I. CONSIDERATION OF 2018 LRDP EIR AND ADDENDUM NO. 5

Pursuant to the California Environmental Quality Act, Public Resources Code (“PRC”) Sections 21000 et seq. and the State CEQA Guidelines, Title 14, California Code of Regulations, Sections 15000 et seq. (“CEQA Guidelines”) (collectively, “CEQA”), the Board of Regents of the University of California (the “University”), or its delegate (collectively referred to herein as the “University”), has considered the Environmental Impact Report prepared for the University of California, San Diego (“UC San Diego” or “UC San Diego campus”) 2018 Long Range Development Plan (“LRDP”), State Clearinghouse Number 2016111019, which was certified by the University in November 2018 (“2018 LRDP EIR”), and the Addendum No. 5 thereto, dated August 2020, for the University’s design approval of the Theatre District Living and Learning Neighborhood Project (“Addendum No. 5”).

The 2018 LRDP EIR, including the information contained in the Addendum No. 5, contains the environmental analysis and information necessary to support approval of the Theatre District Living and Learning Neighborhood Project (hereafter, referred to as “TD LLN” or the “Project”), as set forth in Section III, below.

II. RECITAL

In November 2018, the University certified the 2018 LRDP EIR in accordance with CEQA and the University of California Procedures for Implementation of CEQA and adopted the 2018 LRDP.

In July 2019, the University approved preliminary plans funding in the amount of $30 million for the Project.

In September 2020, the University prepared Addendum No. 5 to the 2018 LRDP EIR for the Theatre District Living and Learning Neighborhood Project in compliance with CEQA.

At the September 2020 Regents meeting, the San Diego campus presented the project for approval of budget, scope, external financing, and design following action pursuant to CEQA. The Regents had questions related to the project’s financial feasibility as well as the project cost. Due to these questions, the Regents amended the action to (1) authorize an additional $5 million to fund partial Project working drawings, (2) approve the Project design, and (3) adopt Findings for the Project having considered Addendum No. 5 to the 2018 LRDP EIR pursuant to CEQA. The action, as amended, was approved. The Regents requested the campus revisit and reduce the project budget before returning to a future Regents meeting to request full budget and financing approval.

At the November 2020 Regents meeting, the San Diego Campus has brought forward a request for budget, scope and external financing approval for the Project. The Project remains consistent with
III. FINDINGS

A. PROJECT DESCRIPTION

As presented at the September 2020 Regents meeting, TD LLN would provide approximately 2,000 undergraduate student beds, plus 50 beds for resident advisors and live-in staff, for a total of 324 total units (574,000 assignable square feet [ASF]). The Project would also provide 71,000 ASF of non-residential space including flexible classrooms, offices for residential life and administrative staff, campus meeting spaces, student dining hall, a restaurant for students and the campus community, including Theatre District patrons, and 1,500 ASF for one-or two convenience retailers focusing on students needs. Together with the housing, the project would total approximately 645,000 ASF, or 929,000 outside gross square feet (OGSF) with five buildings ranging in height from nine to 21 stories on 5.5 buildable acres. The proposed density equates to a floor-area-ratio of 3.9. The approximate density of the residential space would be 373 beds per acre, or 59 units per acre.

Beyond the 5.5 buildable acres of the total 11.8 acre site, the remaining 6.3 acres would consist of public realm and vehicular circulation improvements. The Project would provide below-grade replacement parking for approximately 1,165 cars (325 net new spaces), for faculty, staff and patrons of the adjacent La Jolla Playhouse. This number of spaces reflects the final design and layout of the parking structure, as determined by internal circulation requirements and building infrastructure and systems coordination.

Planning for the Project is guided by the UC San Diego 2018 LRDP. The 2018 LRDP designates the Project site as Housing and the types of uses allowed within this land use designation per the LRDP are residential uses and associated support space intended to accommodate students, faculty, staff and other campus affiliates. The Project site was also identified as the site of a future undergraduate college on the UC San Diego campus and the Project would provide facilities that would allow for an additional college to be created on campus, as called for by the 2018 LRDP. The Project would provide housing, a restaurant and retail, academic, and other meeting and support space that would be capable of supporting an additional undergraduate student college. Therefore, it has been determined that the Project is consistent with the site location and the land use categories in the 2018 LRDP.

In response to the Regents request at the September 2020 meeting, the UC San Diego campus has reduced the project costs by 12.4 percent, by reducing construction and financing costs and making a reassessment of scope to reflect a post-pandemic reality. Due to the COVID pandemic, the campus has reevaluated certain program elements including the elimination of certain tenant improvements (TI) and replacing these with more simplified and flexible internal space
configurations of the dining hall and lecture hall given several evolving trends following the pandemic. The campus has eliminated these more costly TI improvements to better adapt interior spaces to changes in social distancing guidelines, remote learning, and student needs. The Project design remains unchanged. Changes to each program element are described below.

**Student Dining Hall** – The budget presented to the Regents in September 2020 included a tenant improvement (TI) allowance for vendor customization. These TI allowances for vendor customization have been eliminated so that the space can be configured to provide more flexibility for post-COVID occupancy. The elimination of the more customized design of the student dining hall would provide flexibility in the use of the space and allow for adequate physical distancing for queuing and seating, and flexible student seating and lounge space, which could also be utilized for study and co-working when the dining operation is closed, allowing for additional decompression and multi-use space. Functions such as the main kitchen, refrigeration, and storage would be centralized for efficiency and cost savings.

**Reconfiguration of Instructional Space** – As a result of the pandemic, social distancing guidelines, and the success of transitioning some coursework to hybrid methods (in-person and on-line), the campus reconfigured the instructional space that was previously identified as 480-fixed-seat, sloped floor lecture hall. The need for additional classroom and learning spaces at UC San Diego is still present given sustained undergraduate enrollment growth and a shortage of teaching spaces; however, it is anticipated that after completion of the TD LLN project in 2023, planning for the post-COVID condition there will be less demand for traditional fixed-seat lecture halls. Since fixed-seat classrooms do not allow for flexibility in a changing instructional environment the proposed lecture hall space has been re-configured to provide smaller, flexible classrooms with moveable furniture that can be adapted to many different teaching styles and room configurations, while meeting the same demand for classroom space.

**B. ENVIRONMENTAL REVIEW PROCESS**

In November 2018, the University certified the 2018 LRDP EIR in accordance with CEQA and the University of California Procedures for Implementation of CEQA and adopted the 2018 LRDP. The 2018 LRDP EIR analyzed the scope and nature of development proposed to meet the growth of the San Diego campus through 2035, including projections in enrollment and total campus population. The 2018 LRDP EIR identified measures to mitigate, to the extent feasible, the significant adverse project and cumulative impacts associated with growth of the San Diego campus under the 2018 LRDP.

The 2018 LRDP anticipated that up to approximately 9 million net new gross square feet (GSF) of additional building space for academic, clinical, housing, administrative, and service programs would be developed on the San Diego campus over the lifetime of the 2018 LRDP. The Project would construct approximately 913,000 GSF of primarily housing use, with some academic, retail, and support space, on the San Diego campus. Therefore, the Project would result in total campus development within levels anticipated in the 2018 LRDP. The 2018 LRDP also projected a total campus population of 65,600 by 2035. The Project will accommodate existing enrollment
growth and respond to an ongoing housing shortage, providing facilities necessary to decompress the campus’ undergraduate housing and college system. Therefore, the campus population would remain within levels analyzed in the 2018 LRDP EIR.

The 2018 LRDP EIR was prepared in accordance with Public Resources Code Section 21094 and CEQA Guidelines Section 15168 and analyzed the environmental impacts of the 2018 LRDP. Pursuant to CEQA Guidelines Section 15168(c) “subsequent activities in the program must be examined in the light of the program EIR to determine whether an additional environmental document must be prepared.” Pursuant to CEQA Guidelines Section 15168(c)(4), an agency should use “a written checklist or similar device to document the evaluation of the site and the activity to determine whether the environmental effects of the operation were covered in the program EIR.” Pursuant to CEQA Guidelines Section 15164(a), “[t]he lead agency . . . shall prepare an addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent EIR have occurred.”

Addendum No. 5 for the Theatre District Living and Learning Neighborhood Project was prepared in compliance with CEQA to document the UC San Diego’s determination that a subsequent or supplemental EIR is not required. Addendum No. 5 contains a detailed and comprehensive review of the Project, its consistency with the 2018 LRDP and the resulting impacts, and concludes that implementation of the Project would not cause any new significant environmental impacts nor an increase in the severity of significant impacts previously identified and studied in the 2018 LRDP EIR. There have not been any substantive changes with respect to the circumstances under which implementation of the 2018 LRDP would be undertaken that would require major revisions to the previously certified 2018 LRDP EIR. In addition, there is no new information of substantial importance, which was not known and could not have been known at the time that the 2018 LRDP EIR was certified, showing that new or more severe environmental impacts not addressed in the 2018 LRDP EIR would occur, that mitigation measures or alternatives found infeasible in the 2018 LRDP EIR would in fact be feasible, or that different mitigation measures or alternatives from those analyzed in the 2018 LRDP EIR would substantially reduce one or more significant impacts.

Addendum No. 5 analyzes the environmental effects of the Project in relation to the environmental analysis in the 2018 LRDP EIR with regard to the following environmental topic areas: Aesthetics; Air Quality; Biological Resources; Cultural and Tribal Cultural Resources; Geology and Soils; Greenhouse Gas Emissions, Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services; Recreation; Transportation and Circulation; and Utilities, Service Systems, and Energy. It also identifies mitigation measures adopted as part of the 2018 LRDP EIR that are relevant to the Project and have been incorporated into and must be implemented as part of the Project. All mitigation measures in the 2018 LRDP EIR relevant to the Project, as well as all components of the Project described in Addendum No. 5, are included in the Approval and are made conditions of the Project.

The University affirms that the proposed project is consistent with and covered by the 2018 LRDP EIR for the La Jolla Campus and Addendum No. 5 to the 2018 LRDP EIR for the Theatre
District Living and Learning Neighborhood project previously considered by the Regents at the September 15-17 Regents meeting. There are no changes to the project, nor have there been changes to the circumstances under which the project was undertaken, nor is there new information since the CEQA findings were adopted in support of project design approval at the September Regents meeting. None of the circumstances that would trigger subsequent or supplemental environmental review under Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 or 15163 have occurred or are present. Therefore, this action would not require revisions to Addendum No. 5 nor would the project require revisions to the certified 2018 LRDP EIR.

C. ADDITIONAL FINDINGS

1. Incorporation by Reference

These Findings incorporate by reference in their entirety the text of Addendum No. 5 prepared for the Project, the 2018 LRDP EIR, the Findings adopted in support of the 2018 LRDP previously certified by the University, and the Findings adopted in support of design approval of Theatre District Living and Learning Neighborhood Project.

2. Mitigation Monitoring

The University adopted a Mitigation Monitoring and Reporting Program (“LRDP MMRP”) in connection with the certification of the 2018 LRDP EIR. The LRDP MMRP includes mitigation measures applicable to the Theatre District Living and Learning Neighborhood Project and designates responsibility and anticipated timing to ensure the implementation of adopted mitigation measures within the jurisdiction of UC San Diego. The mitigation measures included in the Theatre District Living and Learning Neighborhood Project MMRP, which is included with Addendum No. 5, incorporates the measures identified in the 2018 LRDP MMRP into the Project.

3. Record of Proceedings

Various documents and other materials constitute the record of proceedings upon which the University bases its findings and decision contained herein. Because of the complexity of the issues addressed in connection with the review of the Project, these documents and materials are located in various offices of the UC San Diego campus, the UC San Diego Campus Planning Office, and/or offices of consultants retained by the University to assist with the development and analysis of the Project. The custodian for these documents and materials is the UC San Diego Campus Planning Office, located at 9500 Gilman Drive #0074, La Jolla, CA 92093-0074.

IV. APPROVALS

The University hereby takes the following actions:

A. Adopt CEQA Findings, affirming that the proposed project is consistent with and covered by the 2018 Long Range Development Plan Environmental Impact Report for the La Jolla Campus and Addendum No. 5 to the 2018 Long Range Development
Plan Environmental Impact Report for the Theatre District Living and Learning Neighborhood previously considered by the Regents on September 17, 2020.

B. Approve the budget, scope and external financing of the Theatre District Living and Learning Neighborhood Project, UC San Diego.