



CAMPUS PLANNING
9500 GILMAN DR, # 0074
LA JOLLA, CALIFORNIA 92093-0074

NOTICE OF INTENT TO ADOPT A
MITIGATED NEGATIVE DECLARATION FOR THE
RANCHO BERNARDO HEALTHCARE CENTER MEDICAL OFFICE BUILDING PROJECT

In accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines, this notice is to advise you of the availability of an Initial Study (IS)/Mitigated Negative Declaration (MND) for the project described below:

PROJECT TITLE: Rancho Bernardo Healthcare Center Medical Office Building

APPLICANT & LEAD AGENCY: University of California

PROJECT SPONSOR: University of California, San Diego

PROJECT LOCATION: Northwest corner Bernardo Center Drive and Interstate 15, City of San Diego, San Diego County

PROJECT DESCRIPTION: The project involves the development and operation of a 5-story, approximately 152,000 gross square foot (GSF) medical office building (MOB), as well as a 622 space, one-level at grade plus 5-deck above-grade parking structure. The MOB facility would provide the following services: cardiology, colorectal surgery, dermatology, ENT/head & neck surgery, gastroenterology, gynecology, headache & migraine, midwife, neurology/multiple sclerosis, occupational medicine, optometry, primary care (including family care and internal medicine) and urology. Other services include express care, imaging & radiology, lab services, pharmacy, and rehabilitation services. The project would also include a traffic signal at the driveway entrance on Bernardo Center Drive and associated intersection improvements (i.e., turn lanes, pedestrian cross-walk, and a sidewalk extension). The project has been designed to achieve Leadership in Energy and Environmental Design (LEED) Gold certification, while the parking structure is targeted for Parksmart Silver Certification. The project site has been previously graded, and project construction is anticipated to start in October 2024 and be completed by January 2027.

HAZARDOUS WASTE SITE: The project site is not included on a list enumerated in Gov. Code section 65962.5.

ENVIRONMENTAL DETERMINATION: The University of California (UC) San Diego has prepared a Draft Initial Study/Mitigated Negative Declaration (IS/MND) and determined that the project would not have a significant effect on the environment that cannot be mitigated. Accordingly, UC San Diego staff is recommending that The Regents adopt the MND. The project's anticipated environmental effects are discussed in the Draft IS/MND.

DOCUMENT AVAILABILITY: Copies of the Draft IS/MND will be available for public review beginning April 25, 2024, at the following locations:

- UC San Diego website:
<https://plandesignbuild.ucsd.edu/planning/environmental.html#Projects-Currently-Under-Enviro>
- UC San Diego Campus Planning Office – 10280 North Torrey Pines Road, Suite 460, La Jolla, California 92037
- UC San Diego La Jolla Campus - Geisel Library
- Rancho Bernardo Library – 17110 Bernardo Center Drive, San Diego, CA 92128
- San Diego County Public Library – 4S Ranch, 10433 Reserve Drive, San Diego, CA 92127

PUBLIC REVIEW: The public review period will begin on April 25, 2024, and end on May 24, 2024. Any interested person or agency may comment on this matter by submitting comments via email to env-review@ucsd.edu or via postal mail to: Alison Buckley – Senior Environmental Planner, 10280 North Torrey Pines Road, Suite 460, La Jolla, California 92037. Please indicate “Rancho Bernardo Healthcare Center Medical Office Building Project” in the subject line. Written comments on the Draft IS/MND should be submitted no later than 5:00 PM on May 24, 2024.

BOARD OF REGENTS MEETING: The Regents of the University of California (The Regents) will consider adopting the proposed Mitigated Negative Declaration during their July 2024 hearing. To find out when The Regents will consider the proposed project, please check The Regents website at <https://regents.universityofcalifornia.edu> for meeting agendas or contact the Office of the Secretary and Chief of Staff to the Regents at 1111 Franklin St., 12th floor, Oakland, CA 94607, regentsoffice@ucop.edu.