.zoom.us), Select “Join a Meeting,” and enter the following:  
Webinar ID: 870 5731 3026, Passcode: 283636
- 3) Call into the meeting via telephone:  
+1 669 900 6833 or +1 346 248 7799 or +1 253 215 8782 or +1 312 626 6799 or  
+1 646 876 9923 or +1 301 715 8592  
Webinar ID: 870 5731 3026

If you are unable to join the online public hearing, a recording will be provided on the Project website linked below. The public hearing will also be advertised in the San Diego Union Tribune and by direct mailing to notify interested individuals, organizations, and associations on UC San Diego’s mailing list. In addition, this NOA and additional Project information is available on the Project-specific website at <https://blink.ucsd.edu/facilities/real-estate/ljic.html>.