

# Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2018031003

Project Title: University of California San Diego Hillcrest Campus 2019 Long Range Development Plan

Lead Agency: University of California San Diego

Contact Name: Lauren Lievers

Email: llievers@ucsd.edu

Phone Number: 1 (858) 246-2914

Project Location: City of San Diego  
*City*

County of San Diego  
*County*

Project Description (Proposed actions, location, and/or consequences).

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 Long Range Development Plan (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 (Health Care, Residential, Mixed-Use, Open Space and Canyon). 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 sq ft of wellness center facilities, approximately 4,000 sq ft of developed open space, up to 3,900 parking spaces, and additional amenities. Housing on the Hillcrest Campus is planned to increase from 21 existing residential units to up to 1,000 units. The anticipated redevelopment of the Hillcrest Campus is anticipated to be complete by 2035.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics: mitigation measures (MM) address design review and building design. Air quality: MM address architectural coatings and construction equipment performance standards. Biological resources: MM address sensitive plant surveys, San Diego barrel cactus, San Diego goldenstar, wart-stemmed ceanothus, coastal California gnatcatcher surveys, U.S. Fish and Wildlife Service permitting, pre-construction raptor nest surveys, pre-construction nesting bird surveys, vegetation mapping, permanent impacts to upland habitats, permanent impacts to riparian habitats, temporary impacts to sensitive vegetation communities, jurisdictional delineation, pre-construction meeting, errant construction activities, fire prevention during construction, construction monitoring, night lighting, runoff and water quality, invasive plant species prevention, wildlife mortality avoidance, edge effects avoidance, and non-native insects avoidance. Cultural resources and tribal cultural resources: MM address Historic American Building Survey Level 1 documentation, on-campus review grading plans, construction monitoring, human remains, and tribal cultural resources. Energy: MM address construction fuel use. Geology and soils: MM address paleontological monitoring during construction. Hazards and hazardous materials: MM address demolition procedure; assessment and remediation; contamination, remediation, and removal; groundwater pretreatment; and emergency services notification. Noise: MM address construction noise, mechanical equipment shielding, special event noise, interior noise levels, construction notification, and vibration best management practices. Recreation: MM address construction or expansion of new recreational facilities. Transportation: MM address Hotel Circle South from Bachman Place to Camino De La Reina, Bachman Place from Hotel Circle South to the Hillcrest Campus Boundary, Hotel Circle South/Bachman Place intersection, and emergency access. Utilities and service systems: MM address new utilities facilities. Wildfire: MM address emergency response plan or emergency evacuation plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

#### Aesthetics

- City expressed concern over potential impacts to the surrounding view corridors within the Uptown Community Plan.
- Concern regarding the feasibility of retrofitting the existing hospital instead of building a replacement.

#### Biological Resources

- CDFW provided letter encouraging conformance with the City's Multiple Species Conservation Program (MSCP) Subarea Plan and other City regulations governing environmentally sensitive lands.
- City requested the 2019 LRDP EIR to discuss how issues are being addressed in a way that will not adversely affect the Multi-Habitat Planning Area and to include a discussion on how the 2019 LRDP would implement the area-specific management directives (ASMD) of the City's MSCP Subarea Plan.

#### Greenhouse Gas Emissions

- City requested the 2019 LRDP EIR to acknowledge the City's Climate Action Plan (CAP).

#### Land Use and Planning

- Concern expressed regarding applicability of the City's planning and development regulations to the 2019 LRDP including the Land Use Adjacency Guidelines; the City's MSCP; and the Uptown Community Plan.
- Concern expressed over the location of the future CUP.

#### Noise

- Concern expressed regarding potential noise impacts during both construction and operation of the 2019 LRDP.

#### Population/Housing

- Uncertainty expressed regarding whether the future residential tenants would be affiliated with UC San Diego.
- Concern expressed regarding the area being currently overcrowded and additional residential units being growth inducing.

#### Transportation

- Concern expressed that project traffic would result in significant impacts to off-site area roadways and intersections, most of which experience significance delay in existing conditions.
- Concern expressed over the 2019 LRDP's ability to provide adequate public transportation and multi-modal facilities.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Fish and Wildlife
- California Department of Transportation Division of Aeronautics
- City of San Diego
- San Diego Metropolitan Transit System
- San Diego Air Pollution Control District
- San Diego Regional Water Quality Control Board
- State Historic Preservation Office
- U.S. Fish and Wildlife Service
- U.S. Army Corps of Engineers

Governor's Office of Planning & Research

JUN 27 2019

STATE CLEARINGHOUSE