Thank you for attending this meeting, which will begin shortly.
MEETING AGENDA

• Housekeeping
• Public Hearing Purpose
• Project Overview
• Draft EIR
• Public Comment
ZOOM MEETING HOUSEKEEPING
PLEASE SEE BELOW TO ENSURE YOU HAVE THE BEST MEETING EXPERIENCE

SOUND AND VIDEO
• Recommend joining audio via computer
• Put Zoom window in "full screen mode"
• Adjust presentation to "fit to window"

RECORDING
• This meeting is being recorded
• A court reporter is present to prepare a transcript of the proceedings - a copy of the presentation and transcript will be included with the Final EIR
• The presentation will be posted online on the project website
PUBLIC COMMENTS

- Raise your "digital hand" by clicking on the icon at the bottom of your screen labeled "Raise Hand" 🙋
- If on phone, dial *9 to raise your digital hand
- Staff will send you a request to unmute when it is your turn to speak
- Speakers should focus comments on Draft EIR
- You have until 7:00 pm to raise your digital hand to speak
- Logistics questions only should be directed to the Q&A tool, no comments or questions on the Project and EIR
PUBLIC HEARING PURPOSE
PURPOSES OF THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

• Inform decision makers and the public on the environmental effects of a project.
• Identify ways to avoid or significantly reduce environmental impacts.
• Prevent significant, avoidable environmental impacts by requiring changes in the project.
• Disclose why a project was approved if significant impacts are involved.
PURPOSE OF THE PUBLIC HEARING

• Part of California Environmental Quality Act (CEQA) public disclosure process

• Provide summary of Draft EIR conclusions

• Purpose of the Public Hearing is to provide an opportunity for the public to make comments on the Draft EIR

• Written and Oral Comments should focus on the content and adequacy of the Draft EIR
**EIR PROCESS AND TIMELINE**

**University Action**
- NOP Circulation (30 days) & Scoping Meeting
- Draft EIR Preparation
- Draft EIR Circulation (45 days) & Environmental Hearing
- Responses to Public Comments for Final EIR
- Regents Consider Project Design & Final EIR

**Public Opportunity**
- Input from agencies & community on **content** of EIR
- Input from agencies & community on **adequacy** of EIR
- Input from agencies & public at EIR **certification** hearing

---

**We Are Here**

**Public Hearing**

**Feb 25, 2021**
PROJECT OVERVIEW
PROJECT CONTEXT

UC San Diego Health Sciences Neighborhood

VA Medical Center

UC San Diego Graduate Student Housing

Sheraton

Nobel Drive Trolley Station

UC San Diego La Jolla Campus Boundary

UC San Diego – La Jolla Campus

Project Site

Rita L. Atkinson Residences (Campus Housing)

The Campus on Villa La Jolla

La Jolla Corporate Center

Villa La Jolla Plaza

La Jolla Boardwalk condominiums

Cambridge Apartments

Glimmer Way

University Center

La Jolla Health Dermatology – La Jolla
PRIMARY PROJECT OBJECTIVES

• Consolidate UC San Diego programs into one facility that creates programmatic and space efficiencies

• Provide a facility that aligns with the UC Seismic Safety Policy

• Redevelop an underutilized site within a Transit Priority Area

• Provide space near the VA Medical Center and the UC San Diego Health Sciences West Neighborhood

• Provide an active connection between UC San Diego Extension and the surrounding community

• Achieve Leadership in Energy and Environmental Design (LEED) Silver rating

• Develop a financially feasible project through a strategic public-private partnership opportunity
PROPOSED PROJECT DESCRIPTION

- 1.2-acre limits of work
- 7-story building above grade (100 feet):
  - 5 levels of office and educational uses above-grade (105,000 GSF)
  - 2 levels of above-grade parking
  - 2 levels of below-grade parking
  - Surface parking, landscaping, and hardscape improvements
  - Sustainability measures (mechanical, energy and water use, building and site design)
- Mid-2021 anticipated construction; occupancy in late 2023
DRAFT ENVIRONMENTAL IMPACT REPORT
AESTHETICS

- Approximate heights (in feet) of existing development from the baseline level at La Jolla Village Drive and Villa La Jolla Drive
- Varied topography that generally slopes upward to a high-point at the Torrey Pines “Ridge”
- No coastal or other established scenic view corridors from the Project site

Aerial view showing relative building heights in the vicinity of the proposed Project as measured from ground plane (0 feet).
AESTHETICS: PROJECT VISUAL SIMULATION

La Jolla Village Drive, Westbound
AESTHETICS: PROJECT VISUAL SIMULATION

La Jolla Village Drive, Eastbound
TRANSPORTATION: VEHICLE MILES TRAVELED (VMT) ANALYSIS

- Project VMT would be lower than the regional average
- No net increase in regional VMT
- Based on City of San Diego VMT significance thresholds, impacts are less than significant
- Project features that factor into VMT analysis:
  - Location within a Transit Priority Area (TPA)
  - Two future trolley stations within 1/3 mile from site
  - Campus access via existing pedestrian bridge
  - Regional reduced trip lengths for participants in secondary education
- Circulation Considerations:
  - No effect on ingress/egress to site
  - University circulation improvement projects underway in vicinity
<table>
<thead>
<tr>
<th>Draft EIR Topic Area</th>
<th>Level of Significance Before Mitigation</th>
<th>Mitigation Required?</th>
<th>Level of Significance After Mitigation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Aesthetics</td>
<td>Less than Significant</td>
<td>No</td>
<td>Less than Significant</td>
</tr>
<tr>
<td>Air Quality</td>
<td>Less than Significant</td>
<td>No</td>
<td>Less than Significant</td>
</tr>
<tr>
<td>Energy</td>
<td>Potentially Significant</td>
<td>Yes</td>
<td>Less than Significant</td>
</tr>
<tr>
<td>Greenhouse Gas Emissions</td>
<td>Less than Significant</td>
<td>No</td>
<td>Less than Significant</td>
</tr>
<tr>
<td>Hydrology &amp; Water Quality</td>
<td>Less than Significant</td>
<td>No</td>
<td>Less than Significant</td>
</tr>
<tr>
<td>Land Use &amp; Planning</td>
<td>Less than Significant</td>
<td>No</td>
<td>Less than Significant</td>
</tr>
<tr>
<td>Noise</td>
<td>Potentially Significant</td>
<td>Yes</td>
<td>Less than Significant</td>
</tr>
<tr>
<td>Transportation</td>
<td>Less than Significant</td>
<td>No</td>
<td>Less than Significant</td>
</tr>
</tbody>
</table>

*all other CEQA topics found not to be significant and did not require focused analysis.
PUBLIC COMMENT
PUBLIC COMMENT

To speak tonight: Raise your digital hand 🧧 or dial *9 on phone by 7:00 pm

Email comments to: LJICcomment@helixepi.com

Mail comments to: La Jolla Innovation Center Project
HELIX Environmental Planning
Attn.: Joanne Dramko
7578 El Cajon Boulevard
La Mesa, CA 91942

Comment deadline: 5:00 PM on March 22, 2021

The presentation has concluded and will be available online at:
https://blink.ucsd.edu/facilities/real-estate/ljic.html

Oral public comments will now be accepted. Please limit your comments to 2 minutes.
Your time may not be ceded. Comments **will not** be accepted through the Zoom Q&A tool tonight – please use the email or the mailing address above to submit written comments.

Translation of materials into other languages can be provided upon request. *La traducción de materiales a otros idiomas se puede proporcionar a pedido.*