



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: September 2, 2021 REPORT NO. PC-21-041

HEARING DATE: September 9, 2021

SUBJECT: UCSD Hillcrest Street Vacation and Community Plan Amendment,
Process Five Decision

PROJECT NUMBER: [651975](#)

REFERENCES:

1. [Planning Commission Report No. P-20-030, Initiating an Amendment to the Uptown Community Plan.](#)
2. [Final University of California San Diego Hillcrest Campus 2019 Long Range Development Plan.](#)
3. [University of California San Diego 2019 Long Range Development Plan Hillcrest Campus Final Environmental Impact Report SCH No. 2018031003.](#)

OWNER/APPLICANT: Regents of the University of California, Owner / Latitude 33 Planning and Engineering, Applicant

SUMMARY

Issues: Should the Planning Commission recommend approval to the City Council an amendment to the Uptown Community Plan and approval of a Public Right-of-Way Vacation to vacate 2.858 acres of existing public streets within the Uptown Community Plan?

Staff Recommendation(s):

1. Recommend to the City Council APPROVAL of a resolution certifying that the City Council of the City of San Diego, as a Responsible Agency, has reviewed and considered the information contained in the Final Environmental Impact Report (EIR) SCH No. 2018031003 for the UC San Diego Hillcrest Campus 2019 Long Range Development Plan that was prepared and certified by the University of California, San Diego, as Lead Agency, and adopted Findings pursuant to the California Environmental Quality Act in

- approving actions related to Public Right-of-Way Vacation No. 2363562 and Amendment to Uptown Community Plan No. 2573250; and
2. Recommend to the City Council APPROVAL of a resolution amending the Uptown Community Plan No. 2573250; and
 3. Recommend to the City Council APPROVAL of a resolution granting Public Right-of-Way Vacation No. 2363562.

Community Planning Group Recommendation: On June 1, 2021, the Uptown Community Planning Group recommended approval of the project 12-1-1 with no conditions (Attachment 16).

Environmental Review: The University of California San Diego 2019 Long Range Development Plan (UCSD Hillcrest Campus LRDP) was analyzed in the Environmental Impact Report (EIR) which was certified by the UC Regents as Lead Agency in November 2019. The EIR analyzed the UCSD Hillcrest Campus LRDP which proposed redeveloping approximately 34 acres of the 62-acre property resulting in the removal of all but two existing buildings, including the 11-story hospital. The project was reviewed by the Environmental Analysis Section and it was determined that, in accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15162(a): (1) no substantial changes are proposed to the project which would require major revisions of the previous EIR; (2) no substantial changes occur with respect to the circumstances under which the project is undertaken that would require any revisions to the previous EIR; and (3) there is no new information of substantial importance that was not known and could not have been known at the time the previous EIR was certified. Therefore, no subsequent EIR or other environmental document is needed for this Community Plan Amendment and Street Vacation, as all of the impacts were adequately addressed and disclosed in [EIR SCH No. 2018031003](#). (Attachments 9A, 9B, and 9C).

Fiscal Impact Statement: There are no City expenditures being approved with this action. All costs associated with processing of this project are paid through a deposit account by the applicant.

Code Enforcement Impact: None with this action.

Housing Impact Statement: The proposed community plan amendment would not change land use designations; therefore, there is no impact to housing.

BACKGROUND

The University of California San Diego (UCSD) Hillcrest Medical Campus is located at 200 West Arbor Drive and occupies approximately 62 acres atop a mesa within the northern portion of the Medical Complex neighborhood in the Uptown Community (Attachments 1 & 2). The site is just south of Interstate 8 and west of State Route 163 and is adjacent to open space canyons directly to the north

and west and a mix of office-commercial uses as well as single and multi-family residential uses to the south and east.

The proposed vacation of public-right-of-way abuts land designated as “Institutional” by the [Uptown Community Plan](#) (Attachment 3, Figure 2-1). Front Street, between Montecito Way and Dickinson Street, is a public right-of-way classified as a collector street by the Community Plan. One parcel on the southeast corner of Arbor Drive and Front Street is designated “Office Commercial” (0-73 dwelling units per acre (du/acre)), and the General Plan designates the property for “Institutional & Public and Semi-Public Facilities”. The proposed street vacation is located primarily within the [CC-3-8](#) (Commercial-Community) Zone and [OR-1-1](#) (Open-Space Residential) Zone to the north west and south. The medical campus is occupied by in-patient and out-patient medical facilities, research and instruction facilities, offices, housing, parking, and other support facilities.

In November 2019, The Regents of the University of California approved the UCSD Hillcrest Campus LRDP, which outlines a redevelopment plan for the campus that integrates medical services, campus housing, health and fitness amenities, and commercial uses and includes multi-modal mobility improvements analyzed in the certified [University of California San Diego 2019 Long Range Development Plan Hillcrest Campus Final Environmental Impact Report \(EIR\) SCH No. 2018031003](#). The proposed UC San Diego Hillcrest Street Vacation and Community Plan Amendment (Project) public right-of-way vacations and associated Community Plan Amendment is needed to implement the phased future site development pursuant to the UC San Diego Hillcrest Campus LRDP.

DISCUSSION

Project Description:

The Project consists of a Process Five, Land Use Plan Amendment to the Uptown Community Plan per San Diego Municipal Code (SDMC) Section [§122.0101](#) and Public Right-of-Way Street Vacation per SDMC Section [§125.0901](#) so that portions of four public streets can be privatized as a component of the UCSD Hillcrest Campus LRDP. Due to process consolidation, both actions are processed concurrently as a Process Five, City Council decision with a recommendation by the Planning Commission.

Project Issues:

Public Right-of-Way Vacation

A Public Right-of-Way Street Vacation is proposed to vacate four streets totaling 2.858 acres located in the Medical Complex neighborhood in the Uptown Community. The Project site is designated “Institutional” by the Uptown Community Plan and is located primarily within the CC-3-8 Zone. The proposed streets to be vacated are identified on Exhibit B (Attachment 11) and include:

- All of Dickenson Street;
- Front Street north of Arbor Drive to Dickenson Street;
- Arbor Drive west of First Avenue to its termination; and
- First Avenue north of Arbor Drive to its termination.

The vacated streets are surrounded by the UCSD Hillcrest Medical Campus except for a western portion of Arbor Drive, which provides access to the First Unitarian Universalist Church . UCSD has agreed to provide access to the First Unitarian Universalist Church (Attachments 14 and 15). Vacating portions of these streets would allow UCSD to implement the circulation plan provided within its approved UCSD Hillcrest Campus LRDP. It would also lead to improved integration of land use and circulation within the UCSD Hillcrest Campus boundaries as well as enhance public access to the medical campus.

The City of San Diego will benefit from the vacation by abandoning the public right-of-way for private use subject to property taxes and relinquishing its liability. The City of San Diego does not require any easement reservations and all existing City utility services will be privatized including streetlights, public storm drains, and water and sewer pipes that all currently exist within the proposed area to be vacated. As the underlying fee owner, UCSD will also take over maintenance responsibility for the roadways and utilities resulting in cost savings for the City of San Diego. The new roadway configurations proposed by the UCSD Hillcrest Campus LRDP would also allow for more intuitive and inviting multi-modal access to and within the campus.

As conditions of approval and prior to the recordation of the street vacation, all street lights must be disconnected from the City power grid, UCSD shall enter into a hold harmless agreement related to potential surface drainage resulting from privatized storm drains, the abandonment or privatization of all public water and sewer facilities shall be assured, and an Encroachment Maintenance Removal Agreement shall be obtained for the private water main encroaching into the public right-of-way.

Existing third-party utilities in the area will have easements reserved including Pacific Bell Telephone Company (AT&T California), Cox Communications, and San Diego Gas & Electric Company.

Community Plan Analysis:

On June 4, 2020, the Planning Commission approved Resolution No. 5090-PC (Attachment 13), which authorized initiating an amendment to the Community Plan to remove approximately 900 feet in length of Front Street, between Montecito Way and Dickinson Street, from the Community Plan Street Classification Network so the street may be privatized to implement the UCSD Hillcrest Campus LRDP. The responses and analysis to the land use issues identified at the Planning Commission hearing can be found in Attachment 14.

1. Land Use

Front Street, between Montecito Way and Dickinson Street, is a public right-of-way classified as a collector street by the [Community Plan](#). The Community Plan designates the property abutting the street as Institutional except for one parcel on the southeast corner of Arbor Drive and Front Street that is designated Office Commercial (0-73 du/acre), and the [General Plan](#) designates the property for Institutional & Public and Semi-Public Facilities. The proposed Community Plan Amendment would not change the Community Plan or General Plan land use designations.

2. Mobility

The UCSD Hillcrest Campus is within a Transit Priority Area (TPA) and is served by Metropolitan Transit Service (MTS) bus routes 3 and 10. The proposed action to remove the street segment from Community Plan Street Classification Network would allow for UCSD to implement the UCSD Hillcrest Campus LRDP. This would allow UCSD to facilitate pedestrian travel by moving vehicular circulation to the outer edge of the mesa and prioritizing pedestrian activity within the core of the campus. Implementing the UCSD Hillcrest Campus LRDP would transform Front Street and Dickinson Street into pedestrian-priority routes with multi-use paths. First Avenue would have at least six-foot wide sidewalks lined with planting strips and shade trees to improve the pedestrian experience.

Vehicular traffic would be routed along the edge of the mesa and the core of the campus would prioritize pedestrian, bicycle, and other micro-mobility modes of travels by transforming Front and Dickinson Streets into multi-use pathways. First Avenue would continue to accommodate vehicular travel but would also include pedestrian and bicycle infrastructure including enhanced sidewalks and Class II bike lanes. Bicycle travel would be prioritized within the core of the campus through multi-use paths planned along Front Street and Dickinson Street, Class II bicycle lanes on First Avenue, and a two-way cycle track would also be provided along Backman Place. Traffic calming measures would be incorporated including high-visibility crosswalks, intersection bulb-outs, pedestrian median refuges, and well-marked bicycle infrastructure. LRDP would evaluate additional MTS route service at the transit stop and finding opportunities to connect the campus to light rail services in Mission Valley.

a) General Plan: The General Plan Mobility Element supports the implementation of a network of bikeways that are feasible, fundable, and serve bicyclists' needs, especially for travel to employment centers, village centers, schools, commercial districts, transit stations, and institutions (ME-F.2). The Mobility Element Policy ME-A.5 calls for adequate sidewalk widths and clear paths of travel. The Mobility Element includes a policy to improve walkability through the pedestrian-oriented design of public and private projects in areas where higher levels of pedestrian activity are present or desired (ME-A.7). Mobility Element policy ME-B.3 encourages designing and locating transit stops/stations to provide convenient access to high activity areas and policy ME-B.9 states that transit should be an integral component of long-range planning documents. There is an existing bus stop located at located at Front Street and Arbor Drive that would remain, continuing to provide transit service to the area. The Mobility Element encourages designing interconnected street networks within and between communities that include pedestrian and bicycle access (ME-C.3).

b) Community Plan: Policy MO-4.12 discourages vacating streets unless the public right-of-way can still be utilized for significant public benefits. The street vacation would allow UCSD to implement the circulation plan outlined in the UCSD Hillcrest Campus LRDP, which calls for transforming Front Street into a welcoming central open space park that would be accessible to the public, introducing multi-use pedestrian/bicycle pathways through the core

of the campus, and enhancing First Avenue with bike lanes and six-foot minimum sidewalks. All these improvements provide public benefits, contribute to additional recreational open space, and further the City's objectives for a safe and convenient multi-modal transportation network.

3. Urban Design

a) General Plan: The Urban Design Element promotes streets to be designed or retrofitted to improve walkability, bicycling, and transit integration; to strengthen connectivity; and to enhance community identity (UD-A.10). The Urban Design Element also encourages improving the quality of new development through public art and spaces for cultural use (UD-F.4). The implementation of the UCSD Hillcrest Campus LRDP would strengthen pedestrian and bicycle connectivity and enhance community identity. It would introduce additional public gathering space with the transformation of Front Street into a welcoming central park. Pedestrian wayfinding elements, such as landscaping, public art, and special lighting installations would be utilized to help orient visitors.

b) Community Plan: The Community Plan places emphases on enhancing the streetscape with shade producing trees and other vegetation (UD-3.3, UD-3.64). Specifically, the Community Plan calls for creating a more human scale to the street along First Avenue by enhancing pedestrian and bicycle facilities and incorporating traffic calming measures (UD-3.41). The implementation of the UCSD Hillcrest Campus LRDP would extend First Avenue north of Arbor Drive and would be designed with a landscaped median and tree-lined sidewalks. First Avenue would be improved with at least six-foot wide sidewalks and be lined with planting strips and shade trees to enhance the pedestrian experience.

Conclusion:

City staff has reviewed the proposed project and all issues identified through the review process have been resolved in conformance with adopted City Council policies and regulations of the Land Development Code. The proposed Project meets all applicable regulations and policy documents, and City staff finds the Project consistent with the recommend land use, development regulations, and development standards in effect for the site per the SDMC, General Plan, the Uptown Community Plan, Subdivision Map Act and the California Streets and Highway Code. Staff recommends that the Planning Commission recommend City Council approve the Project as proposed.

ALTERNATIVES

1. Recommend the City Council APPROVE resolution certifying that the City Council of the City of San Diego, as a Responsible Agency, has reviewed and considered the information contained in the Final Environmental Impact Report (EIR) SCH No. 2018031003 for the UC San Diego Hillcrest Campus 2019 Long Range Development Plan that was prepared and certified by the University of California, San Diego, as Lead Agency, and adopted Findings pursuant to the California Environmental Quality Act in approving actions related to Public Right-of-Way Vacation No. 2363562 and Amendment to Uptown Community Plan No.

2573250; and APPROVE a resolution amending the Uptown Community Plan No. 2573250 and Public Right-of-Way Vacation 2363562, with modifications.

2. Recommend the City Council DO NOT APPROVE a resolution certifying that the City Council of the City of San Diego, as a Responsible Agency, has reviewed and considered the information contained in the Final Environmental Impact Report (EIR) SCH No. 2018031003 for the UC San Diego Hillcrest Campus 2019 Long Range Development Plan that was prepared and certified by the University of California, San Diego, as Lead Agency, and adopted Findings pursuant to the California Environmental Quality Act in approving actions related to Public Right-of-Way Vacation No. 2363562 and Amendment to Uptown Community Plan No. 2573250; and DENY a resolution amending the Uptown Community Plan No. 2573250 and Public Right-of-Way Vacation 2363562, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Tim Daly
Assistant Deputy Director
Development Services Department



Carrie Lindsay
Development Project Manager
Development Services Department



Tait Galloway
Program Manager
Planning Department

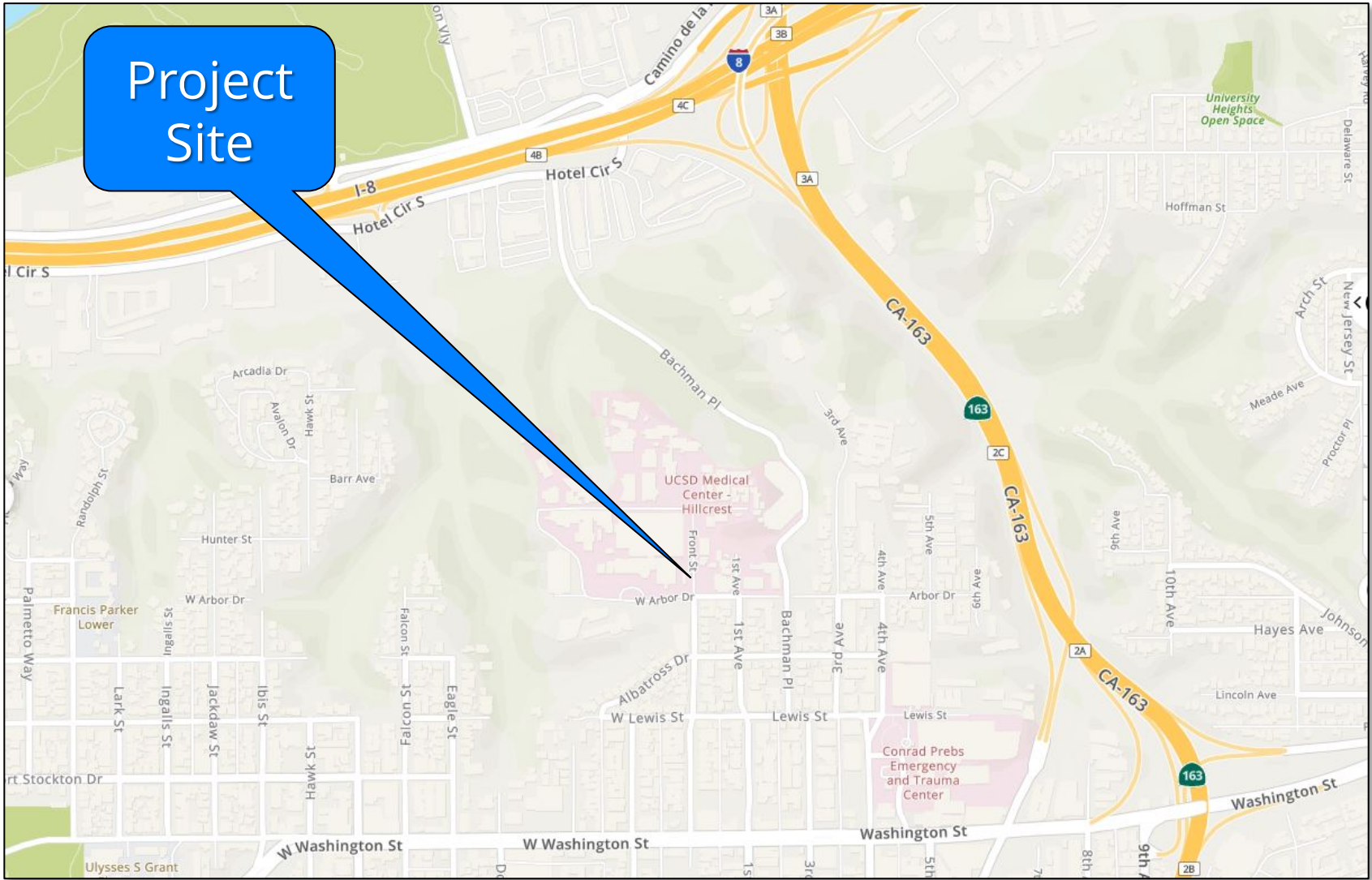
TD/ccl

Attachments:

1. Project Location Map
2. Aerial Location Map
3. Community Plan Land Use Map
4. Site Photographs
5. Uptown Community Plan Strikethrough (Figure 3-5)
6. Revised Uptown Community Plan (Figure 3-5)
7. Draft Community Plan Amendment Resolution
8. Draft Street Vacation Resolution with Findings
9. a. Draft Environmental Resolution
b. MMRP Exhibit B and Table MMRP-1 of the EIR

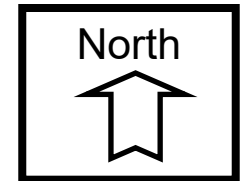
c. Environmental UC San Diego Hillcrest 2019 LRDP Notice of Decision

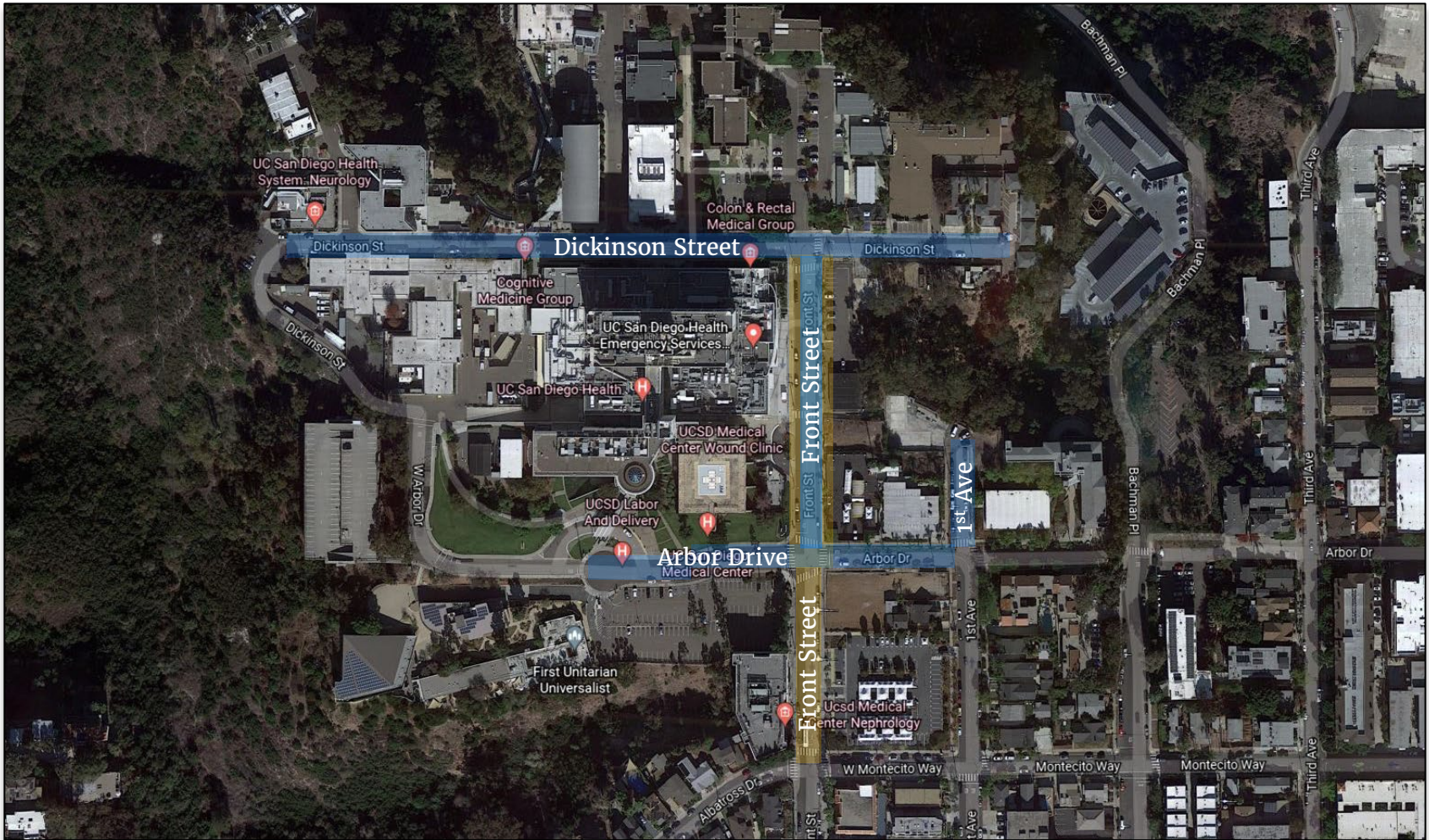
10. Exhibit A Legal Description
11. Exhibit B Right-of-Way Drawing
12. Public Improvement Exhibit
13. Planning Commission Resolution R-5090-PC for Community Plan Amendment Initiation
14. Community Plan Amendment Initiation Response to PC Issues
15. First Unitarian Universalist Church Letter of Support
16. Uptown Community Planning Group Recommendation
17. Ownership Disclosure Statement



Project Location Map

UCSD Hillcrest Community Plan Amendment and Street Vacation
Generally Located at 200 W Arbor Drive
PROJECT NO. 651975





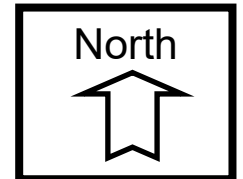
 Street Vacation Areas

 Community Plan Proposed Amendment Area



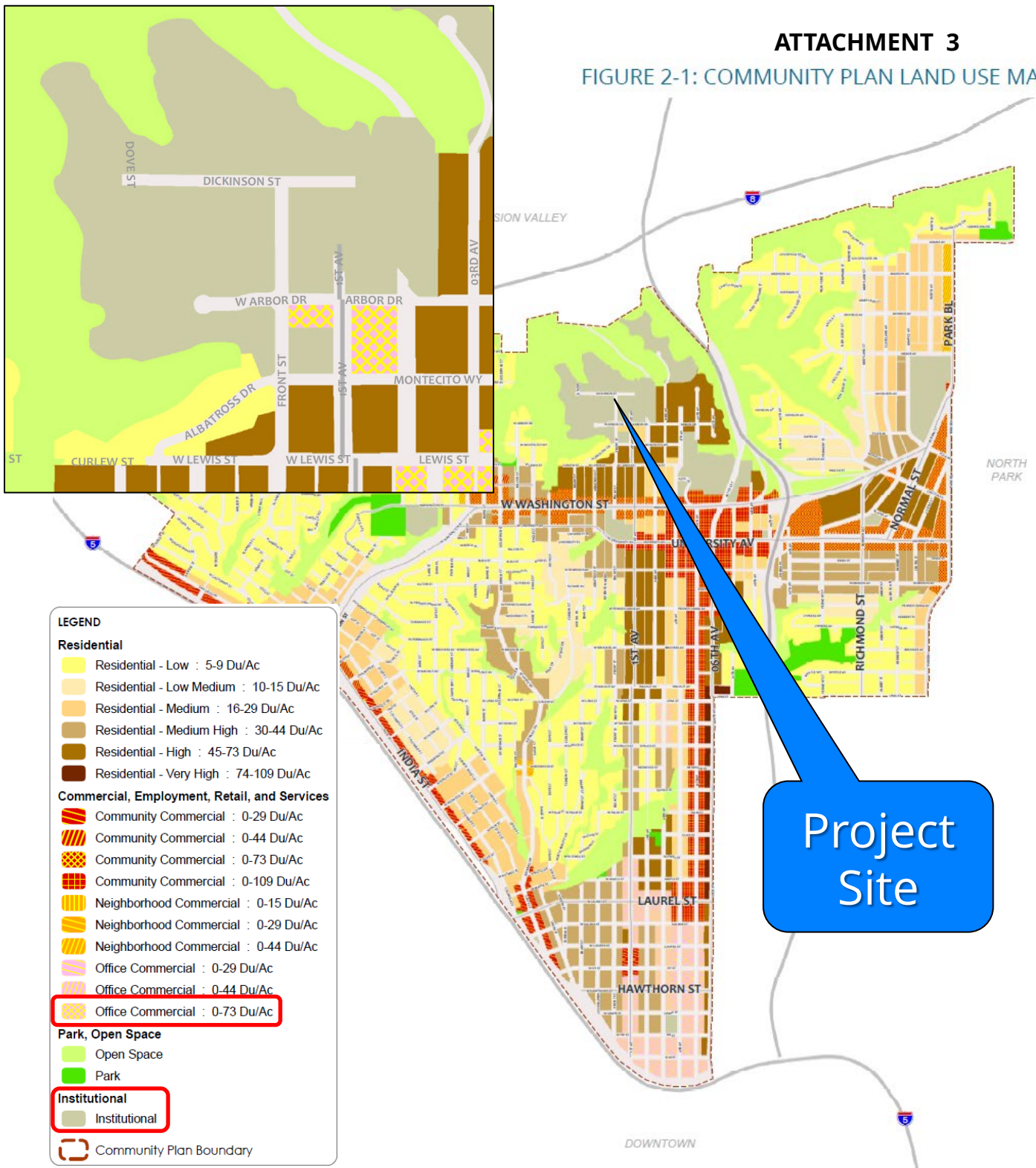
Aerial Photo

UCSD Hillcrest Community Plan Amendment and Street Vacation
Generally Located at 200 W Arbor Drive
 PROJECT NO. 651975



ATTACHMENT 3

FIGURE 2-1: COMMUNITY PLAN LAND USE MAP



Project Site

LEGEND

Residential

- Residential - Low : 5-9 Du/Ac
- Residential - Low Medium : 10-15 Du/Ac
- Residential - Medium : 16-29 Du/Ac
- Residential - Medium High : 30-44 Du/Ac
- Residential - High : 45-73 Du/Ac
- Residential - Very High : 74-109 Du/Ac

Commercial, Employment, Retail, and Services

- Community Commercial : 0-29 Du/Ac
- Community Commercial : 0-44 Du/Ac
- Community Commercial : 0-73 Du/Ac
- Community Commercial : 0-109 Du/Ac
- Neighborhood Commercial : 0-15 Du/Ac
- Neighborhood Commercial : 0-29 Du/Ac
- Neighborhood Commercial : 0-44 Du/Ac
- Office Commercial : 0-29 Du/Ac
- Office Commercial : 0-44 Du/Ac
- Office Commercial : 0-73 Du/Ac

Park, Open Space

- Open Space
- Park

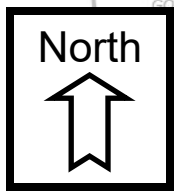
Institutional

- Institutional

Community Plan Boundary

Land Use Map

UCSD Hillcrest Community Plan Amendment / Street Vacation / Generally Located at 200 W Arbor Drive
 PROJECT NO. 651975





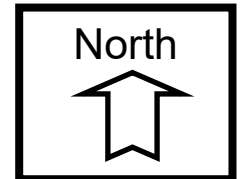
 Street Vacation Areas

 Community Plan Proposed Amendment Area



Site Photographs

UCSD Hillcrest Community Plan Amendment and Street Vacation
PROJECT NO. 651975





Site Photograph 1

Front St and W Montecito Wy facing north

UCSD Hillcrest Community Plan Amendment and Street Vacation
PROJECT NO. 651975





Site Photograph 2

At Arbor Dr and First Ave facing north

UCSD Hillcrest Community Plan Amendment and Street Vacation
PROJECT NO. 651975





Site Photograph 3

Arbor Dr and Front St facing north

UCSD Hillcrest Community Plan Amendment and Street Vacation
PROJECT NO. 651975





Site Photographs 4a and 4b

Far west end of Arbor Dr facing southeast (top) and northeast (bottom)

UCSD Hillcrest Community Plan Amendment and Street Vacation
PROJECT NO. 651975





Site Photograph 5

Front St, midblock between Arbor Dr and Dickinson St facing north

UCSD Hillcrest Community Plan Amendment and Street Vacation
PROJECT NO. 651975





Site Photograph 6

East end of Dickinson St facing west

UCSD Hillcrest Community Plan Amendment and Street Vacation
PROJECT NO. 651975





Site Photograph 7

Dickinson St, midblock facing southwest

UCSD Hillcrest Community Plan Amendment and Street Vacation
PROJECT NO. 651975





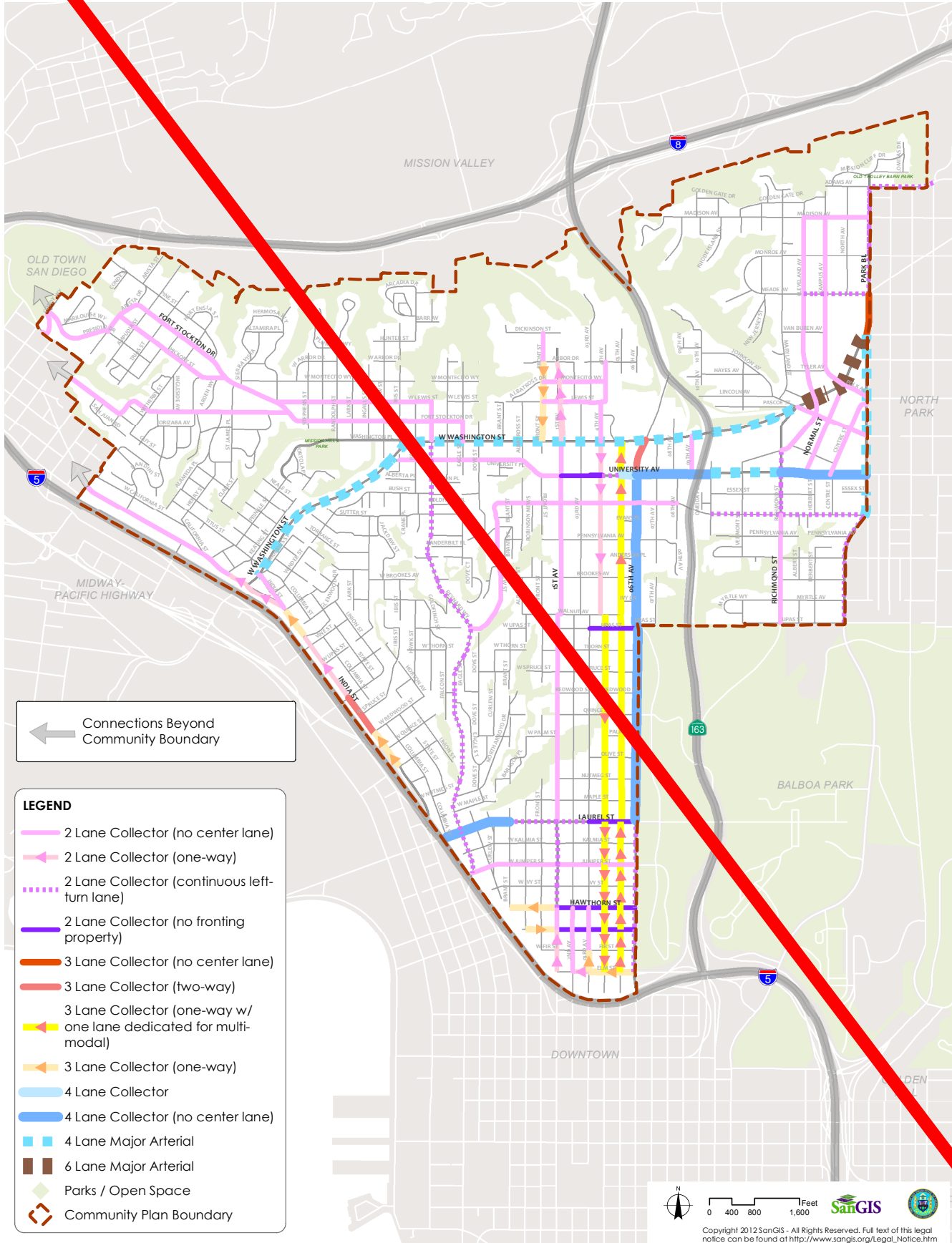
Site Photograph 8

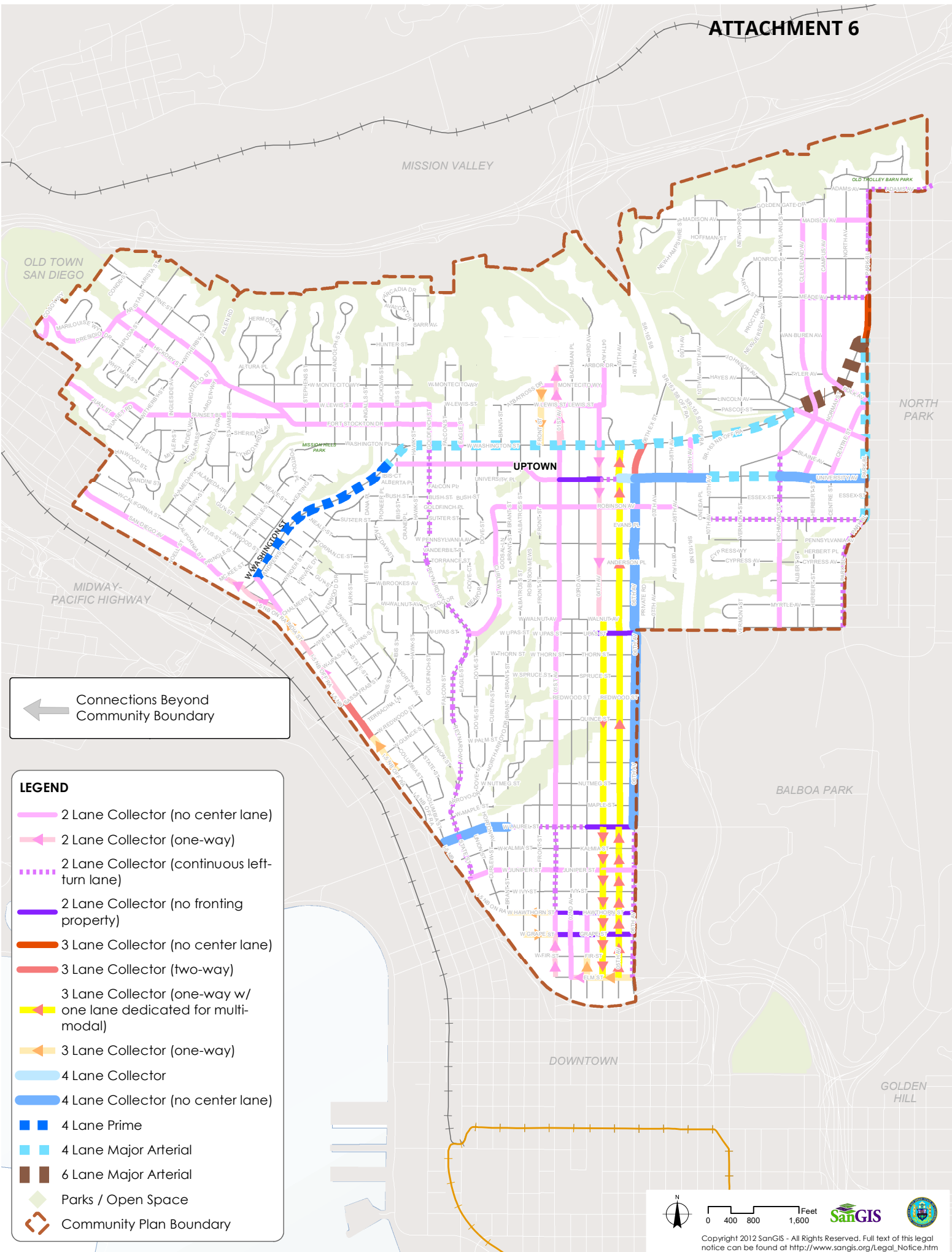
West end of Dickinson St facing east

UCSD Hillcrest Community Plan Amendment and Street Vacation
PROJECT NO. 651975



FIGURE 3-5: PLANNED STREET CLASSIFICATIONS





MISSION VALLEY

OLD TOWN
SAN DIEGO

NORTH
PARK

UPTOWN

MIDWAY-
PACIFIC HIGHWAY

BALBOA PARK

DOWNTOWN

GOLDEN
HILL

← Connections Beyond
Community Boundary

LEGEND

- 2 Lane Collector (no center lane)
- 2 Lane Collector (one-way)
- 2 Lane Collector (continuous left-turn lane)
- 2 Lane Collector (no fronting property)
- 3 Lane Collector (no center lane)
- 3 Lane Collector (two-way)
- 3 Lane Collector (one-way w/ one lane dedicated for multi-modal)
- 3 Lane Collector (one-way)
- 4 Lane Collector
- 4 Lane Collector (no center lane)
- 4 Lane Prime
- 4 Lane Major Arterial
- 6 Lane Major Arterial
- Parks / Open Space
- Community Plan Boundary

(R-2021-)

RESOLUTION NUMBER R-_____

ADOPTED ON _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIEGO
ADOPTING AN AMENDMENT TO THE GENERAL PLAN AND AN
AMENDMENT TO THE UPTOWN COMMUNITY
PLAN TO VACATE THE PUBLIC RIGHT OF WAY AND REMOVE A
PORTION OF FRONT STREET, BETWEEN MONTECITO WAY AND
DICKSON STREET FROM THE UPTOWN COMMUNITY PLAN

WHEREAS, Regents of the University of California, requested an amendment to the General Plan and the Uptown Community Plan to vacate the public right-of-way and remove a portion of Front Street, between Montecito Way and Dickinson Street, from the Community Plan Street Classification Network; and

WHEREAS, the project site is legally described as Front Street, 60 feet wide, bounded by Montecito Way to the south and Dickenson Street to the south, City of San Diego, County of San Diego, State of California; and

WHEREAS, the Planning Commission of the City of San Diego found the proposed amendment consistent with the General Plan; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor because this matter requires the City Council to act as a quasi-judicial body, a public hearing was required by law implicating due process rights of individuals affected by the decision, and the Council was required by law to consider evidence at the hearing and to make legal findings based on the evidence presented; and

WHEREAS, on **INSERT DATE**, the City Council of the City of San Diego held a public hearing for the purpose of considering an amendment to the General Plan and the Uptown Community Plan; and

ATTACHMENT 7

WHEREAS, the Council of the City of San Diego has considered all maps, exhibits, and written documents contained in the file for this project on record in the City of San Diego, and has considered the oral presentations given at the public hearing; NOW, THEREFORE,

BE IT RESOLVED, by the Council of The City of San Diego, that it adopts the amendments to the Uptown Community Plan, a copy of which is on file in the office of the City Clerk as Document No. RR-_____.

BE IT FURTHER RESOLVED, that the Council adopts and amendment to the General Plan for the City of San Diego to incorporate the above amended plan.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
[Attorney]
Deputy City Attorney

INSERT Date
Or.Dept:DSD
R-2021- INSERT
Form=r-t.frm(61203wct)

RESOLUTION NUMBER R-

DATE OF FINAL PASSAGE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN DIEGO
SUMMARILY VACATING DICKINSON STREET AND PORTIONS OF
FRONT STREET, ARBOR DRIVE, AND FIRST AVENUE, PUBLIC RIGHT-OF-
WAY VACATION NO. 2363562 WITH RESERVATION OF EASEMENTS -
PROJECT NO. 651975.

WHEREAS, California Streets and Highways Code section 8330 *et seq.* and San Diego
Municipal Code section 125.0901 *et seq.* provide a procedure for the summary vacation of public
rights-of-way by City Council resolution; and

WHEREAS, Regents of the University of California filed an application to vacate Dickinson
Street and portions of Front Street, Arbor Drive, and First Avenue, being described as Right-of-Way
Vacation No. 2363562 (Project); and

WHEREAS, Right-of-Way Vacation No. 2363562 is located on property owned by Regents of
the University of California; and

WHEREAS, under Charter Section 280(a)(2), this resolution is not subject to veto by the Mayor
because this matter requires the City Council to act as a quasi-judicial body, a public hearing was
required by law implicating due process rights of individuals affected by the decision, and the
Council was required by law to consider evidence at the hearing and to make legal findings based on
the evidence presented; and

WHEREAS, the matter was set for public hearing on , testimony having
been heard, evidence having been submitted, and the City Council having fully considered the
matter and being fully advised concerning the same; NOW, THEREFORE,

BE IT RESOLVED, by the Council of the City of San Diego, that with respect to Dickinson Street and Portions of Front Street, Arbor Drive, and First Avenue as described on the legal description on the attached "Exhibit A", the Council finds pursuant to San Diego Municipal Code (SDMC) section 125.0941 that:

(a) There is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

The Project proposes to vacate Dickinson Street and portions of Front Street (between Arbor Drive and its northern terminus), Arbor Drive (between its western terminus and First Avenue), and First Avenue (between Arbor Drive and its northern terminus) totaling 2.858 acres within the Uptown Community Plan. These streets front parcels owned by the University of California (UC), San Diego Hillcrest Medical Campus except for a portion of Arbor Drive, which provides access to the First Unitarian Universalist Church (Church). UC San Diego Hillcrest Medical Campus and the Church will have a reciprocal access agreement to ensure that adequate access to the Church property is maintained.

The public right-of-way street vacation is necessary to implement the Long-Range Development Plan for UC San Diego's Hillcrest Campus (UCSD Hillcrest Campus LRDP) and disclosed in the UC San Diego 2019 Long Range Development Plan Hillcrest Campus Final Environmental Impact Report (EIR) No. 2018031003, (certified November 13, 2019) as an action that would be pursued once the necessary acquisition of parcels were secured. The UCSD Hillcrest Campus LRDP calls for moving primary vehicular circulation to the outer rim of the mesa and leaving the core of the campus preserved for pedestrian and micro-mobility forms of travel, such as bicycles and scooters. An extension of First Avenue, north of Arbor Drive, would allow two-way traffic along the edge of the mesa towards the hospital entrance to simplify the arrival experience. In addition, the UCSD Hillcrest Campus LRDP transforms Front Street into a pedestrian route and incorporates it as part of a welcoming open space park, which would continue to be accessible by the public. Dickinson Street would also become a pedestrian and bicycle priority route with potential emergency-only access. The public will continue to have vehicular and multi-modal access to the area consistent with the circulation plan provided in the approved UCSD Hillcrest Campus LRDP. Therefore, there is no present or prospective public use for the public right-of-way, either for the facility for which it was originally acquired or for any other public use of a like nature that can be anticipated.

(b) The public will benefit from the action through improved use of the land made available by the vacation.

The Project proposes to vacate 2.858 acres of portions of four streets that would allow UC San Diego to implement the circulation plan provided within its approved UCSD Hillcrest Campus LRDP. It would also lead to improved integration of land use and circulation within the UC San Diego Hillcrest Campus boundaries.

The land use and program changes within the UCSD Hillcrest Campus LRDP require a comprehensive multi-modal transportation system. The UCSD Hillcrest Campus LRDP seeks to develop a circulation network that simplifies access to and from the campus. Primary vehicular circulation would occur along the perimeter of the campus, leaving the core for pedestrian, bicycle, scooter, and similar micro-mobility modes of travel. The plan includes improvements for “complete street” enhancements, traffic calming features, improved wayfinding, and the designation of a large central open space that would serve as both a community amenity and an orientation feature.

The proposed street vacation allows UC San Diego to implement the approved UCSD Hillcrest Campus LRDP and continue to offer public benefit by continuing the operation of essential emergency and medical services. The street vacation would also provide an opportunity to enhance and expand multi-modal connections within Uptown, with the potential to reduce impacts to air quality, noise, and greenhouse gas emissions to support the City's Climate Action Plan. Primary vehicular circulation would be routed towards the rim of the mesa and the core of the campus would prioritize pedestrian and micro-mobility travel. As previously indicated, Front Street would be closed to vehicular circulation and transformed into a pedestrian route and Dickinson Street would also become a pedestrian and bicycle priority route with potential emergency-only access.

As the underlying fee owner, UC San Diego would also take over maintenance responsibility for the streets and underlying utilities resulting in cost savings for the City of San Diego. Therefore, the public will benefit from the action through improved use of the land made available by the vacation.

(c) The vacation does not adversely affect any applicable land use plan.

The adjacent properties have a land use designation of “Institutional” in the Uptown Community Plan. This designation is applied to public or semi-public facilities which offer public and semi-public services to the community, such as hospitals and colleges. The proposed street vacation would not adversely affect the land use plan. The property would remain Institutional consistent with the current land use designation.

The proposed street vacation would allow for the implementation of the circulation plan as part of the UCSD Hillcrest Campus LRDP, which seeks to implement a variety of multi-modal improvements that aim to reduce congestion and increase travel choices consistent with the General Plan and Uptown Community Plan Mobility Elements. The circulation plan within the UCSD Hillcrest Campus LRDP would integrate into the regional transportation network and provide efficient links for all modes of travel including pedestrians, bicyclists, transit riders, and vehicles. The vacation would implement the General Plan Mobility Element as well as the Uptown Community Plan Mobility Element by continuing to accommodate all modes of travel and roadway users. Therefore, the vacation does not adversely affect any applicable land use plan.

(d) The public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

The 2.858 acres of streets to be vacated originally served residential uses which were replaced by the UC San Diego Hillcrest Medical Campus. In order to better serve the needs of the campus, the project is proposing to vacate portions of the four streets that currently run through the institution and implement the circulation plan in the approved UCSD Hillcrest Campus LRDP. As these roadway segments described above front parcels owned by UC San Diego, there is no facility that will be detrimentally affected by the street vacations. As previously stated, there is a portion of Arbor Drive that provides access to the First Unitarian Universalist Church, but a reciprocal access agreement between UC San Diego and the Church will ensure that access to the church property be maintained. In addition, although the streets would be private drives, UC San Diego would continue to provide full public access. UC San Diego would also take over maintenance responsibility for the streets and underlying water and sewer utilities. Therefore, the public facility for which the public right-of-way was originally acquired will not be detrimentally affected by the vacation.

BE IT FURTHER RESOLVED, that Right-of-Way Vacation No. 2363562, as more particularly described in the legal description marked as Exhibit "A," and shown on Drawing No. 41666-B, marked as Exhibit "B," which are by this reference incorporated herein and made a part hereof, is ordered vacated subject to the following conditions which are made a part of this resolution:

1. Prior to recordation of the vacation, all street lights must be disconnected from the City power grid, to the satisfaction of the City Engineer.
2. Prior to the recordation of the vacation, the applicant shall enter into an agreement to indemnify, protect and hold harmless the City, its officials and employees from any and all claims, demands, causes or action, liability or loss because of, or arising out of surface drainage entering into the property from the Right-of-Way.
3. Prior to the recordation of the vacation the applicant shall assure, by permit, bond completion the abandonment or privatization of all public water and sewer facilities, in a manner satisfactory to the Director of Public Utilities and the City Engineer.
4. Prior to the recordation of the vacation the applicant shall obtain an Encroachment Maintenance Removal Agreement for the private water main encroaching into the Public Right-of-Way.

In the event these conditions are not completed within three years following the adoption of this resolution, then this resolution shall become void and be of no further force or effect.

BE IT FURTHER RESOLVED, that the City of San Diego reserves and excepts from Right-of-Way Vacation No. 2363562 the permanent easement for public utility purposes, as more particularly described hereinafter:

An easement for PACIFIC BELL TELEPHONE COMPANY DBA AT&T CALIFORNIA as it may from time to time require to construct, reconstruct and maintain (place operate, inspect, repair, replace and remove) such aerial communication facilities (including ingress thereto and egress therefrom) consisting of poles, anchors, guys, wires, cables, crossarms, terminals, terminal equipment cabinets, service boxes, associated electrical conductor, and necessary fixtures and appurtenances;

An easement for PACIFIC BELL TELEPHONE COMPANY DBA AT&T CALIFORNIA as it may from time to time require to construct, place, operate, inspect, maintain, repair, replace and remove such underground communication facilities (including ingress thereto and egress therefrom) consisting of wires, cables, conduits, pipes, manholes, handholes, service boxes, aboveground markers, risers, service pedestals, underground and aboveground switches, fuses, terminals, terminal equipment cabinets, transformers with associated concrete pads, associated electrical conductors, necessary fixtures and appurtenances;

An easement unto COX COMMUNICATIONS CALIFORNIA, LLC., A DELAWARE LIMITED LIABILITY COMPANY its successors and assigns, as it may require from time to time, to construct, place, operate, repair, maintain, replace, and remove aerial and/or underground Telecommunications equipment consisting of one or more lines of cables, wires, conduits, pedestals, guy anchors attached to the ground, and all necessary fixtures and appurtenances in, over, under, and upon the hereinafter described Easement, together with the right to ingress thereto and egress therefrom and across 5 that certain real property, in the City of San Diego, County of San Diego, State of California; and

An easement and right-of-way for SAN DIEGO GAS & ELECTRIC COMPANY (SDG&E) to erect, construct, change the size of, improve, reconstruct, relocate, repair, remove, maintain and use facilities consisting of overhead and underground electric facilities, communication facilities and all appurtenances including necessary anchorage for the transmission and distribution of electricity and for pipelines and appurtenances, together with the right of ingress thereto and egress therefrom over said easement and over other practical routes. No building or other structure shall be permitted within the easement excepting other utility facilities that meet SDG&E's separation requirements. SDG&E's prior written consent shall be required before planting any trees or increasing/decreasing the ground elevation within the easement. The Grantee shall have the right but not the duty, to trim or remove trees and brush along or adjacent to this easement and remove roots from within this easement whenever Grantee deems it necessary. Said right shall not relieve Grantor of the duty as owner to trim or remove trees and brush to prevent danger or hazard to property or persons.

ATTACHMENT 8

BE IT FURTHER RESOLVED, that the easements reserved herein are in, under, over, upon, along, and across that portions of Dickinson Street, Front Street, Arbor Drive, and First Avenue, vacated by this Document and as more particularly described in the legal description marked as Exhibit "A" and shown on Drawing No. 41666-B, marked as Exhibit "B."

BE IT FURTHER RESOLVED, that the Development Services Department shall record a certified copy of this resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____
[Attorney]
Deputy City Attorney

[Initials]:[Initials]

[Month]/[Day]/[Year]

Or.Dept: DSD

JO: 24008461

Drawing No. 41666-B

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Attachments: EXHIBIT A – Legal Description
EXHIBIT B – Street Vacation

RESOLUTION NUMBER R-

DATE OF FINAL PASSAGE

RESOLUTION CERTIFYING THAT THE CITY COUNCIL OF THE CITY OF SAN DIEGO, AS A RESPONSIBLE AGENCY, HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED IN THE FINAL ENVIRONMENTAL IMPACT REPORT (EIR) SCH NO. 2018031003 FOR THE UC SAN DIEGO HILLCREST CAMPUS 2019 LONG RANGE DEVELOPMENT PLAN THAT WAS PREPARED AND CERTIFIED BY THE UNIVERSITY OF CALIFORNIA, SAN DIEGO, AS LEAD AGENCY, AND ADOPTED FINDINGS PURSUANT TO THE CALIFORNIA ENVIRONMENTAL QUALITY ACT IN APPROVING ACTIONS RELATED TO PUBLIC RIGHT OF WAY VACATION NO. 2363562 AND AMENDMENT TO UPTOWN COMMUNITY PLAN NO. 2573250 [MMRP].

WHEREAS, pursuant to the California Environmental Quality Act (CEQA) Guidelines (California Code of Regulations Chapter 3, Division 6, Title 14; Article 6, sections 15070 to 15075), the University of California, San Diego as the lead agency for the UC San Diego Hillcrest Campus 2019 Long Range Development Plan (the Project), prepared an Environmental Impact Report (SCH No. 2018031003) which documents, describes, discloses, and analyzes the environmental impacts of the Project; and

WHEREAS, in November 14, 2019, the University of California, San Diego duly certified the Final Environmental Impact Report (SCH No. 2018031003) (Final EIR) for the Project; and

WHEREAS, in November 14, 2019, the University of California, San Diego adopted Findings of Fact as required by CEQA, together with a Mitigation Monitoring and Reporting Program and also approved the Project; and

WHEREAS, on November 19, 2019 Regents of the University of California submitted a Street Vacation and Community Plan Amendment application (Project No. 651975) to the Development Services Department for approval of minor technical changes or additions to the Project; and

ATTACHMENT 9A

WHEREAS, the City, with respect to the Street Vacation and Community Plan Amendment (Project No. 651975), is a responsible agency for the Project as provided in CEQA section 21069; and

WHEREAS, prior to taking discretionary actions for approval of the Street Vacation and Community Plan Amendment (Project No. 651975), including the construction and any other approvals to implement the Project by the City as a responsible agency under CEQA, the City Council desires to make certain findings pursuant to CEQA Guidelines 15050, 15091 and 15096; NOW, THEREFORE,

BE IT RESOLVED, by the City of San Diego City Council, as follows:

1. The City has reviewed and considered the information contained in the Final EIR relevant to the City's approval of discretionary actions within the City's jurisdiction necessary for the Project as described in the Final EIR.
2. The City has reviewed and considered the CEQA Findings and the City Council hereby determines and concludes all of the following:
 - a. In certifying the Final EIR, University of California, San Diego has already identified, analyzed, disclosed and adopted the mitigation measures for the Project;
 - b. The City of San Diego City Council has reviewed and considered the Final EIR together with the related CEQA Findings and determines that the information and analyses contained in the Final EIR, together with the related CEQA Findings, are adequate for the City's use as a responsible agency and for the City's consideration of

discretionary actions to approve Street Vacation and
Community Plan Amendment (Project No. 651975);

- c. The City's approvals of discretionary actions to approve the Street Vacation and Community Plan Amendment application (Project No. 651975) are within the scope of the activities described and evaluated in the Final EIR;
 - d. The City has not identified a feasible alternative or additional feasible mitigation measures within its powers that would substantially lessen or avoid any significant effect that the Project would have on the environment; and
 - e. Since the Final EIR was certified, there have been no substantial changes to the Project and no substantial changes in Project circumstances that would require major revisions to the Final EIR due to the involvement of new significant environmental effects or an increase in the severity of previously identified significant impacts, and there is no new information of substantial importance that would change the conclusions set forth in the Final EIR.
3. The City, as a responsible agency under CEQA, hereby adopts University of California, San Diego CEQA Findings for the Final EIR for the Project as its own findings under CEQA to the fullest possible extent that the CEQA Findings are relevant to the City's decision to approve discretionary actions to approve Street Vacation and Community Plan Amendment application (Project No. 651975),

which is attached hereto as Exhibit A .

BE IT FURTHER RESOLVED, that pursuant to CEQA Section 21081.6, the City of San Diego City Council adopts the Mitigation Monitoring and Reporting Program to implement the changes to the project as required by this City of San Diego City Council in order to mitigate or avoid significant effects on the environment, which is attached hereto as Exhibit B.

BE IT FURTHER RESOLVED, that the Development Services Department is directed to file a Notice of Determination with the Clerk of the San Diego County Board of Supervisors following the City's approval of any discretionary action related to the Project.

APPROVED: MARA W. ELLIOTT, City Attorney

By _____

[Attorney]

Deputy City Attorney

[Initials]:[Initials]

[Month]/[Day]/[Year]

Or.Dept: DSD

JO: 24008461

Drawing No. 41666-B

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EXHIBIT B

MITIGATION MONITORING AND REPORTING PROGRAM

PUBLIC RIGHT OF WAY VACATION NO. 2363562

COMMUNITY PLAN AMENDMENT NO. 2573250

PROJECT NO. 651975

This Mitigation Monitoring and Reporting Program is designed to ensure compliance with Public Resources Code Section 21081.6 during implementation of mitigation measures. This program identifies at a minimum: the entity responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, the monitoring and reporting schedule, and completion requirements. A record of the Mitigation Monitoring and Reporting Program will be maintained at the offices of the Development Services Department, 1222 First Avenue, Fifth Floor, San Diego, CA, 92101. All mitigation measures contained in the Environmental Impact Report for the UC San Diego Hillcrest Campus 2019 Long Range Development Plan Project shall be made conditions of Public Right of Way Vacation No. 2363562 and Community Plan Amendment No. 2573250 as may be further described below.

MITIGATION MONITORING AND REPORTING PROGRAM

See the Following Pages in Table MMRP- 1 of the EIR:

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>Responsible party at which implementation of the measure is required: CA = Campus Architect; CP = Campus Planning; DRB =Design Review Board; IC= GHG Reduction Strategy Implementation Coordinator; UCPM = UC San Diego Project Manager</p> <p>Project stage at implementation: CONST = during construction; OP = during operation; PPA = during project planning or design and prior to project approval.</p>				
3.1. Aesthetics				
Impact: Substantially degrade the existing community character or conflict with zoning or regulations for scenic quality				
<p>AES-2A: Design Review. Prior to project design approval, any proposed structure or phase that would have the potential to substantially degrade the community character shall undergo design review by the UC San Diego Design Review Board to ensure that the design is consistent with the visual landscape and/or the character of the surrounding development. The design review process shall evaluate and incorporate, where appropriate, factors including but not necessarily limited to building mass and form, building proportion, roof profile, architectural detail and fenestration, texture, color, type and quality of building materials, and landscaping.</p>	UCPM to submit project for review and approval to DRB.	PPA	Phases 1A, 2A, 2B, 3, 5	CP to verify DRB review and approval.
	UCPM to ensure project plans reflect DRB recommendations.	PPA		CP to include DRB approved design in Addendum to EIR or tiered environmental analysis, as applicable.
<p>AES-2B: Building Design. Proposed structures to be located along the southern and eastern Hillcrest Campus Boundaries shall be reviewed by the UC San Diego Design Review Board, Campus Architect, and other relevant campus committees at the conceptual design stage to ensure structures are designed to incorporate as applicable the following pedestrian-scale features along the facades facing the public realm:</p> <ul style="list-style-type: none"> • Pedestrian-oriented architectural details and scale • Proportional building mass, form, and roof profiles • Building setbacks, fenestration, and visual reliefs • Use of high-quality building materials • Welcoming and wayfinding elements • Pedestrian connections and pathways • Pedestrian furniture and signage • Landscape buffers • Limited use of walls or pedestrian barriers 	UCPM to confirm review and approval by DRB, CA, and other relevant campus committees.	PPA	Phases 1A, 2A, 2B, 3, 5	CP to verify committee(s) review and approval.
	UCPM to ensure design features are incorporated into project plans.	PPA		CP to include approved design in Addendum to EIR or tiered environmental analysis, as applicable.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
3.2. Air Quality				
Impact: Cumulative increase in criteria pollutant emissions				
<p>AIR-2: Architectural Coatings. Architectural coating activities in Phases 2A and 2B shall not occur simultaneously with any of the following construction activities: demolition, earthwork and grading, or paving. Architectural coating can occur simultaneously with building construction. In the absence of architectural coating, building construction may occur simultaneously with demolition, earthwork and grading, or paving activities. This measure shall be included on the final grading and construction plans for Phase 2A and 2B and shall be implemented by the construction contractor.</p>	UCPM to incorporate measures into final project grading and construction plans.	PPA	Phases 2A and 2B	CP/UCPM to review project grading and construction schedule for compliance.
	Contractor to implement architectural coating measures.	CONST		PM/construction inspector to verify implementation by contractor and maintain records of compliance.
Impact: Expose sensitive receptors to substantial pollutant concentrations				
<p>AIR-3: Construction Equipment Performance Standards. UC San Diego, through bid and contract specifications, shall require the construction contractor to implement the following performance standards for the use of heavy-duty construction equipment during all construction activities:</p> <ul style="list-style-type: none"> • Use off-road construction diesel engines that meet, at a minimum, the Tier 4 interim California Emissions Standards, unless such an engine is not available for a particular item of equipment. Tier 3 engines shall be allowed on a project-by-project basis when the contractor has documented that no Tier 4 interim equipment or emissions equivalent retrofit equipment is available or feasible for the project. • To the extent feasible and available, use high-performance renewable diesel fuel. 	UCPM to incorporate measures into the bid and contract specifications.	PPA	All Phases	CP to verify inclusion in bid and contract specifications.
	Contractor to implement construction equipment performance standards.	CONST		UCPM/construction inspector to verify implementation by contractor. Contractor to maintain records of compliance and/or provide documentation to CP/UCPM justifying use of Tier 3.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
3.3. Biological Resources				
Impact: Substantial adverse effect on candidate, sensitive, or special-status plant species				
<p>BIO-1A: Sensitive Plant Surveys. During the project planning process, updated sensitive plant surveys shall be conducted for all project areas that support potential habitat for sensitive plant species and have not been surveyed within the preceding year. Sensitive plant surveys shall be conducted by a qualified Biologist retained by UC San Diego during the appropriate season for detecting the species as part of the project design phase. Surveys shall be floristic in nature and include lists of all plants identified in the survey area. Surveys shall be conducted on foot, employing a level of effort sufficient to provide comprehensive coverage. The locations and prevalence (estimated total numbers/percent cover, as applicable) of sensitive plants shall be recorded. If site-specific surveys are not required because a survey was conducted within the last 12 months, impact assessment and minimization/mitigation requirements shall be based on the most recent available survey, shall include an analysis of the potential for sensitive plant species to occur on the site based on existing site conditions, and shall be consistent with the most recent USFWS and CDFW survey protocols (USFWS 2018d; CDFW 2014).</p> <p>If sensitive plant species are observed, they shall be avoided if possible. If species cannot be avoided, impacts to those species must be evaluated and any significant impacts shall be mitigated through plant relocation or conservation of habitat on campus that supports the impacted species in accordance with Mitigation Measures BIO-1B, BIO-1C, and BIO-1D.</p>	CP to retain a qualified Biologist to conduct surveys and prepare a report.	PPA	Phases 2A, 2B, 3	CP to review survey report and verify appropriate mitigation.
<p>BIO-1B: San Diego Barrel Cactus. If San Diego barrel cactus is observed during sensitive plant surveys conducted under Mitigation Measure BIO-1A, mitigation for impacts to San Diego barrel cactus shall occur through salvage and translocation of any impacted San Diego barrel cactus within the project area(s) to appropriate open space canyon locations on site where they would not be disturbed.</p>	CP to retain a qualified Biologist to translocate San Diego barrel cactus, if required.	Prior to CONST	Phases 2A, 2B, 3	CP to verify compliance and document in project monitoring file.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
BIO-1C: San Diego Goldenstar. If San Diego goldenstar is observed during sensitive plant surveys conducted under Mitigation Measure BIO-1A, mitigation for impacts to San Diego goldenstar shall occur through salvage and translocation of any impacted San Diego goldenstar corms (swollen underground plant stems/storage organs) within the project area(s) to appropriate open space canyon locations on site where they would not be disturbed.	CP to retain a qualified Biologist to translocate San Diego goldenstar, if required.	Prior to CONST	Phases 2A, 2B, 3	CP to verify compliance and document in project monitoring file.
BIO-1D: Wart-Stemmed Ceanothus. If wart-stemmed ceanothus is observed during sensitive plant surveys conducted under Mitigation Measure BIO-3A, mitigation for impacts to wart-stemmed ceanothus shall occur through inclusion of wart-stemmed ceanothus seeds in native plant landscaping seed mix for application in the Canyon District.	CP to retain a qualified Landscape Architect to include wart-stemmed ceanothus seeds in native landscaping seed mix.	CONST	Phases 2A, 2B, 3	CP to verify compliance and document in project monitoring file.
Impact: Substantial adverse effect on candidate, sensitive, or special-status animal species				
BIO-2A: Coastal California Gnatcatcher (CAGN) Surveys. Beginning in 2022, when a construction project is proposed that would directly or indirectly impact Diegan coastal sage scrub, six surveys at least 7 days apart shall be conducted during the peak breeding season, March 15 to June 30, or nine surveys from July 1 to March 14 at least 2 weeks apart in accordance with the current USFWS protocol (USFWS 1997). The permittee must submit the 15-day pre-survey notification to the USFWS Carlsbad Permits Division, including an explanation that six or nine surveys shall be conducted. Documentation of the survey results shall be provided to USFWS in accordance with current protocol survey guidelines.	CP to retain a qualified Biologist to conduct surveys and prepare survey report.	PPA Survey during breeding season beginning in year 2022 (March 15 to June 30, or July 1 to March 14)	Phases 1A, 2A, 2B, 3, 5	CP to review survey findings and document survey in project monitoring file.
	CP to submit survey results to USFWS.	PPA		CP to coordinate with USFWS on survey report and document in project monitoring file.
BIO-2B: USFWS Permitting. If Diegan coastal sage scrub within the open space canyon areas is determined to be occupied by the CAGN based on surveys conducted in accordance with Mitigation Measure BIO-2A, UC San Diego shall contact USFWS to discuss project permitting options that could be accomplished through	If occupied based on Mitigation Measure Bio-2A, CP to consult with USFWS regarding permit requirement.	PPA	Phases 1A, 2A, 2B, 3, 5	CP to obtain necessary permit from USFWS and verify appropriate habitat mitigation, if required.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>Section 7 or Section 10(a) of FESA. Impacts to any CAGN and CAGN-occupied habitat shall be avoided/mitigated by the following measures (additional measures could be required as a result of the consultation/permitting process):</p> <ol style="list-style-type: none"> Diegan coastal sage scrub occupied by CAGN shall not be removed during the CAGN breeding season (February 15 through August 31). If CAGN are not present, then only mitigation for the habitat loss shall be required as described in Mitigation Measures BIO-3B, and habitat clearing can occur at any time of the year following the survey. If construction activities commence during the CAGN breeding season and CAGN are found within 500 feet of the grading limits based on the surveys required in BIO-2A, a qualified acoustician shall be consulted to identify appropriate measures for reducing construction noise levels to 60 decibel hourly L_{eq} or ambient, whichever is higher, during the part of the breeding season when active nests are most likely. If noise reduction measures are determined necessary, the construction contractor shall implement the measures and the acoustician shall confirm, through field measurements, that noise attenuation measures are effective at maintaining noise at or below the specified threshold. <p>Permanent impacts to Diegan coastal sage scrub (regardless of CAGN occupancy) shall be mitigated at a 2:1 ratio as described in Mitigation Measure BIO-3B.</p>	<p>CP to retain qualified acoustician to identify noise reduction measures.</p>	PPA		<p>CP to review acoustician recommendations and verify appropriate noise reduction measures, if required.</p>
	<p>UCPM to incorporate any required noise reduction and/or permit measures into project construction specifications.</p>	PPA		<p>CP to review project construction specifications.</p>
	<p>Contractor to implement applicable measures. Qualified acoustician to confirm effectiveness through field monitoring and submit monitoring reports to CP/UCPM.</p>	Prior to and during CONST		<p>CP/UCPM to review field monitoring reports and place monitoring reports in project monitoring file.</p>
<p>BIO-2C: Pre-Construction Raptor Nest Surveys. If project construction is scheduled to commence during the raptor nesting season (generally January 15 through August 31), pre-construction surveys for raptor nests shall be performed by a qualified Biologist within 500 feet of project construction activities no more than seven days prior to the initiation of construction. Construction activities within 500 feet of an identified active raptor nest shall not commence during the breeding season until a</p>	<p>UCPM to confirm measures are included in project construction specifications.</p>	PPA	All Phases	<p>CP to review project construction specifications for compliance.</p>
	<p>UCPM to provide written notification to CP if construction will impact trees between</p>	PPA		<p>CP to verify compliance.</p>

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
qualified Biologist determines that the nest is no longer active and any young birds in the area have adequately fledged and are no longer reliant on the nest. Trees with inactive nests can be removed outside the breeding season without causing an impact.	January 15 and August 31.			
	CP to retain qualified Biologist to conduct raptor nest surveys.	Prior to CONST (January 15 through August 31).		CP to review survey results and verify compliance with UCPM. CP to document survey results in project monitoring file.
BIO-2D: Pre-Construction Nesting Bird Surveys. No grubbing, trimming, or clearing of vegetation (including fuel management) from project areas shall occur during the general avian breeding season (February 15 through August 31). If grubbing, trimming, or clearing cannot feasibly occur outside of the general avian breeding season, a qualified Biologist shall perform a pre-construction nesting bird survey no more than seven days prior to the commencement of vegetation clearing or grubbing to determine if active bird nests are present in the affected areas. Should an active migratory bird nest be located, the project Biologist shall direct vegetation clearing away from the nest until it has been determined by the project Biologist that the young have fledged, or the nest has failed. If there are no nesting birds (includes nest building or other breeding/nesting behavior) within the survey area, clearing, grubbing, and grading shall be allowed to proceed.	UCPM to confirm measures are included in project construction specifications.	PPA	All Phases	CP to review project construction specifications for compliance.
	UCPM to provide written notification to CP if grubbing, trimming, or clearing of vegetation will occur during bird breeding season (February 15 through August 31).	PPA		CP to verify compliance.
	CP to retain qualified Biologist to conduct nesting surveys and if active nest(s) are identified, direct vegetation clearing away from active nests.	Prior to and during CONST (February 15 through August 31).		CP to review survey results and verify compliance with UCPM. CP to document survey results in project monitoring file.
BIO-1A, BIO-1B, BIO-1C (see above).				

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
Impact: Substantial adverse effect on riparian habitat and other sensitive natural communities				
<p>BIO-3A: Vegetation Mapping. In areas proposed for construction that are mapped as supporting a sensitive vegetation community and vegetation community mapping has not been conducted on the site in the preceding 5 years, updated vegetation mapping shall be conducted by a qualified Biologist as part of the project planning and environmental review process.</p>	CP to retain qualified Biologist to update mapping.	PPA	All Phases	CP to review updated mapping and provide to UCPM.
	UCPM to incorporate updated mapping data in project plans.	PPA		CP to review project plans for compliance.
<p>BIO-3B: Permanent Impacts to Upland Habitats. Permanent impacts to sensitive upland vegetation communities shall be mitigated through the preservation of habitat, habitat creation, and/or enhancement, or combination thereof on the Hillcrest Campus or off campus through habitat acquisition and preservation or purchase of credits from an approved conservation bank. Mitigation for impacts to upland communities shall be in-kind. Permanent impacts to sensitive Diegan coastal sage scrub shall be mitigated at a ratio of 2:1. Permanent impacts to sensitive non-native grassland shall be mitigated at a ratio of 0.5:1. For on-campus mitigation, a detailed revegetation plan shall be prepared prior to the start of construction (not applicable to mitigation met through purchase of credits from an approved wetland mitigation bank). The plan shall include, at a minimum, the proposed location of the mitigation area(s), site preparation, plant palette, installation procedures, success criteria, fencing and signage, monitoring requirements, and other details of the habitat restoration effort, and be prepared by a qualified Biologist.</p>	For on-site mitigation, CP to retain a qualified Biologist to determine appropriate location of mitigation and prepare a detailed revegetation plan for long-term preservation.	Prior to CONST	All Phases	CP to verify mitigation location and amount are appropriate. CP to implement revegetation plan and retain annual management/ maintenance reports.
	For off-site mitigation, CP to retain qualified Biologist to assist in purchasing the required credits from an approved conservation bank.	Prior to CONST		CP to verify compliance and document in project monitoring files.
<p>BIO-3C: Permanent Impacts to Riparian Habitats. Impacts to sensitive riparian vegetation communities shall be mitigated on or off campus through habitat enhancement or preservation or purchase of credits from an approved conservation bank. Permanent impacts to southern willow scrub-disturbed shall be</p>	For on-site mitigation, CP to retain a qualified Biologist to determine appropriate mitigation, location, and prepare a	Prior to CONST	All Phases	CP to obtain permit(s) and document in project monitoring files. CP to implement wetland restoration plan.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>mitigated at a ratio of 3:1. Permanent impacts to non-vegetated channel shall be mitigated at a ratio of 2:1. If the impacted non-vegetated channel and southern willow scrub–disturbed habitat within the Hillcrest Campus is under the jurisdiction of the ACOE, RWQCB, and/or CDFW then the applicable wetland permit conditions shall be implemented.</p> <p>For on-campus mitigation, a detailed wetland restoration plan shall be prepared prior to the start of construction (not applicable to mitigation met through purchase of credits from an approved wetland mitigation bank). The plan shall include, at a minimum, the proposed location of the mitigation area(s), site preparation, plant palette, installation procedures, success criteria, fencing and signage, monitoring requirements, and other details of the habitat restoration effort, and be prepared by a qualified Biologist. The plan shall be subject to approval by the corresponding regulatory permitting agencies (i.e., ACOE, RWQCB, and CDFW) as part of the wetland permitting process.</p>	wetland restoration plan.			CP to document in project monitoring file.
	For off-site mitigation, CP to retain qualified Biologist to assist in purchasing the required credits from an approved wetland mitigation bank.	Prior to CONST		
<p>BIO-3D: Temporary Impacts to Sensitive Vegetation Communities. Temporary impacts to sensitive vegetation communities including Diegan coastal sage scrub and non-native grassland shall be restored in place at a 1:1 ratio. Restoration shall be implemented in the final phase of construction or during an earlier phase if no additional impacts from future construction phases would occur.</p> <p>A Revegetation Plan shall be prepared. The plan shall include site preparation specifications, plant palette, installation procedures, development of reasonable success criteria, appropriate monitoring and reporting protocols, implementation timelines, and contingency measures in the event of restoration failure. UC San Diego Campus Planning shall provide guidance for and oversight of the Revegetation Plan and implementation respectively.</p> <p>The Revegetation Plan shall also include the process for establishing and sampling a representative Diegan coastal</p>	CP to retain a qualified Biologist to prepare a revegetation plan.	Prior to CONST	All Phases	CP to provide guidance for and oversight of the revegetation plan and document in monitoring file.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
sage scrub and non-native grassland reference site within the Hillcrest Campus and the criterion for removing and minimizing non-native plant species listed as invasive by the California Invasive Plant Council.				
<p>BIO-3E: Jurisdictional Delineation. During the project planning process, if the area of disturbance is within a storm drain outlet; mapped as a potential drainage or wetland; or the project area contains or is located immediately adjacent to a natural drainage course, a qualified Biologist shall conduct a jurisdictional delineation. The jurisdictional delineation shall use current regulatory guidance from ACOE, RWQCB, and CDFW to identify the presence of potential regulated wetlands, waters, and habitats in the project vicinity.</p> <p>If there is potential for the project to adversely affect wetlands or waters, impacts shall be avoided and minimized during the final design phase, to the extent practicable. Unavoidable impacts shall be mitigated through implementation of Mitigation Measure BIO-3C, as applicable, and conformance with applicable wetland permit condition.</p>	CP to retain qualified Biologist to conduct jurisdictional delineation. If impacts cannot be avoided, see Mitigation Measure BIO-3D.	PPA	All Phases	CP to review report for compliance. CP/UCPM to determine if project impacts can be avoided.
<p>BIO-3F: Pre-Construction Meeting. Prior to construction, a pre-construction meeting shall be held between the qualified Biologist, UC San Diego Project Manager and Campus Planning staff, and Construction Manager and/or Grading Contractor to ensure the appropriate personnel are informed of the sensitivity of habitats in the open space canyon areas:</p> <p>1. Prior to commencement of clearing or grading activities, fencing (e.g., silt fencing, orange construction fencing, and/or chain-link fencing as determined by UC San Diego Campus Planning) shall be installed around the approved limits of disturbance to prevent errant disturbance of sensitive</p>	UCPM to confirm measures are incorporated into project construction specifications.	PPA	All Phases	CP to review project construction specifications.
	CP to retain a qualified Biologist to attend preconstruction meeting and oversee fencing demarcation/ installation.	Prior to CONST		UCPM to ensure all parties attend preconstruction meeting.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>biological resources by construction vehicles or personnel. Installation of fencing to demarcate the approved limits of disturbance shall be verified by a qualified Biologist prior to initiation of clearing or grading activities. All movement of construction vehicles, including ingress and egress of equipment and personnel, shall be limited to designated construction zones. The fencing shall be removed upon completion of all construction activities.</p> <p>2. No temporary storage or stockpiling of construction materials shall be allowed within the open space canyon areas. This prohibition shall not be applied to facilities that are planned to traverse the open space canyon areas (e.g., driveways, roads, utilities corridors). Staging areas and construction sites in proximity to the open space canyon areas shall be kept free of trash, refuse, and other waste; no waste dirt, rubble, or trash shall be deposited in these areas.</p>	Contractor to implement measure requirements.	CONST		Qualified Biologist to confirm compliance through field monitoring. CP/UCPM to verify compliance.
<p>BIO-3G: Errant Construction Activities. If errant construction activities result in inadvertent impacts to biological resources outside of the approved limits of disturbance, such impacted areas shall be evaluated and quantified by a qualified Biologist and revegetation options coordinated with UC San Diego Campus Planning staff. Errant construction impacts to non-sensitive vegetation communities and non-native grassland shall be revegetated with an appropriate native erosion control seed mix. Errant construction impacts to wetland vegetation communities and native upland vegetation communities shall be restored to the pre-impact vegetation community.</p>	UCPM to confirm measures are incorporated into project construction specifications.	PPA	All Phases	CP to review project construction specifications.
	CP to retain a qualified Biologist to evaluate and quantify impacted areas.	CONST		CP to confirm compliance and implementation of measure.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>BIO-3H: Fire Prevention during Construction. Equipment to extinguish small brush fires (e.g., from trucks or other vehicles) shall be present on site during all phases of project construction, along with personnel trained in the use of such equipment. Smoking shall be prohibited in construction areas adjacent to flammable vegetation.</p>	UCPM to incorporate requirements into project construction specifications.	PPA	All Phases	CP to review project construction specifications for compliance.
	Contractor to implement measure requirements.	CONST		Construction inspector to verify implementation by contractor.
<p>BIO-3I: Construction Monitoring. During project construction, a qualified Biologist shall visit the site at the start of each construction project to conduct a pre-construction environmental meeting with the construction contractor's Construction Manager and other appropriate personnel. The monitor shall conduct regular visits during site preparation, vegetation removal, and grading activities within or adjacent to native vegetation and during the raptor and general avian breeding season (refer to BIO-2C and 2D). During site visits, the monitor shall be responsible for ensuring that the construction activities and staging areas are restricted to the approved limits of work, and protective fencing is adequately maintained.</p> <p>The biological monitor shall be responsible for ensuring that the contractor adheres to the other provisions described in Mitigation Measures BIO-3F through BIO-3J. The monitor, in cooperation within the construction project manager, shall have the authority to halt construction activities in the event that these provisions are not met. The biological monitor shall submit regular reports to UC San Diego Campus Planning during construction documenting the implementation of all grading and construction minimization measures.</p>	CP to retain a qualified Biologist to conduct field monitoring and document monitoring results.	CONST	All Phases	<p>Qualified Biologist to confirm compliance through field monitoring and submit monitoring reports to CP/UCPM.</p> <p>CP/UCPM to verify compliance and review monitoring reports.</p> <p>CP to place monitoring reports in project monitoring file.</p>

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
BIO-3J: Night Lighting. If temporary night lighting is necessary during construction, lights shall be directed away from sensitive vegetation communities and shielded to minimize temporary lighting of the surrounding habitat and should be of the lowest illumination necessary for human safety .	UCPM to incorporate lighting requirements in project construction specifications.	PPA	All Phases	CP to review project construction specifications for compliance.
	Contractor to install lighting in accordance with measure.	CONST		UCPM/CP to verify compliance.
BIO-3K: Runoff and Water Quality. Irrigation and pest management for the Hillcrest Campus shall be implemented as described below to minimize runoff and impacts to water quality: <ul style="list-style-type: none"> • Irrigation for project landscaping shall be minimized and controlled in areas in and adjacent to the steep slope canyon areas through efforts such as designing irrigation systems to match landscaping water needs, using sensor devices to prevent irrigation during and after precipitation, and using automatic flow reducers/shut-off valves that are triggered by a decrease in water pressure from broken sprinkler heads or pipes. • Integrated Pest Management principles pursuant to the UC Integrated Pest Management Program shall be implemented to the extent practicable for areas in and adjacent to the steep slope canyon areas for chemical pesticides, herbicides, and fertilizers. Examples of such measures may include, but are not limited to, alternative weed/pest control measures (e.g., hand removal) and proper application techniques (e.g., conformance to manufacturer specifications and legal requirements). 	UCPM to incorporate irrigation and pest management into project construction specifications.	PPA	Operation	CP to review project construction specifications for compliance.
	Contractor to implement appropriate irrigation and pest management BMPs.	OP		UCPM/CP to verify compliance.
BIO-3L: Invasive Plant Species Prevention. During construction and landscaping within the Hillcrest Campus the following measures shall be implemented to minimize the spread of invasive plant species:	UCPM to incorporate requirements into project construction specifications.	PPA	All Phases	CP to review project construction specifications for compliance.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<ul style="list-style-type: none"> • Construction equipment shall be cleaned before coming to the Hillcrest Campus. • Weed-free straw wattles shall be used for erosion control. • Appropriate landscaping species shall be selected based on the vegetation communities within the steep slope canyon areas adjacent to the project. In areas supporting native (or disturbed native) vegetation communities, revegetation of impacted slopes shall be with appropriate native plant materials. • Landscaping adjacent to the steep slope canyon areas shall comply with the following requirements to prevent the introduction of invasive species: • Appropriate landscaping shall be selected based on the vegetation communities within the portion of the steep slope canyon areas adjacent to the project. In areas supporting native (or disturbed native) vegetation communities, revegetation of impacted slopes shall be with appropriate native plant materials. In particular, where the steep slope canyon areas are disturbed by construction, installation of native plants, including but not limited to California sagebrush, California buckwheat, lemonadeberry, deerweed (<i>Acmispon glaber</i>), monkey flower (<i>Diplacus aurantiacus</i>), and black sage (<i>Salvia mellifera</i>), is recommended to make the steep slope canyon areas more impenetrable to people while reinforcing the boundaries and edges of canyon areas. • Only non-invasive plant species shall be included in the landscape plans for projects within Fuel Management Zone 1 (species not listed on the California Invasive Plant Inventory prepared by the California Invasive Plant Council). A qualified landscape architect and/or qualified Biologist shall review landscape plant palettes 	<p>CP to retain a qualified Landscape Architect and/or a qualified Biologist to review landscape plant palettes.</p>	<p>PPA</p>		<p>CP to review landscape plant palettes to verify compliance.</p>
	<p>Contractor to implement measure requirements and approved landscape plan.</p>	<p>CONST</p>		<p>UCPM/CP to review documentation and verify compliance.</p>

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>prior to implementation to ensure that no invasive species are included.</p> <ul style="list-style-type: none"> Any planting stock brought onto a project site adjacent to the open space canyon areas for landscaping or habitat restoration shall be inspected to ensure it is free of pest species that may invade natural areas, including but not limited to Argentine ants (<i>Linepithema humile</i>) and South American fire ants (<i>Solenopsis</i> spp.). Inspections of planting stock for habitat restoration shall be by a qualified Biologist, and inspections of planting stock for landscaping shall be the responsibility of a qualified UC San Diego project manager or their designated assignee. Any planting stock found to be infested with such pests shall be quarantined, treated, or disposed of according to best management practices by qualified personnel, in a manner that precludes invasions into natural habitats. 				
<p>BIO-3M: Wildlife Mortality Avoidance. Roads and driveways along the steep slope canyon areas shall have barriers to discourage wildlife from entering the roads.</p>	Contractor to install fencing/barriers.	CONST	Phase 2A	UCPM/CP to verify compliance.
<p>BIO-3N: Edge Effects Avoidance. Projects adjacent to the open space canyon areas shall install permanent signage along the boundary, indicating the presence of lands supporting sensitive habitat to discourage access outside of established trails. Projects adjacent to the open space canyon areas shall install other visual/physical barriers (such as appropriate landscaping) to discourage human encroachment into the canyon areas where trespass is likely to occur (gradual slopes, areas of low, open vegetation, areas of previous disturbance). Maintenance of storm water facilities shall be conducted in a manner to minimize impacts to adjacent sensitive habitats. Maintenance shall be overseen by a qualified Biologist and would</p>	CP develop signage content. UCPM to incorporate signage into project construction specifications.	PPA	Operation	CP to review project construction specifications.
Contractor to install fencing/barriers and signage.	OP (as needed)	UCPM/CP to verify compliance.		
UCPM to notify CP prior to conducting storm water facility maintenance. CP to	OP (ongoing)	CP to review for compliance.		

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
occur outside the general bird-breeding season, which extends from January 15 through August 31.	retain qualified Biologist to oversee maintenance activities.			
<p>BIO-30: Non-Native Insects Avoidance. The following measures shall be implemented for each project or construction phase that would remove or install tree species on the Hillcrest Campus that may be used as host trees by SHBs:</p> <ul style="list-style-type: none"> Trees to be planted on the Hillcrest Campus shall be obtained from a reliable source and be free of sign of SHB infestation. An education program for on-site workers responsible for tree installation shall be implemented. The program shall describe the signs of SHB infestation (e.g., sugary exudate on trunks or branches, and SHB entry/exit holes [approximately the size of the tip of a ballpoint pen]). Sign of SHB infestation shall be reported to CDFW and UC's Eskalen Lab (https://ucanr.edu/sites/eskalenlab/) by the UC San Diego project manager and/or the project Biologist. Trees with sign of SHB infestation shall be pruned or removed, as appropriate, and potential host materials shall be chipped to less than one inch prior to composting on site or transfer to a landfill. Equipment that is used to prune or remove SHB-infected trees shall be disinfected prior to additional use. Biologists monitoring mitigation sites shall be knowledgeable regarding sign of SHB infestation. 	UCPM to ensure non-native insects avoidance is incorporated into project construction specifications.	PPA	All Phases	CP to review project construction specifications for compliance.
	UCPM to ensure contractor(s) responsible for tree installation are educated on signs of SHB.	OP		UCPM to provide verification of contractor education to CP.
	UCPM or project Biologist to report any infestation to CP. CP to report infestation to CDFW and UC's Eskalen Lab.	OP		CP to review reports and coordinate with CDFW and/or Eskalen Lab.
	UCPM to ensure infected trees are pruned or removed.	OP (Prior to composting on site or landfill transfer of trees with signs of SHB infestation)		UCPM to provide documentation verifying compliance to CP. CP to place documentation in monitoring file.
Impact: Substantial adverse effect on federally protected wetlands				
BIO-3E, BIO-3C, BIO-3E through BIO-30 (see above).				

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
3.4. Cultural and Tribal Cultural Resources				
Impact: Historical resources				
<p>CUL-1: HABS Level 1 Documentation. UC San Diego shall prepare archival Historic American Building Survey (HABS) Level 1 documentation for the single-family residence located at 101 Dickinson Street. Documentation of the existing conditions shall be undertaken prior to demolition of the structure. If requested, copies of HABS documentation shall be provided to the Hillcrest History Guild, the San Diego History Center, and other interested parties to be identified.</p> <p>HABS Level 1 documentation shall consist of the following:</p> <ul style="list-style-type: none"> • Architectural and historical narrative; • Archival drawings; • If adequate archival drawings are not available, measured drawings shall be produced; and • Large-format photography. 	<p>CP/UCPM to retain qualified Architectural Historian to prepare required documentation.</p> <p>CP to provide documentation to interested parties.</p>	<p>PPA</p>	<p>Phase 1A</p>	<p>CP to review documentation for compliance and place documentation in project monitoring file.</p>

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
Impact: Archaeological resources				
<p>CUL-2A: On-Campus Review Grading Plans. To address potentially significant impacts to unknown archaeological resources on the Hillcrest Campus mesa within the campus property boundary, the following measures shall be followed prior to the start of construction:</p> <ol style="list-style-type: none"> 1. Prior grading plans shall be reviewed, if available, to determine if prior grading activity has removed the top 2 or more feet of soil on mesas, cliffs, and other flat areas. <ol style="list-style-type: none"> a. If 2 or more feet have been previously removed, no further work is required. b. If it cannot be verified that prior grading has removed 2 or more feet of soil, a qualified Archaeologist shall monitor grading activities during the removal of the top 2 to 3 feet of soil or if bedrock is encountered. 2. A qualified Archaeologist shall monitor all grading activities within areas of natural deposition. 3. Monitoring shall cease if grading reaches underlying formational material, regardless of how shallow or in what location it is found. 4. All monitoring shall be conducted in accordance with Mitigation Measure CUL-2B 	<p>CP to consult qualified Archaeologist to determine if monitoring is necessary and if so, see Cul-2B. UCPM to incorporate monitoring requirements into project construction specifications.</p>	<p>PPA</p>	<p>Phases 1A, 1B, 2A, 2B, 3, 5</p>	<p>CP to review project construction specifications for compliance.</p>
<p>CUL-2B: Construction Monitoring. If construction monitoring is determined to be required on the Hillcrest Campus by Mitigation Measure CUL-2A or construction occurs off campus in Mission Valley, the following measures shall be followed. The following measure shall be implemented during all ground disturbance associated with the off-site portion of Bachman Place widening within 500 feet of the Hotel Circle South intersection:</p> <ol style="list-style-type: none"> 1. Prior to beginning any work that requires monitoring: <ol style="list-style-type: none"> a. A preconstruction meeting shall be held that includes the qualified Archaeologist, the UC San Diego Project 	<p>UCPM retain a qualified Archaeologist and a Native American monitor. UCMP to ensure coordination between the qualified Archaeologist, Native American monitor, contractor, and other appropriate personnel as required.</p>	<p>Prior to and CONST</p>	<p>Phases 1A, 1B, 2A, 2B, 3, 5</p>	<p>UCPM ensure all parties attend preconstruction meeting.</p>

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>Manager and Campus Planning staff, Construction Manager and/or Grading Contractor, and other appropriate personnel so the Archaeologist can make comments and/or suggestions concerning the monitoring program to the Construction Manager and/or Grading Contractor.</p> <p>b. The Archaeologist shall (at that meeting or subsequently) submit to the UC San Diego Project Manager a copy of the site/grading plan (reduced to 11 x 17 inches) that identifies areas to be monitored as well as areas that may require delineation of grading limits.</p> <p>c. The Archaeologist shall also coordinate with the UC San Diego Project Manager on the construction schedule to identify when and where monitoring is to begin, including the start date for monitoring.</p> <p>2. The qualified Archaeologist and a Native American Monitor shall be present during grading/excavation and shall document such activity on a standardized form. A record of activity shall be sent to the UC San Diego Environmental Planner and Project Manager each month.</p> <p>3. Discoveries</p> <p>a. Discovery Process. In the event of a discovery, and when requested by the Archaeologist or the Archaeological Principal Investigator (PI), the UC San Diego Project Manager shall be contacted and shall divert, direct, or temporarily halt ground-disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant archaeological resources. The PI shall also immediately notify UC San Diego Campus Planning of such findings at the time of discovery.</p> <p>b. Determination of Significance. The significance of the discovered resources shall be determined by the PI in consultation with UC San Diego Campus Planning and</p>	<p>Qualified Archaeologist to ensure monitoring of grading/excavation and document such activity on a standardized form.</p>	<p>CONST</p>		<p>Qualified Archaeologist to monitor and provide monthly reports to CP/UCPM. CP to place monitoring reports in project monitoring file.</p>
	<p>If a resource is discovered, qualified Archaeologist to coordinate with construction inspector to divert or stop work.</p>	<p>CONST</p>		<p>Qualified Archaeologist to notify CP/UCPM and CP to document in project monitoring file.</p>
	<p>Qualified Archaeologist to prepare final report.</p>	<p>At conclusion of all field work.</p>		<p>CP to review for compliance and place report in project monitoring file.</p>
	<p>Qualified Archaeologist to record results with California Department of Park and Recreation.</p>	<p>At conclusion of all field work.</p>		<p>CP to retain documentation that records were filed with California Department of Parks and Recreation in project monitoring file.</p>

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>the Native American Community, as appropriate. UC San Diego Campus Planning must concur with the evaluation before grading activities will be allowed to resume. For archaeological resources considered significant by the PI, a Research Design and Data Recovery Program shall be prepared, approved by UC San Diego Campus Planning, and carried out to mitigate impacts before ground-disturbing activities in the area of discovery will be allowed to resume.</p> <p>4. If human remains are discovered, work shall halt in that area and the procedures detailed in the California Health and Safety Code (Section 7050.5) and the California Public Resources Code (Section 5097.98), if applicable, will be followed.</p> <p>5. Notification of Completion. The Archaeologist shall notify UC San Diego Campus Planning, as appropriate, in writing of the end date of monitoring.</p> <p>6. Handling and Curation of Significant Artifacts and Letter of Acceptance</p> <p style="padding-left: 20px;">a. The Archaeologist shall ensure that all significant cultural resources or artifacts collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to UC San Diego Campus Planning; that all artifacts are analyzed to identify function and chronology as they relate to the history of the area; that faunal material is identified as to species; and that specialty studies are completed, as appropriate.</p> <p style="padding-left: 20px;">b. Curation of artifacts associated with the survey, testing, and/or data recovery for the project shall be completed in consultation with UC San Diego Campus Planning, as applicable.</p> <p>7. Final Results Reports (Monitoring and Research Design and Data Recovery Program). Prior to completion of the 2019</p>				

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>LRDP, two copies of the Final Results Report (even if no significant resources were found) and/or evaluation report, if applicable, which describe the results, analysis, and conclusions of the Archaeological Monitoring Program (with appropriate graphics) shall be submitted to UC San Diego Campus Planning for approval. For significant archaeological resources encountered during monitoring, the Research Design and Data Recovery Program shall be included as part of the Final Results Report.</p> <p>8. Recording Sites with State of California Department of Park and Recreation. The qualified Archaeologist shall record (on the appropriate State of California Department of Park and Recreation forms (DPR 523 A/B) any significant or potentially significant resources encountered during the Archaeological Monitoring Program and submit such forms to the South Coastal Information Center with the Final Results Report</p>				
Impact: Human Remains				
CUL-2A, CUL-2B (see above).				
Impact: Tribal Cultural Resources				
CUL-2A, CUL-2B (see above).				
3.5. Energy				
Impact: Wasteful or Inefficient Energy Usage				
<p>ENE-1: Construction Fuel Use. For all construction activities, the construction contractor shall implement the following measures during construction:</p> <ol style="list-style-type: none"> When more than one piece of construction equipment is available to complete a task, the contractor shall use the most fuel-efficient equipment. Newer or more fuel-efficient models shall be selected from the contractor fleet for use. 	UCPM to incorporate measures into construction plans.	PPA	All Phases	CP to review construction plans compliance.
	Contractor to implement construction fuel use measures.	CONST		UCPM/construction inspector to verify implementation by contractor. Contractor to maintain records of compliance.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
3. Workers shall be encouraged to carpool or use public transit to access the campus during construction. Construction contractor shall facilitate carpooling by providing means to organize carpools or request transit center pickups. 4. When haul trucks are available with a haul capacity larger than 15 cubic yards but a fuel efficiency similar to a 15-cubic-yard-capacity truck, the larger capacity trucks shall be used to reduce total truck trips.				
3.6. Geology and Soils				
Impact: Paleontological Resources				
GEO-5: Paleontological Monitoring during Construction. To address potentially significant impacts to previously undocumented paleontological resources within highly sensitive geologic formations, a monitoring program shall be implemented. Grading and excavation equating to 1,000 cubic yards or more within highly sensitive Mission Valley Formation shall require monitoring by a qualified Paleontologist and shall include the following measures: 1. Prior to beginning any grading/excavation work: a. A preconstruction meeting shall be held that includes the qualified Paleontologist, the UC San Diego Project Manager and Campus Planning staff, Construction Manager and/or Grading Contractor, and other appropriate personnel so the Paleontologist can make comments and/or suggestions concerning the monitoring program to the Construction Manager and/or Grading Contractor. b. The Paleontologist shall (at that meeting or subsequently) submit to the UC San Diego Project Manager a copy of the site/grading plan (reduced to 11 x 17 inches) that identifies areas to be monitored as well as areas that may require delineation of grading limits.	CP to retain qualified Paleontologist for construction monitoring.	Prior to CONST	Phases 1A, 1B, 2A, 2B, 3, 5	UCPM to ensure all parties attend preconstruction meeting.
	Qualified Paleontologist to monitor grading and excavation.	CONST (During initial grading and excavation)		Qualified Paleontologist to provide daily reports on monitoring activity/discoveries. CP to review for compliance and place report in project monitoring file.
	In the event of a discovery, qualified Paleontologist to coordinate with construction inspector to halt or divert work.	CONST		Qualified Paleontologist to notify CP/UCPM, and CP to document in project monitoring file.
	Qualified Paleontologist to prepare final report.	At conclusion of all fieldwork.		CP to review for compliance and place report in project monitoring file.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>c. The Paleontologist shall also coordinate with the UC San Diego Project Manager on the construction schedule to identify when and where monitoring is to begin and to specify the start date for monitoring.</p> <p>2. The Paleontologist shall be present during grading/excavation and shall document such activity on a standardized form. A record of activity shall be sent to UC San Diego Campus Planning and the UC San Diego Project Manager each month.</p> <p>3. For excavations in geologic units of known high sensitivity for paleontological resources (i.e., Mission Valley Formation), a qualified Paleontologist shall be present initially during 100 percent of the earth moving activities. After 50 percent of the excavations are complete within the unit, if no significant fossils have been recovered, the level of monitoring may be reduced or suspended entirely at the Paleontologist's discretion and in consultation with UC San Diego Campus Planning.</p> <p>4. Excavations in formations of low and moderate paleontological sensitivity, such as the Linda Vista Terrace Formation, do not require paleontological monitoring.</p> <p>5. Discoveries:</p> <p>a. Discovery Process. In the event of a discovery, and when requested by the Paleontologist, the UC San Diego Project Manager shall be contacted and shall divert, direct, or temporarily halt ground-disturbing activities in the area of discovery to allow for preliminary evaluation of potentially significant paleontological resources. The Paleontologist shall also immediately notify UC San Diego Campus Planning of such findings at the time of discovery.</p> <p>b. Determination of Significance. The significance of the discovered resources shall be determined by the Paleontologist in consultation with UC San Diego</p>				

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>Campus Planning. UC San Diego Campus Planning must concur with the evaluation before grading activities shall be allowed to resume.</p> <p>c. Documentation and Treatment of Finds. Based on the scientific value and/or uniqueness of the find, the qualified Paleontologist may record the find and allow work to continue, or recommend salvage and recovery of the fossil. If treatment and salvage are required, recommendations shall be consistent with Society of Vertebrate Paleontology 2010 guidelines and currently accepted scientific practice. Work in the affected area may resume once the fossil has been assessed and/or salvaged and a paleontological monitor is present.</p> <p>6. Notification of Completion. The Paleontologist shall notify UC San Diego Campus Planning, as appropriate, in writing of the end date of monitoring.</p> <p>7. Handling and Curation of Significant Paleontological Specimens and Letter of Acceptance. The Paleontologist shall ensure that all significant fossils collected are appropriately prepared and permanently curated with an appropriate institution, and that a letter of acceptance from the curation institution has been submitted to UC San Diego Campus Planning.</p> <p>8. Final Results Reports (Monitoring and Research Design and Recovery Program). Prior to completion of the 2019 LRDP, two copies of the Final Results Report (even if no significant resources were found) and/or evaluation report, if applicable, which describe the results, analysis, and conclusions of the Paleontological Monitoring Program (with appropriate graphics) shall be submitted to UC San Diego Campus Planning for approval.</p>				

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
3.7. Greenhouse Gas Emissions³				
<p>PDF GHG-1: High Efficiency Lighting. UC San Diego would opt to install high-efficiency lighting throughout the Hillcrest Campus, including light-emitting diode (LED) streetlights, path lighting, emergency lights, maintenance lighting, and building lighting. High-efficiency medical exam lights and surgery room lighting could use LED or other high-efficiency technology.</p>	<p>IC and CP through the use of the GHG Development Review Process to ensure features are incorporated.</p>	<p>PPA</p>	<p>All Phases</p>	<p>The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.</p>
	<p>IC to oversee successful implementation.</p>	<p>OP</p>		
<p>PDF GHG-2: High Efficiency Appliances. Establish energy efficiency criteria for appliances installed on the Hillcrest Campus.</p>	<p>IC and CP through the use of the GHG Development Review Process to ensure features are incorporated.</p>	<p>PPA</p>	<p>Phases 1A, 2A, 2B, 3, 5</p>	<p>The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.</p>
<p>PDF GHG 3: Energy Efficient Building Envelopes. Require all new buildings within the project area to exceed 2016 Title 24 standards.</p>	<p>IC and CP through the use of the GHG Development Review Process to ensure features are incorporated.</p>	<p>PPA</p>	<p>Phases 1A, 2A, 2B, 3 and 5</p>	<p>The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.</p>
	<p>IC to oversee successful implementation.</p>	<p>OP</p>		

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>PDF GHG-4: On-Site Renewable Energy Generation. The 2019 LRDP would include rooftop-mounted photovoltaic (PV) solar panels, and PV solar panels would be mounted on elevated racks in parking lots as a sustainability strategy that creates shade and reduces the urban heat island effect while generating renewable energy for the 2019 LRDP.</p>	<p>IC and CP through the use of the GHG Development Review Process to ensure features are incorporated.</p>	<p>PPA</p>	<p>Phases 1A, 2A, 2B, 3 and 5</p>	<p>The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.</p>
<p>PDF GHG-5: Off-Site Renewable Energy Generation. Through direct access, UC San Diego has the opportunity to purchase 100 percent of the electricity supplied to the Hillcrest Campus as renewable power. UC San Diego has committed to purchasing electricity that is 100 percent generated by carbon-free generation facilities that will result in zero GHG emissions by the 2019 LRDP buildout.</p>	<p>IC and CP through the use of the GHG Development Review Process to ensure features are incorporated.</p>	<p>PPA</p>	<p>Phase 5</p>	<p>The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.</p>
<p>PDF GHG-6: Bio-Methane Fueling the Central Utilities Plant. UC San Diego would purchase bio-methane to address GHG emissions associated with use of natural gas at the CUP.</p>	<p>IC to oversee successful implementation.</p>	<p>OP</p>	<p>All Phases</p>	<p>The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.</p>

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
PDF GHG-7: Bicycle Infrastructure. Secure bike parking could be included in the design of the various land uses such that employees and visitors can safely and securely commute to Hillcrest Campus on bicycles and other wheeled devices. Showers and lockers could be made available to employees in order to facilitate and encourage commuting to work on bicycles and other wheeled devices.	IC and CP through the use of the GHG Development Review Process to ensure features are incorporated.	PPA	Phases 1A, 2A, 2B, 3 and 5	The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.
PDF GHG-8: Employee Trip Reduction Program. The Hillcrest Campus would continue to implement an Employee Trip Reduction Program (ETRP) to reduce mobile source emissions from employee commutes.	IC in collaboration with employees in management positions within the various UC San Diego departments to educate them on the ETRP.	OP	All Phases	The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.
PDF GHG-9: Neighborhood Electric Vehicles (NEV). The Hillcrest Campus could provide an NEV-friendly road network within the campus, including charging stations, and use an NEV fleet to shuttle visitors and employees between the various buildings on campus. In addition, maintenance crews would use specially equipped NEVs rather than trucks on campus when transporting personnel, tools, and maintenance equipment, in accordance with the UC Sustainable Practices Policy.	IC and CP through the use of the GHG Development Review Process to ensure features are incorporated.	PPA	All Phases	The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.
	IC and CP to oversee successful implementation.	OP		

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>PDF GHG-10: Recycling and Waste Diversion Program. The 2019 LRDP could include recycling containers located within public areas, and a waste diversion and recycling program could be implemented within the campus to divert all non-hazardous and non-health care related waste that can be safely recycled or composted.</p>	IC and CP to ensure program is developed.	PPA	All Phases	The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.
	IC in collaboration with employees in management positions within the various UC San Diego departments to educate them on Recycling and Waste Diversion Program.	OP		
<p>PDF GHG-11: Water Conservation Strategies. The Hillcrest Campus 2019 LRDP could implement water conservation strategies that are designed to be as efficient as possible (36 percent indoor water use reduction) with potable water supplies. At buildout, all landscape irrigation needs within the campus could be provided through low precipitation spray heads or drip irrigation connected to weather-based irrigation control systems. In addition, a drought tolerant and native plant landscape pallet would be developed for the 2019 LRDP with the goal of conserving water, and air conditioning condensate would be recovered for irrigation and cooling tower use.</p>	IC and CP to ensure program is developed.	PPA	All Phases	The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.
	IC to oversee the implementation of the water conservation strategies.	OP		
<p>PDF GHG-12: Electric Landscape Equipment. Lawnmowers, leaf blowers, and chainsaws utilized on campus could be 100 percent electric-powered.</p>	IC to oversee the implementation of electric landscape equipment.	OP	All Phases	The IC would be responsible for developing a protocol for monitoring the effectiveness of emissions reduction programs as well as for undertaking emissions inventory updates. These components would include updating the GHG inventory, tracking completing of GHG reduction measures, and progress reporting.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
3.8. Hazards and Hazardous Materials				
Impact: Accidental releases				
<p>HAZ-2A: Demolition Procedure. Prior to the initiation of demolition activities, the UC San Diego Project Manager shall consult with EH&S regarding existing aging campus buildings, which shall be sampled and have laboratory tests completed for the presence of asbestos, lead, biohazardous waste, pharmaceutical waste, and radioactive waste. If any lead and/or asbestos is detected in the building material, a Remediation Plan shall be prepared in coordination with EH&S to adhere to the proper agency remediation guidelines (i.e., APCD, Cal/OSHA, USEPA, CDPH, NRC) followed by a clearance report. Prior to demolition of the campus buildings, a third-party consultant shall provide to the UC San Diego Project Manager the clearance report stating that the lead and/or asbestos concentrations are below Cal/OSHA permissible exposure limits.</p>	UCPM to consult with EH&S to determine potential for contamination.	Prior to CONST	Phases 1A, 1B, 2B, 4	UCPM to provide CP documentation for project monitoring file.
	UCPM to retain contractor and qualified professional to conduct assessment and sampling activities.	Prior to CONST		CP/EH&S to review assessment.
	UCPM in coordination with EH&S to prepare a remediation plan and clearance report.	Prior to CONST		CP to verify compliance and place documentation in project monitoring file.
<p>HAZ-2B: Assessment and Remediation. During project planning, EH&S shall be consulted in order to identify if any past contamination, USTs, ASTs, or other contamination could potentially occur in areas to be impacted. If it is determined that contamination has potential to exist on a project site, the licensed contractor shall screen export soils generated during construction activities in the area of the known contamination to determine if contamination is present. If contamination is encountered and if it poses a risk to human health or the environment, actions shall be taken prior to any construction, pursuant to applicable regulations, to remove or otherwise remediate the contamination through appropriate measures such as natural attenuation, active remediation, and engineering controls. Assessment and remediation activities shall incorporate the following conditions</p> <ol style="list-style-type: none"> All assessment and remediation activities shall be conducted in accordance with a work plan that is approved by the regulatory agency having oversight of the activities. 	UCPM to retain contractor to conduct assessment and remediation activities.	Prior to CONST	Phases 2A, 3	EH&S to review assessment and confirm compliance. UCPM to provide CP documentation of completion of assessment and remediation activities for project monitoring file.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>2. It may be necessary to excavate existing soil within the project site or to bring fill soils into the site from off-site locations. At sites that have been identified as being contaminated or where soil contamination is suspected, appropriate sampling and classification are required prior to disposal of excavated soil. Contaminated soil shall be properly disposed of at an approved off-site facility. Fill soils also shall be sampled to ensure that imported soil parameters are within acceptable levels.</p> <p>3. Caution shall be taken during excavation activities near existing groundwater monitoring wells so that they are not damaged. Existing groundwater monitoring wells may have to be abandoned and reinstalled if they are located in an area that is undergoing redevelopment.</p>				
<p>HAZ-2C: Contamination, Remediation, and Removal. In the event that USTs not identified in consultation with EH&S or undocumented areas of contamination are encountered during construction or redevelopment activities, work shall be discontinued until appropriate health and safety procedures are implemented. Either the County of San Diego DEH or the SDRWQCB, depending on the nature of the contamination, must be notified regarding the contamination. Each agency and program within the respective agency has its own mechanism for initiating an investigation. The appropriate program (e.g., the DEH Local Oversight Program for tank release cases, the County DEH Voluntary Assistance Program for non-tank release cases, the RWQCB for non-tank cases involving groundwater contamination) shall be selected based on the nature of the contamination identified. The contamination remediation and removal activities shall be conducted in accordance with pertinent regulatory guidelines under the oversight of the appropriate regulatory agency.</p>	<p>UCPM and contractor to stop work, respond, and consult with EH&S to make appropriate notifications if UST or contamination is unexpectedly encountered.</p>	CONST	Phases 2A, 3	<p>UCPM to provide CP with confirmation of adherence to measures and CP to document in project monitoring file.</p>

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>HAZ-2D: Groundwater Pretreatment. Prior to groundwater dewatering activities, the contractor should consult with EH&S in the area of known contamination. Whenever possible, extracted groundwater should be discharged to surface waters under the current general National Pollutant Discharge Elimination System permit adopted by the SWRCB. However, to protect water quality in the San Diego area, the City recognizes that it may be necessary to accept discharges of extracted contaminated groundwater to the Metropolitan Sewerage System and its tributary systems. Prior to the necessary discharge of groundwater from dewatering activities for construction of the Replacement Hospital and north access driveway, the City would require groundwater sampling analytical results of a representative sample or multiple samples of the groundwater to be discharged. If determined that the discharged groundwater is contaminated, an application would be filed with the City. Prior to the start of construction, necessary pretreatment equipment would be installed, operated, and maintained during the length of dewatering activities in compliance with the terms of the permit and with the General and Specific Prohibitions outlined in the City’s program. When discharges originate from sites contaminated with petroleum products (e.g., gasoline, diesel, AvGas, JP) or organic solvents, the permittee must provide pretreatment equivalent to the SWRCB’s pretreatment technology standards for organics (carbon adsorption or air stripping). Additionally, if free product is present or expected, the pretreatment system must include a free product recovery system/method to prevent pass through, and the pretreatment equipment must be equipped with a feature, such as an automatic sensor with shut-off, that would cease all discharges to the sewer in the event of breakthrough (free product release from the recovery device). For the purposes of this requirement, free product is defined as an immiscible liquid phase hydrocarbon existing in the subsurface with a positive pressure such that it can flow into a well. Pretreatment equipment may also be necessary to</p>	<p>UCPM to consult with EH&S in the area of known groundwater contamination.</p>	Prior to CONST	Phases 2A, 3	<p>UCPM to provide CP with documentation of process for project monitoring file.</p>
	<p>UCPM to retain a qualified professional to perform groundwater sampling.</p>	Prior to CONST		<p>EH&S to review sampling results, and file an application with the City if contamination is present. UCPM to provide documentation to CP for project monitoring file.</p>
	<p>If contamination exists, qualified professional to install necessary pretreatment equipment.</p>	Prior to CONST		<p>CP/EH&S to verify compliance.</p>

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
remove silt, sand, or other solid material from the wastewater prior to disposal. All pretreatment equipment must be in place and fully operational prior to commencing discharges to sewer.				
Impact: Emergency response and evacuation plans				
HAZ-5: Emergency Services Notification. In the event that the construction of a project requires a lane or roadway closure on campus, prior to construction the contractor and/or Project Manager shall ensure that the Hillcrest Campus Fire Marshal and campus community at large are notified. If determined necessary by the Hillcrest Campus Fire Marshal, local emergency services shall be notified by the Fire Marshal of the closure.	UCPM to notify Fire Marshal and campus community of road closure.	Prior to or during CONST	Phases 1A, 1B, 2A, 2B, 3, 4	Responsible department to record Fire Marshal notification.
3.9. Hydrology and Water Quality – No Mitigation Measures are required				
3.10. Land Use and Planning – No Mitigation Measures are required				
3.11. Noise				
Impact: Exceed noise standards				
NOI-1A: Construction Noise. For all construction activities, the construction contractor shall implement the following measures during construction: <ol style="list-style-type: none"> The construction contractor shall work with proper administrative controls on equipment in order to not exceed a 12-hour average sound level of 75 dBA Leq at any NSLU between 7:00 a.m. and 7:00 p.m. Monday through Saturday. The construction contractor shall provide written notification to the noise-sensitive uses within 210 feet of normal construction activities and 500 feet of pile driving at least 3 weeks prior to the start of construction activities, informing them of the estimated start date and duration of construction activities. Construction activities that could generate high noise levels, such as pile driving, shall be scheduled during times that would have the least impact on sensitive receptor locations. This could include restricting the noisiest construction 	UCPM to incorporate construction noise minimization measures into project construction specifications.	PPA	All Phases	CP to review construction specifications and verify compliance.
	Contractor to implement measures.	CONST		UCPM and construction inspector to verify compliance.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>activities in the areas of potential impact to hours when staff and students would most likely be taking lunch and medical procedures and operation of equipment would be least likely to be scheduled or required. Days of activity shall be adjusted to avoid holidays or scheduled exam days.</p> <ol style="list-style-type: none"> 4. Stationary construction noise sources, such as temporary generators, shall be located as far from nearby noise-sensitive receptors as possible. 5. Trucks shall be prohibited from idling along streets serving the construction site where noise-sensitive receptors are located. 6. Outfit construction equipment with properly maintained, manufacturer-approved or recommended sound abatement means on air intakes, combustion exhausts, heat dissipation vents, and the interior surfaces of engine hoods and power train enclosures. 7. Position (to the extent practical) construction laydown and vehicle staging areas as far from noise-sensitive land uses as feasible. 8. If the hourly average noise level is anticipated to exceed 75 dBA for a particular activity, limit simultaneous operation of construction equipment or limit construction time within another hour to reduce the 12-hour average noise level. 9. If feasible and determined to be an effective option, install temporary noise barriers around the perimeter of the construction area to minimize construction noise. 				
<p>NOI-1B: Mechanical Equipment Shielding. Concurrent with design development and prior to construction of the CUP and any new building requiring HVAC equipment, a report prepared by a qualified acoustical specialist shall demonstrate that equipment is designed to ensure that noise levels from the equipment shall not exceed an exterior noise level of 65 dBA CNEL at the nearest on- and off-site NSLU. Noise from the CUP or HVAC equipment may</p>	<p>UCPM to retain a qualified Acoustician to conduct equipment analyses. UCPM to incorporate noise reducing measures in project plans and</p>	<p>PPA</p>	<p>All Phases</p>	<p>UCPM to provide project plans and analysis results to CP to verify compliance.</p>

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>be reduced through implementation of any individual measure or a combination of the following measures:</p> <ul style="list-style-type: none"> • Locate noisiest equipment, such as cooling towers, as far from sensitive receptors as possible. • Utilize elevation and/or placement of equipment within the CUP strategically to attenuate noise from larger and noise producing equipment. • Install a permanent noise barrier or shielding surrounding all equipment, or apply acoustical treatment to building surfaces. • Install a permanent noise enclosure that completely encompasses equipment when access doors are shut. Install sound attenuation louvers and silencers on exhaust stacks where necessary, or make use of natural ventilation. • Install noise enclosures, barriers, or acoustical treatment surrounding individual pieces of equipment or exhaust. • Place equipment below grade in basement space. • Use technologies to reduce noise, such as Whisper Quiet technology, when equipment is available. Other technology may include low-speed fans, baffles, or mufflers. • Apply acoustical treatment to cooling tower intake and discharge. 	<p>construction specifications.</p>			
<p>NOI-1C: Special Event Noise. Use of sound amplifying equipment at events at Hillcrest Campus outdoor areas between the hours of 10:00 p.m. and 8:00 a.m. shall be limited to a noise level that is not plainly audible at a distance of 50 feet from the area where it is located. Options for limiting noise include but are not limited to committing to not use amplified noise or, when amplified noise is required, using directional speakers or limiting</p>	<p>Event organizers to coordinate with the Security Services office for event application requirements.</p>	<p>OP</p>	<p>Operation</p>	<p>Security Services office to document compliance.</p>

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
low-frequency bass music noise levels. Prior to hosting an event, event organizers shall be required to fill out an event application that includes this condition as an event requirement. Campus security shall have the authority to shut down events that do not comply with this requirement.	Security Services to shut down events that do not comply.			
NOI-1D: Interior Noise Levels. Prior to issuance of a certificate of occupancy for any new campus noise-sensitive land uses (residences, inpatient facilities, or classrooms and related learning spaces), a site-specific acoustical analysis shall be prepared by a qualified acoustical specialist to demonstrate that the sound level in all habitable rooms would be 45 dBA CNEL or less or 50 dBA or less for learning spaces/classrooms. The analysis shall specifically take into consideration stationary noise sources, such as building HVAC systems. Noise reduction measures for structures may include insulation between rooms or floors, or specific window treatments, such as multiple-pane and/or laminated glazing, which shall be integrated into the project design.	UCPM to retain qualified Acoustician to conduct a site-specific acoustical analysis. UCPM to incorporate noise reducing measures in project plans and construction specifications.	CONST (Prior to issuance of a certificate of occupancy)	Phases 2A, 2B, 3, 5	UCPM to provide project plans and analysis results to CP to verify compliance.
Impact: Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels				
NOI-1A (see above).				
NOI-2A: Construction Notification. The construction contractor shall provide written notification to the vibration-sensitive uses within the following screening distances at least three weeks prior to the start of construction activities informing them of the estimated start date and duration of daytime vibration-generating construction activities: <ul style="list-style-type: none"> • Existing or new residences within 75 feet of normal construction or 160 feet of pile driving • Institutional buildings with primarily daytime uses that do not require vibration-sensitive equipment within 60 feet of normal construction or 125 feet of pile driving 	UCPM to provide written notification to the vibration-sensitive uses within the screening distances.	Prior to CONST (3 weeks)	All Phases	UCPM to verify compliance and provide documentation to CP.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<ul style="list-style-type: none"> Uses requiring vibration-sensitive equipment, such as the hospital, within 210 feet of normal construction or 450 feet of pile driving <p>This notification shall include information warning about the potential for impacts related to vibration-sensitive equipment. UC San Diego shall provide a phone number for the affected businesses and residents to call if they have vibration-sensitive equipment on their sites. Notification requirements shall also apply to any new businesses within 450 feet of the Hillcrest Campus potentially containing vibration-sensitive uses for which licenses are issued prior to completion of construction.</p>				
<p>NOI-2B: Vibration Best Management Practices. Prior to the commencement of construction projects that would involve heavy earth-moving equipment within the following applicable screening distances, UC San Diego shall retain a qualified acoustician to prepare a construction vibration mitigation program to be implemented by the construction contractor(s):</p> <ul style="list-style-type: none"> Existing or new residences within 75 feet of normal construction or 160 feet of pile driving. Institutional buildings with primarily daytime uses that do not require vibration-sensitive equipment within 60 feet of normal construction or 125 feet of pile driving. Structures potentially requiring vibration-sensitive equipment within 210 feet of normal construction or 450 feet of pile driving. If, during the notification process outlined in Mitigation Measure NOI-2A, existing receptors are identified that involve activities that are vibration-sensitive at a level more stringent than VC-A (as defined by the Federal Transit Administration as medium- to high-power optical microscopes (400X), microbalances, optical balances, and similar specialized equipment), vibration shall be estimated at 	<p>UCPM to retain a qualified Acoustician to prepare a construction vibration mitigation program.</p> <p>UCPM and contractor to incorporate vibration mitigation program in project plans and construction specifications.</p>	Prior to CONST	All Phases	CP to review mitigation recommendations, project plans, and construction specifications.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>this structure, regardless of distance, and this measure shall apply if a potential impact is identified.</p> <ul style="list-style-type: none"> • The construction vibration mitigation program shall identify and require measures to reduce vibration, such as maintaining equipment and operating equipment as far from sensitive receptors as possible, resulting from construction activities to the maximum extent practicable, as well as detail construction activity notification and monitoring processes that include, but are not limited to, vibration monitoring. • Vibration monitoring shall be performed during construction to establish the level of vibration produced by high impact activities. Baseline vibration levels at specified locations shall be established prior to the construction activity. Monitoring shall be conducted when any construction activity would occur within the above-described screening distances. Monitoring shall be conducted using portable vibration-monitoring instrumentation that provides a calibrated record of local ground movement/accelerations. If construction vibration exceeds the appropriate threshold, work should be stopped and resumed when all feasible alternative work methods and equipment intended to reduce vibration levels have be implemented. 				
3.12. Population and Housing – No Mitigation Measures are required				
3.13. Public Services – No Mitigation Measures are required				
3.14. Recreation				
Impact: Construction or expansion of new recreational facilities				
Applicable mitigation measures in other sections of this 2019 LRDP EIR. No additional mitigation is required.				

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
3.15. Transportation				
PDF TRA-1: Arbor Drive Widening. Widen Arbor Drive between Front Street and First Avenue and change to a two-way street.	UCPM to hire a contractor to implement improvements	CONST (Prior to the occupancy of Phase 1A)	Phase 1A	CP to verify construction.
PDF TRA-2: Arbor Drive and Bachman Place Connection. New connection between Arbor Drive and Bachman Place.	UCPM to hire a contractor to implement improvements	CONST (Prior to the occupancy of Phase 1A)	Phase 1A	CP to verify construction.
PDF TRA-3: Widen Bachman Place from Arbor Drive to Bachman Parking Structure. Widen Bachman Place from the new Arbor Drive connection to the existing Bachman Parking Structure to provide two southbound lanes and one northbound lane.	UCPM to hire a contractor to implement improvements	CONST (Prior to the occupancy of Phase 1A)	Phase 1A	CP to verify construction.
PDF TRA-4: Signalize the Intersection of Front Street/Arbor Drive. Provide the following lane geometry: <ul style="list-style-type: none"> • North Leg – one shared left/through/right-turn lane • East Leg – one shared left/through/right-turn lane and one dedicated left-turn lane. This leg of the intersection would be converted from a one-way, westbound segment to a two-way segment. • West Leg – one shared right-turn/through lane and one dedicated left-turn lane 	UCPM to hire a contractor to implement improvements	CONST (Prior to the occupancy of Phase 1A)	Phase 1A	CP to verify construction.
PDF TRA-5: Signalize the Intersection of First Avenue/Arbor Drive. Provide the following lane geometry: <ul style="list-style-type: none"> • North Leg – one dedicated left-turn lane and one shared left/right-turn lane • East Leg – one dedicated right-turn lane and one dedicated through lane • South Leg – one shared right-turn/through lane, one dedicated through lane, and one dedicated left-turn lane • West Leg – one shared through/left-turn lane. This leg of the intersection would be converted from a one-way, westbound segment to a two-way segment. 	UCPM to hire a contractor to implement improvements.	CONST (Prior to the occupancy of Phase 1A)	Phase 1A	CP to verify construction.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
<p>PDF TRA-6: North Access Driveway. Construct the north access driveway at Bachman Place and signalize the intersection. Provide the following lane geometry:</p> <ul style="list-style-type: none"> • North Leg – one shared right-turn/through lane and one through lane • South Leg – one dedicated through lane and one dedicated left-turn lane • West Leg – one dedicated right-turn lane and one dedicated left-turn lane 	UCPM to hire a contractor to implement improvements.	CONST (Prior to the occupancy of Phase 2A)	Phase 2A	CP to verify construction.
<p>PDF TRA-7: Widen Bachman Place from Bachman Parking Structure to Hillcrest Campus Boundary. Widen Bachman Place from the Bachman Parking Structure to the Hillcrest Campus Boundary from two lanes to three lanes to provide two southbound lanes and one northbound lane.</p>	UCPM to hire a contractor to implement improvements.	CONST(Prior to the occupancy of Phase 2B)	Phase 2B	CP to verify construction.
<p>PDF TRA-8: Closure of Front Street/Arbor Drive Intersection. Close the north leg of the intersection of Front Street/Arbor Drive to vehicular traffic and provide the following lane geometry:</p> <ul style="list-style-type: none"> • East Leg – one shared through/left-turn lane and one dedicated left-turn lane. • West Leg – one dedicated right-turn lane and one dedicated through lane. 	UCPM to hire a contractor to implement improvements.	CONST(Prior to the occupancy of Phase 3)	Phase 3	CP to verify construction.
<p>PDF TRA-9: Creation of Pedestrian-Only Access Roads. Transition of the internal campus portions of Dickinson Street and the northernmost section of Front Street into pedestrian-only access roads.</p>	UCPM to hire a contractor to implement improvements.	CONST(Prior to the occupancy of Phase 5)	Phase 5	CP to verify construction.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
Impact: Conflict with an applicable plan or policy addressing the circulation system				
<p>TRA-1A: Hotel Circle South from Bachman Place to Camino De La Reina. To address the impacts along the Hotel Circle South segment from Bachman Place to Camino De La Reina, the roadway shall be widened to a Three-Lane Collector prior to occupancy of Phase 1A. However, the provision of a third lane along the majority of this segment is physically infeasible due to the existing roadway width, right-of-way, and the location of the support columns for the I-8 undercrossing on Hotel Circle South. A portion of the segment near Camino De La Reina would be restriped to provide three lanes, which would improve operations and partially mitigate the impact. However, the impact would be considered significant and unavoidable.</p>	<p>CP/UCPM to hire qualified consultant to develop plans and obtain approvals and agreements from the City and Caltrans to install improvements.</p>	Prior to CONST	Phase 1A	CP to verify agreements and approvals were obtained.
	<p>UCPM to hire a contractor to implement improvements.</p>	CONST (Prior to occupancy of Phase 1A)		CP to verify compliance and document effective date in project monitoring file.
<p>TRA-1B: Bachman Place from Hotel Circle South to the Hillcrest Campus Boundary. To address the impact to Bachman Place from Hotel Circle South to Bachman Place from Hotel Circle South to the Hillcrest Campus Boundary, a second southbound lane shall be constructed prior to occupancy of Phase 1A. However, improvements to the adjacent segment of Bachman Place from the Hillcrest Campus Boundary to the Bachman Parking Structure, which would be improved as a project feature (as described in Chapter 2, Project Description, of this 2019 LRDP EIR), cannot be completed until the existing Bachman Parking Structure is removed during Phase 2B. To provide a cohesive improvement program, UC San Diego proposes completing the improvements to Bachman Place between Hotel Circle South and the Hillcrest Campus Boundary when the adjacent segment of Bachman Place to the south is improved during Phase 2B. Therefore, a temporary significant and unavoidable impact would occur along this segment between the completion of Phase 1A to the completion of Phase 2B. This period would occur from Year 2022 to Year 2025. At the</p>	<p>CP/UCPM to hire qualified consultant to develop plans and obtain approvals and agreements from the City and Caltrans to install improvements.</p>	Prior to CONST	Phase 2B	CP to verify agreements and approvals were obtained.
	<p>UCPM to hire a contractor to implement improvements.</p>	CONST (Prior to occupancy of Phase 1A)		CP to verify compliance and document effective date in project monitoring file.

Table MMRP-1. Hillcrest Campus 2019 LRDP Project Design Features and Mitigation Monitoring and Reporting Program

Project Design Feature or Mitigation Measure	Procedure and Responsible Party	Timing	Implementing Phase	Reporting Procedure
completion of Phase 2B, the mitigation measures would be implemented, and the impact would be mitigated to a less than significant level.				
TRA-1C: Hotel Circle South/Bachman Place Intersection. Provision of right-turn overlap signal phasing at the northbound approach would mitigate the 2019 LRDP's cumulative impact under Year 2035 conditions.	CP/UCPM to hire qualified consultant to develop plans and obtain approvals and agreements from the City and Caltrans to install improvements.	Prior to CONST	Phase 2A	CP to verify agreements and approvals were obtained.
	UCPM to hire a contractor to implement improvement.	CONST		CP to verify compliance and document effective date in project monitoring file.
Impact: Inadequate emergency access				
HAZ-5 (see above).				
3.16. Utilities, Service Systems, and Energy				
Impact: New utilities facilities				
Applicable mitigation measures in other sections of this 2019 LRDP EIR. No additional mitigation is required.				
3.17. Wildfire				
Impact: Impair an adopted emergency response plan or emergency evacuation plan				
HAZ-5 (see above).				

Notes: UCPM may be represented by individuals from the following: Facilities Management, Capital Program Management, Campus Planning, Transportation and Parking Services, Real Estate Development, Design & Development Services, Environmental Health and Safety, Environmental Affairs, Sustainability, Health Sciences/Medical Center
Funding required to implement mitigation measures shall be provided by the UCPM from project funds.
GHG PDF implementation provided in detail in the 2019 LRDP GHG Reduction Strategy.

Notice of Determination

Appendix D

To: Office of Planning and Research
 PO Box 3044, 1400 Tenth Street, Room 222
 Sacramento, CA 95812-3044
 County Clerk County of _____

From: University of California
 Physical & Environmental Planning
 1111 Franklin Street, 6th Floor
 Oakland, California 94607-5200

**Subject: Filing of Notice of Determination
 in Compliance with Section 21108 or 21152 of the Public Resource Code.**

State Clearinghouse Number: 2018031003

Project Title: 2019 Long Range Development Plan, Hillcrest Campus, San Diego Campus

Project Applicant: Hillcrest Campus, UC San Diego

Parties Undertaking Project: University of California

Project Location: Hillcrest Campus, UC San Diego

County: San Diego

Project Description: UC San Diego is proposing a new Long Range Development Plan (LRDP) for its Hillcrest Campus. The new LRDP supports redevelopment of a modern and efficient campus that responds to evolving healthcare delivery and technology. Under the 2019 LRDP, the majority of existing buildings, including the existing 11-story hospital, would be demolished and replaced with similar uses, plus a more substantial residential component (from 21 units to 1,000 units), for a total development of approximately 2.7 million gross square feet. Medical, research, academic and administrative faculty and staff population would increase from 4,450 persons to approximately 5,200 persons.

This Notice of Determination is to advise that the University of California Lead Agency has approved the above-described project on *November 14, 2019* and has made the following determinations:

1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final Environmental Impact Report with comments and responses and record of project approval is available to the general public at: University of California, San Diego, Physical Planning Office, 9500 Gilman Drive, MC 0074, La Jolla, California 92093-0074, Attn: Lauren Lievers, (858)-246-2914.

Signature:



Brian Harrington

Title: Associate Director, Physical and Environmental Planning

Date: *November 14, 2019*

Governor's Office of Planning & Research

NOV 15 2019

STATE CLEARINGHOUSE

Dated Received for filing at OPR



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

20312092

RECEIPT NUMBER:
 59 — 11/15/2019 — 13b
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2018031003

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY University of California, San Diego (University of California San Diego)	LEAD AGENCY EMAIL	DATE 11/15/2019
COUNTY/STATE AGENCY OF FILING OPR/SCH	DOCUMENT NUMBER	

PROJECT TITLE
 UC San Diego Hillcrest Campus 2019 Long Range Development Plan (LRDP)

PROJECT APPLICANT NAME Lauren Lievers	PROJECT APPLICANT EMAIL	PHONE NUMBER (585) 246-2914
PROJECT APPLICANT ADDRESS 9500 Gilman Drive, #0074	CITY La Jolla	STATE CA
		ZIP CODE 923093-0074

PROJECT APPLICANT (Check appropriate box)


Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- Environmental Impact Report (EIR) \$3,271.00 \$ 3,271.00
- Mitigated/Negative Declaration (MND)(ND) \$2,354.75 \$ 0.00
- Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,112.00 \$ 0.00
- Exempt from fee
 - Notice of Exemption (attach)
 - CDFW No Effect Determination (attach)
- Fee previously paid (attach previously issued cash receipt copy)
- Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00
- County documentary handling fee \$
- Other \$

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other
 TOTAL RECEIVED \$ 3,271.00

SIGNATURE  Digitally signed by Justin Le Date: 2019.11.15 12:27:25 -08'00'	AGENCY OF FILING PRINTED NAME AND TITLE J.Le State Clearinghouse
--	---



State of California - Department of Fish and Wildlife
2019 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- Collect environmental filing fee or copy of previously issued cash receipt. (*Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.*)
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- Attach No Effect Determination to NOD (*no environmental filing fee is due*).

Filing Notice of Exemption (NOE) (*Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333)*)

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE (*no environmental filing fee is due*).

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall mail the following documents to CDFW on a monthly basis:

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

Mail to:

California Department of Fish and Wildlife
 Accounting Services Branch
 P.O. Box 944209
 Sacramento, California 94244-2090

EXHIBIT 'A'

LEGAL DESCRIPTION

**RIGHT-OF-WAY VACATION FOR DICKINSON STREET AND
PORTIONS OF FRONT STREET, ARBOR DRIVE AND FIRST AVENUE**

THOSE PORTIONS OF LOT "C" OF THE PUEBLO LANDS OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE MAP THEREOF MADE BY JAMES PASCOE IN 1870, A COPY OF WHICH SAID MAP WAS FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY NOVEMBER 14, 1921, AND IS KNOWN AS MISCELLANEOUS MAP NO. 36, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 'A'

COMMENCING AT THE NORTHWEST CORNER OF PUEBLO LOT "C", AS SHOWN ON MISCELLANEOUS SURVEY (M.S.) NO. 280, DATED DECEMBER 1942, ON FILE IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY;

THENCE ALONG THE NORTH LINE OF SAID PUEBLO LOT "C", SOUTH 89° 31' 35" EAST (SOUTH 89° 53' 52" EAST PER SAID M.S. NO. 280), 330.71 FEET TO THE NORTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID PUEBLO LOT "C";

THENCE LEAVING SAID NORTH LINE, ALONG THE WEST LINE OF SAID EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER, SOUTH 0° 14' 27" WEST (SOUTH 00° 03' 50" EAST PER SAID M.S. NO. 280), 100.54 FEET TO THE WESTERLY TERMINUS OF THE NORTH LINE OF DICKINSON STREET, 50.00 FEET IN WIDTH, AS SHOWN ON SAID M.S. NO 280, SAID TERMINUS ALSO BEING THE NORTHWEST CORNER OF THAT PORTION OF SAID PUEBLO LOT "C" CONVEYED TO THE CITY OF SAN DIEGO BY DEED RECORDED ON DECEMBER 31, 1913, IN BOOK 638, PAGE 393 OF DEEDS, IN THE OFFICE OF THE RECORDER OF SAID COUNTY AND THE **TRUE POINT OF BEGINNING**:

THENCE ALONG SAID NORTH LINE OF DICKINSON STREET, SOUTH 89° 21' 03" EAST (SOUTH 89° 39' 20" EAST PER SAID M.S. NO. 280), 662.04 FEET TO THE INTERSECTION WITH THE NORTHERLY PRODUCTION OF THE CENTERLINE OF FRONT STREET, 60.00 FEET IN WIDTH, AS SHOWN ON MAP OF FIRST STREET ADDITION, ACCORDING TO MAP THEREOF NO. 896, RECORDED JANUARY 21, 1903 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE CONTINUING ALONG THE NORTH LINE OF DICKINSON STREET, SOUTH 88° 42' 00" EAST, 331.36 FEET TO THE INTERSECTION WITH THE WEST LINE OF PARCEL 1 OF PARCEL MAP NO. 12168, RECORDED JUNE 4, 1982 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE WEST LINE OF SAID PARCEL 1, SOUTH 0° 14' 14" WEST, 50.01 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF DICKINSON STREET;

THENCE ALONG SAID SOUTH LINE OF DICKINSON STREET NORTH 88° 42' 00" WEST, 301.19 FEET TO THE INTERSECTION WITH THE EAST LINE OF FRONT STREET;

THENCE ALONG SAID EAST LINE OF FRONT STREET SOUTH $0^{\circ} 03' 09''$ WEST, 469.20 FEET TO THE INTERSECTION WITH THE NORTH LINE OF ARBOR DRIVE, 50.00 FEET IN WIDTH, AS SHOWN ON SAID MAP NO. 896;

THENCE ALONG SAID NORTH LINE OF ARBOR DRIVE SOUTH $89^{\circ} 22' 44''$ EAST, 200.27 FEET TO THE INTERSECTION WITH THE WEST LINE OF FIRST AVENUE, 50.00 FEET IN WIDTH, AS SHOWN ON SAID MAP NO. 896, SAID POINT HEREINAFTER REFERRED TO AS **POINT "A"**;

THENCE LEAVING SAID NORTH LINE OF ARBOR DRIVE, SOUTH $0^{\circ} 12' 04''$ WEST, 50.00 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF ARBOR DRIVE;

THENCE ALONG SAID SOUTH LINE OF ARBOR DRIVE NORTH $89^{\circ} 22' 44''$ WEST, 200.14 FEET TO THE INTERSECTION WITH THE EAST LINE OF FRONT STREET, AS SHOWN ON RECORD OF SURVEY THEREOF NO. 10911, RECORDED FEBRUARY 26, 1987, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE LEAVING SAID SOUTH LINE OF ARBOR DRIVE NORTH $89^{\circ} 40' 17''$ WEST, 60.00 FEET TO A POINT ON THE WESTERLY LINE OF FRONT STREET, SAID POINT ALSO BEING THE EASTERLY TERMINUS OF THAT CERTAIN COURSE THAT BEARS SOUTH $89^{\circ} 59' 20''$ EAST, WITH A DISTANCE OF 215.64 FEET, AS SHOWN ON MAP NO. 2244, GILBERT'S HILLCREST ADDITION, RECORDED APRIL 16, 1940, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG SAID WEST LINE OF FRONT STREET SOUTH $0^{\circ} 10' 00''$ EAST, 24.94 FEET TO A POINT OF CUSP WITH A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF SOUTH $89^{\circ} 50' 00''$ WEST, SAID POINT ALSO BEING THE SOUTHERLY TERMINUS OF THAT CERTAIN COURSE THAT BEARS NORTH $0^{\circ} 10' 00''$ WEST, WITH A DISTANCE OF 19.94 FEET, AS DESCRIBED ON THE STREET EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DEED IN BOOK 7673, PAGE 168, RECORDED MAY 20, 1959, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.35 FEET, THROUGH A CENTRAL ANGLE OF $89^{\circ} 49' 20''$, TO A POINT LYING 19.94 FEET WESTERLY OF THE EAST TERMINUS OF THAT CERTAIN COURSE THAT BEARS SOUTH $89^{\circ} 59' 20''$ EAST, WITH A DISTANCE OF 100.00 FEET, AS SHOWN ON SAID MAP NO. 2244;

THENCE TANGENT FROM SAID CURVE, NORTH $89^{\circ} 59' 20''$ WEST, A DISTANCE OF 61.81 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 139.14 FEET AND A RADIAL BEARING OF NORTH $00^{\circ} 00' 40''$ EAST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.46 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ} 46' 40''$, TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 199.14 FEET AND A RADIAL BEARING OF NORTH $20^{\circ} 46' 00''$ WEST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 72.22 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ} 46' 40''$;

THENCE TANGENT FROM SAID CURVE, NORTH $89^{\circ} 59' 20''$ WEST, A DISTANCE OF 75.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A RADIAL BEARING OF SOUTH $00^{\circ} 00' 40''$ WEST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.91 FEET, THROUGH A CENTRAL ANGLE OF 37° 51' 49", TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 42.00 FEET AND A RADIAL BEARING OF NORTH 37° 51' 09" WEST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 73.09 FEET, THROUGH A CENTRAL ANGLE OF 99° 42' 48", TO THE BEGINNING OF THAT CERTAIN CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 42.00 FEET, WITH A RADIAL BEARING OF NORTH 61° 51' 19" EAST, A LENGTH OF 114.37 FEET, AND A CENTRAL ANGLE OF 156° 01' 10", AS DESCRIBED ON THE STREET EASEMENT GRANTED TO THE COUNTY OF SAN DIEGO PER DEED IN BOOK 7736, PAGE 559, RECORDED JUNE 25, 1959, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.37 FEET, THROUGH A CENTRAL ANGLE OF 156° 01' 10", TO THE BEGINNING OF A REVERSE CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 15.00 FEET AND A RADIAL BEARING OF NORTH 37° 52' 29" EAST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 9.91 FEET, THROUGH A CENTRAL ANGLE OF 37° 51' 49";

THENCE TANGENT TO SAID CURVE SOUTH 89° 59' 20" EAST, A DISTANCE OF 75.01 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 139.14 FEET AND A RADIAL BEARING OF NORTH 00° 00' 00" EAST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 50.46 FEET, THROUGH A CENTRAL ANGLE OF 20° 46' 40" TO THE BEGINNING OF A REVERSE CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 199.14 FEET AND A RADIAL BEARING OF SOUTH 20° 46' 00" EAST;

THENCE ALONG SAID 199.14 FEET CURVE, A DISTANCE OF 72.22 FEET, THROUGH A CENTRAL ANGLE OF 20° 46' 40";

THENCE TANGENT TO SAID CURVE SOUTH 89° 59' 20" EAST, A DISTANCE OF 61.79 FEET, MORE OR LESS, TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHWEST, HAVING A RADIUS OF 20.00 FEET AND A RADIAL BEARING OF NORTH 00° 00' 00" EAST;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 31.40 FEET, THROUGH A CENTRAL ANGLE OF 89° 57' 31", TO A POINT ON THE WEST LINE OF SAID FRONT STREET, AS DESCRIBED ON THE STREET EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DEED IN BOOK 618, PAGE 237, RECORDED JULY 16, 1913, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE TANGENT TO SAID CURVE NORTH 0° 03' 09" EAST, A DISTANCE OF 444.91 FEET TO THE INTERSECTION WITH THE SOUTH LINE OF SAID DICKINSON STREET, SAID POINT BEING THE SOUTHEASTERLY CORNER OF THE STREET EASEMENT GRANTED TO THE CITY OF SAN DIEGO PER DEED IN BOOK 637, PAGE 256, RECORDED JANUARY 30, 1914, IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE SOUTH LINE OF DICKINSON STREET, NORTH 89° 21' 03" WEST, 632.20 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF PUEBLO LOT C AND THE WESTERLY TERMINUS OF DICKINSON STREET, SAID POINT BEING THE SOUTHWESTERLY CORNER OF SAID CITY STREET EASEMENT;

THENCE ALONG SAID WEST LINE NORTH 0° 14' 27" EAST, A DISTANCE OF 50.00 FEET, TO THE **TRUE POINT OF BEGINNING**.

SAID **PARCEL 'A'** CONTAINING 113,157 SQUARE FEET (2.598 ACRES), MORE OR LESS.

PARCEL 'B'

COMMENCING AT THE ABOVE-DESCRIBED **POINT "A"**;

THENCE ALONG SAID WEST LINE OF FIRST AVENUE, NORTH 0° 12' 04" EAST, 4.10 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID WEST LINE OF FIRST AVENUE NORTH 0° 12' 04" EAST, 219.39 FEET TO THE NORTH LINE OF SAID FIRST AVENUE;

THENCE ALONG SAID NORTH LINE, SOUTH 89° 03'27" EAST, 50.00 FEET TO THE EAST LINE OF SAID FIRST AVENUE;

THENCE ALONG SAID EAST LINE SOUTH 0° 12' 04" WEST, 218.66 FEET TO THE SOUTHWEST CORNER OF LOT 1 IN BLOCK 2 OF SAID MAP NO. 896, SAID POINT HEREINAFTER REFERRED TO AS **POINT "B"**;

THENCE ALONG THE WESTERLY PROJECTION OF THE SOUTH LINE OF SAID LOT 1 NORTH 89° 53'53" WEST, 50.00 FEET TO THE **TRUE POINT OF BEGINNING**.

SAID **PARCEL 'B'** CONTAINING 10,951 SQUARE FEET (0.251 ACRE), MORE OR LESS.

PARCEL 'C'

COMMENCING AT THE ABOVE-DESCRIBED **POINT "B"**;

THENCE ALONG THE SOUTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF BLOCK 13 OF MAP OF FIFTH STREET ADDITION, ACCORDING TO MAP THEREOF NO. 577, RECORDED JANUARY 10, 1889 IN THE OFFICE OF THE RECORDER OF SAID COUNTY, SOUTH 89° 53'53" EAST, 229.70 FEET TO THE SOUTHWESTERLY CORNER OF PARCEL 1 OF PARCEL MAP NO. 12860, RECORDED AUGUST 18, 1983 IN THE OFFICE OF THE RECORDER OF SAID COUNTY;

THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 1 SOUTH 89°53'42" EAST, 51.28 FEET TO THE **TRUE POINT OF BEGINNING**;

THENCE CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°53'42" EAST, 41.70 FEET;

THENCE LEAVING SAID SOUTHERLY LINE SOUTH 57°15'29" WEST, 36.33 FEET;

THENCE NORTH 29°28'00" WEST, 22.66 FEET TO THE **TRUE POINT OF BEGINNING**.

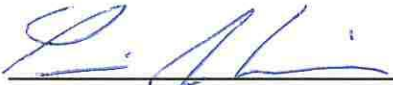
SAID **PARCEL 'C'** CONTAINING 411 SQUARE FEET (0.009 ACRE), MORE OR LESS.

RESERVING THEREFROM AN EASEMENT TO THE FOLLOWING:

- COX COMMUNICATIONS CALIFORNIA, LLC
- PACIFIC BELL TELEPHONE COMPANY dba AT&T CALIFORNIA
- SAN DIEGO GAS & ELECTRIC COMPANY

ATTACHED HERETO IS DRAWING NO. 41666-B, LABELED EXHIBIT "B", AND BY THIS REFERENCE MADE A PART HEREOF.

THIS LEGAL DESCRIPTION WAS PREPARED BY, OR UNDER THE DIRECTION OF:

 8-5-21
TIMOTHY J. DAVIS P.L.S. 8332 DATE



PTS NO. 651975
I.O. NO. 24008461
DWG NO. 41666-B

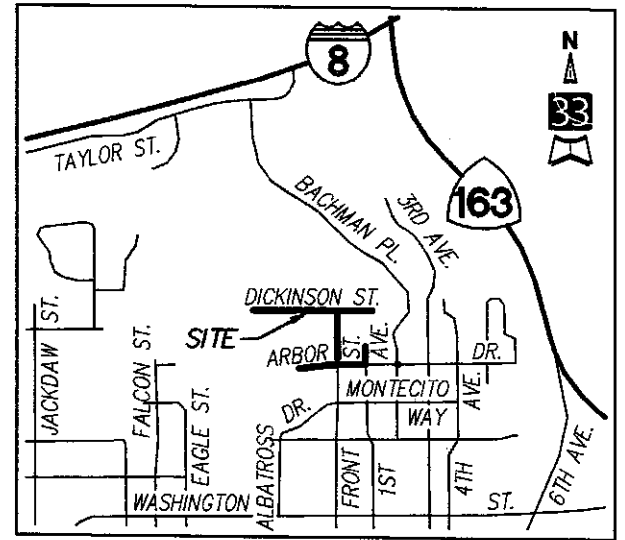
EXHIBIT "B"

ASSESSORS PARCEL NO.'S

444-301-01 THROUGH 444-301-04, 444-301-08 THROUGH 444-311-10,
 444-302-01 THROUGH 444-302-21, 444-110-24, 444-311-05 THROUGH 444-311-07,
 444-311-10 THROUGH 444-311-13, 444-460-10, 444-481-04, 444-481-05,
 444-481-12, 760-245-44 AND 444-501-01 THROUGH 444-501-12
 760-245-40, 760-245-43, 760-245-50 THROUGH 760-245-59

REFERENCE DWG.'S

MISC. MAP NO. 36	PM NO. 12168	D.B. 637, PG. 256-257
MISC. SURVEY NO. 280	PM NO. 12860	D.B. 638, PG. 393-394
MAP NO. 896	ROS NO. 10911	D.B. 618, PG. 237-238
MAP NO. 577	ROS NO. 10956	BOOK 7736, PG. 559
MAP NO. 1692	RESO. NO. 93158	BOOK 7673, PG. 178
MAP NO. 2244		



VICINITY MAP

NOT TO SCALE

LEGEND

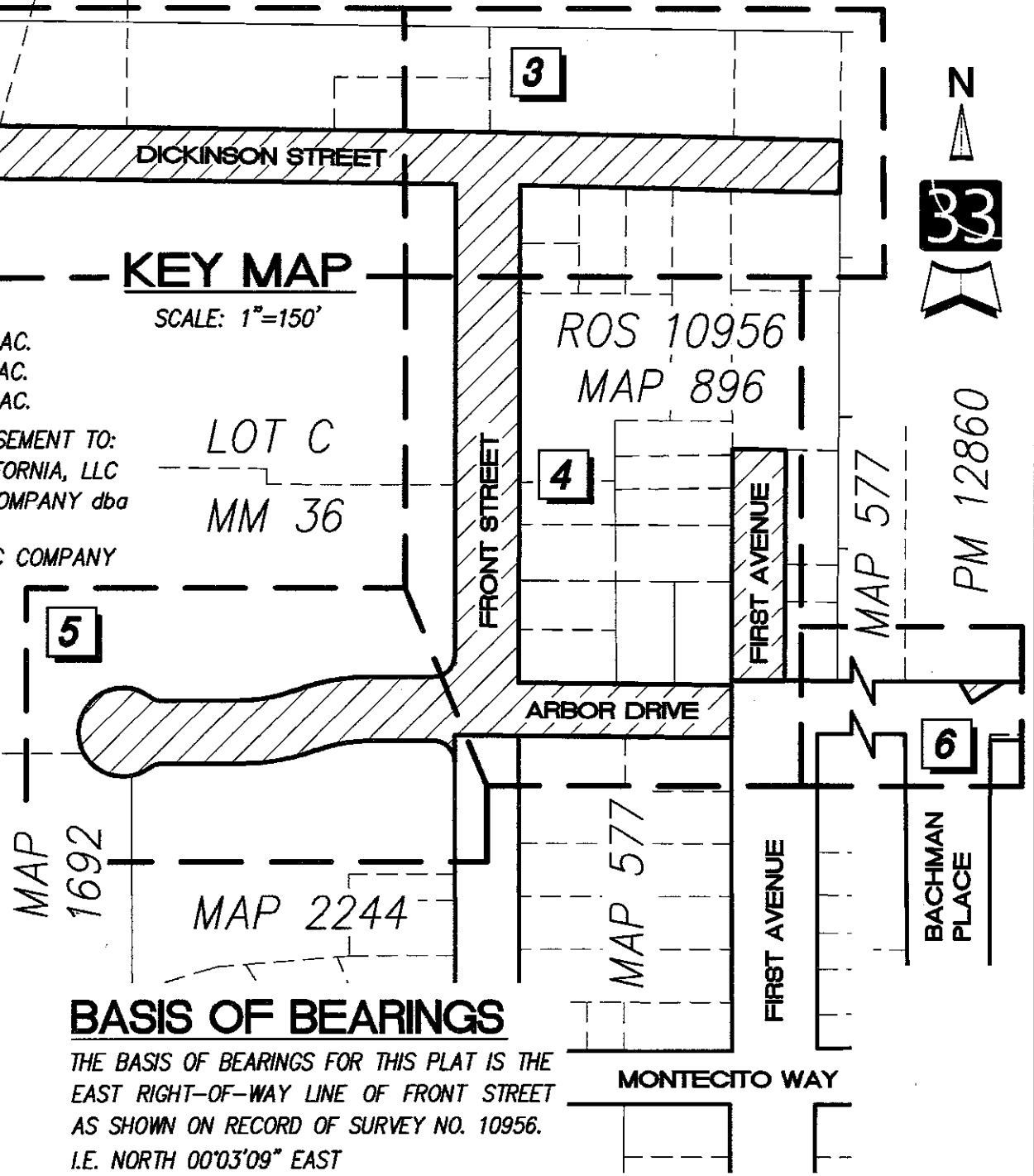
RIGHT-OF-WAY VACATION
 PARCEL 'A' AREA = 2.598 AC.
 PARCEL 'B' AREA = 0.251 AC.
 PARCEL 'C' AREA = 0.009 AC.

RESERVING THEREFROM AN EASEMENT TO:
 • COX COMMUNICATIONS CALIFORNIA, LLC
 • PACIFIC BELL TELEPHONE COMPANY dba AT&T CALIFORNIA
 • SAN DIEGO GAS & ELECTRIC COMPANY

- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- P.O.C. POINT OF COMMENCEMENT
- T.P.O.B. TRUE POINT OF BEGINNING
- (R) RADIAL LINE
- D.B. DEED BOOK
- M.S. MISCELLANEOUS SURVEY
- PM PARCEL MAP
- ROS RECORD OF SURVEY
- [] RECORD DATA PER M.S. 280
- () RECORD DATA PER ROS 10956
- { } RECORD DATA PER DEED IN BOOK 7673, PAGE 168
- < > RECORD DATA PER DEED IN BOOK 7736, PAGE 559
- (()) RECORD DATA PER PM 12860

KEY MAP

SCALE: 1"=150'



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE EAST RIGHT-OF-WAY LINE OF FRONT STREET AS SHOWN ON RECORD OF SURVEY NO. 10956. I.E. NORTH 00°03'09" EAST

LATITUDE 33 PLANNING & ENGINEERING
 9968 HIBERT STREET, SECOND FLOOR
 SAN DIEGO, CA 92131 (858) 751-0633



TIMOTHY J. DAVIS P.L.S. 8332 DATE

RESOLUTION No. _____
 RECORDED _____
 DOCUMENT No. _____
 RECORDED _____

RIGHT-OF-WAY VACATION FOR DICKINSON STREET AND PORTIONS OF FRONT STREET, ARBOR DRIVE AND FIRST AVENUE

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS 651975
ORIGINAL	L33				SHEET 1 OF 6 SHEETS	I.O. 24008461
					FOR CITY ENGINEER	1854-6277
					DATE	CCS 83 COORDINATES
						214-1717
						NAD 27 COORDINATES
						41666-1-B
STATUS						

EXHIBIT "B"

WEST 1/2 OF NW 1/4 OF
NW 1/4 OF PUEBLO LOT C

T.P.O.B. PARCEL 'A'

NORTHWEST CORNER
OF PUEBLO LOT C
P.O.C. PARCEL 'A'

LEGEND

- [] RECORD DATA PER M.S. 280
- () RECORD DATA PER ROS 10956
- { } RECORD DATA PER DEED IN BOOK 7673, PAGE 168
- < > RECORD DATA PER DEED IN BOOK 7736, PAGE 559
- (()) RECORD DATA PER PM 12860

PUEBLO LOT C
MISC. MAP 36

M.S. NO. 280

444-301-08

[N89°39'20"W 632.20']
N89°21'03"W 632.20'

DICKINSON STREET

EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR
STREET PURPOSES PER D.B. 637, PG. 256-257 O.R.

EASEMENT GRANTED TO THE CITY OF SAN DIEGO FOR
STREET PURPOSES PER D.B. 638, PG. 393-394 O.R.

S89°21'03"E 662.04'
[S89°39'20"E]

444-301-04

444-301-09

444-301-08

NORTH LINE OF PUEBLO LOT C

WEST LINE OF EAST 1/2 OF
NW 1/4 OF NW 1/4 OF LOT C

EASEMENT TO SDG&E FOR
UNDERGROUND & COMMUNICATION
FACILITIES PER DOC. 2005-1076116,
RECORDED DECEMBER 15, 2005, O.R.
(APPROXIMATE LOCATION - GRAPHIC
EXHIBIT ONLY IN RECORD DOCUMENT)

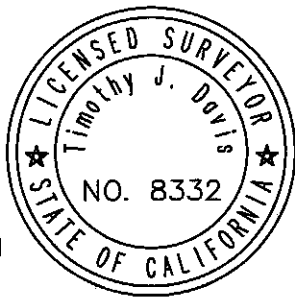
PUEBLO LOT 1118



(IN FEET)
1 inch = 60 ft.

SEE SHEET 3

LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131 (858) 751-0633



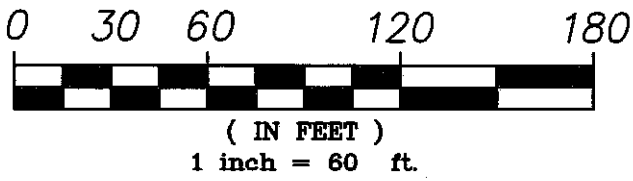
[Signature] 8-5-21
TIMOTHY J. DAVIS P.L.S. 8332 DATE

RESOLUTION No. _____
RECORDED _____
DOCUMENT No. _____
RECORDED _____

RIGHT-OF-WAY VACATION FOR DICKINSON STREET AND PORTIONS OF FRONT STREET, ARBOR DRIVE AND FIRST AVENUE

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS 651975
ORIGINAL	L33				SHEET 2 OF 6 SHEETS	I.O. 24008461
					FOR CITY ENGINEER	1854-6277
					DATE	CCS 83 COORDINATES
						214-1717
						NAD 27 COORDINATES
						41666-2-B
STATUS						

EXHIBIT "B"
SEE SHEET 2



12' EASEMENT TO SDG&E FOR POLES AND WIRES PER FILE/PAGE 21078, RECORDED FEBRUARY 6, 1961, O.R.

PUEBLO LOT C
MISC. MAP 36
M.S. NO. 280

[N89°39'20"W 632.20']
N89°21'03"W 632.20'
[N89°39'20"E 662.04']
[S89°39'20"E]

444-301-04

444-301-08

SEE SHEET 4

[N0°12'50"W]
(N0°03'09"E) 444.91'

EASEMENT AND RIGHT-OF-WAY GRANTED TO THE CITY OF SAN DIEGO PER D.B. 618, PG. 237-238 O.R.

DEDICATED PER MAP 896

FRONT ST.

(S0°03'09"W 469.20')
BASIS OF BEARINGS

444-302-09

ROS 10956

444-302-03

444-302-04

444-302-05

444-302-06

FIRST STREET ADDITION

(N88°42'00"W 301.19')
N88°42'00"W 301.19'

(S88°42'00"E 331.36')

MAP NO. 896

444-301-01

PUEBLO LOT 1118
MISC. MAP 36

NORTH LINE OF PUEBLO LOT C

EASEMENT TO COUNTY OF SAN DIEGO FOR INGRESS & EGRESS RESERVED PER FILE/PAGE 87198, RECORDED MAY 25, 1966, O.R.

6' EASEMENT TO SDG&E FOR POLES AND WIRES IN DEED BOOK 1659, PAGE 41, RECORDED JULY 3, 1929, O.R.

4' EASEMENT TO SDG&E FOR GAS PIPES IN DEED BOOK 1719, PAGE 241, RECORDED DECEMBER 13, 1929, O.R.

4' EASEMENT TO SDG&E FOR GAS PIPES IN DEED BOOK 1723, PAGE 171, RECORDED DECEMBER 13, 1929, O.R.

PARCEL 1 PM NO. 12168 444-311-10

LEGEND

- [] RECORD DATA PER M.S. 280
- () RECORD DATA PER ROS 10956
- { } RECORD DATA PER DEED IN BOOK 7673, PAGE 168
- < > RECORD DATA PER DEED IN BOOK 7736, PAGE 559
- (()) RECORD DATA PER PM 12860

LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131 (858) 751-0633



T. J. Davis 8-5-21
TIMOTHY J. DAVIS P.L.S. 8332 DATE

RESOLUTION No. _____
RECORDED _____
DOCUMENT No. _____
RECORDED _____

RIGHT-OF-WAY VACATION FOR DICKINSON STREET AND PORTIONS OF FRONT STREET, ARBOR DRIVE AND FIRST AVENUE

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS 651975
ORIGINAL	L33				SHEET 3 OF 6 SHEETS	I.O. 24008461
						1854-6277
					FOR CITY ENGINEER	CCS 83 COORDINATES
					DATE	214-1717
						NAD 27 COORDINATES
						41666-3-B
STATUS						

SEE SHEET 2

EXHIBIT "B"

SEE SHEET 3

LEGEND

- [] RECORD DATA PER M.S. 280
- () RECORD DATA PER ROS 10956
- { } RECORD DATA PER DEED IN BOOK 7673, PAGE 168
- < > RECORD DATA PER DEED IN BOOK 7736, PAGE 559
- (()) RECORD DATA PER PM 12860

444-301-08

PUEBLO LOT C
MISC. MAP 36

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	(S0°12'04"W)	50.00'
L2	N89°40'17"W	60.00'
L3	(N89°53'53"W)	50.00'

12' EASEMENT TO SDG&E FOR POLES AND WIRES PER FILE/PAGE 21078, RECORDED FEBRUARY 6, 1961, O.R.

444-301-06



(IN FEET)
1 inch = 60 ft.

SEE SHEET 5

[N0°12'50"W] (N0°03'09"E) 444.91'
 PORTION GRANTED TO THE CITY OF SAN DIEGO FOR RIGHT-OF-WAY PER D.B. 618, PG. 237-238 O.R.

FRONT STREET

DICKINSON STREET

ROS 10956

MAP NO. 896

FIRST STREET ADDITION

DEDICATED PER MAP 896

ARBOR DRIVE (FORMERLY STOCKTON ST.)

FIRST AVENUE

DEDICATED PER MAP 896

FIFTH STREET ADDITION
MAP 577

PM NO. 12860

MAP 577

SEE SHEET 6

LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131 (858) 751-0633



[Signature] 8-5-21
TIMOTHY J. DAVIS P.L.S. 8332 DATE

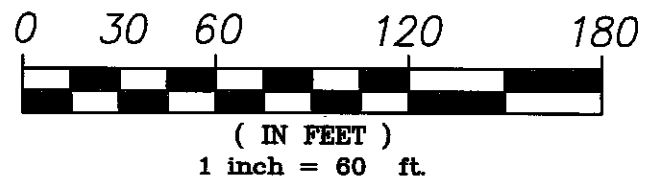
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 RECORDED _____
 DOCUMENT No. _____
 RECORDED _____

RIGHT-OF-WAY VACATION FOR DICKINSON STREET AND PORTIONS OF FRONT STREET, ARBOR DRIVE AND FIRST AVENUE

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS 651975
ORIGINAL	L33				SHEET 4 OF 6 SHEETS	I.O. 24008461
					FOR CITY ENGINEER	1854-6277
					DATE	CCS 83 COORDINATES
						214-1717
						NAD 27 COORDINATES
						41666-4-B
STATUS						

ARBOR DRIVE RIGHT-OF-WAY DEDICATIONS

EXHIBIT "B"



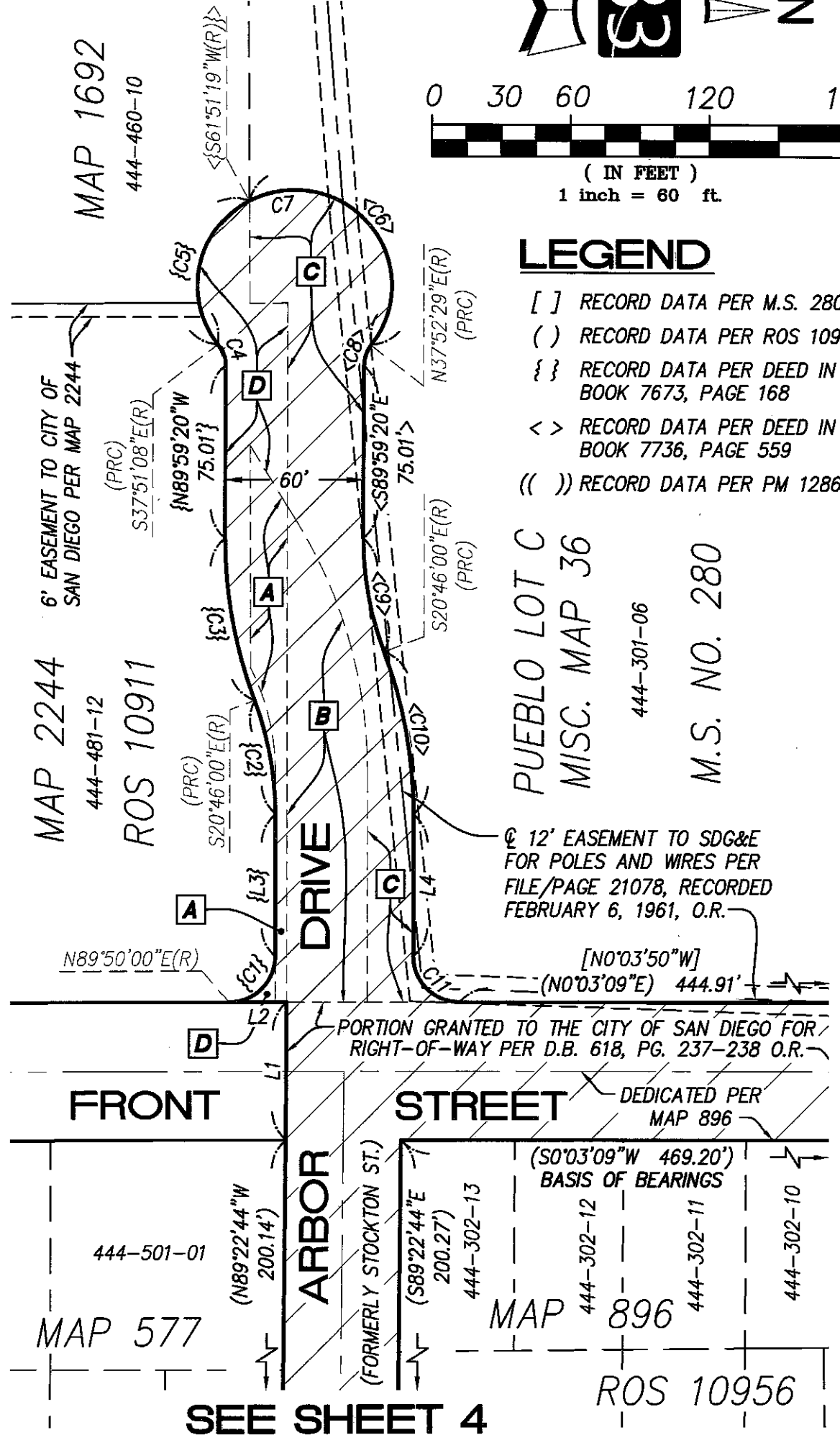
- A** DEDICATED PER MAP NO. 2244
- B** QUITCLAIMED TO CITY OF SAN DIEGO PER RESOLUTION 93158 IN BOOK 3150, PAGE 312, O.R.
- C** STREET EASEMENT TO THE COUNTY OF SAN DIEGO PER BOOK 7736, PAGE 559, RECORDED JUNE 25, 1959, O.R.
- D** STREET EASEMENT TO THE CITY OF SAN DIEGO PER BOOK 7673, PAGE 168, RECORDED MAY 20, 1959, O.R.

LEGEND

- [] RECORD DATA PER M.S. 280
- () RECORD DATA PER ROS 10956
- { } RECORD DATA PER DEED IN BOOK 7673, PAGE 168
- < > RECORD DATA PER DEED IN BOOK 7736, PAGE 559
- (()) RECORD DATA PER PM 12860

CURVE TABLE			
NO.	DELTA	RADIUS	LENGTH
{C1}	89°49'20"	20.00'	31.35'
{C2}	20°46'40"	139.14'	50.46'
{C3}	20°46'40"	199.14'	72.22'
{C4}	37°51'49"	15.00'	9.91'
{C5}	99°42'28"	42.00'	73.09'
<C6>	156°01'10"	42.00'	114.37'
C7	255°43'38"	42.00'	187.46'
<C8>	37°51'49"	15.00'	9.91'
<C9>	20°46'40"	139.14'	50.46'
<C10>	20°46'40"	199.14'	72.22'
C11	89°57'31"	<20.00'>	31.40'

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	N89°40'17"W	60.00'
L2	{S00°10'00"E}	24.94'
{L3}	N89°59'20"W	61.81'
L4	<S89°59'20"E>	61.79'



SEE SHEET 4

LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131 (858) 751-0633

T.J. Davis 8-5-21
TIMOTHY J. DAVIS P.L.S. 8332 DATE



RESOLUTION No. _____
RECORDED _____
DOCUMENT No. _____
RECORDED _____

RIGHT-OF-WAY VACATION FOR DICKINSON STREET AND PORTIONS OF FRONT STREET, ARBOR DRIVE AND FIRST AVENUE

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA	PTS 651975
ORIGINAL	L33				SHEET 5 OF 6 SHEETS	I.O. 24008461
					FOR CITY ENGINEER	1854-6277
					DATE	CCS 83 COORDINATES
						214-1717
						NAD 27 COORDINATES
						41666-5-B
STATUS						

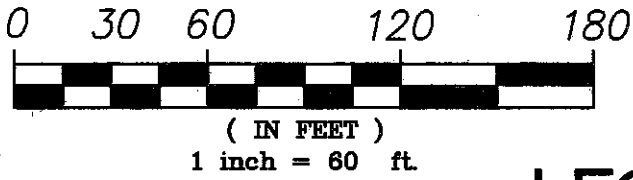


EXHIBIT "B"

LINE TABLE		
NO.	DIRECTION	LENGTH
L1	(N89°53'53"W	50.00'
L2	((S89°53'42"E))	41.70'
L3	S57°15'29"W	36.33'
L4	N29°28'00"W	22.66'



LEGEND

- [] RECORD DATA PER M.S. 280
- () RECORD DATA PER ROS 10956
- { } RECORD DATA PER DEED IN BOOK 7673, PAGE 168
- < > RECORD DATA PER DEED IN BOOK 7736, PAGE 559
- (()) RECORD DATA PER PM 12860

PARCEL 1

444-311-12

EASEMENT TO SDG&E FOR UNDERGROUND FACILITIES PER DOC. 84-133625, REC. APRIL 12, 1984, O.R. (APPROXIMATE LOCATION - GRAPHIC EXHIBIT ONLY IN RECORD DOCUMENT)

10' EASEMENT TO THE CITY FOR STORM DRAIN PER FILE/PAGE 16730, REC. JAN. 28, 1963, O.R. AND 10' EASEMENT RESERVED TO THE CITY FOR STORM DRAIN IN DEED PER DOC. 80-284233, REC. SEPT. 4, 1980, O.R.

SW CORNER PARCEL 1 OF PM 12860

T.P.O.B. PARCEL 'C'

PARCEL 2

444-311-13

PM NO. 12860

8' EASEMENT TO SDG&E FOR SERVICE WIRES IN DEED BOOK 6549, PAGE 299, RECORDED APRIL 24, 1957, O.R.

MAP 577

444-311-05
444-311-06
444-311-07

(S89°53'53"E 229.70')

ARBOR DRIVE

(FORMERLY STOCKTON ST.)

DEDICATED PER MAP 577

444-502-20

FIFTH STREET ADDITION
MAP 577

BACHMAN PLACE
(FORMERLY SECOND ST.)
DEDICATED PER MAP 577

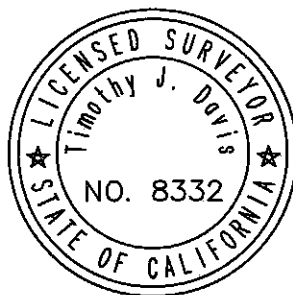
444-511-25
MAP 9700

5' STREET DEDICATION PER FILE/PAGE 16751, RECORDED JANUARY 28, 1963, O.R.

MAP 577

SEE SHEET 4

LATITUDE 33 PLANNING & ENGINEERING
9968 HIBERT STREET, SECOND FLOOR
SAN DIEGO, CA 92131 (858) 751-0633



T.J.D. 8-5-21
TIMOTHY J. DAVIS P.L.S. 8332 DATE

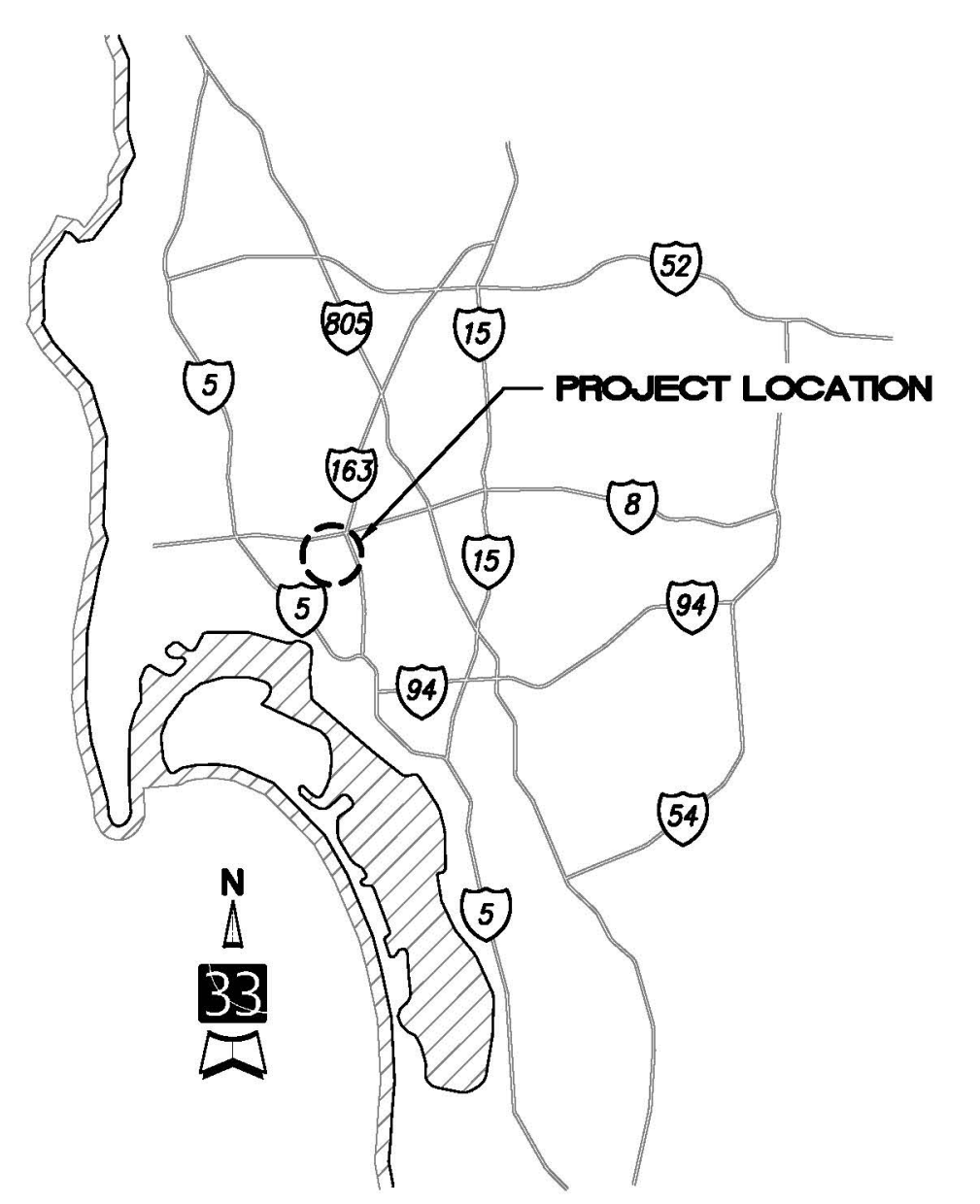
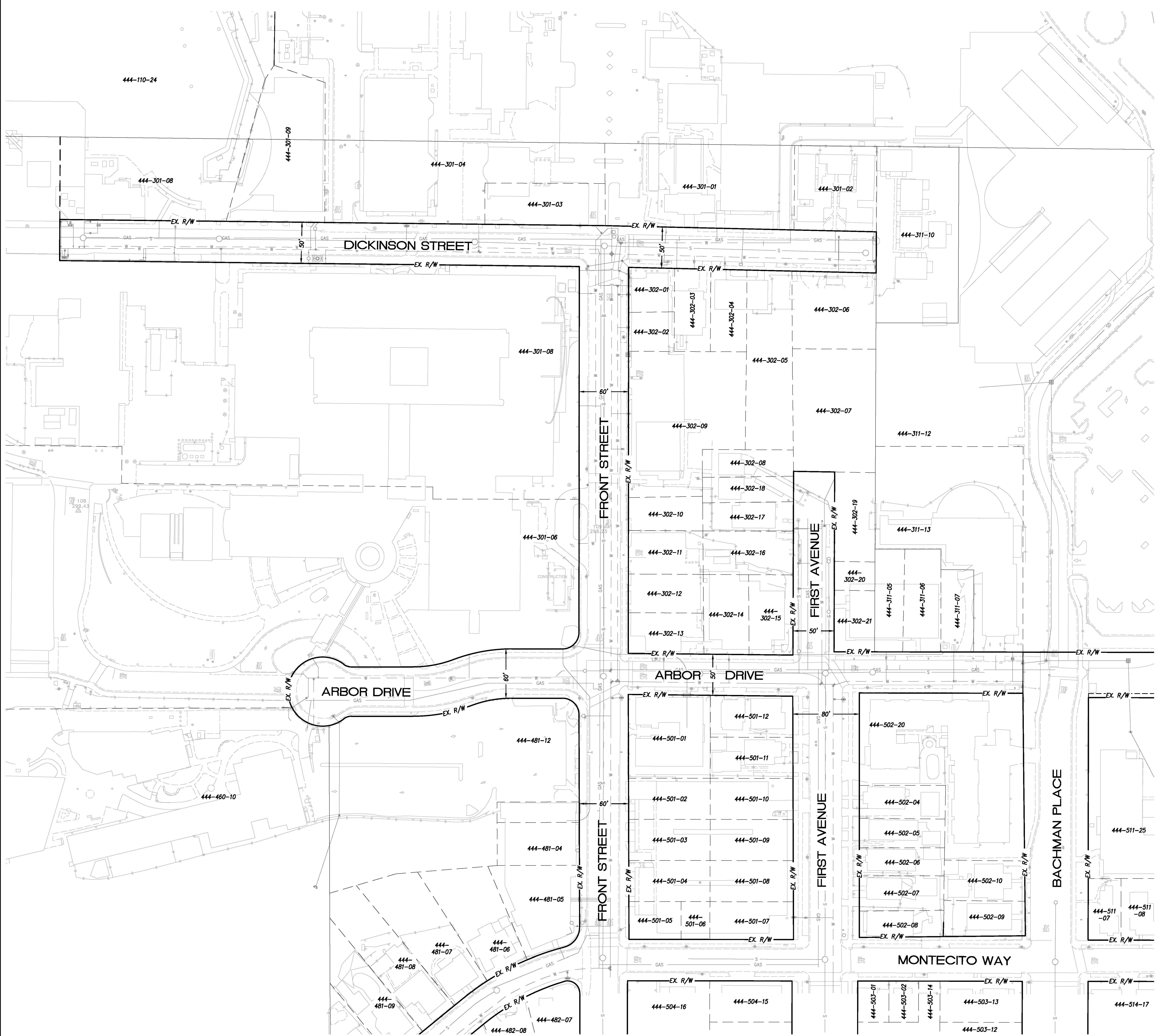
RESOLUTION No. _____
RECORDED _____
DOCUMENT No. _____
RECORDED _____

RIGHT-OF-WAY VACATION FOR DICKINSON STREET AND PORTIONS OF FRONT STREET, ARBOR DRIVE AND FIRST AVENUE

DESCRIPTION	BY	APPROVED	DATE	FILMED	CITY OF SAN DIEGO, CALIFORNIA SHEET 6 OF 6 SHEETS	PTS 651975 I.O. 24008461
ORIGINAL	L33					
					FOR CITY ENGINEER	1854-6277 CCS 83 COORDINATES
					DATE	214-1717 NAD 27 COORDINATES
						41666-6-B
					STATUS	

PUBLIC RIGHT OF WAY VACATION NUMBER: 651975

200 W ARBOR DR, SAN DIEGO, CA 92103



VICINITY MAP
NTS

SCOPE OF WORK

THIS PROJECT IS SEEKING APPROVAL OF A STREET VACATION PROCESS WITH THE CITY OF SAN DIEGO FOR THE FOLLOWING STREETS:

1. DICKINSON STREET IN ITS ENTIRETY
2. FRONT STREET FROM ARBOR DRIVE TO DICKINSON STREET
3. ARBOR DRIVE WEST OF FRONT STREET IN ITS ENTIRETY
4. ARBOR DRIVE BETWEEN FRONT STREET AND FIRST AVENUE
5. FIRST AVENUE NORTH OF ARBOR DRIVE

ASSESSORS PARCEL NUMBER

444-301-01 THROUGH 444-301-04, 444-301-09, 444-311-10, 444-302-01 THROUGH 444-302-21, 444-110-24, 444-311-05 THROUGH 444-311-07, 444-311-10 THROUGH 444-311-13, 444-460-10, 444-481-04, 444-481-05, 444-481-12, 780-245-44, 444-501-01 THROUGH 444-501-12, 780-245-43, 780-245-40, 780-245-50 THROUGH 780-245-59

SHEET INDEX

SHEET DESCRIPTION	SHEET #
COVER SHEET AND SITE PLAN	1
EXISTING CONDITIONS SITE PLAN	2
OWNERSHIP EXHIBIT	3
RIGHT-OF-WAY VACATION EXHIBIT	4
PROPOSED UTILITY SITE PLAN	5
PROPOSED IMPROVEMENT SITE PLAN	6

PREPARED IN THE OFFICE OF: **latitude 33**
PLANNING & ENGINEERING
1988 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel: 619.751.0633



MATTHEW J. SEMIC
NO. 71075
DATE: 08-05-2021

PREPARED BY: LATITUDE 33 PLANNING AND ENGINEERING

NAME: LATITUDE 33 PLANNING AND ENGINEERING

ADDRESS: 9988 HIBERT ST. 2ND FLOOR SAN DIEGO, CA 92131

PHONE #: 619-751-0633

FAX #: 619-751-0634

PROJECT ADDRESS: 200 W ARBOR DRIVE SAN DIEGO, CA 92103

PROJECT NAME: UC SAN DIEGO HILLCREST RIGHT OF WAY VACATION

SAN DIEGO, CA

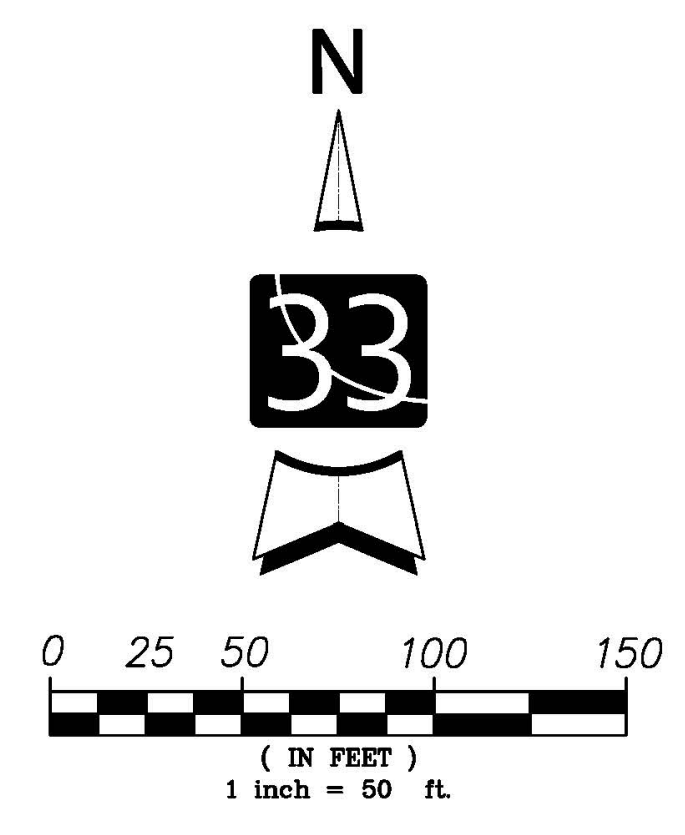
SHEET TITLE: COVER SHEET AND SITE PLAN

ORIGINAL DATE: 11-06-2019

SHEET 1 OF 7

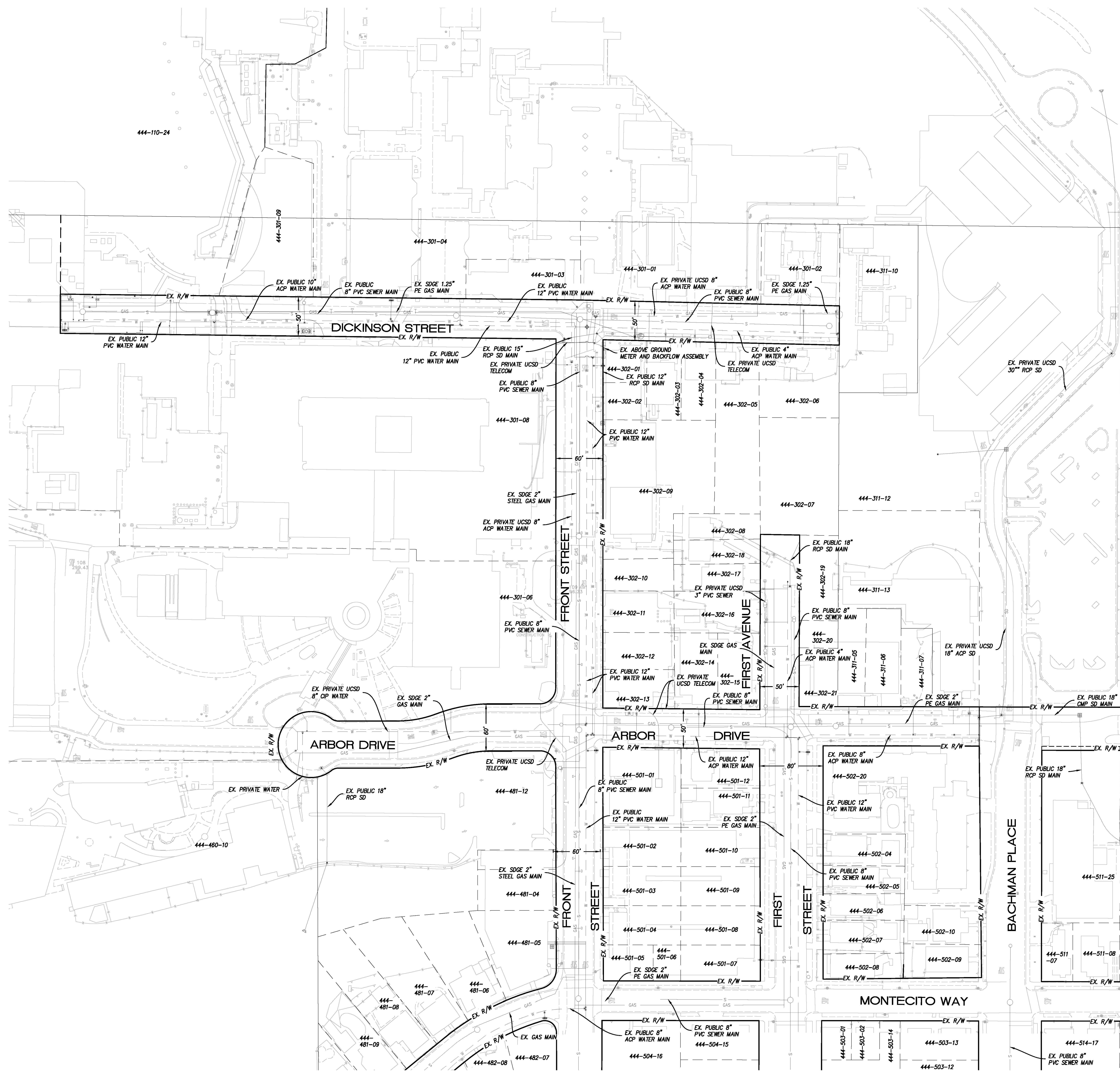
PTS# 651975

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
Revision 7:	_____
Revision 6:	_____
Revision 5:	2021-06-30
Revision 4:	2021-04-21
Revision 3:	2021-01-21
Revision 2:	2020-08-17
Revision 1:	2020-04-28



LEGEND:

RIGHT OF WAY	EX. R/W
LOT LINE	
GAS LINE	GAS
TELECOM CONDUIT	T
WATER PIPE	W
SEWER PIPE	S
STORM DRAIN PIPE	SD
STORM DRAIN MANHOLE	⊕
STORM DRAIN CLEANOUT	⊙
CATCH BASIN	■
AREA DRAIN	■
HEADWALL	⌒
STORM DRAIN CURB INLET	⊕
TRENCH DRAIN	—
WATER METER	⊕
BACKFLOW PREVENTOR	⊕
FIRE HYDRANT	⊕
WATERVALVE	⊕
PIV	⊕
FDC	⊕
SEWER MANHOLE	⊕
SEWER CLEANOUT	⊕
COMM MANHOLE	⊕
ELECTRIC MANHOLE	⊕



PREPARED IN THE OFFICE OF: **latitude 33**
 PLANNING & ENGINEERING
 9868 Hibert Street, 2nd Floor, San Diego, CA 92131
 Tel: 658-751-0633



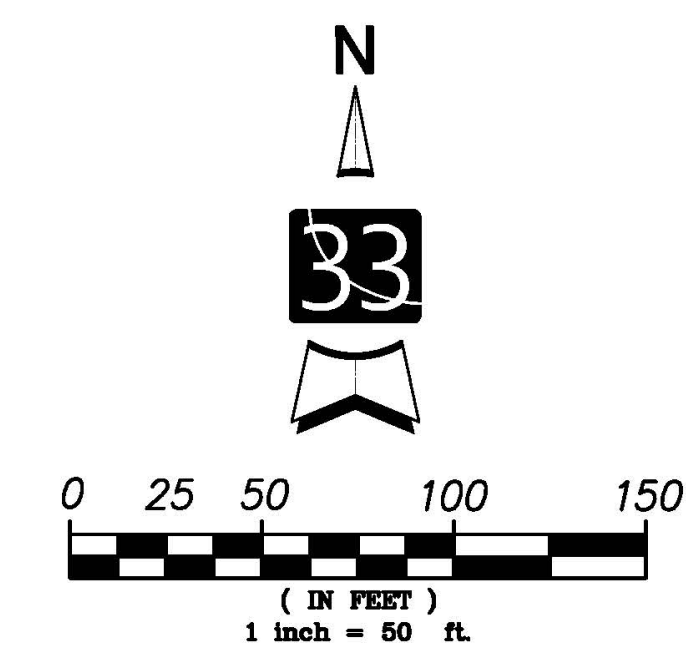
MATTHEW J. SEMIC
 NO. 71075
 DATE: 08-05-2021

PREPARED BY:
 NAME: LATITUDE 33 PLANNING AND ENGINEERING
 ADDRESS: 9868 HIBERT ST.
2ND FLOOR
SAN DIEGO, CA 92131
 PHONE #: 658-751-0633
 FAX #: 658-751-0634

PROJECT ADDRESS:
200 W ARBOR DRIVE
SAN DIEGO, CA 92103
 PROJECT NAME:
UC SAN DIEGO HILLCREST
 RIGHT OF WAY VACATION

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	2021-06-30
Revision 4:	2021-04-21
Revision 3:	2021-01-21
Revision 2:	2020-08-17
Revision 1:	2020-04-28

SAN DIEGO, CA
 SHEET TITLE: EXISTING CONDITIONS SITE PLAN
 ORIGINAL DATE: 11-06-2019
 SHEET **2** OF **7**
 PLS# 651975





LEGEND:

- RIGHT OF WAY EX. R/W
- UC SAN DIEGO OWNED PARCEL
- NON-UC SAN DIEGO OWNED PARCEL*

NOTE:
 *THIS PARCEL IS OWNED BY THE FIRST UNITARIAN
 UNIVERSALIST CHURCH AND IS IN SUPPORT OF THE
 STREET VACATION PROCESS.

NOTE:
 FOR UTILITY PRIVATIZATION AND
 CONDITIONAL IMPROVEMENTS, SEE
 SHEET C4.0 AND SHEET C5.0.

PREPARED IN THE OFFICE OF: **latitude 33**
 PLANNING & ENGINEERING
 986B Hibert Street, 2nd Floor, San Diego, CA 92131
 Tel 858.751.0633



MATTHEW J. SEMIC NO. 71075 DATE 08-05-2021

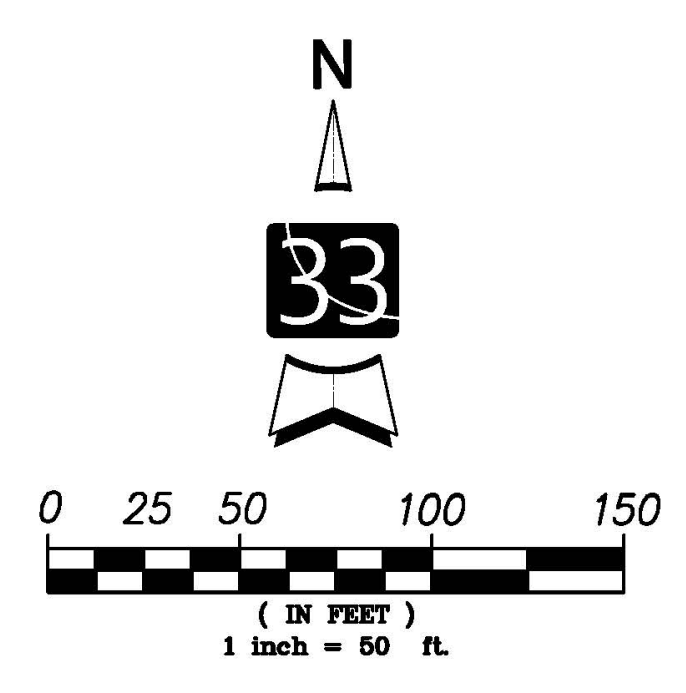
PREPARED BY:
 NAME: LATITUDE 33 PLANNING
AND ENGINEERING
 ADDRESS: 986B HIBERT ST.
2ND FLOOR
SAN DIEGO, CA 92131
 PHONE #: 858-751-0633
 FAX #: 858-751-0634

PROJECT ADDRESS:
200 W ARBOR DRIVE
SAN DIEGO, CA 92103

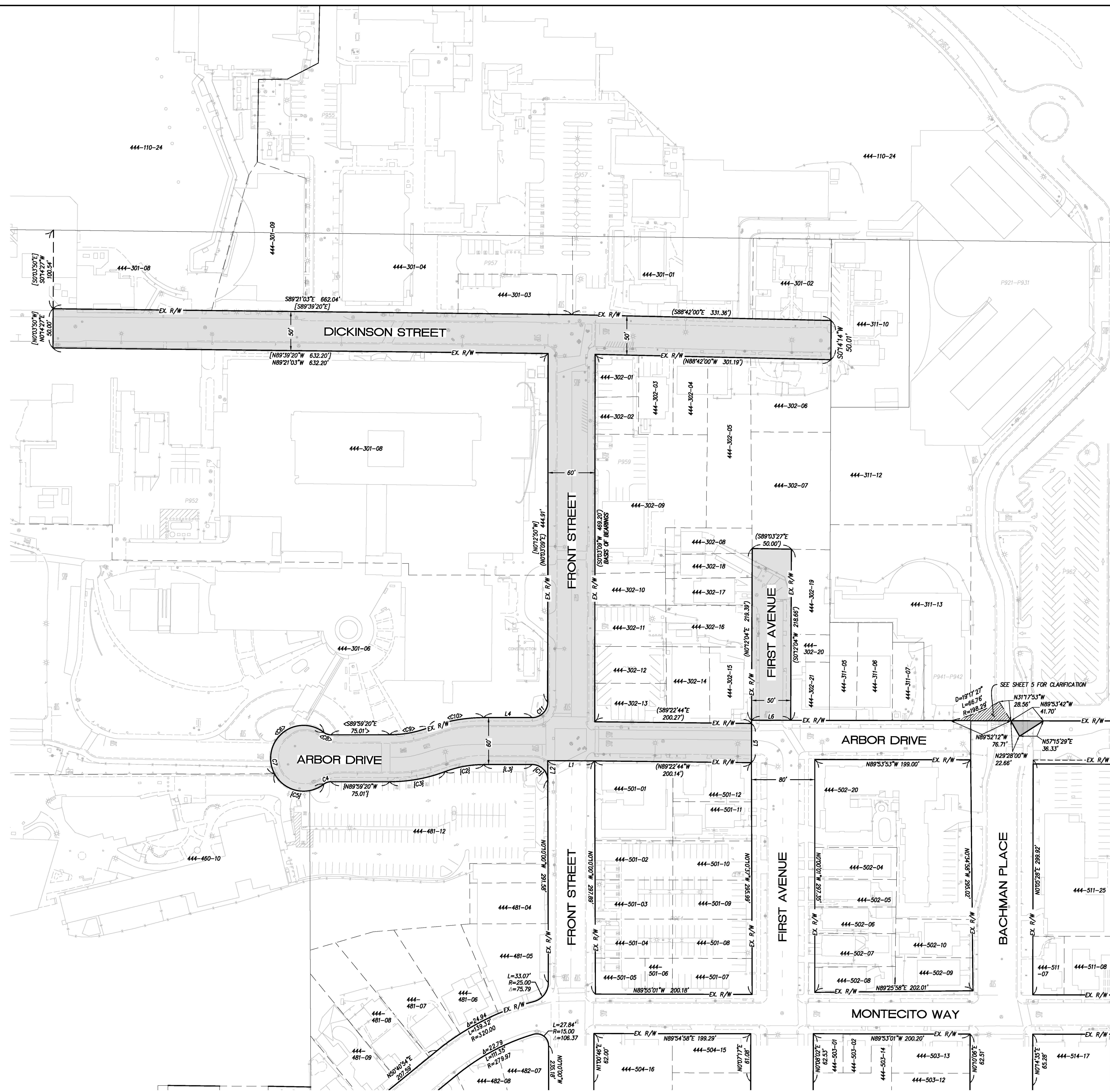
PROJECT NAME:
UC SAN DIEGO HILLCREST
RIGHT OF WAY VACATION

SAN DIEGO, CA
 SHEET TITLE:
OWNERSHIP EXHIBIT

Revision 14:	
Revision 13:	
Revision 12:	
Revision 11:	
Revision 10:	
Revision 9:	
Revision 8:	
Revision 7:	
Revision 6:	
Revision 5:	2021-06-30
Revision 4:	2021-04-21
Revision 3:	2021-01-21
Revision 2:	2020-08-17
Revision 1:	2020-04-28



ORIGINAL DATE: 11-06-2019
 SHEET **3** OF **7**
 PTS# 851975



LEGEND:

RIGHT OF WAY	EX. R/W
PROPOSED VACATION OF RIGHT OF WAY	
PROPOSED DEDICATION OF RIGHT OF WAY	

NOTE:
PORTIONS OF THE RIGHT OF WAY AS SHOWN MAY BE VACATED OVER MULTIPLE PHASES THROUGH SUBSEQUENT B-SHEETS, PLAT AND LEGAL, MINISTERIAL MAPPING ACTION.

NOTE:
FOR UTILITY PRIVATIZATION AND CONDITIONAL IMPROVEMENTS, SEE SHEET C4.0 AND SHEET C3.0.

LINE TABLE

NO.	DIRECTION	LENGTH
L1	N89°40'17"W	60.00'
L2	S00°10'00"E	24.94'
L3	N89°59'20"W	61.81'
L4	S89°59'20"E	61.79'
L5	S00°12'04"W	50.00'
L6	N89°53'53"W	50.00'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH
C1	89°49'20"	20.00'	31.35'
C2	20°46'40"	139.14'	50.46'
C3	20°46'40"	199.14'	72.22'
C4	37°51'49"	15.00'	9.91'
C5	99°42'28"	42.00'	73.09'
C6	156°01'10"	42.00'	114.37'
C7	255°43'38"	42.00'	187.46'
C8	37°51'49"	15.00'	9.91'
C9	20°46'40"	139.14'	50.46'
C10	20°46'40"	199.14'	72.22'
C11	89°57'31"	20.00'	31.40'

PREPARED IN THE OFFICE OF: **latitude 33**
PLANNING & ENGINEERING
9868 Hibert Street, 2nd Floor, San Diego, CA 92131
Tel 858.751.0633



MATTHEW J. SEMIC
NO. 71075
DATE 08-05-2019

PREPARED BY: **LATITUDE 33 PLANNING AND ENGINEERING**
ADDRESS: **9868 HIBERT ST., 2ND FLOOR, SAN DIEGO, CA 92131**
PHONE #: **858-751-0633**
FAX #: **858-751-0634**

PROJECT ADDRESS: **200 W ARBOR DRIVE, SAN DIEGO, CA 92103**

PROJECT NAME: **UC SAN DIEGO HILLCREST RIGHT OF WAY VACATION**

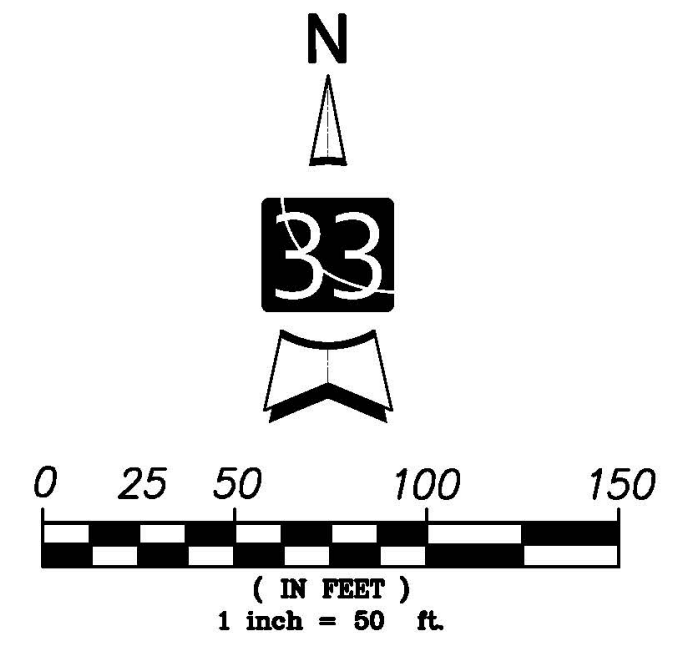
SAN DIEGO, CA
SHEET TITLE: **RIGHT-OF-WAY VACATION EXHIBIT**

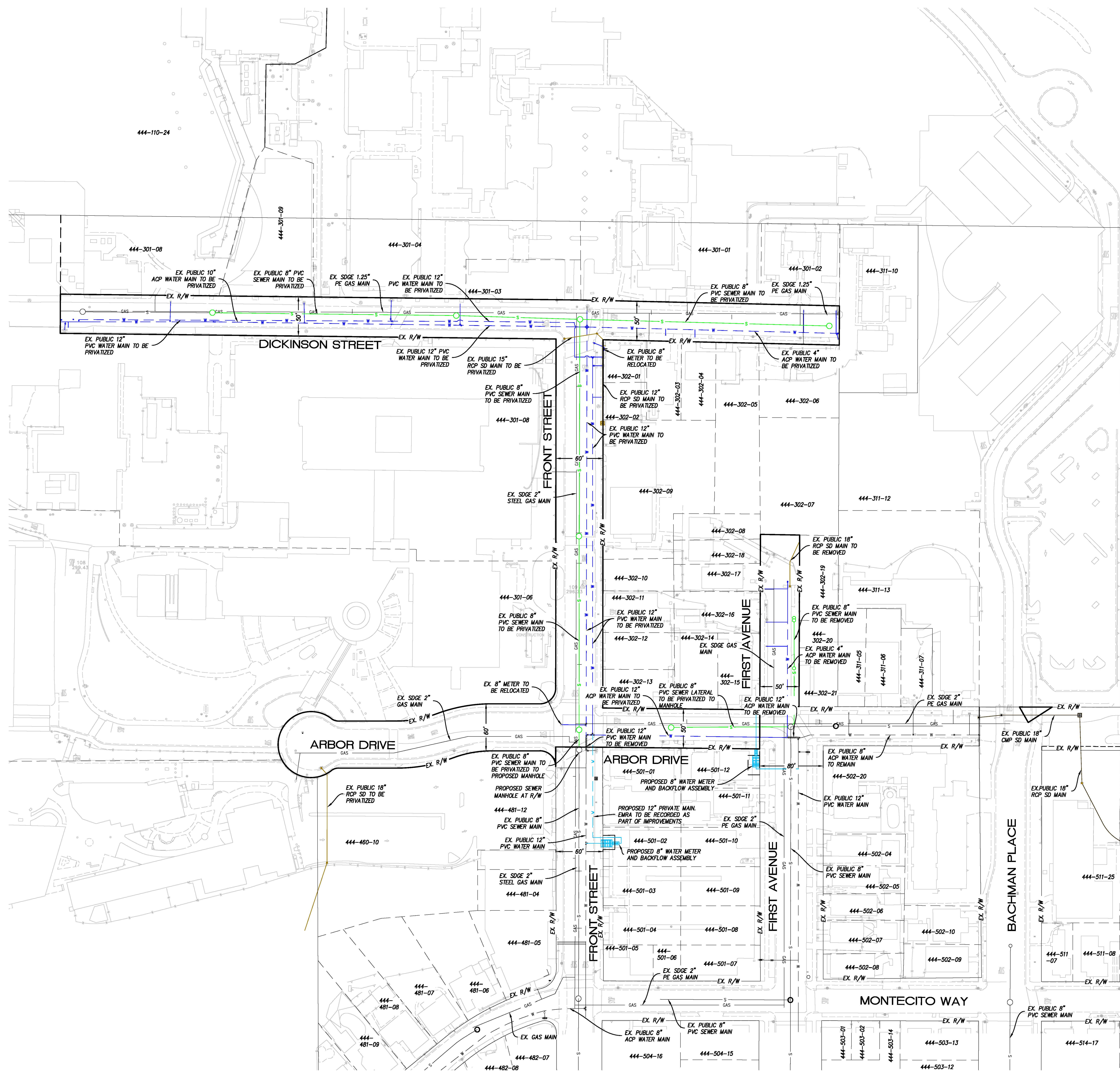
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- Revision 10: _____
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- Revision 7: _____
- Revision 6: _____
- Revision 5: 2021-06-30
- Revision 4: 2021-04-21
- Revision 3: 2021-01-21
- Revision 2: 2020-08-17
- Revision 1: 2020-04-28

ORIGINAL DATE: 11-06-2019

SHEET **4** OF **7**

PTS# 651975





LEGEND:

EXISTING RIGHT OF WAY	— EX. R/W
PROPOSED RIGHT OF WAY	— EX. R/W
LOT LINE	—
UTILITIES TO REMAIN UNDER EXISTING OWNERSHIP	— W —
PROPOSED WATER PIPE	— W —
WATER PIPE TO BE PRIVATIZED	— W —
SEWER PIPE TO BE PRIVATIZED	— S —
STORM DRAIN PIPE TO BE PRIVATIZED	— SD —
STORM DRAIN MANHOLE	○
STORM DRAIN CLEANOUT	○
CATCH BASIN	□
AREA DRAIN	□
HEADWALL	□
STORM DRAIN INLET	□
TRENCH DRAIN	□
WATER METER	□
BACKFLOW PREVENTOR	□
FIRE HYDRANT	□
WATERVALVE	□
PIV	□
FDC	○
SEWER MANHOLE	○
SEWER CLEANOUT	○

CONDITIONAL APPROVALS:

- PRIOR TO THE PRIVATIZATION OF THE CITY OF SAN DIEGO SEWER INFRASTRUCTURE, UC SAN DIEGO WILL INSTALL NEW SEWER MANHOLES AT THE BOUNDARY BETWEEN PUBLIC AND PRIVATE INFRASTRUCTURE.
 - SEWER INFRASTRUCTURE WITHIN FRONT STREET, DICKINSON STREET, AND PORTIONS OF ARBOR DRIVE (AS SHOWN ON THIS EXHIBIT) WILL BECOME PRIVATE, UPON THE INSTALLATION OF THE MANHOLES.
 - SEWER INFRASTRUCTURE WITHIN DICKINSON (EAST OF FRONT) AND FIRST (NORTH OF ARBOR) TO BE REMOVED (AS SHOWN ON THIS EXHIBIT).
 - PRIOR TO THE PRIVATIZATION OF THE DOMESTIC WATER INFRASTRUCTURE UC SAN DIEGO WILL REMOVE THE WATER METER ASSEMBLY AT THE INTERSECTION OF FRONT STREET AND DICKINSON STREET AND RE-INSTALL A NEW WATER METER ASSEMBLY AT THE SOUTHWEST INTERSECTION OF ARBOR DRIVE AND FIRST AVENUE.
 - PRIOR TO THE PRIVATIZATION OF THE DOMESTIC WATER INFRASTRUCTURE UC SAN DIEGO WILL REMOVE THE WATER METER ASSEMBLY AT ARBOR DRIVE AND RE-INSTALL A NEW METER MID BLOCK ON FRONT STREET.
 - DOMESTIC WATER INFRASTRUCTURE WITHIN FRONT STREET, DICKINSON STREET, AND ARBOR DRIVE (AS SHOWN ON THIS EXHIBIT) WILL BECOME PRIVATE, UPON THE INSTALLATION OF THE WATER METERS.
 - DOMESTIC WATER INFRASTRUCTURE WITHIN DICKINSON (EAST OF FRONT) AND FIRST (NORTH OF ARBOR) TO BE REMOVED (AS SHOWN ON THIS EXHIBIT).
 - PRIOR TO THE RECORDATION OF THE VACATION, THE APPLICANT SHALL ENTER INTO AN AGREEMENT TO INDEMNIFY, PROTECT, AND HOLD HARMLESS THE CITY AND ITS OFFICIALS AND EMPLOYEES FROM ANY AND ALL CLAIMS, DEMANDS, CAUSES OF ACTION, LIABILITY OR LOSS BECAUSE OF, OR ARISING OUT OF SURFACE DRAINAGE ENTERING INTO THE PROPERTY FROM THE RIGHT-OF-WAY.
- * NOTE - ALL CONVERSIONS OF PUBLIC IMPROVEMENTS TO PRIVATE, PUBLIC UTILITY REMOVALS, AND PUBLIC UTILITY MODIFICATIONS WILL BE PERFORMED THROUGH A SUBSEQUENT ENGINEERING PERMIT AND BOND. THIS EFFORT MAY BE PERFORMED IN SEQUENTIAL PHASES.
- ** NOTE - FIRE IS CURRENTLY PROVIDED TO EACH BUILDING THROUGH A COMBINED WATER/FIRE SERVICE. THESE EXISTING SERVICES WILL REMAIN THROUGH THE PRIVATIZATION. EACH INDIVIDUAL METER WILL BE REMOVED WITH THIS CREDIT BEING USED TO OFFSET THE INSTALLATION OF THE NEW METER(S) AT THE REVISED BOUNDARY OF PRIVATE V. PUBLIC.

PREPARED IN THE OFFICE OF: **latitude 33**
 PLANNING & ENGINEERING
 9868 HIBERT STREET, 2ND FLOOR, SAN DIEGO, CA 92121
 TEL 619.751.0633



MATTHEW J. SEMIC
 NO. 71075
 DATE 08-05-2021

PREPARED BY:
 NAME: LATITUDE 33 PLANNING AND ENGINEERING
 ADDRESS: 9868 HIBERT ST. 2ND FLOOR SAN DIEGO, CA 92121
 PHONE #: 619-751-0633
 FAX #: 619-751-0634

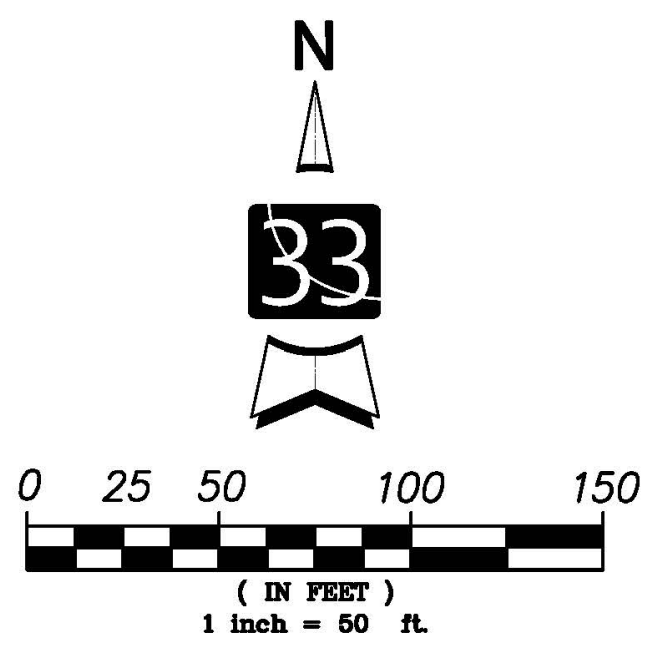
PROJECT ADDRESS:
200 W ARBOR DRIVE SAN DIEGO, CA 92103

PROJECT NAME:
UC SAN DIEGO HILLCREST RIGHT OF WAY VACATION

SAN DIEGO, CA
 SHEET TITLE:
PROPOSED UTILITY SITE PLAN

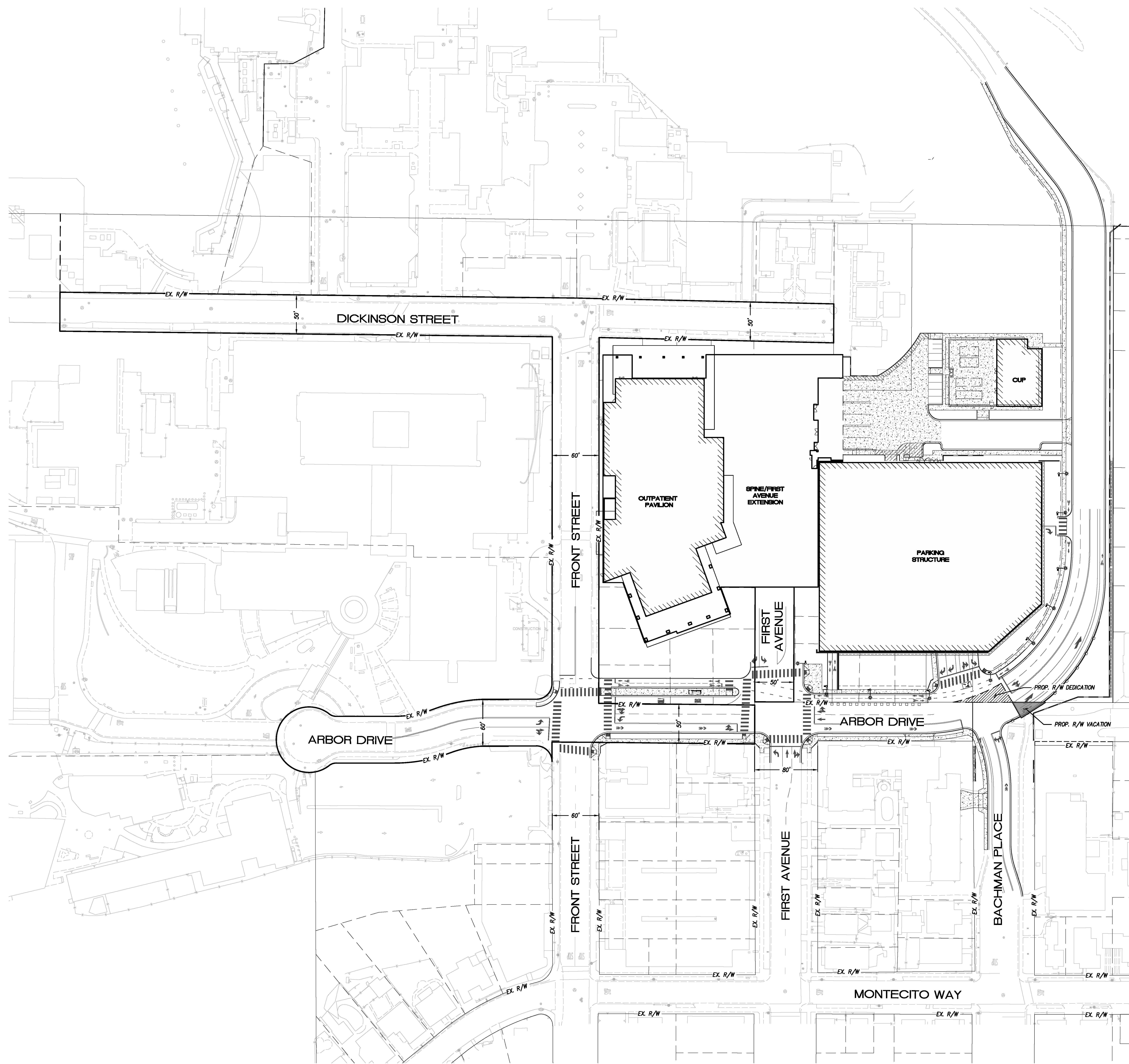
ORIGINAL DATE: 11-06-2019
 SHEET 5 OF 7

PTS# 651975



LEGEND:

EXISTING R/W	.....	EX. R/W	———
PROPOSED R/W	.....	EX. R/W	———
PROPOSED VACATION OF RIGHT OF WAY	.....	
PROPOSED DEDICATION OF RIGHT OF WAY	.....	
PROPOSED CURB RAMP	.....	
PROPOSED PEDESTRIAN SIDEWALK	.....	
PROPOSED 6" CURB	.....	
PROPOSED 6" TYPE-G CURB AND GUTTER	.....	



PREPARED IN THE OFFICE OF: **latitude 33**
 PLANNING & ENGINEERING
 9868 Hibert Street, 2nd Floor, San Diego, CA 92131
 Tel: 858-751-0633



MATTHEW J. SEMIC
 NO. 71075
 DATE: 08-05-2021

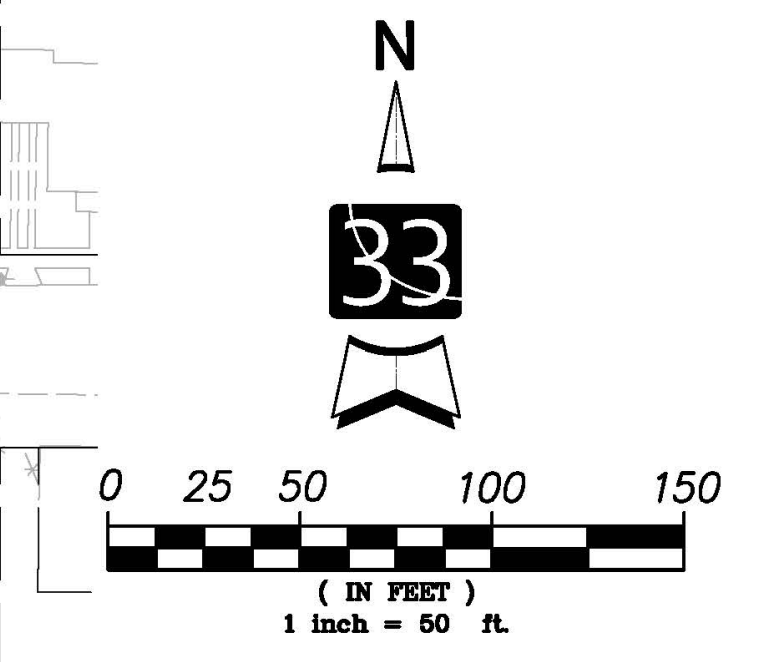
PREPARED BY:
 NAME: LATITUDE 33 PLANNING AND ENGINEERING
 ADDRESS: 9868 HIBERT ST.
2ND FLOOR
SAN DIEGO, CA 92131
 PHONE #: 858-751-0633
 FAX #: 858-751-0634

PROJECT ADDRESS:
200 W ARBOR DRIVE
SAN DIEGO, CA 92103
 PROJECT NAME:
UC SAN DIEGO HILLCREST
RIGHT OF WAY VACATION

SAN DIEGO, CA
 SHEET TITLE:
PROPOSED IMPROVEMENT SITE PLAN

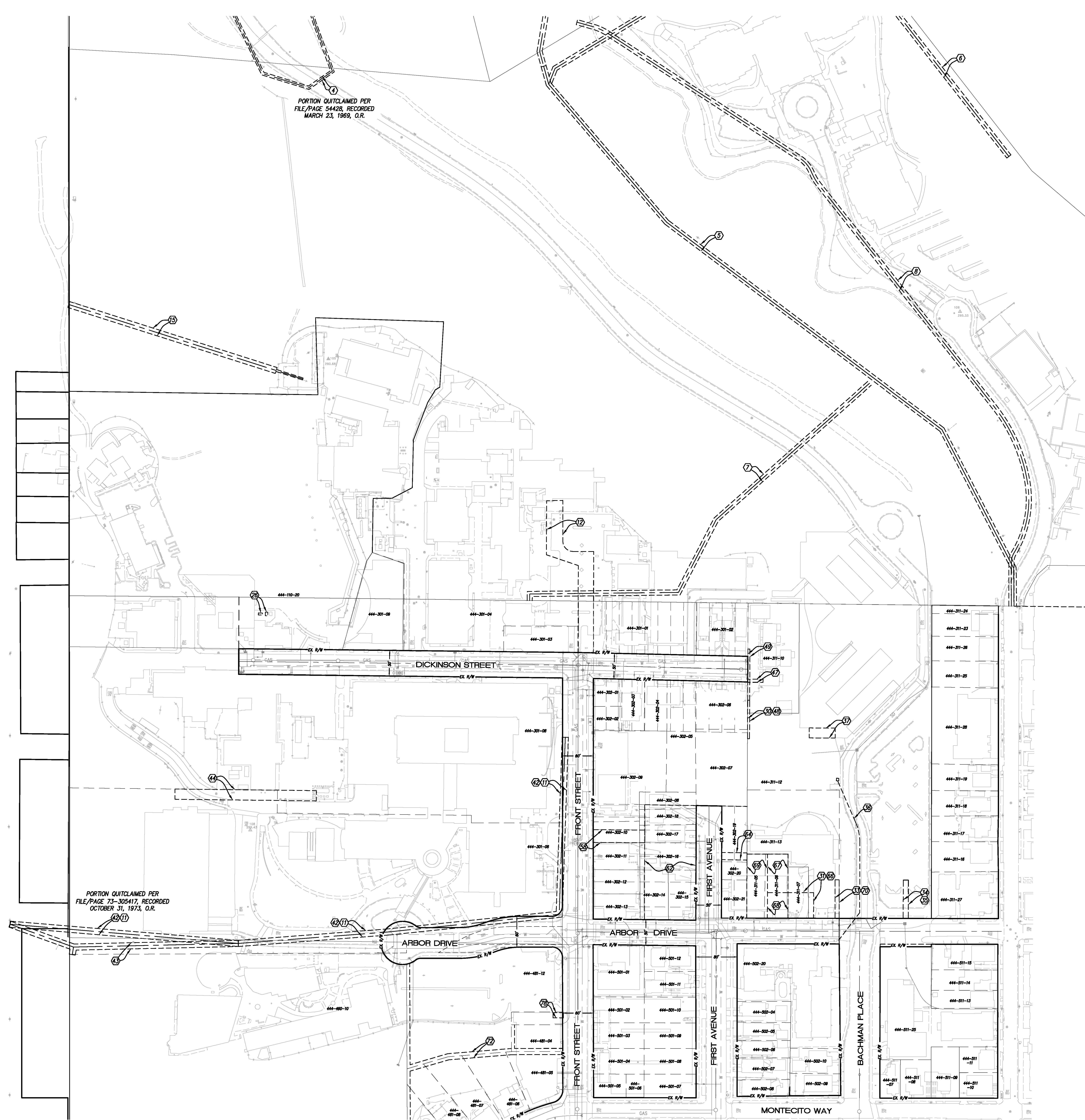
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Revision 2:	2020-08-17
Revision 1:	2020-04-28

ORIGINAL DATE: 11-06-2019
 SHEET **6** OF **7**



EXISTING EASEMENTS

- ② EASEMENT TO THE COUNTY FOR WATER IN DEED BOOK 3791, PAGES 93, RECORDED AUGUST 28, 1905, O.R. (NON-PLOTTABLE - EASEMENT IS WITHIN PUEBLO LOT 1118)
- ③ EASEMENT TO SD&E FOR GAS MAIN IN DEED BOOK 651, PAGE 244 RECORDED JUNE 3, 1914, O.R. (NON-PLOTTABLE - EASEMENT IS WITHIN PUEBLO LOTS 1118 AND 1119)
- ④ 6' EASEMENT TO CITY FOR SEWER IN DEED BOOK 1121, PAGES 258, RECORDED OCTOBER 07, 1925, O.R.
- ⑤ 10' EASEMENT TO SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR PUBLIC UTILITIES IN DEED BOOK 865, PAGE 55, RECORDED JANUARY 10, 1939, O.R.
- ⑥ 10' EASEMENT TO SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR POLES, ANCHORS AND CABLES IN DEED BOOK 952, PAGE 463, RECORDED NOVEMBER 21, 1939, O.R.
- ⑦ 10' EASEMENT TO SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR POLES, ANCHORS, BURIED CABLE, ETC. IN DEED BOOK 967, PAGE 474, RECORDED DECEMBER 15, 1939, O.R.
- ⑧ 10' EASEMENT TO PACIFIC TELEPHONE AND TELEGRAPH COMPANY FOR UNDERGROUND TELEPHONE, COMMUNICATIONS, ETC. IN DEED BOOK 6710, PAGE 55, RECORDED AUGUST 15, 1957, O.R.
- ⑨ 12' EASEMENT TO SD&E PER FILE/PAGE 21078 RECORDED FEBRUARY 06, 1961, O.R.
- ⑩ EASEMENT TO COUNTY OF SAN DIEGO FOR INGRESS AND EGRESS RESERVED PER FILE/PAGE 87198, RECORDED MAY 25, 1968, O.R.
- ⑪ 12' EASEMENT TO SD&E FOR LINE OF POLES PER FILE/PAGE 73-189816, RECORDED JANUARY 10, 1973, O.R.
- ⑫ EASEMENT TO SD&E FOR UNDERGROUND FACILITIES PER DOC. 84-28155, RECORDED JULY 25, 1984, O.R. (NON-PLOTTABLE - EASEMENT IS WITHIN PUEBLO LOT 1118)
- ⑬ EASEMENT TO SD&E FOR UNDERGROUND FACILITIES PER DOC. 87-440968, RECORDED AUGUST 5, 1987, O.R. (NON-PLOTTABLE - EASEMENT IS WITHIN PUEBLO LOT 1118)
- ⑭ EASEMENT TO SD&E FOR UNDERGROUND & COMMUNICATION FACILITIES PER DOC. 2005-1076116, RECORDED DECEMBER 15, 2005, O.R.
- ⑮ 4' EASEMENT TO SD&E FOR GAS PIPES IN DEED BOOK 1719, PAGE 241, RECORDED DECEMBER 13, 1929, O.R.
- ⑯ 4' EASEMENT TO THE CITY FOR SEWER IN BOOK 794, PAGE 463, RECORDED JULY 11, 1938, O.R.
- ⑰ 8' EASEMENT TO SD&E FOR SERVICE WIRES IN DEED BOOK 8549, PAGE 299, RECORDED APRIL 24, 1957, O.R.
- ⑱ 10' EASEMENT TO THE CITY FOR STORM DRAIN PER FILE/PAGE 16730, RECORDED JANUARY 28, 1963, O.R.
- ⑲ 10' EASEMENT RESERVED TO THE CITY FOR STORM DRAIN IN DEED TO UNIVERSITY PER DOC. 80-284233, RECORDED SEPTEMBER 04, 1980, O.R.
- ⑳ EASEMENT TO SD&E FOR UNDERGROUND FACILITIES PER DOC. 84-133625, RECORDED APRIL 12, 1984, O.R.
- ㉑ EASEMENT TO SD&E FOR METER ACCESS PER DOC. 84-133626, RECORDED APRIL 12, 1984, O.R.
- ㉒ 12' EASEMENT TO SD&E PER FILE/PAGE 21078, RECORDED FEBRUARY 06, 1961, O.R.
- ㉓ 12' EASEMENT TO SD&E PER FILE/PAGE 73-65146, RECORDED MARCH 13, 1973, O.R.
- ㉔ 20' EASEMENT RESERVED TO COUNTY OF SAN DIEGO FOR INGRESS AND EGRESS IN DEED TO UNIVERSITY PER DOC. 73-182160, RECORDED JULY 02, 1973, O.R.
- ㉕ 6' EASEMENT TO SD&E FOR POLES AND WIRES IN DEED BOOK 1659, PAGE 41, RECORDED JULY 03, 1929, O.R.
- ㉖ 4' EASEMENT TO SD&E FOR GAS PIPES IN DEED BOOK 1719, PAGE 241, RECORDED DECEMBER 13, 1929, O.R.
- ㉗ 4' EASEMENT TO SD&E FOR GAS PIPES IN DEED BOOK 1723, PAGE 171, RECORDED DECEMBER 13, 1929, O.R.
- ㉘ EASEMENT TO THE CITY FOR SEWER IN BOOK 996, PAGE 260, RECORDED AUGUST 05, 1924, O.R.
- ㉙ EASEMENT TO SD&E FOR UNDERGROUND FACILITIES PER DOC. 2004-543647, RECORDED JUNE 10, 2004, O.R.
- ㉚ EASEMENT TO THE CITY FOR SEWER IN BOOK 4132, PAGE 64, RECORDED JUNE 12, 1951, O.R.
- ㉛ EASEMENT TO CITY FOR SEWER IN DEED BOOK 708, PAGE 112, RECORDED APRIL 10, 1916, O.R. (NON-PLOTTABLE - DESCRIPTION IS ILLEGIBLE)
- ㉜ 4' EASEMENT TO THE CITY FOR SEWER IN BOOK 794, PAGE 463, RECORDED JULY 11, 1938, O.R.
- ㉝ EASEMENT TO THE CITY FOR SEWER IN BOOK 841, PAGE 35, RECORDED DECEMBER 16, 1920, O.R.
- ㉞ 4' EASEMENT TO THE CITY FOR SEWER IN BOOK 780, PAGE 436, RECORDED JULY 11, 1938, O.R.
- ㉟ 4' EASEMENT TO THE CITY FOR SEWER IN BOOK 793, PAGE 499, RECORDED JULY 11, 1938, O.R.
- ㊱ 8' EASEMENT TO SD&E FOR SERVICE WIRES IN DEED BOOK 8549, PAGE 299, RECORDED APRIL 24, 1957, O.R.
- ㊲ 6' EASEMENT TO CITY OF SAN DIEGO PER MAP NO. 2244.
- ㊳ EASEMENT TO SD&E FOR UTILITY FACILITIES PER DOC. 89-187716, RECORDED APRIL 11, 1989, O.R.



PREPARED IN THE OFFICE OF: **latitude 33**
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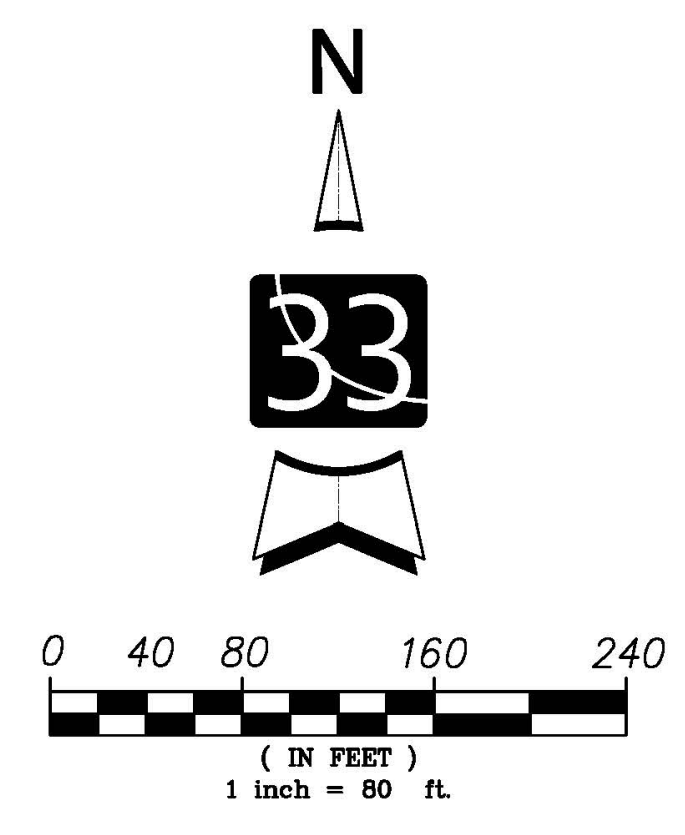
MATTHEW J. SEMIC NO. 71075 DATE 08-05-2021

PREPARED BY: LATITUDE 33 PLANNING AND ENGINEERING
 ADDRESS: 9868 HIBERT ST. 2ND FLOOR SAN DIEGO, CA 92131
 PHONE #: 858-751-0633
 FAX #: 858-751-0634

PROJECT ADDRESS: 200 W ARBOR DRIVE SAN DIEGO, CA 92103
 PROJECT NAME: UC SAN DIEGO HILLCREST RIGHT OF WAY VACATION

SAN DIEGO, CA
 SHEET TITLE: EXISTING EASEMENTS
 SHEET 7 OF 7
 PLS# 651975

Revision 14:	_____
Revision 13:	_____
Revision 12:	_____
Revision 11:	_____
Revision 10:	_____
Revision 9:	_____
Revision 8:	_____
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Revision 5:	2021-06-30
Revision 4:	2021-04-21
Revision 3:	2021-01-21
Revision 2:	2020-08-17
Revision 1:	2020-04-28



PLANNING COMMISSION INITIATION APPROVAL RESOLUTION

PLANNING COMMISSION RESOLUTION NO. 5090-PC

INITIATING AN AMENDMENT TO THE Uptown Community Plan to remove a portion of Front Street, between Montecito Way and Dickinson Street, from the Community Plan Street Classification Network.

WHEREAS, on June 4, 2020 the Planning Commission of the City of San Diego held a public hearing to consider a request to amend the Uptown Community Plan to remove a portion of Front Street, between Montecito Way and Dickinson Street, from the Community Plan Street Classification Network.

WHEREAS the 2008 General Plan will be amended as the Uptown Community Plan is a component of the adopted general plan; and

WHEREAS, the Planning Commission considered Report No. PC-20-030 as well as all maps, exhibits, evidence and testimony; NOW, THEREFORE,

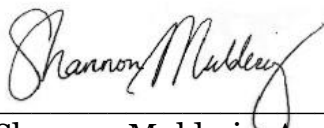
BE IT RESOLVED, by the Planning Commission of the City of San Diego that it hereby initiates the requested Community Plan and General Plan Amendment based on its compliance with the initiation criteria found in policy LU-D.10 of the Land Use Element of the General Plan and specifically addressed in Report No. PC-20-030; and

BE IT FURTHER RESOLVED that the Planning Commission directs staff to consider and address the following issues as identified in Report No. PC-20-030:

- the effects of the right-of-way vacation on the vehicular, transit, pedestrian, and bicycle circulation network; and
- ensure an agreement with the First Unitarian Universalist Church of San Diego is secured, allowing the Church to maintain access to their property.

BE IT FURTHER RESOLVED that the Planning Commission approved a motion to approve staff's recommendation to approve the initiation of the Community Plan Amendment process.

BE IT FURTHER RESOLVED, that this initiation does not constitute an endorsement of a project proposal. This action allows the future development project to become a complete submittal and will allow staff analysis to proceed.



Shannon Mulderig, Associate Planner

Initiated: June 4, 2020

By a vote of: 7-0-0

Community Plan Initiation Responses

On June 4, 2020, the Planning Commission approved Resolution No. 5090-PC, which authorized initiating an amendment to the Uptown Community Plan to remove approximately 900 feet in length of Front Street, between Montecito Way and Dickinson Street, from the Community Plan Street Classification Network, so the street may be privatized to implement the Long Range Development Plan (LRDP) for UC San Diego's Hillcrest Campus. This action allowed the proposal to be submitted to the City for further review and analysis. The following section provides responses and analysis to the land use issues identified by staff and the Planning Commission at the public hearing that took place for the General/Community Plan Amendment Initiation:

1. Effects of the right-of-way vacation on the vehicular, transit, pedestrian, and bicycle circulation network;

The street vacation is necessary to implement the LRDP for UC San Diego's Hillcrest Campus, which seeks to implement a variety of multi-modal improvements that aim to reduce congestion and increase travel choices consistent with the General Plan and Uptown Community Plan Mobility Elements.

The LRDP calls for moving primary vehicular circulation to the outer rim of the mesa and leaving the core of the campus preserved for pedestrian and micro-mobility forms of travel, such as bicycles and scooters. Front Street, north of Arbor Drive, would be transformed into a welcoming open space park with a meandering pedestrian pathway. Dickinson Street would become a pedestrian and bicycle priority route with potential emergency-only access. An extension of First Avenue, north of Arbor Drive, would allow two-way traffic along the edge of the mesa towards the hospital entrance to simplify the arrival experience. The existing bus stop located at Front Street and Arbor Drive would remain, continuing to provide transit service to the area. In addition, a shuttle run by UC San Diego would continue to provide service between the La Jolla and Hillcrest campuses. Therefore, the circulation network will continue to accommodate vehicular and multi-modal access to the area. The street vacation will allow for enhanced pedestrian and bicycle infrastructure as well as additional recreational open space consistent with the circulation plan outlined in the approved LRDP.

2. Ensure an agreement with the First Unitarian Universalist Church of San Diego is secured, allowing the Church to maintain access to their property.

The applicant has secured a reciprocal access agreement with the First Universalist Church of San Diego to ensure access to Arbor Drive in perpetuity. The Church is in favor of the street vacation and has issued a letter of support (Attachment 15).



First Unitarian Universalist Church of San Diego

Rev. Kathleen Owens, Lead Minister
Rev. Tania Márquez, Assistant Minister
Rev. Jim Grant and Rev. Lõne Broussard, Affiliate Ministers
Robie Evans, Director of Operations

May 17, 2021

SUBJECT: Letter of Support for UCSD's Vacation of Public Right-of-Way

To Whom It May Concern:

The First Unitarian Universalist Church would like to express our support for the UCSD street vacation project. UCSD has informed us of their intention to privatize the streets in the area and have assured us that access to our property from Arbor Drive will be maintained through a reciprocal access agreement. We understand that this agreement would be recorded against the title of both our property and UCSD's property to ensure access to Arbor Drive in perpetuity. In addition, we understand that we would have continued and uninterrupted utility service throughout the process. Based on these assurances, from our perspective, this project would not result in any changes to how our church operates. UCSD has been a strong community partner and done an excellent job of notifying us and ensuring that this project will not result in any disruptions to our church services.

Sincerely,

Robie Evans
Director of Operations

ACKNOWLEDGEMENT

State of California
County of San Diego

On May 18, 2021 before me, Juan J. Pena

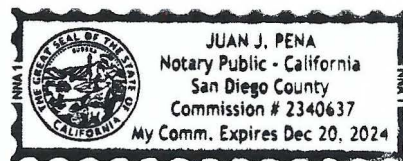
Personally appeared Robie Evans

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Juan J. Pena (Seal)





UPTOWN PLANNERS

Uptown Community Planning Group Meeting
June 1, 2021
MINUTES

In attendance: Bill Ellig, Bill Smith, Bob Daniel, Brer Marsh, Clint Daniels, Dennis Seisun, Gail Friedt, Matt Medeiros, Roy Dahl, Stephen Cline, Stuart McGraw, Tom Mullaney, Michael Brennan, Soheil Nakshab

Absent: N/A

- I. Introductions
 - a. Introductions
Completed
 - b. Adoption of Agenda and Rules of Order
Motion by Dahl / Second by Daniels
Vote: Unanimous Approval
 - c. Approval of Meeting Minutes
March / April 2021 Approval
Motion by Daniels / Second by Daniel
Vote: Unanimous Approval
 - d. CPC Update
No Uptown representative at prior CPC meeting
 - e. Treasurer Report
Presentation by Roy Dahl
Bills for
 - \$25.16 Website
 - \$179.88 Printing
 - \$14.99 ZoomLeaves (\$69.38) in the Uptown account

If there are additional expenses we expect to incur (election), please let Roy know for City Reimbursement

II. Representatives of Elected Officials

- Barb Cosio Moreno (Atkins)
Sacramento Update:
 - State Budget Update
 - Major Investments
 - Provided updates from the Pro Tem on legislative session
 - barbara.cosiomoreno@sen.ca.gov

III. Public Comment

- Muska Laiq (Planner Naval Base Pt Loma)
 - Announcement of the issuance of the Navwar EIS
 - Encouraged folks to submit comments
 - Muska Laiq (Naval Base Point Loma)
Community Planning Liaison Officer
Muska.laiq@navy.mil
- Mat Wahlstrom
 - Did not receive an email notification of agenda posting

IV. Action Items

1. Revisiting Action Items from December 2020 Agenda
 - Must revisit due to Brown Act concerns over the agenda posting 72 hours in advance
 - Chair read the sub-items from the agenda
 - (Public Comment) Mat Wahlstrom: Has there been any D3 mtgs?
 - Dennis Seisun: What is the timing of the agenda release
 - Tom Mullaney: Friendly amendment noting Matt Medeiros replaced Michael Brennan on the Election Committee
 - Motion: Daniels / Seison (Unanimous)

3. Hillcrest Senior Affordable Housing Development
 - Keegan Flaherty: Provided an overview of the project via a PowerPoint presentation
 - Current Use: Church, Preschool and Parking Lot
 - Target Market: Seniors at 30 percent - 60 percent AMI
 - Nakshab: Limit Public Comment to 2 Minutes
 - (Kyle) Amdahl Design: Can the public space be moved to face the street?
 - Helen Rowe Allen:
 - Concern with the terminology of elderly. Thinks its divisive.
 - Are congregants given preference?
 - Mary Brown: Who will be the owner of the site once its development?
 - Oscar Tavera:
 - Compliment to the design, fits well into the location, integrates well with the community.
 - Nice job on the affordable aspects (Uptown needs these type of units)
 - Chris (Laptop 13): Do the rents remain static while the person is living in the unit?
 - Ben Nicholls: Register support for project. A good complimentary aspect with the Farmers Market?

- Keegan Flaherty
 - Responded to Public Comment:
 - Design: Desire to separate the commercial and residential spaces
 - Ownership: Church owns ground floor. Developer will own upper residential space.

- Rents: Adjust with State and Federal guidelines on an annual basis
- Dennis Seisun
 - Thank you for addressing the need of affordable housing in the community.
- Tom Mullaney
 - What is on the site now? (At grade parking lot and preschool)
 - Questions about the costs of the project.
- Brer Marsh
 - Questions about the design
 - Encouragement to come to design review
 - Great project
 - Consider moving the driveway to the alley
- Gail Friedt
 - Support for the project
- Bill Ellig
 - Thank you for the presentation
 - Have you possibly considered a design that allows for more units (taller)
 - Constrained by the financing needs
- Bob Daniel
 - Wholeheartedly endorse the project
- Clint Daniels
 - If you can do more, do more on the site
 - Project made possible to by tax credits and affordable housing grants
- Matt Medeiros
 - Support for the project
 - If you can do more, do more on the site
- Michael Brennan
 - This type of project is needed
 - The design committee review would be great
 - If possible, get the driveway into the alley would be an asset
- Soheil Nakshab
 - Don't build parking, its expensive
 - Those parking dollars could be towards more housing

Daniels / Medeiros for support letter: Unanimous (Brer Marsh - Potential Conflict of Interest)

4. Project 651975 Review

- Presentation from UCSD (Camille Passon (Latitude 33) and David Mier, UCSD)
- (Public) Mat Wahlstrom:
 - Normally against a street vacation, but this is for the public good
 - Add more BMI housing to the project in exchange for vacation
- (Public) Michael Donovan:
 - How will the disruptions be managed?
- Robert Clossin
 - 1,000 units of housing
- Kyle Boyce (Project Engineering)

- Clint Daniels
 - Question about project extents on Front Street being North of Arbor

- Tom Mullaney
 - Questions about public access on Arbor Drive

- Motion by Matt Medeiros / Bill Ellig (w/ admendment on vacation extents for Front Street only north of Arbor)
 - (Yea) Bill Ellig
 - (Yea) Bill Smith
 - (Yea) Bob Daniel
 - (Yea) Brer Marsh
 - (Yea) Clint Daniels
 - (Yea) Dennis Seisun
 - (Yea) Gail Freidt
 - (Yea) Matt Medeiros
 - (Yea) Michael Brennan
 - (Yea) Roy Dahl
 - (Abstain) Soheil Nakshab
 - (Yea) Stephen Cline
 - (Yea) Stuart McGraw
 - (Nay) Tom Mulaney

- Amendment for Permenant Easement (Motion by Mullaney / Seison)
 - (Nay) Bill Ellig
 - (Nay) Bill Smith
 - (Nay) Bob Daniel
 - (Nay) Brer Marsh
 - (Nay) Clint Daniels
 - (Yea) Dennis Seisun
 - (Nay) Gail Freidt
 - (Nay) Matt Medeiros
 - (Nay) Michael Brennan
 - (Nay) Roy Dahl
 - (Astain) Soheil Nakshab
 - (Nay) Stephen Cline
 - (Yea) Stuart McGraw
 - (Yea) Tom Mulaney

- 2. Uptown Election Information
 - Presentation from Steve Cline

 - Mary McKenzie
 - Consider adding morning hours for voting
 - No online voting?
 - Attendance: Can we go and look at online meeting records?
 - How will we publicize the event?

 - Oscar Taveras
 - Thank you to the election committee
 - Advocate eliminating attendance requirements
 - Advocate for electronic submission of votes (potentially via email)

 - Mat Wahlstrom
 - Just an aside: July is one of the two months (besides January) that we do not have

regular meetings. That's why (as Mary McKenzie mentioned) there needs efforts to get the word out.

- Can you name all the currently recognized candidates?
- Want to ensure all lists of pre-registration are *not* made available to any candidates or slate, and request that there be a clear chain of custody for this data.

- Tom Mullaney
 - The board chair cannot cancel a meeting
 - No publicly noticed election committee meeting
 - Wants presentation for clarity

- Gail Freidt
 - Has the banner. Not sure about the map.

- Dennis Seison
 - Thank you to the election subcommittee members
 - No steps to deliberately affect the results of the election.

- Bill Smith
 - This is good work and a delay will not set a good precedent
 - This should move forward.

- Matt Medeiros
 - Morning is fine, we need volunteers though.

- Bob Daniel
 - Added clarification on business owner
 - We tried to give people choices
 - We did our best
 -

Motion: Election July 6, 2021 (Superceding April Agenda Item Election Date)
(Cline / Medieros)

- (Yea) Bill Ellig
- (Yea) Bill Smith
- (Yea) Bob Daniel
- (Yea) Brer Marsh
- (Yea) Clint Daniels
- (Yea) Dennis Seisun
- (Yea) Gail Freidt
- (Yea) Matt Medeiros
- (Yea) Michael Brennan
- (Yea) Roy Dahl
- (Abstain) Soheil Nakshab
- (Yea) Stephen Cline
- (Yea) Stuart McGraw
- (Yea) Tom Mulaney

Motion: Voting Procedures / Three Dates / Registration / Votes Opened On July 6
(Cline / Freidt)

- X Bill Ellig
- X Bill Smith
- X Bob Daniel
- X Brer Marsh
- X Clint Daniels
- X Dennis Seisun

X Gail Freidt
X Matt Medeiros
X Michael Brennan
X Roy Dahl
(Abstain) Soheil Nakshab
X Stephen Cline
X Stuart McGraw
X Tom Mulaney

V. Information Item

1. Letters of Support - AFC Half Marathon

Helen Rowe Allen: Great run, great course, I've done it. Uptown should support this.

- Motion: Seison / Freidt

X Bill Ellig
X Bill Smith
X Bob Daniel
X Brer Marsh
X Clint Daniels
X Dennis Seisun
X Gail Freidt
X Matt Medeiros
X Michael Brennan
X Roy Dahl
(Abstain) Soheil Nakshab
X Stephen Cline
X Stuart McGraw
X Tom Mulaney


VI. Public Presentations

1. Pedestrian / Bicycle Bridge Over Florida Canyon

Presentation by Hunter Ruthrauff

Submit comments online if you have them.

2. Redwood / Union Stop Street

	<p>City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000</p>	<h1 style="margin:0;">Ownership Disclosure Statement</h1>	<p>FORM DS-318</p> <p>October 2017</p>
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Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment - Other _____

Project Title: UCSD Hillcrest Community Plan Amendment Initiation **Project No. For City Use Only:** 651975
Project Address: 200 W Arbor Drive, San Diego, CA

Specify Form of Ownership/Legal Status (please check):
 Corporation Limited Liability -or- General - What State? CA Corporate Identification No. _____
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner
Name of Individual: Regents of the University of California Owner Tenant/Lessee Successor Agency
Street Address: 1111 Franklin St.
City: Oakland State: CA Zip: 94607
Phone No.: 858-534-1427 Fax No.: _____ Email: jgraham@ucsd.edu
Signature: *Jeff W. Graham* Date: 8/10/2021
Additional pages Attached: Yes No

Applicant
Name of Individual: Latitude 33 on behalf of Regents of the University of California Owner Tenant/Lessee Successor Agency
Street Address: 9968 Hibert St. (2nd Floor)
City: San Diego State: CA Zip: 92131
Phone No.: 619-992-3217 Fax No.: _____ Email: kyle.boyce@latitude33.com
Signature: *Kyle Boyce* Date: _____
Additional pages Attached: Yes No

Other Financially Interested Persons
Name of Individual: _____ Owner Tenant/Lessee Successor Agency
Street Address: _____
City: _____ State: _____ Zip: _____
Phone No.: _____ Fax No.: _____ Email: _____
Signature: _____ Date: _____
Additional pages Attached: Yes No