

# EXECUTIVE SUMMARY

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This section is an executive summary of the Environmental Impact Report (EIR) for the proposed La Jolla Innovation Center Project (herein referred to as “Project”), prepared in compliance with the California Environmental Quality Act (CEQA). This section highlights the major areas of importance in the environmental analysis for the proposed Project, as required by CEQA Guidelines Section 15123. It also provides a brief description of the proposed Project, Project objectives, alternatives to the proposed Project, and areas of public interest known to the University of California, San Diego (UC San Diego). In addition, this section provides a table summarizing: (1) the potential environmental impacts that could occur as a result of the proposed Project; (2) the level of impact significance before mitigation; (3) the recommended mitigation measures that would avoid or reduce significant environmental impacts; and (4) the level of impact significance after mitigation measures are implemented.

A cumulative impacts table is included as well, which summarizes: (1) cumulative environmental impacts; (2) the geographic scope of the cumulative impact analysis for each issue; (3) the significance of each cumulative impact; (4) the Project’s contribution to each impact; (5) recommended mitigation measures; and (6) significance of Project impact considering mitigation. A third table that compares the anticipated environmental impacts of the proposed Project with each Project alternative is also provided.

## ES.1 OVERVIEW

As required by CEQA, this EIR: (1) assesses the potentially significant direct, indirect, and cumulative environmental effects of the proposed Project; (2) identifies potential feasible means of avoiding or substantially lessening significant adverse impacts; and (3) evaluates a range of reasonable alternatives to the proposed Project, including the required No Project Alternative.

The Project site is currently owned by an affiliate of GPI Companies, a private real estate development firm. The site is currently located within a larger approximately 7-acre commercial property within the jurisdiction of the City of San Diego University City Community Plan area, zoned as CO-1-2, Commercial, within the Coastal Height Limit Overlay Zone, Community Plan Implementation Overlay Zone, and the Parking Impact Overlay Zone. The site is not within the boundaries of the UC San Diego La Jolla campus. The commercial center property is proposed to be subdivided and the existing restaurant building demolished, with the approximately 0.9-acre Project parcel subsequently sold to UC San Diego and leased to an affiliate of GPI Companies to develop the proposed Project. The total Project workspace includes would encompass 1.2 acres. Upon acquisition of the property, the Project site would be under the ownership of The Board of Regents of the University of California (UC Regents or The Regents) and be subject to UC land management policies. This EIR will be used by The Regents to evaluate the environmental implications of developing the proposed Project.

## ES.2 PROJECT DESCRIPTION

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 within Parking Level P3 at the southeastern corner of the building. The Project would provide approximately 275 parking spaces spread between a four-level, 95,500-GSF 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 required 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, and the maximum occupancy of the building would be approximately 2,027 individuals based upon City of San Diego egress requirements.

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. On-site 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.

### **ES.3 PROJECT OBJECTIVES**

The following objectives have been identified for the proposed La Jolla Innovation Center Project:

1. Provide a facility that aligns with the UC Seismic Safety Policy, allowing UC San Diego Health Sciences and UC San Diego Extension programs to relocate from approximately 102,500 GSF of existing space that is non-compliant with UC Seismic Safety Policy.
2. Create programmatic and space efficiencies that allow for future UC San Diego Health Sciences and UC San Diego Extension program growth, including use of shared amenities by consolidating programs currently spread out over multiple locations into one building.
3. Provide leasable office space proximate to the VA Medical Center and the UC San Diego Health Sciences West Neighborhood for UC San Diego Health Sciences programs (including UC San Diego Health and School of Medicine) at a location that is public-facing and easily accessible to patients and research participants as well as faculty and other personnel located primarily on campus.

4. Provide leasable classroom and office space for UC San Diego Extension programs at a location that is public-facing and conveniently accessible to both campus and community constituents as well as faculty and other personnel located primarily on campus.
5. Redevelop a currently vacant and underutilized site within a transit priority area (TPA) that has abundant alternative transportation options, including access to the UC San Diego Blue Line Light Rail Transit (LRT) system and bike and pedestrian access to the UC San Diego La Jolla campus and VA Medical Center.
6. Incorporate sustainable design features to achieve LEED Silver rating or better for the Project, thereby reducing energy consumption, conserving natural resources, and complying with the UC Sustainable Practices Policy.
7. Develop a financially feasible project through a strategic public-private partnership opportunity that develops a facility with leasable office and educational space that complies with UC building policies.

## **ES.4 ALTERNATIVES TO THE PROPOSED PROJECT**

Three alternatives to the proposed Project were identified for further analysis. These alternatives were selected to avoid or minimize significant impacts associated with implementing the proposed Project. The following Project alternatives are analyzed in this EIR:

- The No Project Alternative assumes that the current land use of the site would be retained, specifically re-use of the existing building as a restaurant.
- The Two-Level Office Building Alternative assumes that the site would be redeveloped with a two level (maximum 30 feet in height) office building and associated parking.
- The Two-Level Educational Building Alternative assumes that the site would be redeveloped with two levels of educational uses and associated parking.

### **No Project Alternative (Existing Restaurant Use)**

Under the No Project Alternative, the Project site would not be purchased by UC and would not be redeveloped with office and educational uses and parking. Although the existing building is currently vacant, the No Project Alternative assumes that the building would be leased to a new tenant under its existing land use as a restaurant. The UC San Diego Extension and UC San Diego Health Sciences user groups would continue to operate in their existing locations on the UC San Diego campus and in leased space at a different off-campus location when the leases expire.

The No Project Alternative would avoid the potentially significant but mitigable construction impacts identified for the proposed Project related to energy and vibration. However, the No Project Alternative would not meet any of the Project objectives.

The No Project Alternative would not achieve any of the Project objectives identified in Section 5.1.1. It would not provide a facility that would allow the UC San Diego Health Sciences and UC San Diego Extension programs to be relocated into a building that is compliant with the UC Seismic Safety Policy, UC building policies, and the UC Sustainable Practices Policy (Objectives 1 and 6). It would not create

programmatic and space efficiencies in shared amenities by consolidating programs currently spread out over multiple locations into one building (Objective 2). The No Project Alternative would not provide leasable office space proximate to the VA Medical Center and the UC San Diego Health Sciences West Neighborhood for UC San Diego Health Sciences programs (including UC San Diego Health and School of Medicine) or provide leasable classroom and office space for Extension programs at a location that is public-facing and easily accessible to patients, research participants (Objectives 3 and 4), and those seeking educational opportunities provided by UC San Diego Extension. The currently vacant site would not be revitalized, and the objective of redeveloping an underutilized site proximate to two new LRT stations would not occur (Objective 5). Finally, the University would not be able to develop a financially feasible project through a public-private partnership (Objective 7).

## **Two-Level Office Building Alternative**

The Two-Level Office Building Alternative assumes no subdivision of the parcel and subsequent purchase by UC and that the current owner redevelops the 0.9-acre area with a two-level office building, limiting the structure to the City's 30-foot height limit. Under the Two-Level Office Building Alternative, a two-story building with 45,345 SF of general office uses would be constructed, with one subgrade parking level, providing 115 parking spaces in addition to the 69 surface parking spaces to meet the City's parking ratio requirements. It is assumed that the building would not be leased to the UC and therefore the Two-Level Office Building Alternative would not be required to meet the UC Seismic Policy or other UC policies and building codes.

The UC San Diego Extension and UC San Diego Health Sciences user groups would continue to operate in their existing locations on the UC San Diego campus and in leased space located off campus until their current leases expire.

The Two-Level Office Building Alternative would reduce the adverse effects (while still requiring mitigation) on energy (use of fuel-efficient construction equipment) and noise (construction vibration).

The Two-Level Office Building Alternative would achieve one out of the seven Project objectives identified in Section 5.1.1. The currently vacant, underutilized site would be revitalized within a site proximate to two new LRT stations (Objective 5). However, it would not provide a facility that would allow the UC San Diego Health Sciences and UC San Diego Extension programs to relocate into a building that is compliant with the UC Seismic Safety Policy, building codes, and UC Sustainable Practices Policy (such as incorporating sustainable design features to achieve a LEED silver rating) (Objectives 1 and 6). It would not create programmatic and space efficiencies in shared amenities by consolidating programs currently spread out over multiple locations into one building (Objective 2). It would also not allow for future expansion of either UC San Diego Health Sciences or Extension programs in this space. The Two-Level Office Building Alternative would not provide leasable office space proximate to the VA Medical Center and the UC San Diego Health Sciences West Neighborhood for UC San Diego Health Sciences programs (including UC San Diego Health and School of Medicine) or provide leasable classroom and office space for Extension programs at a location that is public-facing and easily accessible to patients, research participants and those seeking education opportunities from UC San Diego Extension (Objectives 3 and 4). Finally, the University would not be able to develop a financially feasible project through a public-private partnership (Objective 7).

## Two-Level Education Building Alternative

Under the Two-Level Educational Building Alternative, the 0.9-acre parcel would be sold to UC and a two-story building, limiting the structure to the City's 30-foot height limit with 39,670 SF of office/educational uses limited to UC San Diego Extension would be constructed, providing 115 parking spaces in addition to the 69 surface parking spaces. The retail component (café) would not be included to maximize educational space. The Two-Level Educational Building Alternative would include the same sustainability features as the proposed Project, as applicable, and would achieve LEED Silver certification.

The UC San Diego Health Sciences programs, including support for UC San Diego Health Sciences and UC San Diego School of Medicine would continue to operate in their existing locations on the UC San Diego campus and in leased space located off campus until their lease term expires, after which they would need to relocate to alternate lease space that complies with UC Seismic Safety Policy and building policies.

The Two-Level Education Building Alternative would reduce the adverse effects (while still requiring mitigation) on energy (use of fuel-efficient construction equipment) and vibration (construction vibration).

The Two-Level Educational Building Alternative would meet three and partially achieve two out of the seven Project objectives identified in Section 5.1.1. While it would allow the University to develop a project through a public-private partnership and provide a facility that aligns with the UC Seismic Safety Policy, it would not include capacity required for UC San Diego Health Sciences and other office uses, and therefore would not fully satisfy the goal of relocating all of the 102,500 SF of existing space that is non-compliant with the UC building code (Objective 1). Because the Two-Level Educational Building Alternative would only include uses associated with UC San Diego Extension, it would only partially satisfy the goal of creating programmatic and space efficiencies including use of shared amenities by consolidating programs currently spread out over multiple locations into one building (Objective 2). It would not allow for future expansion of either UC San Diego Health Sciences or Extension programs in this space.

The Two-Level Educational Building Alternative would provide leasable classroom and office space for UC San Diego Extension programs at a location that is public-facing and conveniently accessible to both campus and community constituents as well as faculty and other campus personnel though not to the extent as the proposed Project (Objective 4). The alternative would redevelop a currently vacant and underutilized site within a TPA that has abundant alternative transportation options (Objective 5), and incorporate sustainable design features to achieve LEED Silver rating or better for the Project (Objective 6).

The Two-Level Educational Building Alternative would not provide leasable office space proximate to the VA Medical Center and the UC San Diego Health Sciences West Neighborhood for UC San Diego Health Sciences programs (Objective 3). Therefore, the UC San Diego Health Sciences programs would necessitate finding another location for these uses, which may not be available at a location that is public-facing, in proximity to the UC San Diego La Jolla campus and easily accessible to patients and research participants. Finally, the University would not be able to develop a financially feasible project, and consequently would not consider this alternative to develop the site (Objective 7).

## Environmentally Superior Alternative

An EIR is required to identify the environmentally superior alternative (the alternative having the potential for the fewest significant environmental impacts) from among the range of reasonable alternatives that are evaluated. Table ES-3 provides a summary comparison of the alternatives with the proposed Project with the purpose of highlighting whether the alternatives would result in a similar, greater, or lesser impact, than the proposed Project. The No Project Alternative (Existing Restaurant Use) would avoid the potentially significant but mitigable temporary construction impacts identified for the proposed Project related to energy and vibration. Further, the No Project Alternative would not meet any of the Project objectives.

Although the No Project Alternative could result in minimal environmental impacts, CEQA Guidelines requires identification of an alternative other than the No Project Alternative as environmentally superior. Based upon the discussion above, the Two-Level Educational Building Alternative would be considered Environmentally Superior Alternative for its ability to reduce the adverse effects (while still requiring mitigation) on energy (use of fuel-efficient construction equipment) and vibration (construction vibration), while meeting more of the Project objectives than the Two-Level Office Building Alternative.

The Two-Level Educational Building Alternative would meet three of the Project objectives, though to a lesser extent than the proposed Project. It would not include capacity to consolidate the UC San Diego School of Medicine uses as the proposed Project, so it would only partially achieve the following Project objectives:

- Provide a facility that aligns with the UC Seismic Safety Policy, allowing UC San Diego Health Sciences and UC San Diego Extension programs to relocate from approximately 102,500 SF of existing space that is non-compliant with UC building code.

Create programmatic and space efficiencies including use of shared amenities by consolidating programs currently spread out over multiple locations into one building.

## ES.5 ISSUES RAISED DURING PUBLIC SCOPING

This EIR addresses issues associated with the proposed Project that are known to the lead agency or were raised by agencies or interested parties during the Notice of Preparation (NOP) public/agency review period. Written comments, as well as comments submitted during the online public scoping meeting held on December 7, 2020 were received from 4 public agencies, 1 Native American tribe, 1 organization, and 3 individuals. Appendix A of this EIR includes comments received on the NOP and scoping meeting. These issues include:

- Requests of copies of all records, communications, and mailed notices of all hearings and/or actions related to the Project;
- Analysis of multimodal transportation such as pedestrian and bicycle connectivity;
- Analysis of vehicle miles traveled (VMT) and operational transportation impacts;
- Consideration of potential Project impacts within Caltrans Right-of-Way;

- Consideration of historic resources, cultural resources, and tribal cultural resources;
- Consideration of potential impacts to traffic and parking;
- Consideration of potential visual impacts from the building's location and those resulting from construction of the proposed building, removal of vegetation, and increased lighting from cars.
- Consideration of potential noise impacts from proposed heating, ventilation, and air conditioning (HVAC) units and increased traffic;
- Consideration of changes to the storm water system;
- Consideration with discharge limitations involving downstream marine life and ecological reserves;
- Consideration of groundwater discharge;
- Consideration of potential archaeological and Native American monitoring pending the results of site surveys and records searches;
- Consideration of the Project's height within the coastal zone; and
- Consideration of potential biological impacts to migratory birds and other native species.

**Table ES-1  
PROJECT-LEVEL ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Issue	Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
<b>ENVIRONMENTAL IMPACTS AND MITIGATION</b>				
<b>Aesthetics</b>				
Scenic Vistas	The Project site is not located within an area designated as within a scenic vista or corridor and would not obstruct views of scenic resources.	NI	No mitigation is required.	NA
Scenic Resources within a State Scenic Highway	The Project site is not located along a designated State scenic highway and therefore would not damage scenic resources within a State scenic highway.	NI	No mitigation is required.	NA
Degradation of Existing Community Character or Conflict with Zoning and Other Regulations for Scenic Quality	Implementation of the proposed Project does not substantially degrade the existing community character of areas adjacent to the Project site and, once acquired by UC Regents, would not conflict with regulations governing scenic quality.	LS	No mitigation is required.	NA
Lighting and Glare	Although the Project would introduce new sources of lighting, it is located in an urban, well-lit area and would adhere to University guidelines regarding light and glare.	LS	No mitigation is required.	NA
<b>Air Quality</b>				
Consistency with Applicable Air Quality Plan	Implementation of the proposed Project would not conflict with or obstruct implementation of the applicable air quality plan.	LS	No mitigation is required.	NA
Cumulative Increase in Criteria Pollutant Emissions	Implementation of the proposed Project would not result in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in non-attainment under an applicable federal or state ambient air quality standard.	LS	No mitigation is required.	NA
Sensitive Receptors	Implementation of the proposed Project would not expose sensitive receptors to substantial pollutant concentrations.	LS	No mitigation is required.	NA
Other Emissions	Implementation of the proposed Project would not expose sensitive receptors to substantial pollutant concentrations (such as those leading to odors) adversely affecting a substantial number of people.	LS	No mitigation is required.	NA

S = Significant; LS = Less than Significant; PS = Potentially Significant; SU = Significant/Unavoidable; NI = No Impact; NA = Not Applicable

**Table ES-1 (cont.)  
PROJECT-LEVEL ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Issue	Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
<b>Energy</b>				
Energy Consumption	Implementation of the proposed Project could result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources.	PS	Mitigation Measure ENE-1.	LS
Consistency with Applicable Energy Plans	Implementation of the proposed Project would not conflict with or obstruct a state or local plan for renewable energy or energy efficiency.	LS	No mitigation is required.	NA
<b>Greenhouse Gas Emissions</b>				
Generate GHG Emissions	Implementation of the proposed Project would not generate GHG emissions that may have a significant impact on the environment.	LS	No mitigation is required.	NA
Consistency with Applicable Plan	Implementation of the proposed Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.	LS	No mitigation is required.	NA
<b>Hydrology and Water Quality</b>				
Water Quality	The proposed Project would not violate water quality requirements or degrade water quality.	LS	No mitigation is required.	NA
Groundwater	The proposed Project would not result in an increase in substantial decreases in groundwater supplies or interfere substantially with groundwater recharge.	NI	No mitigation is required.	NA
Site Drainage and Hydrology	The proposed Project would not result in an increase in impervious surfaces and would not exceed the capacity of the storm water drainage systems or cause substantial erosion.	LS	No mitigation is required.	NA
Inundation	The Project site is not subject to inundation by flood hazard, tsunami, or seiche.	NI	No mitigation is required.	NA
Water Quality Control Plan or Sustainable Groundwater Management Plan	The proposed Project would have the potential to generate pollutants during construction and post-construction activities; however, compliance with applicable regulations would ensure that it would not conflict with or obstruct the implementation of the San Diego Basin Plan.	LS	No mitigation is required.	NA

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**Table ES-1 (cont.)  
PROJECT-LEVEL ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

Issue	Impact	Significance Before Mitigation	Mitigation Measure(s)	Significance After Mitigation
<b>Land Use and Planning</b>				
Divide an Established Community	The proposed Project would not divide an established community.	NI	No mitigation is required.	NA
Consistency with Applicable Plans	The Project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation for the purposes of avoiding an environmental effect.	LS	No mitigation is required.	NA
<b>Noise</b>				
Exceed Noise Standards	Implementation of the proposed Project would increase traffic volumes on local roadways, feature stationary noise sources, and result in construction activities that could expose NSLUs to noise levels in excess of standards.	LS	No mitigation is required.	NA
Excessive Groundborne Vibration and Noise	Vibration-sensitive land uses may be subject to vibration levels in excess of established guidelines. Construction of the proposed Project may require heavy equipment or pile-driving activities that may cause damage, disruption, or interruption of vibration-sensitive land uses.	PS	Mitigation Measure NOI-1.	LS
Aircraft Noise	The Project site is not located in the vicinity of a public airport or private airstrip that would expose people working in the Project to excessive noise levels.	LS	No mitigation is required.	NA
<b>Transportation</b>				
Compliance with Applicable Circulation Plan	The Project would not conflict with an applicable circulation plan.	LS	No mitigation is required.	NA
Induce Substantial Vehicle Miles Traveled	The Project would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision(b).	LS	No mitigation is required.	NA
Hazardous Design Features	The Project would not substantially increase hazards or introduce incompatible uses.	LS	No mitigation is required.	NA
Emergency Access	The Project would not interfere with emergency access.	LS	No mitigation is required.	NA

S = Significant; LS = Less than Significant; PS = Potentially Significant; SU = Significant/Unavoidable; NI = No Impact; NA = Not Applicable

**Table ES-2  
CUMULATIVE IMPACTS AND MITIGATION MEASURES**

Issue	Geographic Scope of Cumulative Impact Analysis	Significance of Cumulative Impact	Project Contribution	Mitigation Measures	Project Significance Considering Mitigation
<b>Aesthetics</b>					
Degradation of scenic vista(s).	The adjacent UC San Diego campus and the surrounding area south of West Campus.	Potentially significant.	Not cumulatively considerable.	No mitigation is required.	Not applicable.
Degradation of resources within a State scenic highway.	The adjacent UC San Diego campus and the surrounding area south of West Campus.	Potentially significant.	Not cumulatively considerable.	No mitigation is required.	Not applicable.
Degradation of existing community character or conflict with applicable zoning or regulations governing visual quality.	The adjacent UC San Diego campus and the surrounding area south of West Campus	Potentially significant.	Not cumulatively considerable.	No mitigation is required.	Not applicable.
New source of substantial light or glare on campus.	The adjacent UC San Diego campus and the surrounding area south of West Campus	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.
<b>Air Quality</b>					
Consistency with applicable air quality plan.	San Diego Air Basin	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.
Cumulative increase in criteria pollutant emissions.	San Diego Air Basin	Potentially significant.	Not cumulatively considerable.	No mitigation is required.	Not applicable.
Expose sensitive receptors to substantial pollutant concentrations.	San Diego Air Basin	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.

**Table ES-2 (cont.)  
CUMULATIVE IMPACTS AND MITIGATION MEASURES**

<b>Issue</b>	<b>Geographic Scope of Cumulative Impact Analysis</b>	<b>Significance of Cumulative Impact</b>	<b>Project Contribution</b>	<b>Mitigation Measures</b>	<b>Project Significance Considering Mitigation</b>
<b>Air Quality (cont.)</b>					
Result in other emissions adversely affecting a substantial number of people.	San Diego Air Basin	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.
<b>Energy</b>					
Wasteful, inefficient, or unnecessary energy consumption.	The service areas of the energy providers in the Project area	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.
Consistency with applicable energy plans.	The service areas of the energy providers in the Project area	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.
<b>Greenhouse Gas Emissions</b>					
Direct and Indirect generation of GHG emissions.	Global	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.
Conflict with applicable plans, policies, or regulations.	Global	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.
<b>Hydrology and Water Quality</b>					
Violate or substantially degrade water quality standards.	Peñasquitos Hydrologic Unit	Less than significant.	Not cumulatively considerable.	No mitigation is required.	Not applicable.
Decrease groundwater supplies or interfere substantially with groundwater recharge.	Peñasquitos Hydrologic Unit	No impact.	No impact.	No mitigation is required.	Not applicable.
Alter the existing drainage pattern of a site or area.	Peñasquitos Hydrologic Unit	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.
Expose people or structures to inundation as a result of tsunami or mudflow.	Peñasquitos Hydrologic Unit	No impact.	No impact.	No mitigation is required.	Not applicable.
Conflict or obstruct the implementation of a water quality control plan or sustainable groundwater management plan.	Peñasquitos Hydrologic Unit	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.

**Table ES-2 (cont.)  
CUMULATIVE IMPACTS AND MITIGATION MEASURES**

Issue	Geographic Scope of Cumulative Impact Analysis	Significance of Cumulative Impact	Project Contribution	Mitigation Measures	Project Significance Considering Mitigation
<b>Land Use and Planning</b>					
Physically divide an established community.	The West Campus area of UC San Diego, the area defined as South of West Campus in the LRDP, and the Central Subarea of the University Community Plan	No impact.	No impact.	No mitigation is required.	Not applicable.
Consistency with applicable plans.	The West Campus area of UC San Diego, the area defined as South of West Campus in the LRDP, and the Central Subarea of the University Community Plan	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.
<b>Noise</b>					
Exceed noise standards.	Immediate Project vicinity including the two roadways adjacent to the Project	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.
Excessive groundborne vibration and noise.	Immediate Project vicinity including the two roadways adjacent to the Project	Potentially significant.	Not cumulatively considerable.	Mitigation Measure NOI-1.	Not cumulatively considerable.
Aircraft noise.	Immediate Project vicinity including the two roadways adjacent to the Project	No impact.	No impact.	No mitigation is required.	Not applicable.
<b>Transportation</b>					
Compliance with applicable circulation plans.	Circulation network within and adjacent to the Project site and the UC San Diego La Jolla campus	Potentially significant.	Not cumulatively considerable.	No mitigation is required.	Not applicable.
Induce substantial vehicle miles traveled.	Circulation network within and adjacent to the Project site and the UC San Diego La Jolla campus.	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.

**Table ES-2 (cont.)  
 CUMULATIVE IMPACTS AND MITIGATION MEASURES**

<b>Issue</b>	<b>Geographic Scope of Cumulative Impact Analysis</b>	<b>Significance of Cumulative Impact</b>	<b>Project Contribution</b>	<b>Mitigation Measures</b>	<b>Project Significance Considering Mitigation</b>
<b>Transportation (cont.)</b>					
Hazardous design features.	Circulation network within and adjacent to the Project site and the UC San Diego La Jolla campus	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.
Emergency access.	Circulation network within and adjacent to the Project site and the UC San Diego La Jolla campus	Less than significant.	Less than significant.	No mitigation is required.	Not applicable.

**Table ES-3  
SUMMARY OF ANALYSIS FOR ALTERNATIVES TO THE PROPOSED PROJECT**

<b>EIR Issues Addressed for the Proposed Project</b>	<b>Proposed Project Without Mitigation</b>	<b>Proposed Project With Mitigation</b>	<b>No Project Alternative (Existing Restaurant Use)</b>	<b>Two-Level Office Building Alternative</b>	<b>Two-Level Education Building Alternative</b>
<b>Aesthetics</b>					
Scenic Vistas	NI	NI	▼	▼	▼
Scenic Resources within a State Scenic Highway	NI	NI	▼	▼	▼
Degradation of Existing Community Character or Conflict with Zoning and Other Regulations for Scenic Quality	LS	LS	▼	▼	▼
Lighting and Glare	LS	LS	▼	▼	▼
<b>Air Quality</b>					
Consistency with Applicable Air Quality Plan	LS	LS	▼	=	=
Cumulative Increase in Criteria Pollutant Emissions	LS	LS	▼	▼	▼
Sensitive Receptors	LS	LS	▼	▼	▼
Other Emissions	LS	LS	▼	▼	▼
<b>Energy</b>					
Energy Consumption	PS	LS	▼	■	■
Consistency with Applicable Energy Plans	LS	LS	▼	=	=
<b>Greenhouse Gas Emissions</b>					
Generate GHG Emissions	LS	LS	▼	▼	▼
Consistency with Applicable Plan	LS	LS	▼	=	=
<b>Hydrology and Water Quality</b>					
Water Quality	LS	LS	▼	=	=
Groundwater	N	N	▼	=	=
Site Drainage and Hydrology	LS	LS	▼	=	=
Inundation	N	N	▼	=	=
Water Quality Control Plan or Sustainable Groundwater Management Plan	LS	LS	▼	=	=

PS – potentially significant impact; LS – less than significant impact; SU – potentially significant and unavoidable impact; NI – no impact

▲ Alternative would result in an increased level of impact when compared to the proposed Project.

= Alternative would result in a similar level of impact when compared to proposed Project.

■ Alternative would result in a reduced level of impact when compared to the proposed Project but would still require mitigation to reduce potential impacts to a less than significant level.

▼ Alternative would result in a reduced level of impact when compared to proposed Project and would not require mitigation.

**Table ES-3 (cont.)  
SUMMARY OF ANALYSIS FOR ALTERNATIVES TO THE PROPOSED PROJECT**

<b>EIR Issues Addressed for the Proposed Project</b>	<b>Proposed Project Without Mitigation</b>	<b>Proposed Project With Mitigation</b>	<b>No Project Alternative (Existing Restaurant Use)</b>	<b>Two-Level Office Building Alternative</b>	<b>Two-Level Education Building Alternative</b>
<b>Land Use</b>					
Divide an Established Community	NI	NI	▼	=	=
Consistency with Applicable Plans	LS	LS	▼	=	=
<b>Noise</b>					
Exceed Noise Standards	LS	LS	▼	■	■
Excessive Groundborne Vibration and Noise	PS	LS	▼	■	■
Aircraft Noise	LS	LS	▼	=	=
<b>Transportation</b>					
Compliance with Applicable Circulation Plan	LS	LS	▼	=	=
Induce Substantial Vehicle Miles Traveled	LS	LS	▼	=	=
Hazardous Design Features	LS	LS	▼	=	=
Emergency Access	LS	LS	▼	=	=

PS – potentially significant impact; LS – less than significant impact; SU – potentially significant and unavoidable impact; NI – no impact

- ▲ Alternative would result in an increased level of impact when compared to the proposed Project.
- = Alternative would result in a similar level of impact when compared to proposed Project.
- Alternative would result in a reduced level of impact when compared to the proposed Project but would still require mitigation to reduce potential impacts to a less than significant level.
- ▼ Alternative would result in a reduced level of impact when compared to proposed Project and would not require mitigation.