UNIVERSITY OF CALIFORNIA

FINAL INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Project Name: J. Craig Venter Institute
UCSD Project Number: 968434
University of California, San Diego

June 28, 2007

Prepared by:

HELIX Environmental Planning Inc.
7578 El Cajon Boulevard, Suite 200
La Mesa, CA 91941

Prepared for:

University of California, San Diego
Physical Planning
9500 Gilman Drive, Mail Code 0074
La Jolla, CA 92093-0965

This statement is prepared in
compliance with the
California Environmental Quality Act

NOTE TO REVIEWERS OF THE FINAL TIERED INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

The Draft Tiered Initial Study (IS) and Mitigated Negative Declaration (MND) for the J. Craig Venter Institute project was circulated for public review from May 10, 2007 to June 8, 2007 (SCH No. 2007051059). Agencies, organizations/special interest groups and individuals submitting comments on the project are listed below, organized by category.

LETTER DESIGNATION	FEDERAL AGENCIES	ADDRESS
A	Marine Corps Air Station Miramar	P.O. Box 452000 San Diego, CA 92145
	STATE AGENCIES	**ADDRESS**
B	Public Utilities Commission	320 West 4th Street, Suite 500 Los Angeles, CA 90013
C	Department of Fish and Game	4949 Viewridge Avenue San Diego, CA 92123
	COUNTY, CITY, AND OTHER LOCAL AGENCIES	**ADDRESS**
D	City of San Diego	1222 First Avenue, MS501 San Diego, CA 92101
	ORGANIZATIONS	**ADDRESS**
E	San Diego County Archaeological Society	P.O. Box 81106 San Diego, CA 92138
	INDIVIDUALS	**ADDRESS**
F	Sherri Lightner	8551 La Jolla Shores Drive La Jolla, CA 92037
G, H	Tim Lucas	8152 Calle del Cielo La Jolla, CA 92037
I	Maarten Chrispeels	9500 Gilman Drive La Jolla, CA 92093
J	Steven Hillyard	9500 Gilman Drive La Jolla, CA 92093

	ORGANIZATIONS (Cont.)	ADDRESS
K	Pat Granger	8854 Robinhood Lane La Jolla, CA 92037
L	Gabrielle Goodman	8765 Glenwick Lane La Jolla, CA 92037
M	Courtney Ann Coyle	1609 Soledad Avenue La Jolla, CA 92037
N	Jean F. Krase	2750 Bordeaux Avenue La Jolla, CA 92037

These letters are located immediately following this page with responses to comments subsequently following. In accordance with Section 15097 of the State CEQA Guidelines, a Mitigation Monitoring and Reporting Program (MMRP) has been prepared for the proposed project. The MMRP is included as Appendix F of this final document.

The City of San Diego Transportation Planning Division of the Development Services Department provided direction that required minor modifications to an early draft of the Venter Institute Site Access Study that was the basis of the analysis in the Draft IS/MND. As a result, UCSD's traffic consultant produced a revised traffic study that updated the methodology for calculating turn-pocket queues and sight distances. In the updated study (Fehr & Peers, May 10, 2007), the calculated queue distance for the Torrey Pines Road/La Jolla Village Drive westbound right-turn pocket increased from 490 feet to 580 feet and the sight distance calculation at the project access triggered a larger red-curbing requirement along Torrey Pines Road (i.e., an increase from 100 feet to 210 feet). The increased red-curb requirement eliminated the need to trim trees to facilitate the sight distance requirements (required in Project-specific Measure T-3) and reduced the amount of street parking by an additional seven spaces. These changes do not affect the conclusions reached in the Draft IS/MND and have been incorporated in the Final IS/MND. The updated study is an appendix to the Final IS/MND that is on file with the UCSD Physical Planning Office.

UNITED STATES MARINE CORPS
MARINE CORPS AIR STATION
P.O. BOX 452000
SAN DIEGO, CA 92145-2000

11103
CP&L/968434
May 22, 2007

PHYSICAL PLANNING OFFICE
MAY 28 2007
RECEIVED

UCSD PHYSICAL PLANNING
ATTN CATHERINE PRESMYK
9500 GILMAN DRIVE, MC 0074
LA JOLLA CA 92093-0074

RE: UNIVERSITY OF CALIFORNIA, SAN DIEGO; J. CRAIG VENTER INSTITUTE, PN 968434, APN 344-120-01

Dear Ms. Presmyk,

This is in response to the draft mitigated negative declaration notice of availability letter dated May 9, 2007, which addresses scientific research construction within the La Jolla community area.

A1

The proposed site is contained within the "MCAS Miramar AICUZ Study Area" identified in the 2005 Air Installations Compatible Use Zones (AICUZ) Update for Marine Corps Air Station (MCAS) Miramar. This area will be affected by operations of military fixed and rotary-wing aircraft transiting to and from MCAS Miramar. The project is located outside of the 60+ dB Community Noise Equivalent Level (CNEL) noise contours and accident potential zones (APZ). The proposed project is consistent with AICUZ land use compatibility guidelines for Miramar operations.

Occupants will routinely see and hear fixed and rotary-wing aircraft and experience varying degrees of noise and vibration. Consequently, we are recommending full disclosure of noise and visual impacts to all initial and subsequent purchasers, lessees, or other potential occupants.

Normal hours of operation at MCAS Miramar are as follows:

Monday through Thursday	7:00 a.m. to 12:00 midnight
Friday	7:00 a.m. to 6:00 p.m.
Saturday, Sunday, Holidays	8:00 a.m. to 6:00 p.m.

MCAS Miramar is a master air station, and as such, can operate 24 hours per day, 7 days per week. Fiscal and manpower constraints, as well as efforts to reduce the noise impacts of our operations

A1 The project site is located approximately 5.5 miles southwest of MCAS Miramar. The nearest flight route associated with MCAS is known as the Seawolf Departure Corridor, approximately 2.5 miles north of the project site. The UCSD campus is currently subject to periodic overflights by military aircraft, and this condition is expected to continue in the future. Although people residing or working on campus would be exposed to noise from aircraft, flights near campus are not low enough or frequent enough to create significant vibration impacts, and noise associated with overflight activities would constitute only a nuisance. The nuisance level is proportional to how well the overflights stay within designated flight corridors. UCSD recognizes that overflights sometimes stray from the Seawolf Departure Corridor and enter into airspace over the campus. UCSD would like to encourage flight patterns to remain within the designated flight corridor and avoid airspace over the campus, to the extent possible, per the commitment made when the campus site was initially selected and as documented in an August 1958 letter to then U.C. President Clark Kerr from C.C. Hartman, Rear Admiral, U.S. Navy.

11103
CP&L/968434
May 22, 2007

A1 cont.

on the surrounding community, impose the above hours of operation. Circumstances frequently arise which require an extension of these operating hours.

Thank you for the opportunity to review this land use proposal. If we may be of any further assistance, please contact Mr. Juan Lias at (858) 577-6603.

Sincerely,

C. L. THORNTON
Community Plans and Liaison Officer
By direction of the Commanding Officer

Copy to:
La Jolla Community Planning Association, Chair, Tim Golba
University Community Planning Group, Chair, Linda Colley

STATE OF CALIFORNIA ARNOLD SCHWARZENEGGER, *Governor*

PUBLIC UTILITIES COMMISSION
320 WEST 4TH STREET, SUITE 500
LOS ANGELES, CA 90013

PHYSICAL
PLANNING OFFICE

JUN 07 2007

RECEIVED

June 5, 2007

Catherine Presmyk
University of California, San Diego
9500 Gilman Drive, Mail Code 0074
La Jolla, CA 92093-0074

Dear Ms. Presmyk:

Re: SCH# 2007051059; Venter Institute

B1 As the state agency responsible for rail safety within California, we recommend that the development project planned near the North County Transit District right-of-way be planned with the safety of the rail corridor in mind. The new development at Torrey Pines Road and La Jolla Village Drive (lat= 32.870108, long =-117.242242) may increase traffic volumes not only on streets and at intersections, but also at at-grade highway-rail crossings. This includes considering pedestrian circulation patterns/destinations with respect to railroad right-of-way. Commission staff is particularly concerned with increased congestion at the nearby grade crossing at Genesee Avenue (DOT 026843E, lat= 32.861691, long = -117.210742).

Safety factors to consider include, but are not limited to, the planning for grade separations for major thoroughfares, improvements to existing at-grade highway-rail crossings due to increase in traffic volumes and appropriate fencing to limit the access of trespassers onto the railroad right-of-way.

The above-mentioned safety improvements should be considered when approval is sought for the new developments. Working with Commission staff early in the conceptual design phase will help improve the safety to motorists and pedestrians in the City.

Please advise us on the status of the future development projects. If you have any questions in this matter, please contact me at (213) 576-7078 or at rxm@cpuc.ca.gov.

Sincerely,

Rosa Muñoz, PE
Utilities Engineer
Rail Crossings Engineering Section
Consumer Protection & Safety Division

C: Keith Kranda, NCTD

B1 There are no railroad crossings within the vicinity of the proposed project. The project site is approximately 2.0 miles from the referenced railroad crossing at Genesee Avenue, which is a grade-separated crossing (i.e., the railroad passes beneath Genesee Avenue). Thus, the proposed project would not interfere with railroad activities, and safety improvements recommended for railroad crossings would not apply to the proposed project.

JUN-11-2007 16:41 STATE CLEARINGHOUSE P.003

State of California ~ The Resources Agency ARNOLD SCHWARZENEGGER, *Governor*

DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
South Coast Region
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201

RECEIVED
JUN 8 2007
STATE CLEARING HOUSE

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June 8, 2007

Ms. Catherine Presmyk
UCSD Physical Planning
9500 Gilman Drive, MC 0074
La Jolla, California 92093-0074

Subject: Comments on the Draft Mitigated Negative Declaration for the J. Craig Venter Institute, University of California, San Diego, San Diego County, California (UCSD Project No. 968434; SCH No. 2007051059)

Dear Ms. Presmyk:

The California Department of Fish and Game (Department) has reviewed the above-referenced draft Mitigated Negative Declaration (MND), dated May 9, 2007. We have some concerns regarding mitigation proposed to offset project-related impacts. The comments provided herein are based on the information provided in the draft MND and supporting documentation, our knowledge of sensitive and declining vegetation communities in San Diego County (County), and our participation in regional conservation planning efforts.

The Department is a Trustee Agency and a Responsible Agency pursuant to the California Environmental Quality Act (CEQA) and is responsible for ensuring appropriate conservation of fish and wildlife resources including rare, threatened, and endangered plant and animal species, pursuant to the California Endangered Species Act (CESA) and other sections of the California Fish and Game Code. The Department also administers the Natural Community Conservation Planning (NCCP) program. The University of California, San Diego (UCSD) is not currently participating in the NCCP program.

The proposed project is on a 1.9-acre site within the Upper Mesa neighborhood of the Scripps Institution of Oceanography (SIO) portion of the UCSD campus. The project site is located approximately 350 feet south of the intersection of North Torrey Pines Road/La Jolla Village Drive and Torrey Pines Road, north of Allen Field, a City of San Diego recreation field.

The Venter Institute is proposing to construct a 45,000 sq. ft. research institute for the J. Craig Venter Institute (Venter Institute), a private, Maryland based institute with programs involving the UCSD campus and its researchers. The structure would house laboratory/research space, support space, dining, fitness, and conference facilities. The project design is highly sustainable through the use of high performance architecture, low energy systems, renewable power (solar

and wind), sustainable landscape, and water conservation. The proposed project would be constructed/operated by the Venter Institute under a long-term (i.e., 52 years) lease to the Regents of the University of California.

The environmental analysis for the Venter Institute project is tiered from the UCSD 2004 Long Range Development Plan (LRDP) Environmental Impact Report (EIR; SCH No. 2003081023). The 2004 LRDP EIR analyzed full implementation of uses allowed under the 2004 LRDP. The current project-level MND incorporates by reference the discussions in the Program EIR. Helix Environmental Planning, Inc. (Helix) prepared a project-specific biological letter report, dated May 8, 2007, to update prior mapping and evaluate project-specific impacts.

The 1.9-acre project site supports non-native grassland. Off-site areas support southern maritime chaparral, Diegan coastal sage scrub, non-native grassland, eucalyptus woodland, and developed land. The only sensitive species (plant or animal) detected on site was Torrey pine (*Pinus torreyana* ssp. *torreyana*) which was planted as a landscape ornamental along the eastern border of the site in the roadway setback to Torrey Pines Road. In 2001, a coastal California gnatcatcher (*Polioptila californica californica*; gnatcatcher) was observed within 800 feet of the project site; none was detected on site in 2007.

The proposed project would result in the permanent removal of approximately 2.2 acres of non-native grassland. An additional 0.8 acre of non-native grassland would be temporarily disturbed on the parcel north of the project site, which would be used for construction staging. Less than 0.1 acre of non-native grassland and eucalyptus woodland would be temporarily disturbed by trenching and micro-tunnel pits associated with off site utility installation. Impacts to 3.1 acres of non-native grassland would be mitigated in accordance with mitigation measure Bio-3B from the 2004 LRDP EIR by preserving replacement habitat at a 0.5:1 ratio on campus, for a total mitigation requirement of 1.6 acres. This requirement would be satisfied through the preservation of 1.6 acres of coastal sage scrub within the nearby Skeleton Canyon within the Ecological Reserve in the SIO area. The mitigation area would be managed in accordance with the open space management program described in the 2004 LRDP.

In addition to the mitigation measures given in the MND and the LRDP EIR, the Department offers the following recommendations and comments on the MND to assist UCSD in ensuring project impacts to biological resources are avoided and/or minimized to the maximum extent practicable.

C1

1. We agree with the MND proposal to backfill and/or regrade to pre-existing contours all areas temporarily impacted. We recommend that the removed habitat be restored using native species (via reseeding, transplantation, etc.) to prevent invasive species from colonizing the disturbed areas.

C1 Comment noted. UCSD uses a hydroseed mix containing both native species and non-invasive naturalized species for erosion control on development areas temporarily disturbed during construction. Project-specific mitigation measure B-1 requires a biologist review of the final landscape plans for the staging areas and utility construction areas to verify that no invasive species would be planted.

Ms. Catherine Presmyk
June 8, 2007
Page 3

C2

2. The MND proposes to mitigate impacts to 3.1 acres of non-native grassland through the preservation of 1.6 acres of coastal sage scrub in nearby Skeleton Canyon within the Ecological Reserve. Please provide (a) an accounting (using a format similar to the enclosed sample) of the acreage of each habitat and number of listed species in the Ecological Reserve available for use as mitigation, (b) acreage and/or number of individuals used as mitigation for specific projects, and (c) a map showing the boundaries of areas previously used as mitigation, if specific areas were set aside as mitigation.

C3

3. The MND indicates that the on-campus mitigation for the loss of sensitive habitats would occur within UCSD's Park-Restoration Lands, particularly the Ecological Reserve but does not provide specific information regarding the long-term management of the habitats within these areas of the campus. Whether the mitigation occurs on or off the campus, UCSD should commit to long-term management of the mitigation lands to protect their biological functions and values in perpetuity. Therefore, the final MND should require the preparation and implementation (in perpetuity) of a management and monitoring plan (MMP) for the mitigation areas. The MMP should: include a funding commitment adequate to cover the cost of its implementation; outline actions that would be taken to manage biological resources; be implemented prior to, or concurrent with, the initiation of construction; and, identify who would be responsible for the implementation (e.g., which department on campus).

C4

4. Silt fencing should be used as the temporary fencing installed as part of mitigation measure Bio-3D in the EIR, to prevent the spread of silt from the construction zone into adjacent CSS/non-native grassland habitats to be avoided, in addition to preventing errant disturbance to CSS/non-native grassland habitat by construction vehicles or personnel. Fencing shall be installed in a manner that does not impact habitats to be avoided.

C5

5. The applicant should ensure that development landscaping adjacent to on- or off-site habitat does not include exotic plant species that may be invasive to native habitats. Exotic plant species not to be used include any species listed on the California Invasive Plant Council's (Cal-IPC) "Invasive Plant Inventory." This list includes such species as pepper trees, pampas grass, fountain grass, ice plant, myoporum, black locust, capeweed, tree of heaven, periwinkle, sweet alyssum, English ivy, French broom, Scotch broom, and Spanish broom. A copy of the complete list can be obtained from Cal-IPC's web site at http://www.cal-ipc.org. Additionally, landscaping should not use plants that require intensive irrigation, fertilizers, or pesticides adjacent to preserve areas and water runoff from landscaped areas should be directed away from the biological conservation easement area and contained and/or treated within the development footprint. The applicant should submit a draft list of species to be included in the landscaping to the Wildlife Agencies for approval at least 30 days prior to initiating project impacts.

C2 Section 3.4.3.4, UCSD Park, of the 2004 LRDP EIR (pages 3-24 and 3-29) outlines the open space management program that UCSD has set up to track mitigation areas. As noted in the 7th bullet on page 3-29 of the 2004 LRDP EIR, UCSD will identify mitigation lands and create an electronic record of their location and habitat type. The electronic record will be updated as mitigation commitments are made by the University and internally maintained as a tracking device for UCSD Physical Planning staff, as required by the 2004 LRDP.

C3 Long-term management of habitats within the Ecological Reserve would occur in conjunction with UCSD's open space management program outlined on pages 3-27 and 3-29 of Section 3.0, *Project Description*, of the 2004 LRDP EIR and discussed in detail on pages 37 through 39 of the biological technical report (Appendix C to the 2004 LRDP EIR). As noted on page 3-29 of the 2004 LRDP EIR (under the 7th bullet) mitigation areas will be subject to monitoring and management to ensure that the habitat functions and values are maintained. The open space management program could involve sensitive species monitoring, routine maintenance, restoration/enhancement activities, exotic species control and removal activities, erosion control, trash removal, public awareness and oversight of recreation, research and educational activities within the UCSD Park. UCSD is committed to implementing the open space management system and protecting the biological functions and values of their mitigation lands in perpetuity. The departments responsible for the program are outlined in the 2004 LRDP EIR. UCSD has already prepared an open space management and monitoring plan for its mitigation areas as part of the 2004 LRDP.

C4 The proposed project would be required to prepare and implement a Stormwater Pollution and Prevention Plan (SWPPP) required by the RWQCB under the NPDES regulations. Silt fencing would undoubtedly be specified as an erosion control BMP in the SWPPP. In addition, pursuant to LRDP Mitigation Measure Bio-3D, the approved limits of construction will be delimited with silt or construction fencing to prevent errant construction impacts (see page 33 of the Draft IS/MND). A biologist would be responsible for overseeing the fencing installation to prevent impacts to habitat during its installation.

C5 HELIX conducted a review of the landscape concept plan as part of the CEQA process to make recommendations on invasive species. Pursuant to Project-specific Mitigation Measure B-1, a qualified biologist will review the final landscape plans prior to installation. The biological oversight of the final plans makes it unnecessary to send the list to the CDFG.

We appreciate the opportunity to comment on the draft MND for this project and to assist UCSD in further minimizing and mitigating project impacts to biological resources. If you have questions or comments regarding this letter, please contact Janet Stuckrath of the Department at (858) 637-5510.

Sincerely,

Michael J. Mulligan
Deputy Regional Manager
California Department of Fish and Game

cc: State Clearinghouse
Ayoola Folarin, U.S. Fish and Wildlife Office

Enclosure

COMMENTS

RESPONSES

Sample Mitigation Tracking Form

Total Acres Available = 300.00

Date	Project	Coastal Sage Scrub	Southern Maritime Chaparral	Riparian Woodland	Oak Woodland	Non-native Grassland	Acres Available	Coastal California Gnatcatcher	Least Bell's Vireo
	Beginning Balance	200.00	60.00	10.00	10.00	20.00	300.00	6	7
	Used to-date	0.00	0.00	0.00	0.00	0.00	0.00	0	0
	Remaining Acres	200.00	60.00	10.00	10.00	20.00	300.00	6	7

THE CITY OF SAN DIEGO

June 8, 2007

Ms. Catherine Presmyk
UCSD Physical Planning
9500 Gilman Drive, MC 0074
La Jolla, CA 92093-0074

Dear Ms. Presmyk:

Subject: Draft Mitigated Negative Declaration for J. Craig Venter Institute
UCSD Project Number: 968434

D1 Thank you for the opportunity to review the *Draft Initial Study and Mitigated Negative Declaration* dated May 9, 2007 for J. Craig Venter Institute. We appreciate that this document (on page 66) acknowledges a UCSD contribution toward Interstate 5 and its interchanges near the UCSD campus.

We have reviewed the above document and its Appendix E, *Venter Institute Site Access Study* (Fehr & Peers 2007), and have the following comments:

General Comments:

D2 **1.** The document should use the standards outlined in the City of San Diego *Traffic Impact Study Manual* and SANDAG's *Guidelines for Traffic Impact Studies In The San Diego Region* for a transportation impact study, and include street segment level of service analysis and Horizon Year analysis of street segments and intersections.

D3 **2.** We recommend that either a permanent or interim driveway to Expedition Way be provided at the time of construction of the Venter Institute on Parcel 4 of the Scripps Upper Mesa neighborhood.

Specific Comments:

D4 **1. Appendix E, page 4, Level of Service Standards,** street segments should also be evaluated.

D5 **2. Appendix E, page 4, Level of Service Standards,** under the current City of San Diego significance determination thresholds, the second bullet item should be updated to read, "Worsen an intersection already operating at LOS E by more than two seconds of delay or worsen an intersection already operating at LOS F by more than one second of delay."

DIVERSITY

Development Services
1222 First Avenue, MS 501 • San Diego, CA 92101-4155
Tel (619) 446-5460

D1 Comment noted. UCSD continues to support transportation improvements and traffic impact reductions to the surrounding community. As noted in Section 15, Transportation/Traffic, of the MND, UCSD anticipates having to contribute additional campus land in the future to facilitate expansion of the I-5 freeway and its interchanges near the campus.

D2 The evaluation presented largely follows the City's and SANDAG's impact study guidelines. For example, the analysis techniques, level of service procedures, trip estimates, analysis software, etc., conform to those guidelines.

A Horizon Year analysis was not conducted because the project is within the development envelope analyzed in the University's 2004 LRDP EIR and traffic technical study. The LRDP evaluated the impact of multiple University-related projects on City intersections and roadway segments surrounding the campus for year 2010 and year 2020 conditions. The project's square footage and land use was reflected in the LRDP analysis.

Refer to D4 for a response on the street segment comment.

D3 The University evaluated the proposed driveway on Torrey Pines Road and found no operational issues with implementation of the proposed project. The Fehr & Peers analysis assumed all project-related trips would use the Torrey Pines Road driveway and demonstrated that no significant impacts to intersections would arise due to the proposed project. With respect to future traffic operations, a connection to Expedition Way is not needed with buildout of the Venter Institute project. The University plans to construct such a connection with future development of the Upper Mesa site.

D4 The evaluation presented in the report focused on detailed intersection analysis and LOS review. Roadway segment LOS analysis is typically used for planning purposes because the operational constraints in most traffic impact studies are the intersections. Based on field observations of the roadway network, traffic delay was occurring at the study intersections while the roadway segments provided ample capacity.

According to City standards and guidelines, to maintain an acceptable LOS on Torrey Pines Road south of La Jolla Village Drive, the roadway segment traffic volume cannot exceed 35,000 vehicles per day. The LRDP EIR and its traffic study reported that the volume on the roadway was approximately 23,500 when counts were collected prior to 2004. The 2020 with LRDP analysis determined that the roadway segment would carry 33,972 ADT, which is still below the City standards. Given this, and the project's relatively low trip generation (260 daily vehicles) and its consistency with the LRDP land use plan, roadway segment impacts would not occur as a consequence of the proposed project.

D5 The analysis and initial reports were prepared before the adoption of the new standards. The results and conclusions presented in the final traffic report would not be affected by the requested change in impact thresholds because the standards are applied to intersections that operate at level of service (LOS) E or F with the project and the two studied intersections would operate at LOS A to C with the project. Therefore, this change was not completed.

D6 **3. Appendix E, page 10, Stopping Sight Distance Requirements,** the appropriate sight distance should be calculated based on the 85th percentile speed at the location of the proposed driveway rather than the posted speed.

D7 **4. Appendix E, page 11, Bicycle/Pedestrian Facilities,** this document should note that current City standards require non-contiguous sidewalk.

Sincerely,

Ann French Gonsalves, P.E.
Senior Traffic Engineer
Development Services Department

AFG/vah

cc: Marc Cass, City of San Diego, Environmental Analysis Section

D6 The stopping sight distance evaluation did use the 85th percentile speed (not the posted speed). The 85th percentile speed was estimated to be lower than the posted speed limit because vehicles turning at the "T" intersection (Torrey Pines Road/La Jolla Village Drive) are traveling less than 45 MPH. A vehicle turning at the intersection was estimated to travel an average of 25 MPH and then accelerate to the posted speed limit of 45 MPH by the time they reach the southern edge of the parcel. Therefore, the estimated 85th percentile speed was 35 MPH, the average between the turning and free-flow speeds. The estimated 35 MPH speed was used in the sight distance evaluations as the speed that motorists would be traveling between the intersection and the proposed driveway location.

As stated in the traffic study, on-street parking would be removed between the project driveway and the Torrey Pines/La Jolla Village intersection to provide the maximum amount of sight distance.

D7 A non-contiguous sidewalk cannot be constructed across this project site because of the unique circumstance that the UCSD property line is at the back of the existing contiguous sidewalk and there is insufficient right-of-way to install a non-contiguous sidewalk. However, the project would feature a contiguous sidewalk along Torrey Pines Road.

San Diego County Archaeological Society, Inc.

Environmental Review Committee

4 June 2007

PHYSICAL PLANNING OFFICE
JUN 0 6 2007
RECEIVED

To: Ms. Catherine Presmyk
UCSD Physical Planning
9500 Gillman Drive, MC 0965
La Jolla, California 92093-0965

Subject: Draft Mitigated Negative Declaration
J. Craig Venter Institute
UCSD Project No. 968434

Dear Ms. Presmyk:

I have reviewed the subject DMND on behalf of this committee of the San Diego County Archaeological Society.

E1 Based on the information contained in the DMND and initial study for the project, we have the following comments:
As the current project is relying upon the result of previous testing of SDI-7952/8469 and SDI-525/SDM-W-9E, the collections from those efforts are part of the current project and must be located and curated at an institution meeting the State Historic Resource Commission's *Guidelines for the Curation of Archaeological Collections*, dated May 7, 1993.
Other than the above item, we concur in the mitigation measures included in the DMND.

SDCAS appreciates being provided this opportunity to review and comment upon this project's environment documents.

Sincerely,

James W. Royle, Jr., Chairperson
Environmental Review Committee

cc: SDCAS President
File

P.O. Box 81106 • San Diego, CA 92138-1106 • (858) 538-0935

E1 No items were collected from the previous testing by Gallegos and Associates of site SDI-7952/8469. Items collected during the testing of site SDI-525/SDM-W-9E by KEA Environmental were located and curated at the San Diego County Archaeological Center.

Sherri S. Lightner, P.E.
8551 La Jolla Shores Drive, La Jolla, CA 92037-3044
sherri@lightner.net (858) 551-0770

Catherine Presmyk
Physical Planning
University of California, San Diego
9500 Gilman Drive, MC 0074 (for U.S. Mail)
La Jolla, California 92093-0074

June 8, 2007

VIA Fax: (858) 822-5990

Subject: Comments on Draft Initial Study and Mitigated Negative Declaration (IS/MND) for J. Craig Venter Institute

Attachment: 6 pages.

Dear Ms. Presmyk,

Attached are my comments on the Draft IS/MND for UCSD Project Number: 968434. I would like to add additional comments before Monday, which I have not yet had time to finish. I have made some comments on the proposed land use, aesthetics, site access, noise, air quality and other issues.

F1 The 2004 LRDP designates this site's Land Use as Academic. However, the Academic designation does not include uses by private research entities. **The appropriate designation for the project is the "Academic/Science Research Park," not "Academic."** Exhibit 2 of the attachment gives the definition of both land use categories. "Academic/Science Research Park signifies a research land use primarily intended to accommodate private research entities whose activities are compatible with university-based research programs and may entail collaboration with UCSD faculty and students. This designation also allows UCSD use of these facilities, and UCSD facilities in the Science Research Park." Exhibit 1 shows that this use is designated on the East Campus, not anywhere on the SIO campus. **This project does not conform to the 2004 LRDP. It should be sited in accordance with the Land Use designations given in the 2004 LRDP or a project specific EIR should be conducted for the proposed use.**

F2 It is of concern that UCSD is considering the use of this site for a project, which should be sited east of I-5 per the 2004 LRDP. Especially because the proposed project at 51+ feet is over the 30-foot Coastal Zone height limit. The project could not be built this large, if it were not using UCSD property. It is appalling that UCSD is putting itself in unfair competition with private commercial property owners to the detriment of the adjacent single-family neighborhoods. Private sector entities should either be in the area identified for them in the 2004 LRDP or in the private sector. UCSD should not be in the real estate business.

F3 Destroying property values to facilitate a private development, which does not conform to the LRDP Land Use Map, is not "ensur[ing] that potential impacts to neighborhood compatibility would not be significant." The project does not belong on this site. It belongs on East Campus as given by the Land Use Designations for the LRDP.

Sincerely,

Sherri S. Lightner, P.E.

F1 While the proposed project might appear to fit the *Academic/Science Research Park* land use designation (according to the definition contained within the 2004 LRDP) given that it is a long term ground lease, the proposed project is consistent with the *Academic* land use designation within the 2004 LRDP and the plans for the SIO Upper Mesa and is inconsistent with the development concept of the *Academic/Science Research Park* land use, as described below.

Specifically, the proposed project is intended to fulfill one of the University's goals envisioned for the Upper Mesa area of campus in the applicable Neighborhood Planning Study, which is to develop an environmental campus and provide a collaborative learning environment with joint-use programs and facilities that link academic programs on the West Campus with academic programs on the SIO portion of campus. The West Campus includes land and buildings for a number of the University's non-profit collaborators, including such entities at the Institute of the Americas, La Jolla Playhouse, Ludwig Institute for Cancer Research, Howard Hughes Medical Institute and others sited in relation to the University schools and departments they collaborate with. In addition, Venter Institute currently has research collaborations with programs and departments in SIO, CalIT2, UCSD Health Sciences, and the General Campus.

The Venter Institute would not be appropriate for the Science Research Park on East Campus because the development concept permits lots containing between 80,000 and 130,000 gross square feet (gsf) of building space (UCSD Science Research Park Development Concept, 2002). The Venter Institute would be much smaller (i.e., 45,000 gsf) than the minimum development standard allowed by the Science Research Park Development Concept. In addition, siting it on the East Campus would not accomplish the objective of developing an environmental campus and placing it in close proximity to the SIO and West Campus schools and departments it would collaborate with. Further, the Venter Institute site is only one portion of a larger area that encompasses three additional parcels of land to the north of the proposed project, which, when considered together, would be consistent with the predominant land use intended in the SIO Upper Mesa neighborhood of campus.

For these reasons, the University is proposing the Venter Institute in the *Academic* land use category on the SIO Upper Mesa.

F2 Development of the proposed project site is not subject to development standards and regulations in place for the local jurisdiction, including the 30-foot coastal height limit established within the City of San Diego. Additional discussion on the building height issue is contained in response F6.

F3 The proposed project would be consistent with the 2004 LRDP land use designation and is an appropriate use for the area in consideration of the intended development goals of the SIO Upper Mesa. Refer to response F1, above, for further discussion of this issue.

ATTACHMENT TO LETTER DATED JUNE 8, 2007
Submitted by Sherri S. Lightner, P.E.

Reference Document: University of California, Draft Initial Study and Mitigated Negative Declaration, Project Name: J. Craig Venter Institute, UCSD Project Number: 968434, University of California, San Diego, My 9, 2007, Prepared by HELIX Environmental Planning Inc., 7578 El Cajon Boulevard, Suite 200, La Mesa, CA 91941

Comments are given by page number in the Reference Document.

F4 **Page 3: The 2004 LRDP designates site's Land Use as Academic [Exhibit 1]. This project's proposed use is not in keeping with this land use designation. The proposed project's land use category is Academic/Science Research Park. Exhibit 2 gives the definition of both land use categories. "Academic/Science Research Park signifies a research land use primarily intended to accommodate private research entities whose activities are compatible with university-based research programs and may entail collaboration with UCSD faculty and students. This designation also allows UCSD use of these facilities, and UCSD facilities in the Science Research Park."** Exhibit 1 shows that this use is designated on the East Campus, not SIO. This project should be sited in accordance with the Land Use designations given in the 2004 LRDP or a project specific EIR should be conducted for the proposed use.

F5 **Page 4:** Please evaluate the effects of the proposed 52 year lease, which has a term longer than the validity of the LRDP.

F6 **Page 5:** The proposed building is out of scale with the surrounding neighborhoods including the student housing to the north and the single-family residential housing to the east and south. The project appears to use Allen Field to mitigate its bulk and scale. The building is particularly offensive given its height of over fifty feet, twenty-five feet from the pedestrian sidewalk in a neighborhood, which is limited to a 30 ft height by the City of San Diego.

F7 **The building square footage is not an accurate measure of this structure's bulk and scale.** Please itemize the total square footage of building and hardscape on site. Are the roof top terraces, the open area between the two wings and the garage included in the building's square footage? Is the mechanical mezzanine included? Do areas over 15 feet tall include a contribution for phantom floors? What are these areas? **What is the UBC occupancy of the building and outdoor areas?** The 25,000 sq. ft. photovoltaic canopy encloses how much of the space? What is the footprint of the building (lot coverage and area)?

F8 **Page 6:** Has a glare (for the canopy) or shadow study been performed? Please evaluate the effect of the misting system. How is the mist prevented from leaving the site?

F9 What rooftop equipment is going to be concealed beneath the photovoltaic canopy?

F10 What types of exhaust will be vented by the "three laboratory exhaust stacks?"

What is the size of these exhaust stacks and what is their maximum height?

Why are these exhaust stacks not hidden?

F11 What is the purpose of the emergency diesel-powered generator and how much noise will it generate during use? What is its longest time of operation?

F4 The proposed project would be consistent with the 2004 LRDP land use designation and is an appropriate use for the area in consideration of the intended development goals of the SIO Upper Mesa. Refer to response F1, above, for further discussion of this issue.

F5 The effects of the 52-year lease are no different than the effects of any building on the UCSD campus with a useful life beyond the term of the LRDP and have been evaluated and disclosed in the Draft IS/MND. After 52 years, ownership of the Venter Institute improvements would revert to The Regents on behalf of the UCSD campus.

F6 Development of the proposed project site is not subject to the development regulations and standards of the local jurisdiction, including the 30-foot coastal height limit established within the City of San Diego. The 2004 LRDP EIR planned for development of this portion of campus with *Academic* uses, and the proposed use is consistent with that designation, for the reasons discussed above in response F1. Development in the SIO portion of campus, while not specifically restricted in terms of building height, considers the architectural guidelines put forth in the preliminary planning studies conducted by the University for the Upper Mesa. The campus visualizes on all four parcels of the Upper Mesa containing low-rise structures (up to three-stories in height) that are massed with their lower elements along the west adjacent to the canyon and the higher elements oriented towards the street. The proposed project design respects this design guidance by massing the structure in a stepped-down fashion from east to west. In addition, the established floor-to-floor height used for planning purposes for research/laboratory facilities on the UCSD campus is 17 feet; the proposed project would incorporate a floor-to-floor height of 14 feet, which is 3 feet less than that typically allotted for research space. The UCSD Design Review Board (DRB) reviewed and approved the project design at its meeting in April 2007, consistent with Mitigation Measure Aes-1A of the 2004 LRDP EIR (as noted on page 21 of the report). The proposed project design terraces the building back from west to east in an effort to protect public views across the property and incorporates open spaces, glass enclosures, and natural building materials into its design in an effort to reduce massing along Torrey Pines Road. Therefore, the bulk and scale have been minimized to the extent feasible.

Recognizing the concerns of those residences east of the project site along Torrey Pines Road, UCSD would like to emphasize that the type of use proposed on the project site (i.e., research) requires a different scale of construction than residential development. Maximizing land resources and meeting facility programmatic needs contribute to the scale of construction for the proposed project. While UCSD acknowledges the concern regarding neighborhood compatibility, it also notes that the proposed structure is somewhat smaller than other structures on North Torrey Pines Road.

Responses to the Letter from Sherri Lightner (Cont.)

F7 As is standard for all UCSD projects, rooftop terraces, open areas between the building wings, mechanical mezzanines and parking garages were not included in the calculation of the proposed building's square footage. The square footage consists of the area enveloped by the outer walls of the structure, including non-occupied space such as stairwells and bathrooms. As noted above, the floor heights of the structure are less than typical UCSD laboratory buildings. The 125-person staff for the building is based on the amount of workspace that can be placed inside the structure. The proposed project would comply with the Uniform Building Code and would not exceed its occupancy standard.

F8 A glare and shadow study was not performed for the proposed project because impacts related to these two issues were not considered to be significant. Specifically, the issue of glare was assessed in the Aesthetics Section of the MND (Section 2). The Aesthetics section concluded that glare impacts associated with the large expanses of glass along the north facade of the proposed structure and the south-facing photovoltaic panels would not be significant because both potential glare sources have been proposed along the north and south elevations, which parallel the sunlight path (east to west). Further, the south-facing photovoltaic panels proposed on the rooftop would not produce a substantial amount of glare because the height of the panels above the ground combined with their southern orientation and the sloped angle of the rooftop would direct any glare away from nearby homes, Allen Field or the street. As regards the issue of shadowing, the only potential for shadowing would occur in the late afternoon as the sun sets in the west, and the only potential area to be shadowed would be along Torrey Pines Road. Shadowing was not anticipated to impact any surrounding uses, including residences to the east of the project site, because of the distance between the proposed structure and residences to the east, which would include the width of Torrey Pines Road (approximately 60 feet) in addition to the 25-foot building setback.

The proposed misting system would only be used for the cleaning of the photovoltaic panels. The misting system would be directed toward the panels for cleaning, the impact for which would be localized to the immediate area on the panels. Water from the misting system would hit the panels or evaporate quickly and would not drift off site.

F9 Rooftop equipment concealed beneath the photovoltaic panels would include that associated with heating and air conditioning equipment (i.e., HVAC).

F10 The exhaust stacks have been designed to vent chemicals that would evaporate through normal laboratory use. The size of the exhaust stacks would be approximately 16 inches in diameter, and they would be located no more than 10 feet in height above the roof line. The total structure height, including the exhaust stacks, would not exceed 51 feet. The project design does not show the exhaust stacks screened because they require adequate exposure to achieve proper ventilation of exhaust. See response F22 for a more detailed discussion regarding the type of exhaust.

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F11 cont. If the noise is greater than the ambient nighttime level, do not permit testing during daytime hours.

F12 Are the "additional walls,. used within the 75-foot fire setback area," placed respecting the existing topography or is excavation needed? If so, how deep and how close to the reserve will this be?

F13 **Page 7:** "The structure would house an approximately 27,500-gsf laboratory/research space, 9,500-gsf support space (e.g. administrative, storage, loading) and 8,000-gsf dining, fitness and conference facilities." Please identify how much of the 8,000-gsf is conference facilities. Will conferences/receptions/meetings be conducted with entities located off the SIO/UCSD campus? Given the amount of protected outdoor space and the fabulous unobstructed view between the building wings to the ocean, will there be events hosted on the premises?

If so, please provide details on the types of events, how often these events will occur, the number of participants expected, the parking/transportation plan and whether or not amplified sound will be used.

What is the occupancy load of the building and connecting outdoor spaces?

F14 **Page 8:** If access to the site is taken from Torrey Pines Road, public on-street parking will be lost. Allen Field relies on this on-street parking. The new parking lot mentioned in the reference document is not adequate for the parking demand for the field. It had long been expected that, as a part of the mitigation for the development of these SIO/UCSD sites, a weekend parking agreement would be arranged with La Jolla Youth Inc. That will not be occurring with this proposed project. The applicant should either provide free on-site parking to mitigate the taking of public on-street parking spaces in the Coastal Zone or take access from Expedition Way. Access from Expedition Way should be required. UCSD has over time consolidated access to the campus and it is not a good idea to introduce a new driveway on Torrey Pines Road. Is it even permitted? Did the roadway dedication/map for the west side of Torrey Pines Road limit access, as was done on the east side of Torrey Pines Road?

F15 If access is taken from Torrey Pines Road, will the speed limit need to be reduced from 45 mph?

F16 There will be pedestrian/vehicle conflicts that could be avoided by using Expedition Way. This property is in the Beach Impact and Campus Impact Overlay Zones of the City of San Diego. One of the goals in the Beach Impact Overlay Zone is to minimize curb cuts and limit the size of driveways. This is another reason to take access from the UCSD side of the property – not the public street. If access were taken from Expedition Way, it would be possible to buffer this huge building from the sidewalk with more vegetation.

F17 The gate is located "at the entrance to the parking area." Is this at the entrance to the garage or is it separate from the building? Depending upon location will this gate and its operation affect traffic queuing on the street? (What is the proposal for gate use? All the time or open during work hours?)

Of the 112 parking spaces, how many are for employees?

F18 **Page 9:** A possible part of the Transportation Management Plan is the UCSD/MTS Free Bus Program. Please evaluate the unintended consequences of this program. The La Jolla Shores Association acted to establish time limits on a residential street because UCSD participants in the free bus pass program were driving to La Jolla Shores, parking on Calle Corta and taking the bus

F11 The emergency diesel-powered generator would only be used for emergency purposes as a backup power source in the event of a temporary power outage. Testing of the generator would occur once per month during daytime hours, and the generator would run for a maximum of 30 minutes during the test period, as is standard practice on the UCSD campus. As discussed in the Section 11, Noise, of the MND, the emergency generator would be installed at the southwest corner of the site, and it would be enclosed entirely and/or screened to prevent any adverse impacts from excessive noise off site.

F12 The additional walls would be low-rise and constructed in conjunction with grading for the proposed project. The walls would be located adjacent to the edge of the reserve or within 10 feet of the reserve edge. See Figure 6 in the Draft IS/MND for the locations of the wall.

F13 The proposed conference facilities would encompass less than half of the 8,000 square feet of the space reserved for dining, fitness, and conference facilities.

As part of the project approval process at the University, the UCSD Fire Marshal will review project plans to ensure that the proposed project is consistent with fire safety and occupancy requirements established by the Uniform Building Code (UBC).

Regarding parking associated with special events on the Venter Institute site and assuming that the event was to occur at a time when parking on the project site would be occupied, participants would be shuttled in from off-site locations, such as hotels, or previously instructed to park on UCSD property and be shuttled to the Venter Institute event, which is consistent with campus parking policy for other special events.

F14 The Venter Institute has determined that public weekend parking is not feasible because the facility has to be accessible to employees on weekends should the need to work arise and the parking garage may be locked for security purposes during off-hours. The University is fully aware that there would be loss of parking spaces along the street; however, the requirement to remove street parking is that of the City of San Diego Transportation Planning Division. The driveway access to Torrey Pines Road is permitted by the City of San Diego, who reviewed and commented on both the technical study and IS/MND. Comments received from the City's Development Services Division did not indicate that access to the site from Torrey Pines Road was not feasible. The Site Access Study conducted by Fehr & Peers (2007) for the proposed project concluded that, from a peak hour traffic flow perspective, access to and from the project site via Torrey Pines Road would not result in significant impacts to the local intersections. Access from Expedition Way is not practical at this time because planning for the other three Upper Mesa parcels has not yet begun.

Responses to the Letter from Sherri Lightner (Cont.)

F15 The City of San Diego, which is responsible for the speed limit assignment along Torrey Pines Road, reviewed the proposed project and did not indicate the need for a reduction in the speed limit. As noted in response D6, the speed limit in front of the project site was assumed to be 35 mph because of the site's proximity to the intersection with La Jolla Village Drive and its effect on vehicle speeds.

F16 Development of the proposed project site is not subject to local jurisdiction, standards, and regulations, including the regulations established for the Beach Impact and Campus Impact Overlay Zones. As discussed above under response F14, the Torrey Pines Road access is acceptable to the City and the Expedition Way access is not feasible to UCSD at this time.

F17 The parking area gate would be located at the entrance to the parking garage and is anticipated to remain closed throughout hours of operation as well as when the facility is unoccupied in order to ensure facility security. Access to the garage would be controlled. The Site Access Study prepared by Fehr & Peers did not indicate or identify any queuing issues that might occur as a result of controlled access to the garage area. All 112 parking spaces are for staff and researchers.

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F18 cont. to UCSD. There is also a problem in the University City Planning Group Area for shopping areas near the City Shuttle line. The neighborhoods/shopping center parking lots are essentially remote parking lots for UCSD. How will this be monitored?

F19 **Page10:** "Rooftops on the lower terraces of the north wing would be developed with roof gardens for storm water retention purposes and aesthetic enjoyment and social interaction." What forms of social interaction are anticipated? These areas are large and could be used for large gatherings. **Please describe how the terraces will be used in more detail, if they are to be used for social interaction of more than a few people.**

F20 **Page 12: 2004 LRDP Scope of Development and Land Use Designations, Project Consistency. This project is not consistent with the Academic designation of the site in the 2004 LRDP. The Academic designation does not include uses by private research entities. The appropriate designation is the Academic/Science Research Park. [Exhibit 2]** It is of concern that UCSD is considering the use of this site for a project, which should be sited east of I-5 in keeping with the 2004 LRDP. Especially because the proposed project at 51+ feet is over the 30-foot Coastal Zone height limit. The project could not be built this large, if it were not using UCSD property. It is appalling that UCSD is putting itself in unfair competition with private property owners. Private sector entities should either be in the area allocated for them in the 2004 LRDP or in the private sector.

F21 **Page 19: 1. Aesthetics c) and d)** This project will significantly degrade the existing visual character or quality of the site and its surroundings. The effect will be particularly profound for the single-family residences located to the south and east of the proposed project. The view from the soccer field will be particularly daunting. The proponents indicate that the photovoltaic canopy will not produce glare. Has a glare and shadow plan been developed for this project? It is extremely close to the south property line. Will it shadow the field during the year?

F22 **Page 28:** Air Quality – Toxic Air Contaminants (TAC's) The project specific evaluation of the emission of TAC's showed that the incremental cancer risks for off site exposure were below thresholds identified in the LRDP EIR. Is there a plan to confirm that the modeling of the exhaust stacks is correct? Will the emissions be monitored for TAC's?

F23 **Page 42: e)** Is the proposal for all wastewater on site to be treated and reused? Is this water allowed to percolate into the ground or run down canyon or is it simply retained, treated on site and reused? If it is not allowed to go down canyon, how will that affect the canyon vegetation? If the holding tank is used, how are leaks detected and what protection is afforded to make sure the wastewater does not leak from the tank? Is a double-walled container proposed? How will the owner/operator be monitored during use of this system? Does SIO or UCSD have sewage treatment facilities anywhere else on campus? **The project should be required to use the City sewer system. The facility can certainly use the recycled water from the City of San Diego.** The purple pipes are in this area.

F24 **Page 51:** Flows from any storm event should not be stored on site. The water should be allowed to continue to drain as it has been draining. It might be necessary to provide a system to handle the large amount of hardscape introduced on the site, but the water should be collected and then allowed to follow the existing drainage patterns down canyon. The storm water requirements of the City should be followed.

F25 **Page 52: Land Use and Planning b) The project does conflict with the LRDP** and the La Jolla Community Plan. The Land Use identified for this site is Academic [Exhibit 1]. The proposed use is Academic/Science Research Park [Exhibit 2]. This is a "potentially significant

F18 UCSD is aware of the concerns surrounding the Free Bus Program referenced by the commenter and is actively working with the Metropolitan Transit System (MTS) to address the issues. The proposed project is not responsible for evaluating and addressing these concerns as the issues regard a larger (programmatic) university-wide program.

F19 The rooftop terraces on the second and third levels of the proposed building would be smaller and used for limited social interaction that would not be associated with special events (e.g., staff breaks, dining). Special events would be rare but could be held in the larger terrace area at street level on the west side of the building; however, this area would be oriented away from residences to the east and the recreation field to the south, and partially obscured by, the proposed building.

F20 As discussed under response F1, the proposed project would be consistent with the 2004 LRDP land use designation and is an appropriate use for the area in consideration of the intended development goals of the SIO Upper Mesa. Refer to response F1, above, for further discussion of this issue.

F21 As discussed above under response F6, the proposed building design incorporates open spaces, glass enclosures, and natural building materials into its design in an effort to reduce massing along Torrey Pines Road. As noted previously under response F8, a glare and shadow study was not performed for the proposed project because impacts related to these two issues were not considered to be significant. The building would not shade Allen Field because it is located north of the athletic fields and the sun exposure is from the south. The issue of glare was assessed as less than significant in the Aesthetics Section of the MND (Section 2). Refer to the Aesthetics Section of the MND and responses F6 and F8 for further discussion of this issue.

F22 The TAC modeling was conducted by an independent consultant hired by the University and not by a consultant directly under contract with the Venter Institute. The types and quantities of chemicals used at the facility will be documented in a Business Plan to be submitted by the Venter Institute to the County Department of Environmental Health and on file with UCSD's Environment Health and Safety (EH&S) Division. Any changes to the Business Plan would be reviewed by both organizations for consistency with the applicable regulations.

Responses to the Letter from Sherri Lightner (Cont.)

F23 The proposal is to have all wastewater produced by the building to be treated and reused on site. The treated wastewater contained in the constructed wetlands would not percolate into the ground or run into the canyon because they would be lined with an impermeable layer (see page 50 of the Draft IS/MND). Leak detection would be a part of the construction and the liner life would exceed that of the building. In meetings with the Regional Water Quality Control Board and County Health Department, which are responsible for permitting the wastewater treatment system, they have indicated that the system should be monitored. No other place on campus treats sewage on site. Connection to the UCSD or City's sewer system would be built as a back up to the on-site system. The project architect has explored recycled water connections; however, distances to the nearest connections make them cost-prohibitive. Connections to the recycled water system would be explored further when the other three parcels on the SIO Upper Mesa are developed.

F24 Stormwater retention on site would capture rooftop drainage only and ensure that the rate of flow leaving the site would not exceed pre-development levels. Existing drainage patterns (to the northwest [canyon] and east [Torrey Pines Road]) would continue after development of the proposed project. The proposed project is subject to the NPDES stormwater regulations and not the City of San Diego stormwater requirements.

F25 As discussed under response F1, the proposed project would be consistent with the 2004 LRDP land use designation and is an appropriate use for the area in consideration of the intended development goals of the SIO Upper Mesa.

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F25 cont. impact" and requires a change to the LRDP Land Use designations and the EIR for the LRDP or possibly a project specific EIR. This is not the right location. The proponent is using UCSD to build something, which they would not be able to build in the private sector to the detriment of the adjacent La Jolla Community. It conflicts with the La Jolla Community Plan because it is development, which is out of scale with the adjacent community and will negatively affect local property values. The single-family residential neighborhood is to be protected.

F26 **Page 53: d)** "For areas on the periphery of the campus that adjoin the La Jolla or University communities such as the proposed project, there is a greater possibility that land use incompatibilities could occur from the implementation of the 2004 LRDP because the land uses are inherently different." This is an understatement. It would behoove UCSD to consider the land development regulations for the City of San Diego when developing sites that abut or are within several hundred feet. **Destroying property values to facilitate private development, which does not conform to the LRDP Land Use Map, is not "ensur[ing] that potential impacts to neighborhood compatibility would not be significant." The project does not belong on this site. It belongs on East Campus as given by the Land Use Designations for the LRDP.**

F27 **Page 55: d)** Clarification of all of the proposed uses for this site needs to be made before this can be adequately evaluated. If events such as are hosted at the Aquarium occur, there may be a need for mitigation or operational conditions to keep noise levels below ambient levels, especially at night.

F28 **Page 69: 15. Transportation/Traffic f)** If the project accesses the site from Torrey Pines Road, replacement parking for the on-street parking spaces eliminated by the driveway and the queuing area for the driveway should be provided on site. This is particularly important because the on-street parking is used for the Allen Field. Parking which is lost on Torrey Pines Road becomes a direct impact to the residential neighborhood. Replacement parking will be sought in the surrounding neighborhoods. The "current plans to expand the lot in the future" will not provide sufficient parking and it has long been expected that the development of the SIO Upper Mesa site will mean the possibility of shared parking for use on the weekends. This will not happen with the existing proposal. **The project should take access from Expedition Way, not Torrey Pines Road and the Traffic Study should have evaluated this option.**

F26 Development of the proposed project site is not subject to development regulations or standards of the local jurisdiction, including City of San Diego development regulations. In addition, as discussed under response F1, the proposed project would be consistent with the 2004 LRDP land use designation and is an appropriate use for the area in consideration of the intended development goals of the SIO Upper Mesa.

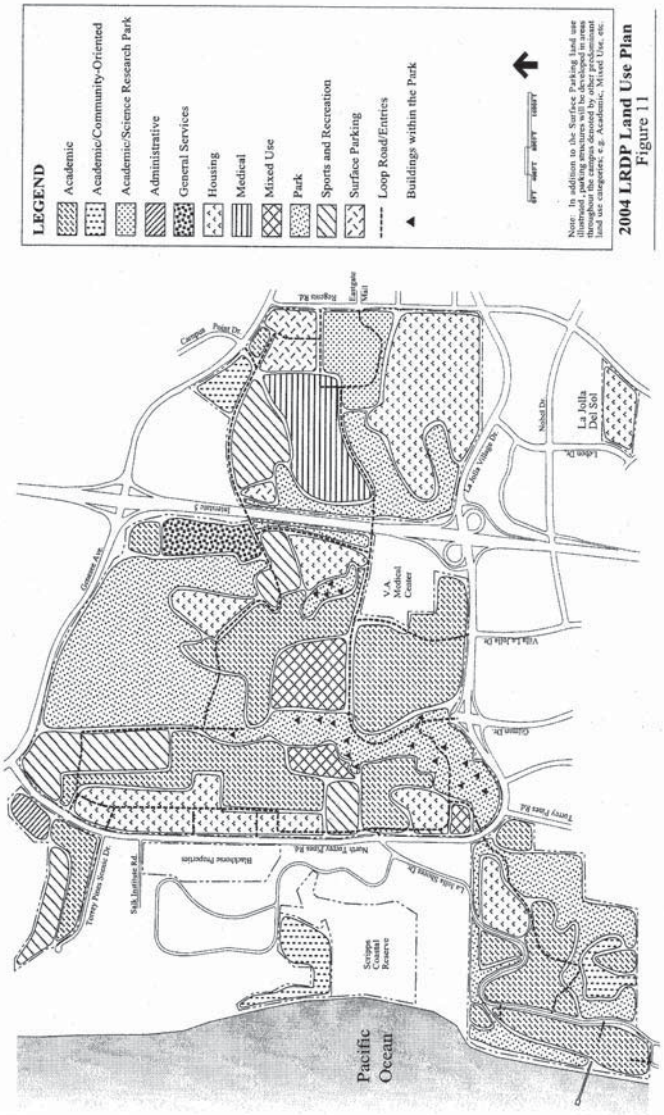
F27 All uses proposed on the project site have been disclosed within the MND. As stated above, special events would be rare (i.e., a few times per year) and of a much lesser scale than those held at the Aquarium. No noise impacts are anticipated during any events at the Venter Institute.

F28 The City of San Diego has required the removal of the street parking but has not required replacement parking. The use that is most affected by this parking loss is the recreational facilities that is on City land. The on-street parking is not required parking for that facility. Regarding the statement that weekend parking should be provided on the project site to mitigate the loss of on-street parking spaces, it is not practical for security reasons that the Venter Institute be required to open up its private parking garage for use by the general public.

EXHIBIT 1

UCSD

LONG RANGE DEVELOPMENT PLAN 2004



APPENDIX B

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EXHIBIT 2

The 2004 LRDP identifies the following land use categories to support anticipated campus growth through academic year 2020-21:

- **Academic** use areas primarily include classrooms, class and research laboratories, and ancillary support facilities (such as administrative facilities, housing and dining facilities, open space, parking, recreation, and shops supporting academic activities), undergraduate colleges, graduate programs, and professional schools.
- **Academic/Community Oriented** use areas primarily contain facilities that are associated with or support academic programs that also are regularly used by the general public community, such as the Birch Aquarium at SIO or the Theater District south of Revelle College.
- **Academic/Science Research Park** signifies a research land use primarily intended to accommodate private research entities whose activities are compatible with university-based research programs and may entail collaboration with UCSD faculty and students. This land use designation also allows UCSD use of these facilities, and UCSD facilities in the Science Research Park.
- **Administrative** land uses primarily involve general administrative and institutional support functions that typically occur in office facilities.
- **General Service** land uses primarily include facilities for personnel and equipment related to the operations, security and safety, and maintenance of university facilities such as the central garage, shops supporting general maintenance activities, materials handling, police, utility plants, service yards, recycling areas, storage, etc.
- **Housing** land uses primarily denote residential facilities intended to accommodate unmarried students, students with families, faculty, and staff.
- **Medical** land uses primarily include clinical and medical research, and teaching facilities associated with the UCSD Medical Center.
- **Mixed Use** land areas primarily include facilities for academic and administrative activities that generally serve the campus as a whole, rather than a single college or professional school.
- **The Park** denotes open space areas that have ecological or aesthetic value and are subject to special constraints on development, such as canyons determined to have biological or habitat value, the eucalyptus grove that winds throughout the campus, and restoration lands that consist of slopes, canyons, and bluffs.
- **Sports and Recreation** denotes major playing fields and other athletic facilities.
- **Surface Parking** includes areas designated for surface parking, which also may be reassigned to higher and better uses. Parking structures would be located throughout the campus within land use areas characterized by other predominant use labels such as Academic, Medical, etc.

First Public Review Comment of Venter Institute development by T.B. Lucas, 6/8/07

I am opposed to the proposed Venter Institute development on the SIO Upper Mesa parcel. Putting a private institute on this property goes against the **Academic** use designation given in the Long Range Development Plan. This parcel is titled the SIO Upper Mesa parcel and it should be reserved for actual Scripps Institute of Oceanography uses. It is short sighted and limiting to Scripps Institute's future to make a long term leases for a private development like this merely to raise some extra funds for UCSD and the UC system. It would be far wiser to keep this land in reserve for future SIO expansion. With the current emphasis and concern about Global Warming, the expansion of Scripps Institute of Oceanography could be sooner than anticipated. It would be a shame to not have the ability to expand in the future if the need arises.

The **Academic** designation for this SIO Upper Mesa parcel indicates that it is intended for enrolled student uses not for a commercial lease to a private institute such as this. Enrolled students and supporting faculty uses would have a minimal impact on parking and traffic in this area as they are already part of the campus population and covered in the LRDP.

The Venter institute is a private, albeit it non-profit, institute that will have 125 employees, most likely all from off campus. According to the presentation given several months ago with Scripps Institute of Oceanography faculty answering questions, they are hoping to get 3 or 4 fellowships or grants a year for SIO students. Only four students! A 4 to 125 ratio! This is hardly the Academic use that is indicated in the LRDP and associated map and that the Draft Mitigated Negative Declaration is indicating.

G1

The SIO Upper Mesa parcel is shown in the LRDP Appendix B map as being for **Academic** uses. It is illustrative to look at the definitions for **Academic** and Academic/Science Research Park uses found in the LRDP, Chapter 3 page 51:

"Academic use areas primarily include classrooms, class and research laboratories, and ancillary support facilities (such as administrative facilities, housing and dining facilities, open space, parking, recreation, and shops supporting academic operations), undergraduate colleges, graduate programs, and professional schools."

"Academic/Science Research Park signifies a land use primarily intended to accommodate private research entities whose activities are compatible with University based research programs and entail collaboration with UCSD faculty and students. This land use designation also allows UCSD use of these facilities, and UCSD facilities in the Science Research Park."

The **Academic** definition is clearly intended for facilities that support undergraduate, graduate and professional schools, which means enrolled students. The "class and research laboratories" wording is talking about chemistry labs, biology labs associated with student coursework and research. This in no way is intended to mean outside private research facilities. In fact, the definition for **Academic/Science Research Park** fits the designation for a private entity like the Venter Institute. Why would a definition for **Academic/Science Research Park** even be needed if the **Academic** designation was intended to cover collaboration with private research entities such as in this proposal?

Further amplification that this project falls under the **Academic/Science Research Park** designation is that although it is mentioned many times in the Draft Mitigated Negative Declaration and at presentations by UCSD representatives that the Venter Institute is a non-profit corporation, the actual

G1 While the proposed project might appear to fit the *Academic/Science Research Park* land use designation (according to the definition contained within the 2004 LRDP), the proposed project is not consistent with the development concept for the Science Research Park, as described in response F1.

G1 cont.

lease for this property is being made as a commercial lease. UCSD is leasing this land at commercial rates to the Venter Institute. This is a for-profit venture by the Regents of USCD and is therefore a commercial venture, not an Academic endeavor. The fact that the Venter Institute has non-profit status is immaterial In addition, the Venter Institute is only the first of four developments proposed for this SIO Upper Mesa parcel. If any of the other three are for similar private institutes, then there is no doubt that this is actually **Academic/Science Research Park** being developed. The **Academic** use designation is being mis-used and mis-represented in this Mitigated Negative Declaration in order to avoid having to follow the proper procedures for a separate and full EIR as required by state law.

G2

From Page 12 of the Draft Initial Study Mitigated Negative Declaration:

"2004 LRDP Scope of Development and Land Use Designations
Project Consistency

The 2004 LRDP designates the proposed project site as Academic (refer to Figure 11 of the 2004 LRDP). These uses include classrooms, class and research laboratories, ancillary support facilities (such as administrative facilities, housing and dining facilities, open space, parking, recreation, and shops supporting academic operations), undergraduate colleges, graduate programs, and professional schools (see page 51 of the 2004 LRDP). As stated in Section II of this IS/MND, the proposed project involves the development of a private not-for-profit 45,000-gsf research facility with collaborative research between SIO, CalIT2, UCSD Health Sciences, and other UCSD programs. The Venter Institute would be constructed and operated under a long-term lease (i.e., 52 years) with The Regents and the facilities would revert back to UCSD at the end of the lease period. Therefore, the proposed project is considered consistent with the scope of campus development and the site's land use designation in the 2004 LRDP."

The "development of a private not-for-profit 45,000-gsf research facility with collaborative research between SIO, CalIT2, UCSD Health Sciences, and other UCSD programs" may be of benefit to some students, but is irrelevant to the definition of **Academic** uses given in the LRDP. The Venter Institute is not a undergraduate college, graduate program, or professional school. It is a private institute. It is not a "class and research laboratory", like a biology laboratory classroom or marine science laboratory room within a SIO building , but a private research institute. The definition of **Academic** uses within the LRDP is very clear as to intent and meaning, and the Venter Institute does not meet that definition.

The "Notice of Completion – Draft Mitigated Negative Declaration" that has been filed is clearly misusing the **Academic** classification as found in the LRDP. It should have been based on the **Academic/Science Research Park** definition, and as such this parcel is not covered in the LRDP or Appendix B map for the use being proposed by establishing a Venter Institute. **This Draft Mitigated Negative Declaration is based on false premises, and is therefore not valid.** The LRDP needs to be amended to reflect a different use for this parcel than is currently designated and a full environmental impact review needs to be undertaken before this project can move forward.

Timothy B. Lucas
8152 Calle del Cielo
La Jolla, CA 92037
tlucas@abac.com

G2 As discussed under response F1, the proposed project would be consistent with the 2004 LRDP land use designation of Academic and is an appropriate use for the area in consideration of the intended development goals of the SIO Upper Mesa.

Second Public Review Comment of Venter Institute development by T.B. Lucas, 6/8/07

H1 The second area of concern I have with the Venter Institute development is concerning the impact of 125 new employees and their cars on the surrounding area. Adding 100 – 125 extra cars a day, and the resultant increase in trips per day, will be devastating to this segment of Torrey Pines road.

H2 The access driveway on Torrey Pines Road being proposed for the institute will be a right turn only exit. This will force a high percentage of these 125 cars each day after work to make a U-turn half a block down at the Dunaway Drive and Torrey Pines Road intersection. There will undoubtedly be many more trips and u-turns during the day as employees go out to lunch, run errands, attend meetings etc... This area of Torrey Pines Road already has tremendous traffic congestion during the morning and evening commute times as well as lunch time.

H3 There is also a short fall of parking spaces for the Venter Institute The proposal of using mass transit or shuttles to make up for the parking shortfall will simply not work. The employees of this institute are the top professionals in their fields and will presumably be receiving higher salaries than the average worker. They simply can not afford to spend extra time taking alternate slower forms transportation and will therefore be driving their cars. The current impacts of student parking in the residential neighborhoods and in the Nobel area business district where they park and pick up a campus shuttle are a daily indication that the UCSD alternate transportation system is not very effective.

H4 The lives of the local residents who have already been impacted by the congestion and students filling up parking in their neighborhoods must be considered. They have had to live with these increasing problems as the UCSD campus has expanded. It is simply not fair to subject them to further problems by putting in a non-academic, and for all intents and purposes, a commercial project like this. The Venter Institute is the wrong application for this land parcel. This SIO Upper Mesa parcel should be used for an Academic purpose only by enrolled students and faculty as designated in the LRDP.

Timothy B. Lucas
8152 Calle del Cielo
La Jolla, CA 92037
tlucas@abac.com

H1 A Site Access Study prepared by Fehr & Peers (2007) evaluated the anticipated trips associated with the proposed project. This study concluded that the number of trips (260 daily trips) added to the intersections at Torrey Pines Road and La Jolla Village Drive/North Torrey Pines Road would not be significant.

H2 The traffic study evaluated the project's impact on the morning and afternoon peak hours at the two closest intersections and determined that the additional traffic would not result in a significant impact based on the City of San Diego standards and significance criteria.

H3 The parking proposed for the project would be consistent with the City of San Diego's parking standards for scientific research facilities (i.e., 2.5 spaces per 1,000 square feet), which were used in this instance because UCSD does not have established parking standards. Thus, the parking provided for the proposed project would be sufficient to address the parking demand for the project. As noted above under response F18, UCSD is aware of the concerns surrounding the Free Bus Program referenced by the commenter and is actively working with the MTS to address the issues. Regardless, the parking proposed for the project is sufficient to address its use, and whether or not the Venter Institute staff use public transportation would not affect the determination of parking adequacy.

H4 Comment noted. In addition, as discussed under response F1 and G1, the proposed project would be consistent with the 2004 LRDP land use designation and is an appropriate use for the area in consideration of the intended development goals of the SIO Upper Mesa.

MChrispeels.txt

From: Maarten Chrispeels [mailto:mchrispeels@ucsd.edu]
Sent: Friday, June 08, 2007 11:40 AM
To: Cathy Presmyk; Milton Phegley
Subject: Venter building hydrology plan

Dear Planners:

I1 I am a senior biology professor at UCSD and live close to the proposed Venter building. I often walk in the natural area behind the present site and have made a total inventory of all the plants. There some very interesting niches that depend on the moisture conditions being just right. They vary from year to year of course, but there is certainly continuity of vegetational forms. I am concerned that the hydrology plan will negatively affect the areas adjacent to the site.
By catching the water and then using it for flushing toilets, rather than irrigation, the system will deprive the areas below of much needed water. Water now seeps into the ground (that entire field which UCSD mows twice a year) and supplies other areas through seepage. The lower soil stratum in our area is a thick layer of clay through which the water does not percolate and that slopes towards the ocean. I wonder if this problem has been given sufficient thought. Recycling water is great of course, but how will this affect the adjacent natural areas?

Maarten Chrispeels
--
Maarten J. Chrispeels
Division of Biological Sciences
9500, Gilman Drive
University of California San Diego
La Jolla, CA 92093-0116

Tel: (858)534-2571
mchrispeels@ucsd.edu

For express delivery mail:

Muir Biology Building, Room 4212
UCSD
9500, Gilman Drive
La Jolla CA 92093-0116
USA

I1 The stormwater collection system would only temporarily retain and treat runoff from the rooftops and all other runoff would percolate through pervious pavement and landscape areas into the native soils. The collected rainfall would be used for irrigation purposes and would infiltrate from the landscape areas. Therefore, no reduction in infiltration would occur and no effects on the biological resources of the canyon would occur.

SHillyard .txt

From: Steven A Hillyard [mailto:shillyard@ucsd.edu]
Sent: Wednesday, June 06, 2007 11:07 PM
To: Milton Phegley
Cc: sah
Subject: RE: Info on Venter Institute access?

J1

Hi Milt,
I live in the neighborhood south of the proposed Venter Institute.
It seems to me a spectacularly bad idea to have the access road to this institute go out onto Torrey Pines Road. As one who traverses the intersection of Torrey Pines/La Jolla Village Road every day, I am aware of the dense traffic turning left (and right) from LJ Village onto Torrey Pines Road. The poor inhabitants of the Venter will have to run this gauntlet of cars, and the results will not be pretty.
In fact, this is such an obviously bad idea that one wonders what is actually going on, when there is a nice tranquil aquarium road that would provide a safe access to this plot of ground. It is obvious to a layman like me that the aquarium road should be used for access to the Venter Institute, and I can't believe that any traffic engineer would think otherwise. Please let me know if I am mistaken in this belief.
Sincerely,
Steve Hillyard
Professor of Neurosciences

J1 A Site Access Study was conducted for the proposed project; the study concluded that access to and from the project site via Torrey Pines Road would not result in significant traffic impact and would be feasible. Comments received from the City's Development Services Division did not object to an access along Torrey Pines Road for the project. Access from Expedition Way is not feasible at this time.

Pat Granger
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CA 92037
858 450-9441
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Catherine Presmyk
Physical Planning
University of California, San Diego
9500 Gilman Drive, MC 0074 (for U.S. Mail)
Pepper Canyon Hall, Suite 464 (for deliveries)
La Jolla, California 92093-0074
Fax: (858) 822-5990

Date: 6 June 2007

J. Craig Venter Institute La Jolla
University of California, San Diego

Comments on the Hydrology Report
Initial Study - Mitigated Negative Declaration
(Accepting comments through 5:00 pm, June 8, 2007)

I have lived close to the coastal canyon biological reserve for over 30 years. I have been aware of the gradual changes in the vegetation, as the annual rainfall has diminished.

At first reading of the draft MND, the goals of the Venter Institute to use low energy systems, renewable power, sustainable landscape and water conservation are to be commended. However on closer reading of the Hydrology report I realized that there could be serious unintended consequences by collecting the natural rainfall for use inside the building for cooling and plumbing.

The Green Roof concept intrigues me. I will be interested to see how the project progresses and to learn which plants will be used. I have been familiar with the Norwegian version of the green roof using grasses, wild flowers and even the occasional birch tree. (Norway has ample rainfall.)

The building site.

The meadowland is shaped rather like a half bowl with natural water run off draining towards the canyon biological reserve.

I have noticed in past years that after a sustained rainfall; the water that has percolated into the ground, days later it will reappear seeping out from under the hard caped rock along the rim of the canyon.

K1 **Rainwater runoff from the property and the seepage, is needed to nourish the vegetation and wildlife of the canyon biological preserve. Collecting rainwater for use in the proposed building could have an adverse effect on the health of the canyon.**

San Diego is in an extended drought period. Ten years ago the average annual rainfall was 10.6 inches. Season to date is only 3.85 inches.

K2 **Removing rainwater that would naturally find its way into the canyon could contribute to hazardous fire conditions.**

K3 I would like the Venter Institute architects and planners to consider collecting storm water runoff in the basins as mentioned but to be used for controlled release into the canyon to prevent erosion, keep vegetation and wildlife healthy and prevent fires.

Using collected rainwater for plumbing and mechanical uses, concerns me greatly. Irrigation would be acceptable if the landscaping required very little water.

Recently I took time to walk over the site of the proposed Venter Institute and this raised some additional questions, which I hope the Venter Institute team of experts will be able to answer.

K4 1. Do you plan to use 'gray water'? What would it be composed of? How would it be collected and treated and used? Could recycled gray water be used for the plumbing purposes and for landscape irrigation?

K5 2. Where are the wetlands located that were mentioned in an earlier discussion?

K6 3. Where are the building and the boundary of the Venter Institute located in relationship to the rim of the biological reserve? Does the property extend into what is at present the chaparral or is it contained within the meadow area?

K7 4. It would be very helpful to have some simple stakes placed in the ground on the site to show the outline or footprint of the building and the property boundaries.

Yours sincerely

Patricia Granger

K1 Drainage would continue to flow both east and northwest consistent with the existing drainage patterns on site. The proposed project would retain a 100-year, 6-hour storm event to ensure that rate of off-site flows would not exceed that of pre-development levels. As discussed in response I1, the existing quantities of water would not be altered for flows from the project site.

K2 As noted above, drainage would continue to flow both east and northwest consistent with existing drainage patterns on site. The proposed project would only temporarily retain rooftop drainage for irrigation. Water flowing off site and over the vegetation in the canyon is not an effective means of preventing fires. That moisture quickly evaporates from the vegetation surface as the weather conditions change. A more effective means of maintaining the vegetation is recharging the groundwater as proposed by this project, which is the bank of moisture that plants draw upon in times of drought.

K3 The proposed project would improve the western portion of the site's ability to hold and retain water for 48 hours after a rainfall event by providing retaining areas west of the building, giving the water a chance to recharge the groundwater table rather than flowing off site. This would prevent the water from the developed portions of the site from flowing into the canyon at an accelerated rate and potentially creating washouts and erosion.

K4 The grey water would be primary treated wastewater (liquids from toilets and sinks) which would be collected in a closed system and treated with various filters using natural processes in the constructed wetlands show on Figure 8. A complete description of the treatment processes is provided on pages 8 and 50 of the IS/MND.

K5 The wetlands would be located west of the proposed building adjacent to the Ecological Reserve. See constructed and marginal wetlands show in Figure 8.

K6 The structure would be located 75 feet east of the edge of the Ecological Reserve. The site boundary extends to the top of the slope. The site occupies the grassy area above the canyon; see the aerial photograph in Figure 3 of the Draft IS/MND. No natural vegetation would be impacted by project construction.

K7. Comment noted. It is not UCSD's usual practice to place stake building locations during project review. The building location can be determined using aerial photograph and site plan information contained in the Draft IS/MND (see Figures 3, 4 and 6).

PHYSICAL
PLANNING OFFICE

Ms. Catherine Presmyk
Physical Planning
UCSD
9500 Gilman Dr. MC0074
La Jolla, CA 92093-0074

June 7, 2007

JUN 11 2007

RECEIVED

Re: Venter Institute

Dear Ms. Presmyk,

L1 I am a homeowner residing in close proximity to the proposed Venter Institute. I am very concerned with the proposed access to the site. As you know, the site adjoins Allen Field, a heavily used youth soccer field. Many people drop off and pick up children of all ages throughout the afternoon and evening. The soccer field has a circular drive very close to the proposed driveway for Venter. As this does not begin to accommodate the numerous automobiles, many people park and double park on both sides of Torrey Pines Road, allowing their children to jump in and out of cars to get to and from soccer practices and games. I cannot see that it will be safe to have Venter's sole access be so near the entrance to Allen Field. The end of the workday for Venter's employees will coincide with much of the traffic in and out of Allen Field. With all the children running around, what a recipe for disaster.

L2 Additionally, to get to the freeway, most of Venter's employees would have to make U-turns at the intersection of Glenbrook/Dunaway and Torrey Pines Road, or turn right into the residential neighborhoods just south of Allen Field to reverse direction. Many soccer families park on these streets, and they are already quite busy in the afternoons and into the evenings. It makes much more sense for Venter to empty its cars onto La Jolla Village Drive near UCSD via Expedition, where there is an existing traffic light, and feed onto the freeway at Genesee, La Jolla Village Drive or Gilman Drive.

L3 Also, Venter is proposing cutting back on the street parking along Torrey Pines Road to accommodate the proposed driveway. Many students and employees of UCSD depend upon this free parking, as there is such a shortage in the area surrounding the University. To make matters worse, Venter is not providing onsite parking for all of its own employees. We are very much opposed to this as we are already overrun by cars from the University. Venter employees would be even closer to our neighborhoods. Even if Venter is very committed to using mass transit and off-site parking, their employees and any future user of the building may not be, and the community would be stuck with a building with woefully inadequate parking. I don't really see how Venter could stop their employees from parking throughout the surrounding neighborhoods anyway.

L4 Please reconsider relocating the access to the Venter Institute to Expedition or La Jolla Village Drive, and force Venter to provide adequate onsite parking to serve its own needs. We wouldn't consider letting our children run up and down Venter's hallways, please don't let their cars overrun our neighborhood.

Sincerely,

Gabrielle Goodman 8765 Glenwick Lane La Jolla, CA 92037

L1 The Site Access Study conducted by Fehr & Peers (2007) evaluated access to the project site via Torrey Pines Road during peak hour conditions and concluded that it would not result in significant impacts or safety hazards. Site distances would be improvements with the required red-curbing in place. In addition, the City of San Diego was consulted concerning the project plans to access Torrey Pines Road given that this street is within the City of San Diego. The City of San Diego did not object to an access point from Torrey Pines Road.

L2 The Expedition Way access is not feasible at this time because planning for the other three parcels on the Upper Mesa area has not yet begun. Please see response D3 to the City of San Diego on this topic.

L3 As noted above under Comment F28, the parking proposed for the project would be consistent with the City of San Diego's parking standards and the parking provided for the proposed project would be sufficient to address the parking demand for the project and any other research-related use of the site. As part of its ground lease, the Venter Institute would implement a Transportation Management Plan (TMP), which would provide incentives for their employees to work flex hours and telecommute which would cut down on the vehicles accessing the site (see the TMP description on page 9 of the Draft IS/MND).

L4 Comment noted, but for the reasons states in responses L1 through L3, the University will allow project access via Torrey Pines Road.

COURTNEY ANN COYLE
ATTORNEY AT LAW

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1609 SOLEDAD AVENUE
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Catherine Presmyk, UCSD
Assistant Director Environmental Planning
9500 Gilman Drive, MC 0074
La Jolla, CA 92093-0074

By Confirmed Fax: 858.822.5990
June 8, 2007

Re: Draft Initial Study and MND UCSD J. Craig Venter Institute

Dear Ms. Presmyk:

This comment letter is timely submitted on behalf of our client, Carmen Lucas, Kwaaymii Laguna Band of Indians regarding the proposed Venter Institute project, Univ. Project # 968434.

M1 While we are pleased to see that UCSD has committed to employing an archaeological monitor (Mitigation Measure Cul-2D), we strongly recommend that qualified Native monitors also must be present for all preconstruction meetings and ground disturbing parts of the project (all testing programs, utility lines, landscaping, irrigation, construction aspects, etc.). Without this, we cannot agree with Initial Study Finding 5.d., that there will be no impact to ancestral human remains.

M2 The rationale for this is that: 1) the site is near to Skeleton Canyon and other areas of cultural sensitivity containing or likely to contain burials and recorded archaeological sites are located within and adjacent to the project sites; 2) it is immediately adjacent to the UCSD Park – Ecological Reserve; 3) according to the environmental documents, the Venter building site has not been previously subject to subsurface disturbance; and 4) even fill dirt in District 1 and La Jolla has contained ancestral human remains in recent years so we request that areas of existing fill, such as near part of the proposed utility lines, not be assumed to be free of human remains and conversely, that exported soil be examined by a qualified individual to ensure it does not contain human remains before export. The presence of a qualified Native American monitor would help UCSD in handling ancestral human remains should they be found and assist the University in its stated efforts to try and develop better relations with the local Indian community.

1

M1 The University has used Native American monitors in the past on campus projects and will consider using them in the future when it is considered appropriate to the resources potentially present. For this project, monitoring is only required for the off-site utility connections since testing was conducted on site and archaeological resources are not expected based on those findings. Disturbance will be limited to the micro-tunneling pits proposed along the routes of the utility lines (see Figure 7 which shows the alignment of the utility lines). UCSD is not anticipating that Native American monitoring would be required for the utility lines based on the analysis in the Draft IS/MND (see pages 36 and 37 of the report). Nonetheless, if human remains were encountered, the University would notify the Native American community immediately as required by LRDP Mitigation Measure Cul-2E and Public Resources Code 2057.98.

M2 The Venter Institute site was tested for significance under CEQA by Gallegos and Associates in 1998 (see page 36 of the Draft IS/MND). The test concluded that, based on the lack of intact subsurface deposit and previous site disturbance, the portion of the recorded site (CA-SDI-7925/8469) that previously extended on site is not culturally significant. See response M1 regarding the required monitoring of utility lines.

M3 Moreover, Figure 7, Proposed UCSD Utility Connections, shows proposed sewer and water lines running through the Ecological Reserve and into the Coast Apartments area. We respectfully request that alternatives be pursued that would run the lines through already impacted areas and NOT run utility lines through the Ecological Reserve and that those running through the Reserve be rejected to better protect any tribal cultural resources that may be present.

Please provide my office with any changes to the project regarding tribal and archaeological planning or mitigation. Thank you for considering our comments.

Very truly yours,

Courtney Ann Coyle
Attorney at Law

Cc: Steve Banegas, KCRC
Larry Myers, NAHC
Don Schmidt, LJHS

2

M3 The utility lines reference in this comment would be micro-tunneled beneath the Ecological Reserve so as to avoid impacts to resources. Micro-tunneling is the environmentally preferred alternative to open trench and backfill installation because it would only involve disturbance of the micro-tunneling pits that are outside the Ecological Reserve and known archaeological resource sites.

submitted by Patricia Granger
June 6. 2007

2750 Bordeaux Ave.
La Jolla, Ca 92037
Jan. 14, 1994

Ms. Susan Taylor
Division of Community Relations
UCSD
La Jolla, CA

Dear Ms. Taylor

My husband, John and I have lived on Bordeaux since 1971, just south of the beautiful and viable canyon and mesa area bordered by La Jolla Shores Drive to the west, Torrey Pines and North Torrey Pines Road to the north and east. I have watched the gradual impaction and deterioration of this area and concomitantly the reduction of varieties of fauna and birds. There are three inexpensive changes which UCSD could put into effect to preserve the viability of those those that remain.

N1

UCSD has always responsed with alacrity and action when called or written about trash dumps, rifle practice, motorcycles and off road vehicles and the archeaeological site in this area. It is hoped that your public awareness and environmental concern will have some influence this time as well.

John and I were away for four years, from the end of 1984 until 1989. While we were gone, the Stephen Birch Aquarium and access road were built. Much to our delight, the road berm occludes any visual, auditory or olfactory impaction to our home. Also, there is no impaction from the aquarium. Negotiations between the University , Mrs. Milton Kodmer, Dr. Jerry Schneider and others were partially responsible for this happy conclusion. I think the architecture is lovely and very appropriate to the cliffs, the chaparrel and the ocean sorrounding the aquarium..

N2

This letter includes data on the gradual extinction of the wildlife in the ecological pocket south of UCSD and what might be done to reverse this process.

When we first moved to 2750 Bordeaux Ave. in 1971, the following species were observed on the mesas and canyons north of our home, in our yard or those of our neighbors and also in the streets adjacent to our homes. See column A of Tables I and II on pages 4 and 5 of this letter. In column B, the approximate locations of these species are listed, In column C and D they are listed as either still existing or gone, and in column E discussion of their disapearance is found.

N1 Comment noted.

N2 Comment noted. As shown with the comment, the University provided a response to this letter on February 22, 1994 as part of the LRDP planning process. In that response, the University indicated that they recognize the value of the land and appreciated the information it provided about the resources present on campus. In 2001, biological consultants extensively surveyed the Skeleton Canyon area and the results were presented in the 2004 LRDP EIR and its biological technical report (HELIX 2004). As shown in the 2004 LRDP, the resources are in the Ecological Reserve area of the UCSD Park in an effort to protect them in perpetuity. Long-term management of the campus open space system is part of the 2004 LRDP, as described in response C3.

N2 cont.

A ratio of forty kinds of animals and birds existing in 1971 and twenty-six remaining is not good. These figures include ten different types of birds which are indigenous to San Diego suburban settings.

This letter is not one of condemnation but one with suggestions which might 1) Preserve the twenty-six remaining kinds of animals and birds 2) May succeed in rejuvenating the canyon and mesa and luring species back.

Species are often destroyed by habitat fragmentation and destruction of other migratory habitats. With my limited experience I can't see any solution to the habitat fragmentation which has occurred North and East of La Jolla. It is also impossible to rebuild migratory habitats hundreds or thousands of miles north and south of this area.

N3

HOWEVER, THERE ARE WAYS TO STOP THE IMPACTION OF THIS PARTICULAR ECOLOGICALLY SIGNIFICANT CANYON AND MESA.

The deep canyon watershed itself has been badly impacted by 1) Pampas grass growing in the creekbed. 2) The ruined concrete channel at the head of the canyon, that which carries off excess water from the UCSD campus has succeeded in eroding two or more huge troughs down into the canyon sandstone - ditches twenty feet across, fifty feet deep and one hundred or more feet long. The eroded dirt, sand and other debris is clogging the creekbed in the depths of the canyon.

I REQUEST THEAT THE UNIVERSITY

1) Dig out bushes and root systems of Pampas in the canyon.
2) Construct a series of descending concrete basins to catch the water as it cascades from the rim to the canyon depths. This will stop the erosion at the top of the canyon and it will also provide drinking for birds and animals. See figs. 1 and 2.
3) Leave the inner portion of the acreage in the triangle between North Torrey Pines Road and Torrey Pines Road unmowed. The fire vulnerability of this area logically extends as far as cigarettes can be thrown from sidewalks, streets and paths. Leaving an unmowed area would permit Meadowlarks to nest in the remaining brush and Groundhogs to reestablish their burrows. See fig. 3.

N4

I know the whole UC system is in distress financially this year. However, costs for these procedures would be minimal. I estimate:

N3 As stated in the University's previous letter, the solutions for the area may prove difficult, however, there is a desire to manage the natural resources over the long term since UCSD owns the land. Invasive species are not proposed as part of the project and any removal in the canyon could be part of the larger, long-term management effort for this area. Mowing the inner portion of the Upper Mesa would not be practical because a portion of the unmowed area shown occurs on the Venter Institute project site and the balance will be developed at some point in the future. Drainage improvements to fix the canyon erosion are complex and require input from engineering and biological experts to reach a solution that is both cost-effective and within the scope of existing regulations. As shown in the Draft IS/MND, the proposed project would not worsen erosion and the presence of invasive species in the canyon because the stormwater collection system proposed on site would temporarily retain runoff and slow down water leaving the site to prevent any further erosion in the canyon and non-invasive plant species would be installed on site.

N4 Comment noted. As noted in response N3, the recommendations in the letter cannot be implemented at this time.

N4 cont.

1) Two men for two days to eliminate the Pampas.
2) A saving of three man hours by not mowing the inner portion of the corner lot.
3) Three men for three days and a concrete truck to dig holes and lay concrete for the descending pools and reroute the concrete channel.
4) Four man hours to remove the ruined concrete channels.
Any or all of these jobs might be appropriate work for the County work gangs which have been seen on UCSD work jobs occasionally.

UCSD can always use favorable publicity. In these days of ecological concerns a few hundreds of dollars spent might make a difference in the minds of students and parents . And UCSA's neighbors as well as the wider community would be impressed with the effort to preserve a beautiful and still viable canyon and mesa.

Sincerely

Jean F. Krase

cc: Dr. Richard Atkinson, USCD Chancellor
Dr. Edward Frieman, Director ofScripps Institute of Oceanography
Mr. Ron Van Boxtel, UCSD, Facilities
Ms. Susan Taylor, UCSD, Community Relations
Mr. Jim Coatsworth (Ornothologist, Citizens' Coordinates member)
Mr. William Anderson (President Citizens' Coordinates)

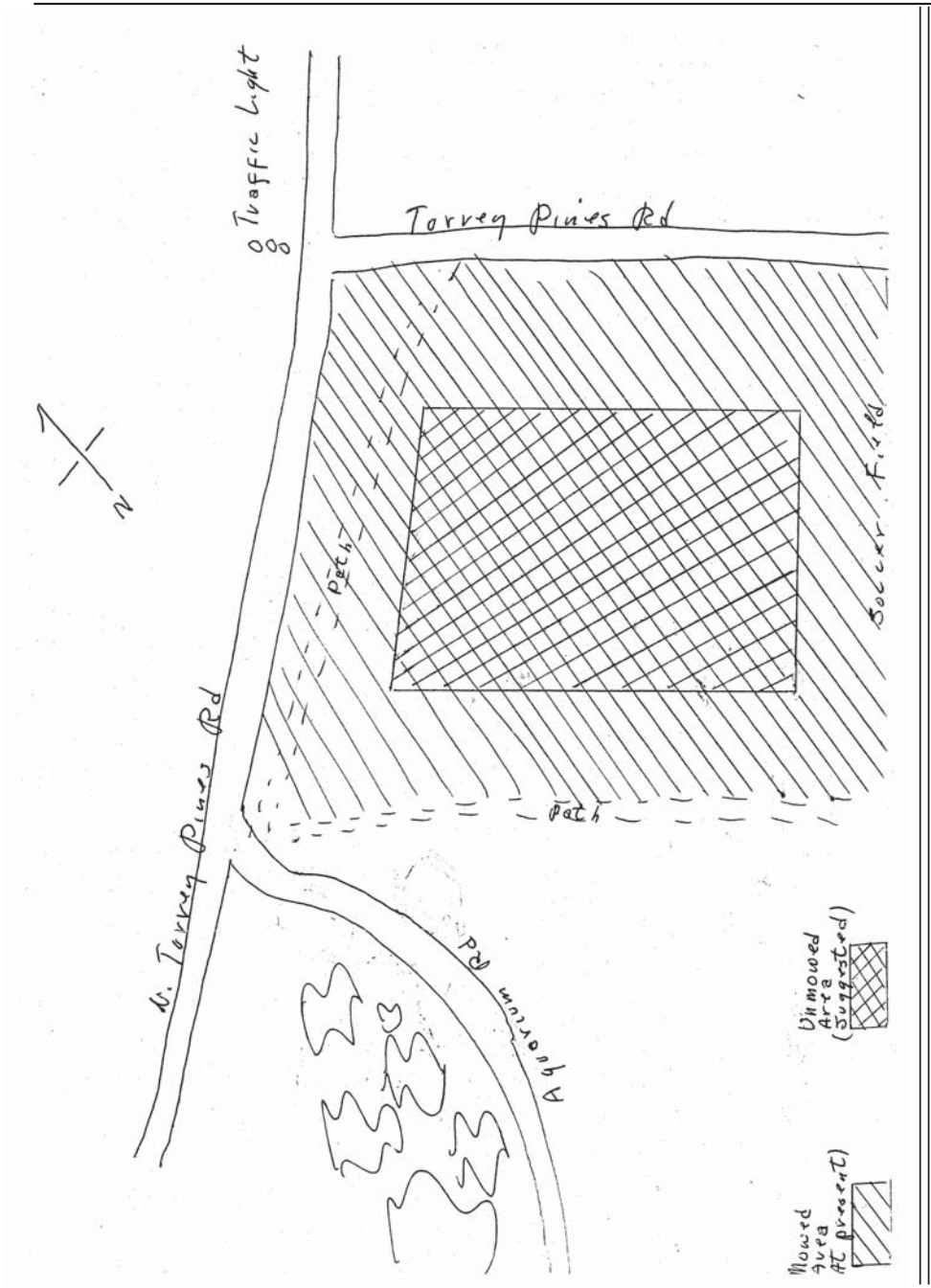
TABLE I MAMMALS/REPTILES/AMPHIBIANS

4

Mammals	B-Locations Observed	C-Exists	D-Gone	E-Discussion
Grey Fox	Backyards of homes on Bordeaux-point at end of fire road	X		Foxes of different colors seen each year Habitat not isolated
Possom	Yards of homes on Bordeaux - mesa		?	Last sighting 4 years ago
Coyote	Mesa paths - calls heard	X		They come and go. Habitat not isolated
Grey Squirrel	Mesa - backyards	X		
Skunk	Backyards -drinking from pools-digging grubs from lawns	?		Last sighting-four yeare ago
Groundhog	Burrows in triangle of land v.s. North Torrey Pines Rd. and Torrey Pines Rd.	X		Moved to filled canyon
Racoon	Mesa - backyards	?		Not seen for 10 years
Reptiles			X	
Rattlesnake	Mesa - backyards		X	Last sighting 10 years ag
Lizard	Backyards - mesa	X		
Amphibians				
Bullfrog	Stream at head of canyon - now filled		X	Filling of canyon destroy habitat
Small frog	Seasonal rain pool south of present soccer field		X	Soccer field planting destroyed habitat

TABLE II 5

A BIRDS	B- Locations Observed	C- Exists	D- Gone	E-Discussion
Great Horned Owls	Trees south of Apts. on Discovery Way- Calls & sightings on T.V. antannae	X		
Golden Eagle(1)	Near geodesic dome and aquarium		X	Habitat destroyed
Phaenopepla	Trees south of Azul St. and areas around Bordeaux homes	X		
Meadowlark	Triangle v.s. North Torrey Pines Rd. and Torrey Pines Rs.		X	Site destroyed by mowing Calls heard this year '93
Quail	A covey of 13-17 seen on fire road north of Bordeaux	X		Not seen during drought. Several seen 1994
Western Tanager	Area surrounding homes on Bordeaux		X	Not seen for 10 years. Habitats destroyed?
Cedar Waxwing	Flocks would feed on pyracantha berries		X	Other habitats destroyed Berries still plentiful
Ca. Thrasher	On mesa & yards	X		Feeding on pyracantha
Flicker	Tapping on trees	X		berries (1994)
Red-Tailed Hawk	Riding thermals in canyon	X		
Gnatcatcher	1 sighting only High mewing cry		?	Next to fire road behind Schneiders
Lazuli Bunting	One sighting only (1991)		X	.
Rose-Breasted Grosbeak	One sighting only (1994)		X	Birdfeeder
Hummingbird (Anna & Ruby)		X		Hummingbird feeder
Scrub Jay Crow Dove Mockingbird Bush-Tit Ca. Towhee	Red-Sided Towhee Sparrow Strawberry Finch Phoebe	These are birds which are found in many built up areas. They may not need a specific wilderness habitat. They are plentiful.		


Traffic Light
Torrey Pines Rd
N. Torrey Pines Rd
Path
Soccer Field
Path
Aguerlin Rd
Unmowed Area (Suggested)
Mowed Area (At present)

COMMENTS

RESPONSES

UNIVERSITY OF CALIFORNIA, SAN DIEGO

BERKELEY • DAVIS • IRVINE • LOS ANGELES • RIVERSIDE • SAN DIEGO • SAN FRANCISCO

SANTA BARBARA • SANTA CRUZ

GOVERNMENTAL AND COMMUNITY RELATIONS

9500 GILMAN DRIVE
LA JOLLA, CALIFORNIA 92093-0924
(619) 534-6082 FAX: (619) 534-7490

February 22, 1994

Mrs. Jean F. Krase
2750 Bordeaux Avenue
La Jolla, CA 92037

Dear Mrs. Krase:

I am responding to your letter of January 14, 1994, to Susan L. Taylor. We appreciate the time that you have taken to be concerned about the UCSD property adjacent to your home.

As you note, the adjacent mesa and canyon areas are rich in biological habitat and species. In the preparation of the university's Long Range Development Plan (LRDP), we recognized the value of this and similar areas; it is our desire to protect and preserve these areas for both their biologic and aesthetic worth. In the LRDP, these areas are designated for long-term protection and management as open space and habitat.

Of course, mere designation of these valuable areas will not insure their viability. Through a permanent campus committee, the resource assessment and long-term management is being addressed. In the Skeleton Canyon area which you have identified, there has not yet been any detailed survey performed. For your observations and insight, including the problems, especially invasive plant species and erosion, and potential solutions, we are appreciative.

Jean F. Krase
February 22, 1994
Page 2

Although the actual solutions may prove more difficult, we will examine the situations as soon as possible and develop cost effective solutions. I will keep you informed as to our progress. Please feel free to contact me at 534-5782 if you have any other questions or comments.

Sincerely,

Milton Phegley

Milton Phegley, AICP
Campus Community Planner

cc: J. Hug (w/ original letter)
P. Jenkinson (w/o)
S. Taylor (w/o)
R. Van Boxtel (w/o)

UNIVERSITY OF CALIFORNIA

REVISED DRAFT INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION

Project Name: J. Craig Venter Institute
UCSD Project Number: 968434
University of California, San Diego

May 9, 2007

Prepared by:

HELIX Environmental Planning Inc.
7578 El Cajon Boulevard, Suite 200
La Mesa, CA 91941

Prepared for:

University of California, San Diego
Physical Planning
9500 Gilman Drive, Mail Code 0074
La Jolla, CA 92093-0965

This statement is prepared in
compliance with the
California Environmental Quality Act

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APPENDICES
(BOUND UNDER SEPARATE COVER)

A Air Toxics Evaluation (SRA 2007)

B Biological Letter Report (HELIX 2007)

C City Letter Regarding Historic Burn Ash Site (City of San Diego 2007)

D Hydrology Report (KPFF Consulting Engineers 2007)

E Site Access Study (Fehr & Peers 2007)

F Mitigation Monitoring and Reporting Program (NOT BOUND UNDER SEPARATE COVER)

Environmental Checklist Form

UNIVERSITY OF CALIFORNIA
CAMPUS: San Diego

May 9, 2007
UNIV. PROJECT #: 968434

I. PROJECT INFORMATION

1. Project title: J. Craig Venter Institute

2. Lead Agency name and address: Physical Planning
University of California, San Diego
9500 Gilman Drive, Mail Code 0074
La Jolla, California 92093-0074
(858) 534-6515

3. Contact person and phone number: Catherine Presmyk
(858) 534-6515

4. Project location: San Diego County

5. Project sponsor's name and address: (See #2 and #3)

6. Custodian of administrative record for this project (if different from response to #3):

7. Identification of previous EIRs relied upon for tiering purposes (including all applicable LRDP and project EIRs) and address where a copy is available for inspection (refer to #2 for availability):

University of California, San Diego
2004 Long Range Development Plan EIR
(State Clearinghouse #2003081023)
Certified September 23, 2004

Introduction

The environmental analysis for the J. Craig Venter Institute (Venter Institute) project (proposed project) is tiered from the University of California, San Diego (UCSD) 2004 Long Range Development Plan (LRDP) Environmental Impact Report (EIR). The 2004 LRDP EIR (UCSD 2004a) is a Program EIR that was prepared in accordance with the California Environmental Quality Act Guidelines (Sections 15000 et seq, Title 14, Code of California Regulations; hereafter "CEQA Guidelines") pursuant to Section 15168, which implements the California Environmental Quality Act (Public Resources Code Sections 21000, et seq, CEQA). The 2004 LRDP EIR analyzed full implementation of uses allowed under the 2004 LRDP (UCSD 2004b).

The CEQA concept of "tiering" refers to the analysis of general environmental matters in broad program-level EIRs, with subsequent focused environmental documents for individual projects that implement the program. The project environmental document incorporates by reference the discussions in the Program EIR and concentrates on project-specific issues. CEQA and the CEQA

Guidelines encourage the use of tiered environmental documents to reduce delays and excessive paperwork in the environmental review process. This is accomplished in tiered documents by eliminating repetitive analysis of issues that were adequately addressed in the Program EIR and by incorporating those analyses by reference.

In accordance with CEQA Guidelines Sections 15152, as amended, and 15168(c), this project is tiered from the 2004 LRDP EIR (SCH# 2003081023) which is hereby incorporated by reference and these documents are available for review during normal business hours at UCSD Physical Planning, Pepper Canyon Hall, Suite 464, La Jolla, CA. The 2004 LRDP EIR analyzed the overall direct and indirect environmental effects of campus growth and facility development through the academic year 2020-21. The 2004 LRDP EIR also analyzed the potentially significant cumulative impacts that could occur from the implementation of the 2004 LRDP. All feasible measures to avoid or substantially lessen the significant adverse project and cumulative impacts associated with that growth are identified in the 2004 LRDP EIR. Under Section 15152(f)(1), where the lead agency determines that a cumulative impact has been adequately addressed in the prior EIR, the impact is not treated as significant in a later negative declaration and need not be discussed in detail.

The tiering of the environmental analysis for the proposed project allows this Tiered Initial Study (IS)/Mitigated Negative Declaration (MND) to rely on the 2004 LRDP EIR for the following:

(a) a discussion of general background and setting information for environmental topic areas;

(b) overall growth-related issues;

(c) issues that were evaluated in sufficient detail in the 2004 LRDP EIR for which there is no new information of substantial importance or substantial change in circumstances that would require further analysis; and

(d) long-term cumulative impacts.

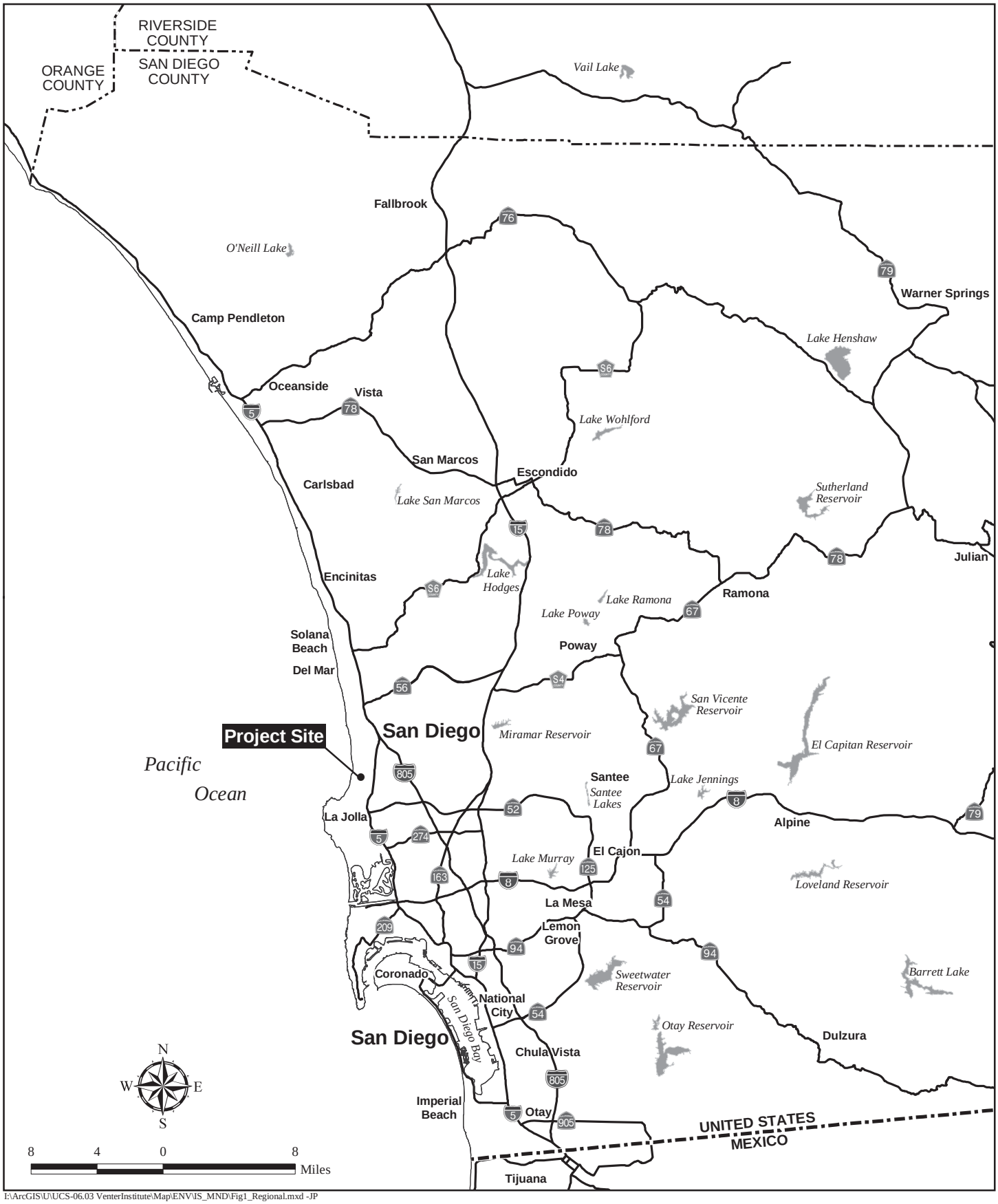
Thus, this IS should be viewed in conjunction with the UCSD 2004 LRDP EIR. The purpose of this IS is to evaluate the potential environmental impacts of the project in light of the analysis in the 2004 LRDP EIR to determine what level of additional environmental review, if any, is appropriate. Based on the analysis contained in this IS, one of several determinations will be made as listed in Section V of this IS.

Mitigation measures identified in the 2004 LRDP EIR that apply to the proposed project must be implemented as part of the project. These mitigation measures are identified and discussed in Section VI of this IS.

II. PROJECT LOCATION AND DESCRIPTION

Project Location

University of California, San Diego – The UCSD campus is located adjacent to the communities of La Jolla and University City, within the northwest portion of the City of San Diego (Figure 1, *Regional Location Map*). The main campus consists of three distinct, but contiguous, geographic entities: the



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Regional Location Map

VENTER INSTITUTE

HELIX

Figure 1

Scripps Institution of Oceanography (SIO) (179 acres), located between the Pacific Ocean to the west and Torrey Pines Road to the east; the West Campus (669 acres), located west of Interstate 5 (I-5) and includes the Gliderport and Torrey Pines Centers North and South; and the East Campus (266 acres), located between I-5 and Regents Road (Figure 2, *Site Vicinity Map*). An additional 38.3 acres includes nearby parcels, such as the La Jolla Del Sol housing complex (12 acres) located about one mile to the southeast of campus, the University House (7 acres) and an adjacent parcel consisting of coastal canyon and beachfront (19 acres). The 2004 LRDP addresses all of the above properties and encompasses a total of 1,152 acres.

The SIO portion of the campus, where the project is proposed, is located west of Torrey Pines Road and includes a span of approximately 3,000 feet of ocean frontage. SIO was founded prior to the formation of UCSD and became part of the UC system in 1913. SIO is one of the oldest, largest, and most important centers for atmospheric, earth, environmental, marine, and space science research, graduate training, and public service in the world. The SIO portion of the campus referred to in this document includes the numerous SIO facilities located along the ocean to the west of La Jolla Shores Drive, as well as the hillside to the west of Torrey Pines Road; therefore, the SIO area also contains the Stephen Birch Aquarium, Coast Apartments (UCSD graduate student housing), and surrounding undeveloped areas, including the Upper Mesa neighborhood. Development at SIO is constrained by steep slopes and landslides, especially east of La Jolla Shores Drive. A dominant topographic feature is Skeleton Canyon, a deep coastal canyon that originates southeast of the Coast Apartments on La Jolla Shores Drive and runs south to the campus property line.

Project Site – The proposed project would be located on an approximate 1.9-acre parcel within the Upper Mesa neighborhood of the SIO portion of the UCSD campus. The project site is located approximately 350 feet south of the intersection of North Torrey Pines Road/La Jolla Village Drive and Torrey Pines Road and north of Allen Field, a City of San Diego recreation field (Figure 3, *Project Site Location Map*).

Environmental Setting and Surrounding Land Uses

The project site is currently undeveloped; however, previous disturbance, including vegetation removal, brush cutting, and regular mowing for fire control, has occurred onsite. Land uses to the north of the proposed Venter Institute site include undeveloped areas designated for future academic use. To the east of the project site are residences within the City of San Diego, to the south are recreation fields associated with Allen Field in the City of San Diego, and to the west is open space, including Skeleton Canyon, designated as UCSD Park on Figure 11 of the 2004 LRDP. Within the UCSD Park framework, the open space area adjacent to the site is categorized as "Ecological Reserve".

Project Background

The Venter Institute is a private, not-for-profit research institute dedicated to the advancement of the science of genomics, understanding of genomics; the understanding of its implications for society and the communication of those research results to the scientific community, the public and policymakers. The Venter Institute was founded in September 2004 by J. Craig Venter, Ph.D., who consolidated three not-for-profit research institutes into one entity, the J. Craig Venter Institute (Venter Institute). The institute is one of the largest independent research institutes in the United States and, through its two divisions, The Institute for Genomic Research (TIGR) and The Center for the Advancement of Genomics (TCAG), is home to more than 500 scientists and staff with expertise in human and

evolutionary biology, genetics, bioinformatics/informatics, high-throughput DNA sequencing, information technology, functional genomics and genomic and environmental policy research. The proposed project would provide a west coast research facility to promote collaborative research between the Venter Institute and SIO, the California Institute for Telecommunication and Information Technology (Cal-IT2), UCSD Health Sciences, and the General Campus.

The proposed facilities would be developed and occupied on UCSD property by the Venter Institute under a proposed long-term (i.e., 52 years) ground lease with The Regents of the University of California. At the end of the ground lease, ownership of the project improvements would revert to The Regents on behalf of the UCSD campus.

Project Objectives

The following objectives have been identified for the proposed Venter Institute on the UCSD campus:

- Create a research facility that fosters collaboration between the Venter Institute and SIO, Cal-IT2, the Health Sciences, and the General Campus at UCSD in such research areas including, but not limited to, multidisciplinary environmental and marine sciences research and genomic research with clinical applications;

- Create a research facility that furthers the goals of the Venter Institute, which include the advancement of the science of genomics, the understanding of its implications for society and the communication of those results to the scientific community, the public and policymakers;

- Create a climate that enhances the private support for University research, graduate fellowships, undergraduate and graduate student training, and collaborative faculty and private sector industrial research projects;

- Create a substantial resource for the campus that supports the University's mission of teaching, research and public service and responds to the market demand for scientific research space in the local community;

- Create an on-campus research facility that would be virtually self-sufficient and highly sustainable through the use of high performance architecture, low energy systems, renewable power generation, sustainable landscape and water conservation; and

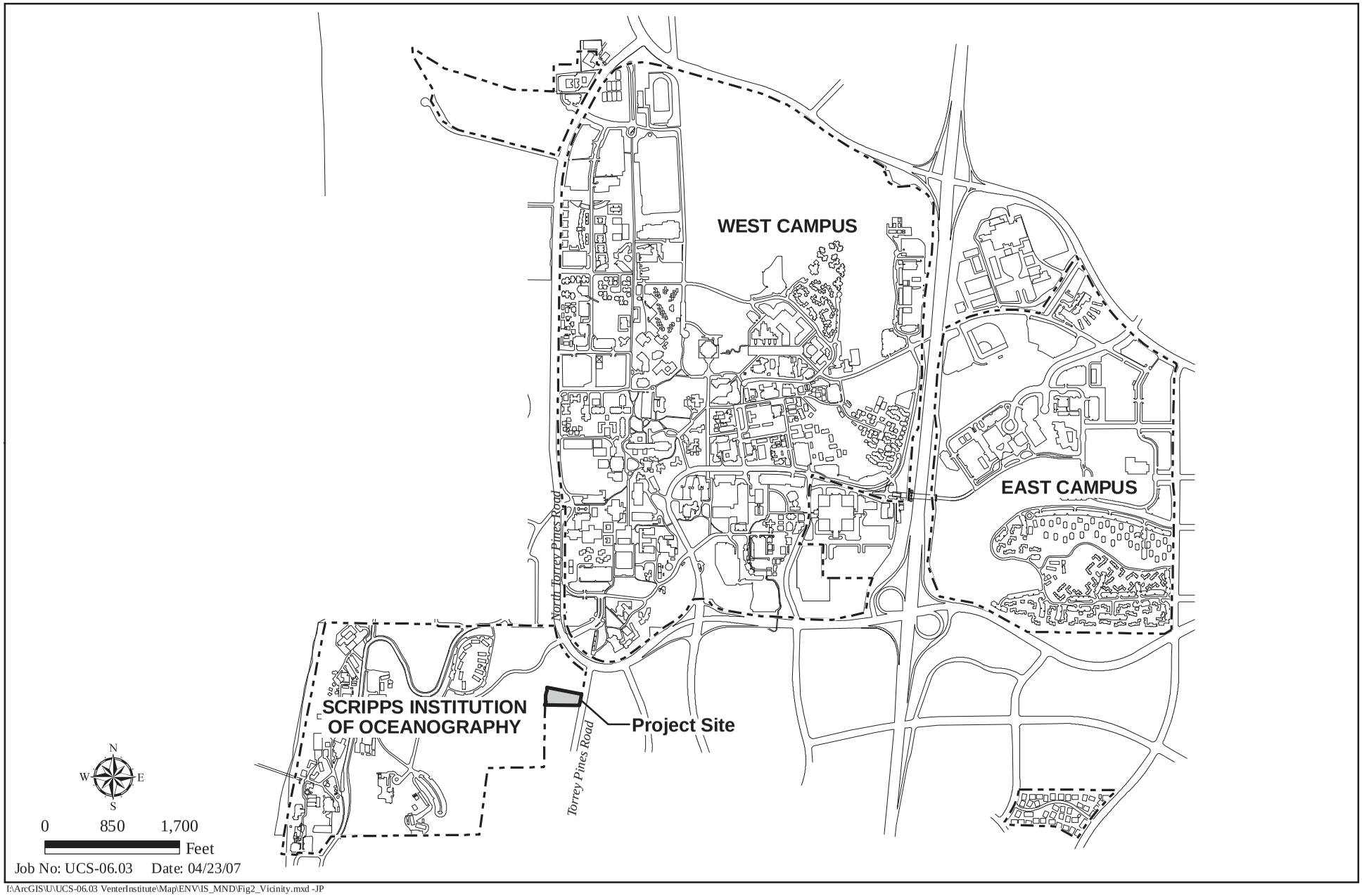
- Develop a project that is consistent with the educational and planning policies adopted by UCSD and contained in the 2004 LRDP.

These objectives are consistent with those of the 2004 LRDP as described in Section III of this IS/MND.

Project Characteristics

Sustainability Goals for Project Design

As noted above under *Project Objectives*, the proposed project intends to be a facility that would achieve a high degree of sustainability through the use of high performance architecture, low energy systems,



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Site Vicinity Map

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Figure 2

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Project Site

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Figure 3

renewable power generation onsite, sustainable landscape, and water conservation. The proposed project intends to achieve a high certification within the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, as described below.

LEED is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings. LEED gives building owners and operators the tools they need to have an immediate and measurable impact on their buildings' performance. LEED promotes a whole-building approach to sustainability by recognizing performance in five key areas of human and environmental health: sustainable site development, water savings, energy efficiency, materials selection, and indoor environmental quality. Buildings certified by the LEED program provide independent, third-party verification that a project meets the highest performance standards for a green building.

To that end, the Venter Institute design team has generated strategies for attaining its LEED sustainability goal. These strategies address landscape, lighting, electrical, structural, and HVAC systems. Landscape strategies involve various techniques, including the reuse and recycling of water for non-potable uses in the building as well as the creation of native plant communities. Lighting on the project site may involve numerous strategies as well, including the use of natural daylight as the primary source of illumination in all regularly occupied spaces and the use of advanced selective glazing technology to minimize solar gain and optimize visible light transmittance. For nighttime needs, the project design would incorporate low-level lighting for wayfinding, limited lighting for security around the building and inside the parking garage and no overhead light standards, in accordance with the LEED program. Electrical strategies may include generation of 100 percent of the electrical load onsite from renewable sources (e.g., sun, wind), incorporation of high-efficiency appliances and load shedding features, install high efficiency servers to reduce electrical consumption and demand on mechanical cooling, and provide high efficiency transformers and uninterruptible power supply (UPS) systems. Structural strategies may include the use of steel and concrete. HVAC strategies may involve the use of radiant cooling for high efficiency, simple base load cooling and the supplying the majority of HVAC water needs through treated stormwater or recycled wastewater.

Building Design/Site Plan

The Venter Institute building would be organized into two linear wings over a single-level parking level. The parking level would be partially depressed below existing grade to hide the parking component from streetside views while still open to allow for natural ventilation of the parking area. The building would be massed such that the north-facing side of the building would be higher than the south-facing elevation and the structure would be terraced back from the west side of the site in a long, narrow fashion in order to maximize the use of natural light and ventilation. As shown in Figure 4, *Site Plan*, the building would be located approximately 25 feet from the eastern property line adjacent to Torrey Pines Road, 10 feet from the southern property line adjacent to Allen Field, and 75 feet from the edge of the UCSD Park (Ecological Reserve).

A loading dock would be located within the east end of the facility. A private courtyard would be created between the north and south wings of the building. A landscaped area west of the building, between the parking area and the Ecological Reserve, would be accessible to the public. Spanning the buildings and central courtyard would be an approximately 25,000 square foot (sf) photovoltaic (solar) canopy structure that would also provide shade and wind protection. The panels are proposed to provide the majority of the electrical power necessary to serve the Venter Institute. The canopy

structure upon which the photovoltaic canopy would be secured would be constructed of wood or other rigid material, and the photovoltaic panels would be supported by the truss structure associated with the canopy. The photovoltaic panels would be installed in a south-facing orientation and rise from a low of about 20 feet above grade on the south wing up to 50 above grade on the north wing of the structure. A misting system may be installed and operated on the rooftop to ensure the panels are kept clean and efficient throughout the life of the building.

The south wing would be one story with a mechanical mezzanine. The north wing would terrace from three stories to one story with the taller sections located at the eastern portion of the site and stepping down to the west. Both wings would be located over parking and rise to a maximum height of 51 feet at the northeast corner of the building (Figures 5a and 5b, *Building Elevations*).

The terraces of the lower levels on the north wing would be developed with rooftop gardens that would include paving and landscaping. An enclosed building lobby would be located between the two wings at the east end of the building that would allow for views between both wings toward the ocean.

Rooftop equipment would be concealed beneath the photovoltaic canopy structure or screened. The exception to the screening would be the three laboratory exhaust stacks that would be situated near the east end of the building and extend about 10 feet above the photovoltaic canopy structure. A diesel-powered emergency generator would be installed in the southwest corner of the building and would be enclosed on all sides and tested on a monthly basis. A 650 to 700 kilowatt (kW) wind turbine, not to exceed 51 feet in height, would be located near the patio at the southwest corner of the building.

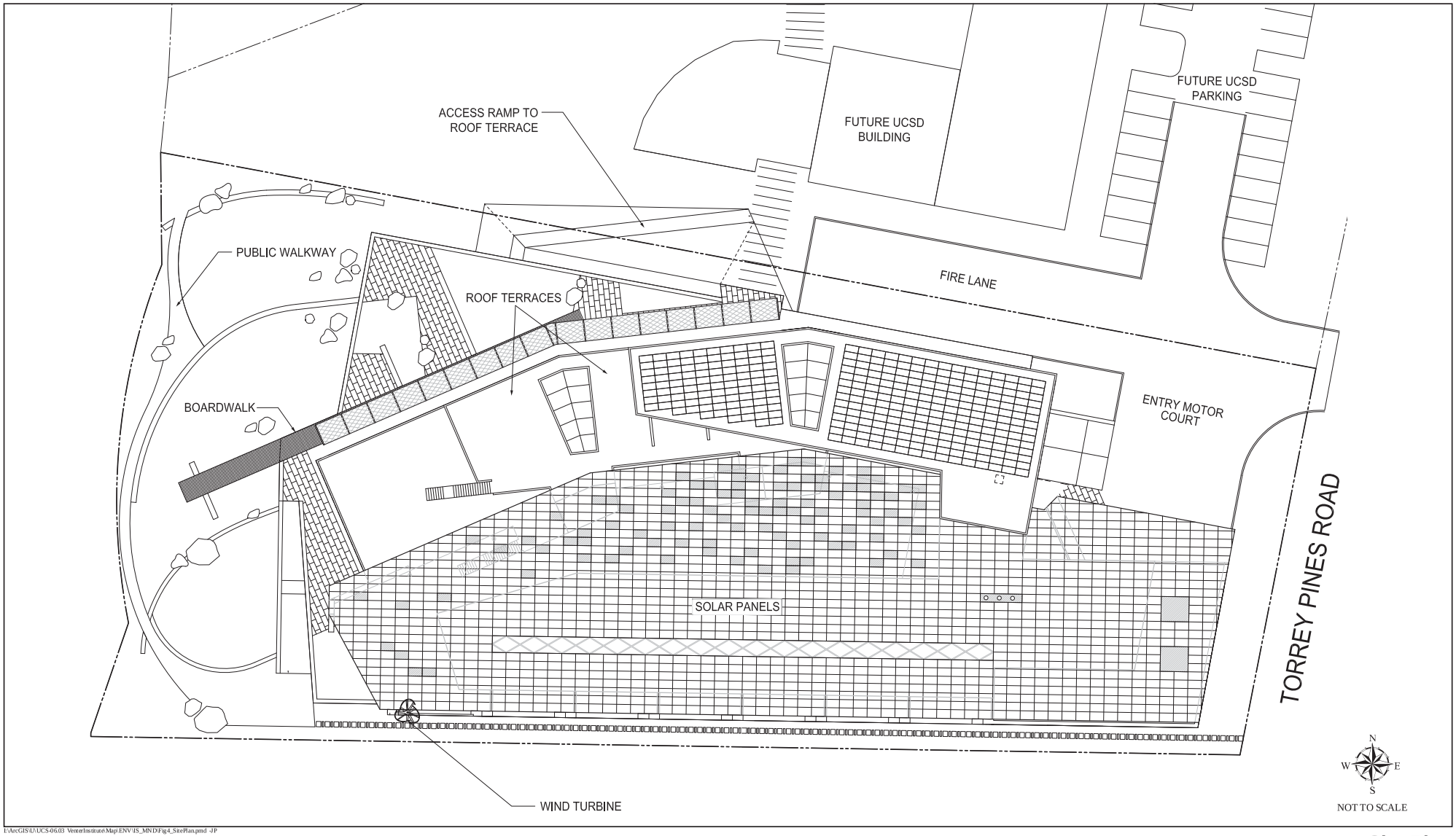
Building Materials

The north wall of the north wing of the Venter Institute would be primarily a glass curtain wall with heavy timber support structure exposed to view. The south wall of this wing would be enclosed with large glass doors that could be opened to create continuity between indoor spaces and the central courtyard and rooftop terraces. The east wall would be wood siding, exposed architectural concrete (at the eastern stair), and a glass curtain wall at the entry lobby. The west wall would be a glass curtain wall and vertical wood louvers (Figures 5a and 5b).

The north wall of the south wing would be enclosed with large glass doors that could be opened to the central courtyard space. The south wall would be wood siding with windows. The east wall would be exposed architectural concrete, and the west wall would be a glass curtain wall similar to the north wing (Figures 5a and 5b). The central lobby and circulation space would be glass, which would assist in allowing views between the north and south wings. No painted exterior finishes would be used; materials would be used in their natural state.

The parking garage walls would include linear openings for natural ventilation. Concrete would be used on the south parking garage wall. Additional walls would be used within the 75-foot fire setback area to create stormwater retention and wastewater treatment pools, as described below under *Landscape/Hardscape Improvements* and shown in Figure 6*, Preliminary Grading and Utility Plan*.

Roof terraces would include paving and landscaping. The photovoltaic canopy, which would extend from the south building roof to the central courtyard and building entrance, would be supported by a



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HELIX

Site Plan

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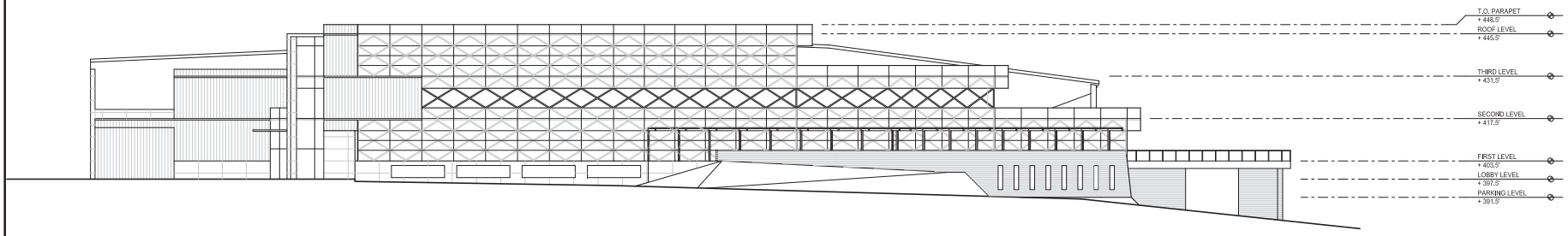
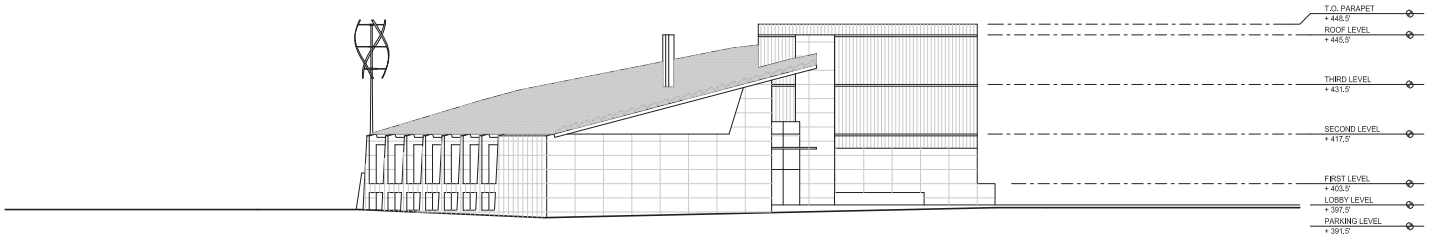
Figure 4



NORTH ELEVATION

SCALE: 1/32" = 1'-0"



EAST ELEVATION

SCALE: 1/32" = 1'-0"

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Building Elevations

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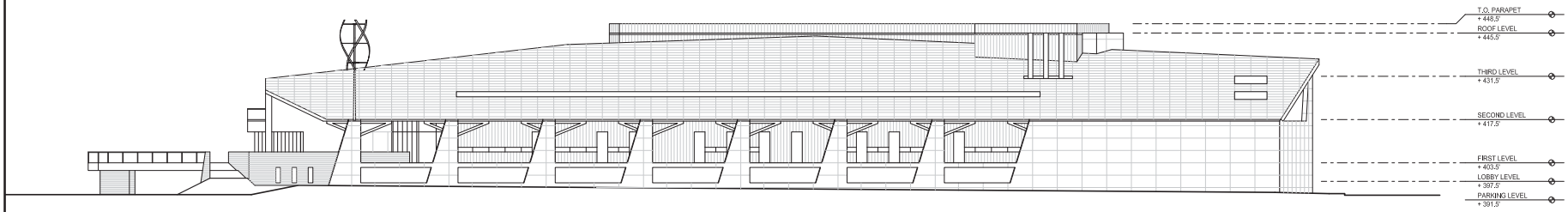
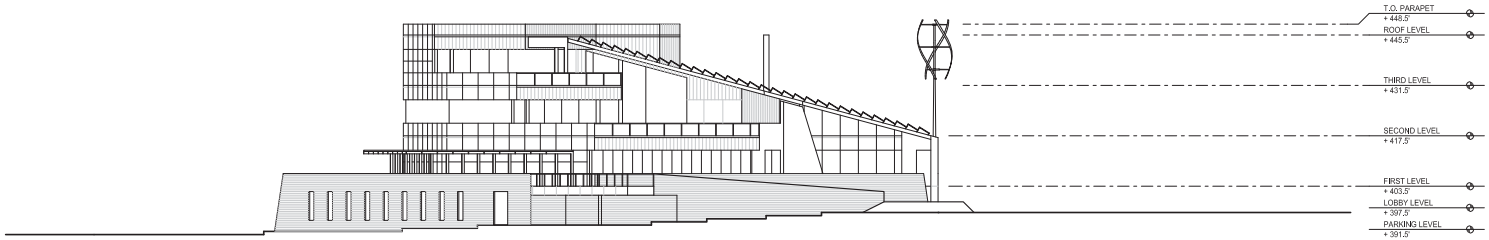
Figure 5a



SOUTH ELEVATION

SCALE: 1/32" = 1'-0"



WEST ELEVATION

SCALE: 1/32" = 1'-0"

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Building Elevations

VENTER INSTITUTE

HELIX

Figure 5b

truss structure; the photovoltaic panels would be mounted on supports mounted on the truss structure.

Building Program

The proposed project would consist of a 45,000-gross square foot (gsf) research facility located on an approximately 1.9-acre site connected to a 0.2-acre off-site fire lane to by used by the proposed project and future UCSD projects. The structure would house an approximately 27,500-gsf laboratory/research space, 9,500-gsf support space (e.g., administrative, storage, loading) and 8,000-gsf dining, fitness and conference facilities. Approximately 125 employees would staff the Venter Institute. Parking for the proposed project, consisting of approximately 112 parking spaces, would be located beneath the research facility.

Utility Requirements

The proposed project has been designed to be a highly self-sustaining facility with low utility demands, in accordance with the LEED design goals, as described in detail below. The UCSD campus would provide the off-site infrastructure for standard utility connections to the project site; alternatively, the project could connect to the non-UCSD utilities that are locally available. Both UCSD and local connections are discussed below for completeness. Campus utility connections are shown in Figure 7, *Proposed UCSD Utility Connections,* while local connections are shown on Figure 6. Connections to the UCSD infrastructure in some cases would be constructed using the non-invasive micro-tunneling method to avoid disturbance of sensitive resources and campus roads. Micro-tunneling involves the creation of several staging pits (approximately 200 square feet in size) at key junctures along the route where equipment is lowered in place for tunneling. Excavated material would be hauled out from the pits and hauled off for disposal. Open trench and backfill methods would only be employed by UCSD in a few areas where sensitive habitat or resources are not present (see Figure 7). All local utility connections would use open trench and backfill methods.

Electricity - The Venter Institute would produce energy onsite during daylight hours through the operation of the proposed rooftop photovoltaic system. Excess power produced during the daytime, would be sold back to the grid, and the Venter Institute would draw off the grid at night and during cloudy periods. It is anticipated that the photovoltaic system would be sized to produce all the electrical needs of the facility. As noted above, a 650 to 700 kW wind turbine would be placed in the southwest corner of the building to augment electrical power supply produced by the solar system on site (Figure 6). Information technology needs onsite would be met, to the extent possible, using a direct current (DC) power source, which is projected to produce 20 to 40 percent less heat and improve server reliability by 27 percent. The building would be oriented onsite to maximize use of natural lighting and ventilation to reduce energy demand. Connection to the UCSD or local electrical power grid is necessary to transfer electricity back and forth as described above or in the event that the identified on-site power generating methods are not technically or financially feasible. The electrical connection to UCSD's campus would occur either in the Revelle College area, across the street from the SIO Upper Mesa or from a connection down by the Stephen Birch Aquarium (see Figure 7). Alternatively the project could be connected to an existing local electrical line within Torrey Pines Road, adjacent to the site (Figure 6).

Water - Potable water demands for the proposed project would be supplied via a new line constructed from the northwest corner of the site to an existing UCSD connection north of Coast Apartments.

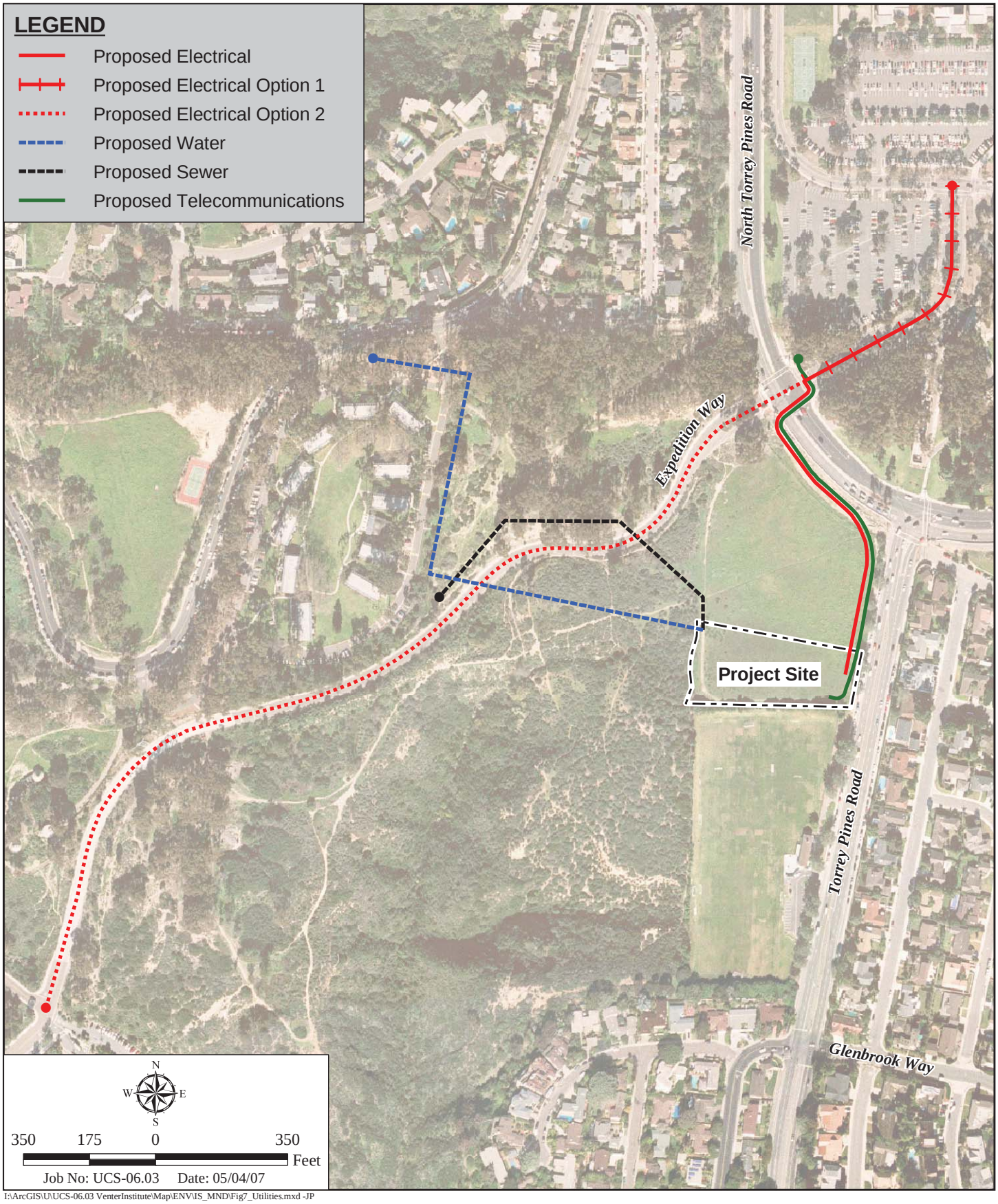
Alternatively, a new 12-inch pipe may be constructed that would extend from the project site approximately 470 feet north along Torrey Pines Road to the existing City water main near the intersection of Torrey Pines Road and La Jolla Village Drive/North Torrey Pines Road. Non-potable water demands for the proposed project, as well as water for irrigation purposes, would be met via the retention and treatment of stormwater onsite (as described under *Grading/Drainage)* and treatment of wastewater (as described below under Sewer); connections with UCSD or with local water sources would be used when treated stormwater or recycled wastewater are insufficient or not available, such as during the dry summer months.

Sewer – The proposed project may feature its own wastewater treatment system on site. Wastewater produced by the building would be routed to an underground 3,000-gallon primary treatment tank at the southwest corner of the project site. The treatment tank would provide sedimentation and anaerobic digestion over a two-day period of detention. Sludge generated during the primary treatment process would be pumped out every three to five years and hauled away by truck for disposal. From the treatment tank, the treated wastewater would be directed through constructed wetlands (located in the constructed wetland area shown in Figure 8, *Landscape Plan*) north of the treatment tank where it would flow subsurface through the gravel base and vegetation to remove nitrates and suspended solids. The filtered wastewater would be directed into a recirculating sand filter area inside the building for further treatment and then stored as recycled water in a 1,500-gallon underground tank adjacent to the primary treatment tank. As the need for non-potable water arises, the stored recycled water would be pumped through mechanical filters and disinfected using ultraviolet (UV) light before being routed to the building plumbing system. Emergency overflow from the wastewater system would be connected directly to the sanitary sewer system in the event of a mechanical failure. In the event that the proposed wastewater treatment system is not implemented, all wastewater generated by the proposed project would either be conveyed to the UCSD sewage collection system via a new connection near Coast Apartments or City sewer system via a new 8-inch sewer line installed from the site to approximately 900 feet south along Torrey Pines Road to an existing 10-inch sewer line at Glenbrook Way.

Telecommunications - A new non-UCSD telecommunication line would run approximately 425 feet north along Torrey Pines Road to an existing telecommunication box near the intersection of North Torrey Pines Road/La Jolla Village Drive and Torrey Pines Road. To connect to University telecommunication services, a new line would run approximately 425 feet north along Torrey Pines Road then northwest along North Torrey Pines Road for approximately 600 feet to an existing telecommunication box located at the northeast corner of the intersection of Expedition Way/Revelle College Drive and North Torrey Pines Road (Figure 7).

Circulation/Parking

Access to the site would be taken from a single, 26-foot wide driveway from Torrey Pines Road. The driveway would be used in either a right-in/right-out configuration or left-in and right-in/right-out configuration (see an analysis of the driveway under item 15 of this document). Access to parking located onsite (beneath the proposed building) would be provided from the driveway and would be gated at the entrance to the parking area. In addition, this driveway would also provide access to the future academic parcels north of the Venter Institute site and would ultimately be supplemented by a second access point from Expedition Way to serve the future UCSD SIO Upper Mesa development. A total of 112 parking spaces would be provided onsite for Venter Institute employees, staff and visitors,



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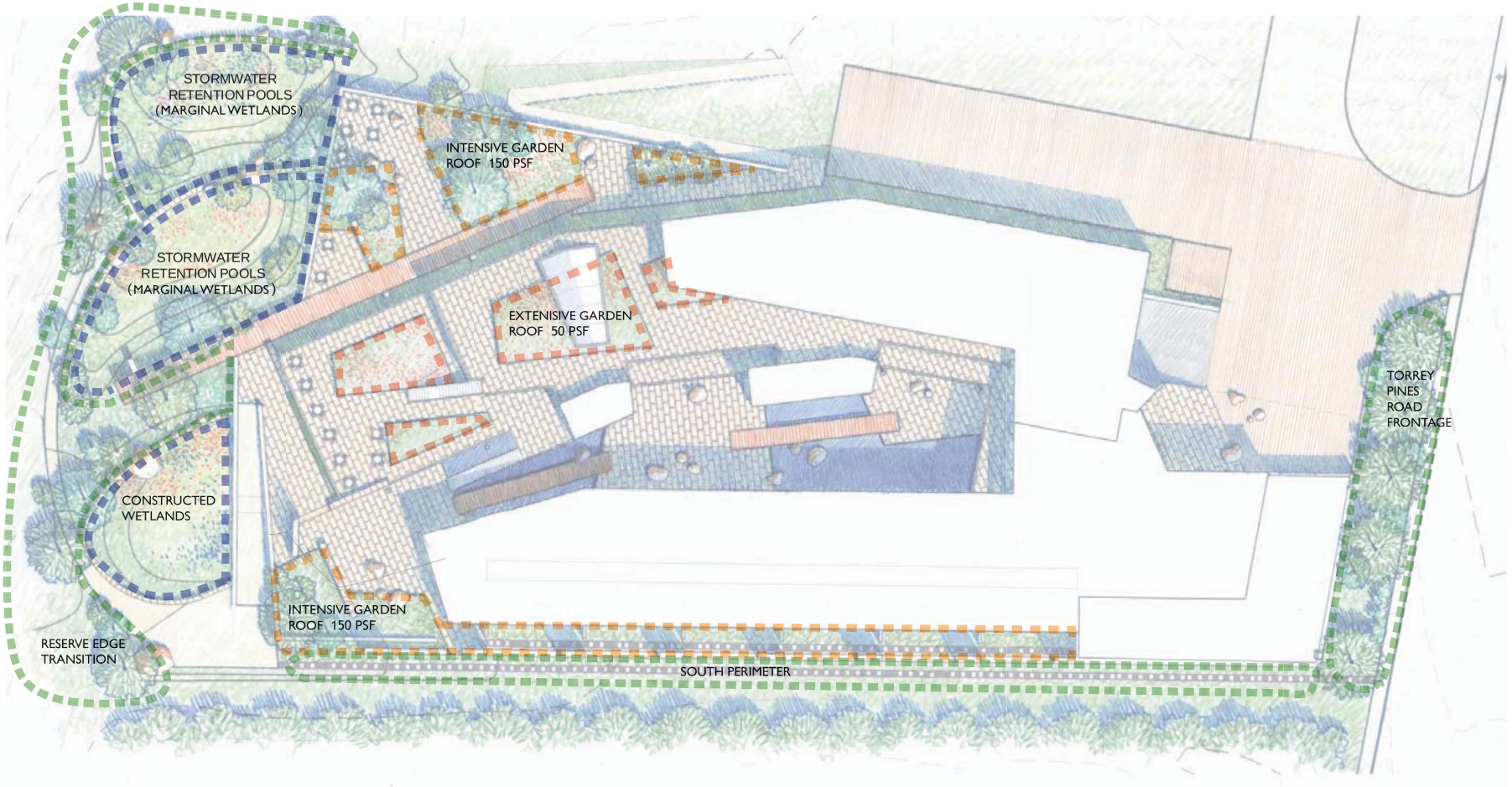
Proposed UCSD Utility Connections

VENTER INSTITUTE

HELIX

Figure 7



Note: Rooftop photovoltaic panels have been excluded to provide views of structural and site details.

Source: Andropogon, 2007

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Landscape Plan

VENTER INSTITUTE

Figure 8

HELIX

including UCSD collaborators. A 36-foot-wide fire lane would extend along the north side of the building.

The Venter Institute would adopt and implement a transportation management plan that would include all transportation reduction measures that the campus offers and several measures specific to the building. Specifically, the Venter Institute would offer subsidies to its employees who commute daily by bus, Coaster train, or by carpool. The Venter Institute may participate in UCSD's vanpool program. If so, the Venter Institute would offset UCSD's costs for allowing Venter Institute employees to participate. The Venter Institute may also pay to participate in the UCSD/Metropolitan Transit System Free Bus Program. Bicycle racks and showers would be available for bicycle commuters. Telecommuting and flexible work arrangements would also be allowed. Further, to eliminate the inconvenience of not having a personal vehicle available at work (thereby encouraging use of alternative transportation modes), the Venter Institute would explore guaranteeing minimum usage for a Flex Car (and an above ground parking space) so that a vehicle would be available at the site, would purchase electric bikes and/or carts and may purchase a van for various transit needs. All transportation management measures would be coordinated with UCSD Transportation and Parking Services Department. Existing campus shuttle stops occur along Expedition Way near the Coast Apartments and in the Revelle College area; both are walking distance from the project site. The Venter Institute would work with campus Transportation and Parking Services Department to determine whether an on-site shuttle stop would be appropriate and feasible at some point in the future.

Grading/Drainage

The proposed project would involve the removal of approximately 6,000 cubic yards (c.y.) of soil and 600 c.y. of fill; approximately 5,400 c.y. of material would be exported offsite and disposed of in an approved location. The maximum cut onsite would be 6 feet and the maximum fill onsite would be 6 feet. The finished floor elevation for the proposed structure as viewed from street level would be 397.5 feet above mean sea level (AMSL). The grade differential between the south and north property boundaries would be approximately 8 feet at the rear of the project site.

After grading, drainage would continue to flow both east and northwest consistent with the existing drainage patterns on site. In general, the proposed project has been designed to retain a 100-year, 6-hour storm event (which is greater than minimum UCSD design standard of retaining a 10-year, 6-hour storm event) and treat stormwater flows from the rooftop for re-use in the mechanical, plumbing and irrigation systems in the building; stormwater flows on other portions of the property would also be retained but not reused. Specifically, rooftop rainwater would be collected and stored in a 4,000-cf cistern under the parking garage floor. The collected rainwater would be treated via filters and other in-line treatment units and recirculated into the building for non-potable use. Any rooftop rainwater overflow would be directed to the stormwater retention pools proposed in the northwest portion of the property (see Figure 6). The stormwater retention pools would be connected to the 1,500-gallon recycled water storage tank should additional water be needed for irrigation and non-potable plumbing (i.e., toilets). To retain the runoff, the rooftop terraces would feature pervious pavement over an aggregate base capable of storing up to one inch of stormwater. The rainfall treatment system would not be connected to the wastewater treatment system described above under *Utility Requirements*.

Stormwater runoff from the balance of the site (i.e., not from the rooftops) would be collected in area drains and gravel beds east and north of the proposed building. Planted and permeable pavement underlain with the gravel beds would store the runoff until it infiltrates into the soil beneath the site. If the collection areas reach their capacity, overflow would be routed to the stormwater retention pools (and co-mingled with the rooftop rainfall overflow) west of the building. A stone (or other material) weir would be constructed as a passive overflow discharge mechanism for the northwestern retention pool. Reinforced river stones or other similar material would control discharge velocity out of the pools and prevent erosion downstream of the project site.

Landscape/Hardscape Improvements

The proposed project would involve the use of native vegetation and naturalized species (see Figure 7, *Landscape Plan*). In general, the landscape concept for the project involves creating a landscape buffer treatment along the frontage of Torrey Pines Road, consisting of existing and relocated Torrey Pine trees (*Pinus torreyana*) displaced by the project driveway and supplemental plantings that may consist of bougainvillea (*Bougainvillea La Jolla*), primrose (*Camissonia cheiranthifolia*), ceanothus (*Ceanothus verrucosus*), mountain mahogany (*Cercocarpus betuloides*) dove weed (*Eremocarpus setigerus*), toyon (*Heteromeles arbutifolia*), gazania (*Gazania rigens leucolaena*) and other low-growing species. Existing trees and shrubs along the common fence-line with Allen Field would remain and be maintained while new plantings would be installed along the south perimeter of the building to provide low-growing cover, which may include manzanita (*Archtostaphylos glandulousa crassifolia*), Iva (*Iva hayesiana*), mahonia (*Mahonia repens*), yerba buena (*Satureja Douglasii*) and other species.

The 75-foot wide planted area in the western portion of the parcel between the building and adjacent Ecological Reserve would serve four functions: 1) to treat wastewater for reuse on-site as described above, 2) to slow stormwater runoff in the stormwater retention pools, 3) to provide a rustic transition edge with the natural habitat, and 4) to provide a fire break for the building. As described above, wastewater would be pretreated and enter the constructed wetlands area for additional treatment. The constructed wetlands would be lined to prevent changes in pre-development infiltration rates and feature plantings that would naturally cleanse the treated wastewater, including various rush species (*Juncus dubious*, *J. mexicanus, J. patens* and *J. textilis*), flowering bulbs (*Narcissus paperwhite*, *Iris hybridus* and *Pluchea sericea*) and three square (*Scirpus Americana*). The marginal wetland area for slowing stormwater runoff may be planted with yerba mansa (*Anemopsis californica*), sedges (*Carex praegracilis*), monkey flower (*Mimulus cardinalis* and *M. guttatus*), primrose (*Oenothera elata 'Hookeri'*), and other flowering species. Low walls would be integrated in both the marginal and constructed wetland areas to create landscaped terraces to slow flows down and facilitate the natural filtration process. The reserve edge transition zone west of the wetland areas may contain such species as sagebrush (*Artemisia californica*), rockrose (*Cistus sunset*), deerweed (*Lotus scoparius*), monkey flower (*M. puniceus*), sage (*Salvia apiana* and *S. mellifera*), and yucca.

Rooftops on the lower terraces of the north wing would be developed with roof gardens for stormwater retention purposes and aesthetic enjoyment and social interaction. The rooftop gardens may feature a variety of grasses, flowering shrubs and other flowering natives (such as yarrow and poppies). A public roof garden/terrace would also be located at the northwest corner of the structure and connected to a boardwalk-type walkway that could provide visual and functional connections with future academic/research buildings on the UCSD SIO Upper Mesa. The boardwalk feature is proposed to extend west beyond the building terrace above the landscaped setback. The terrace and trellised walkway would provide an architectural element that would unify the proposed building with

all future buildings on the UCSD SIO Upper Mesa. At the west end of the boardwalk, an overlook would be provided for public observation of scenic views to the west, including views of the constructed wetlands on site.

A central water garden may be created in the courtyard between the two wings of the building and under the photovoltaic canopy structure (the canopy structure is not shown in Figure 8 to illustrate the courtyard). The water garden would be designed to function with or without water.

Construction Staging Area

During construction of the proposed project, an approximately 0.8-acre area on the eastern portion of the vacant UCSD parcel north of the Venter Institute site would be used as a construction staging area (Figure 3). Construction access would be via the proposed driveway along Torrey Pines Road. Upon construction completion, the staging area would be leveled, if necessary, and revegetated for erosion control.

Project Approval/Schedule

Approval of the project design is anticipated in July 2007. The ground lease and affiliation agreement between the Venter Institute and University of California (The Regents) is anticipated to occur in July 2007, but not later than November 2007. As a public agency principally responsible for approving or carrying out the proposed project, The Regents is considered the Lead Agency under CEQA and is responsible for reviewing and certifying this Tiered IS/MND. The Tiered IS/MND would be considered for certification by The Regents or its delegate in July 2007 and would be certified if determined to be in compliance with CEQA. Mitigation measures and project design/operational assumptions listed in the Mitigation Monitoring and Reporting Program that would accompany the Final Tiered IS/MND would become conditions of approval on the Venter Institute ground lease. Site improvements and building construction by the Venter Institute are scheduled to begin in January 2008 and would take approximately 18 months to complete. UCSD would construct the off-site utility connections during the same period. It is anticipated that the Venter Institute would occupy the proposed project by September 2009.

In addition to UCSD approvals and oversight, the Venter Institute may need to coordinate with and/or contact the following public agencies prior to construction and/or occupancy of the proposed project:

- California Coastal Commission to obtain a Coastal Development Permit (CDP)
- City of San Diego Transportation Planning Division to obtain all necessary permits for road improvements within the City's right-of-way
- City of San Diego Fire Department to obtain approval on fire protection plans
- County of San Diego Department of Environmental Health (DEH) to obtain approval of the wastewater treatment system
- County of San Diego Hazardous Materials Division for all requirements related to the use, storage and transport of hazardous materials and wastes

- San Diego Air Pollution Control District to obtain any necessary air permits

- San Diego Regional Water Quality Control Board to comply with the National Pollutant Discharge Elimination System (NPDES) requirements, including issuance of the Notice of Intent (NOI) and approval of a Stormwater Pollution Prevention Plan (SWPPP), and possible review of the wastewater treatment system.

III. CONSISTENCY WITH 2004 LRDP

The 2004 LRDP is a land use plan based upon increased academic and research activities, as well as the anticipated space requirements and land uses associated with the expansion of UCSD's academic, administrative, and support programs through academic year 2020-21, projected student enrollment, and campus population growth.

In order to determine the consistency of the proposed project with the 2004 LRDP, the following questions must be answered.

- Is the proposed project included within the scope of the development projected for the 2004 LRDP?

- Is the proposed project location in an area designated for this type of use in the 2004 LRDP?

- Are changes to campus population that would result from the proposed project included within the scope of the 2004 LRDP population projections?

- Are the objectives of the proposed project consistent with the adopted objectives for the 2004 LRDP?

The following discussion describes the land use designations, population projections, and objectives contained in the 2004 LRDP which are relevant for the proposed project, and the project's consistency with each of these items. The consistency discussion is followed by a summary of the appropriateness of using a Tiered CEQA document for the proposed project.

2004 LRDP Scope of Development and Land Use Designations

Project Consistency

The 2004 LRDP designates the proposed project site as Academic (refer to Figure 11 of the 2004 LRDP). These uses include classrooms, class and research laboratories, ancillary support facilities (such as administrative facilities, housing and dining facilities, open space, parking, recreation, and shops supporting academic operations), undergraduate colleges, graduate programs, and professional schools (see page 51 of the 2004 LRDP). As stated in Section II of this IS/MND, the proposed project involves the development of a private not-for-profit 45,000-gsf research facility with collaborative research between SIO, CalIT2, UCSD Health Sciences, and other UCSD programs. The Venter Institute would be constructed and operated under a long-term lease (i.e., 52 years) with The Regents and the facilities would revert back to UCSD at the end of the lease period. Therefore, the proposed

project is considered consistent with the scope of campus development and the site's land use designation in the 2004 LRDP.

2004 LRDP Population Projections

Enrollment projections for all campuses in the UC system are established in a process that is determined by State statute and policy. The Campus and the Office of the President determine the specific campus population projections for UCSD, which consider:

- the responsibility of the University as required by the State Master Plan for Higher Education to accommodate the top 12.5 percent of high school graduates and community college transfer students in the University system;
- the State's ability to support financially this policy commitment;
- population growth and specifically the number of qualified students; and
- the academic plan and physical capacity of the San Diego campus to accommodate students.

Table 1 summarizes the anticipated population growth under the 2004 LRDP.

Table 1
EXISTING AND PROJECTED UCSD POPULATION
REGULAR ACADEMIC YEAR

	Actual 2002-03	**Projected** 2020-21
Faculty/Researchers	2,600	4,600
Students	23,000	29,900
Staff	7,500	15,200
UCSD Population Total:	33,100	49,700

Source: Table 3.4-2 of the 2004 LRDP EIR (UCSD 2004a)

Notes:
1. Population data are rounded to the nearest 100.
2. Approximately 600 and 800 Health Sciences students, primarily located at the UCSD Medical Center in Hillcrest, are included in the 2002-03 and 2020-21 population numbers, respectively.
3. Off-campus medical faculty and staff are excluded from the UCSD campus population numbers.

Project Consistency

The proposed project is expected to employ approximately 125 staff and researchers. This potential increase in population is well within the population projections for UCSD under the 2004 LRDP. No additional students would be added to the campus population. Site use as "Academic" was accounted for in the population projections established in the 2004 LRDP. Academic use areas under the 2004 LRDP include research laboratories. Research and development is recognized as an important part of the University's teaching mission.

2004 LRDP Objectives

The 2004 LRDP EIR contained the following objectives, which serve as a framework for the physical development of the campus as stated on, pages 3-11 and 3-12 of the Final EIR:

- Provide a plan that will enable UCSD to grow in a manner that is consistent with the University of California's mission and commitment to excellence in teaching, research, and public service.
- Respond to projected demand for enrollment in the University of California by providing the capability to expand academic and non-academic programs to accommodate additional students, faculty, and staff at UCSD.
- Continue to maintain an appropriate ratio of faculty to students by accommodating faculty growth proportionate with anticipated enrollment increases.
- Improve the ratio of graduate students to undergraduate students by accommodating graduate student enrollment increases appropriate to meet the academic objectives of the campus.
- Continue to provide services such as student housing, parking, transportation, recreation, childcare, appropriate retail operations, and administrative support, necessary to support the auxiliary program objectives of the campus.
- Minimize impacts to environmental resources and preserve and enhance environmental resources when practicable.
- Maintain, expand, and support existing and future scientific and research opportunities and patient care services.
- Maintain academic excellence and serve as a resource to the surrounding community, city, state, and nation.

Project Consistency

The proposed project would be consistent with some of the objectives of the 2004 LRDP. Specifically, the proposed research facility would be consistent with the University of California's commitment to excellence in research, it would further UCSD's goal to expand future scientific and research opportunities on campus, and it would minimize impacts to environmental resources adjacent to the project site and preserve and enhance environmental resources when practicable. The proposed project design would minimize energy usage, reuse stormwater and wastewater onsite, and minimize site runoff as compared to a typical research facility.

Appropriateness of a Tiered Initial Study

The proposed project is consistent with the land use designations, population projections and objectives of the 2004 LRDP EIR as noted above. Pursuant to Section 15152 of the State CEQA Guidelines, it is appropriate to tier this IS from the 2004 LRDP EIR because the sequence of analysis is from a Program EIR to a later project-specific review for a project that is consistent with the program (i.e., 2004 LRDP), as discussed on page 2 of this IS. The significant environmental effects of the proposed project have been adequately addressed in the 2004 LRDP EIR because they have been mitigated or avoided as a result of the prior EIR to the extent feasible, or they have been examined at a sufficient level of detail in the 2004 LRDP EIR to enable the effects to be mitigated or avoided by site specific revisions or the imposition of conditions with the approval of the proposed project. The

Regents adopted findings approving the 2004 LRDP and certifying the 2004 LRDP EIR, as well as a Statement of Overriding Considerations for all significant and unavoidable impacts identified in the 2004 LRDP EIR. The criteria for supplemental environmental review under CEQA Section 21166 (i.e., project changes, changed circumstances and/or new information) have not been triggered by this project because:

- The proposed project is consistent with the 2004 LRDP, which includes the expansion of UCSD programs and facilities, and designates the land use of the project site as academic. Accordingly, substantial changes are not proposed in the project that would require major revisions of the 2004 LRDP EIR.
- The 2004 LRDP EIR was certified in September 2004 and all baseline conditions discussed in the EIR are current. Accordingly, the circumstances under which the proposed project is being undertaken would not require major revisions in the 2004 LRDP EIR.
- No conditions have changed and no new information is available since the certification of the 2004 LRDP EIR (September 2004) that would alter the previous analysis relied upon in this IS.

IV. ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

☐ Aesthetics	☐ Agriculture Resources	☐ Air Quality
☐ Biological Resources	☐ Cultural Resources	☐ Geology/Soils
☐ Hazards & Hazardous Materials	☐ Hydrology/Water Quality	☐ Land Use/Planning
☐ Mineral Resources	☐ Noise	☐ Population/Housing
☐ Public Services	☐ Recreation	☐ Transportation/Traffic
☐ Utilities/Service Systems	☐ Mandatory Findings of Significance	

V. DETERMINATION: (To be completed by lead agency)

On the basis of the initial evaluation that follows:

☐ The proposed project is exempt from CEQA pursuant to the general exemption (CEQA Guidelines, 15061 (b)(3), a statutory exemption, and/or a categorical exemption, and that if a categorical exemption, none of the exceptions to the exemption apply. A NOTICE OF EXEMPTION will be prepared.

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

■ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐ I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. A TIERED ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, no further environmental document is required. FINDINGS consistent with this determination will be prepared.

Catherine Presmyk — May 9, 2007
Signature — Date

Catherine J. Presmyk — University of California, San Diego
Printed Name — For

VI. EVALUATION OF ENVIRONMENTAL IMPACTS

General Instructions

Once the lead agency has made a determination as to the type of environmental document required for the proposed project, an evaluation of the environmental impacts of that project shall be conducted. During that evaluation, the following instructions should be taken into consideration:

A) All answers must take into account the whole action involved, including off-site as well as on-site, cumulative as well as project level, indirect as well as direct, and construction as well as operational impacts.

B) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources cited by a lead agency (See "No Impact" portion of Response Column Heading Definition Section below).

C) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

D) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.

E) The explanation of each issue should identify:

   1) The significance criteria or threshold, if any, used to evaluate each question; and

   2) The mitigation measure identified, if any, to reduce the impact to less than significance.

F) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

G) A question has been added at the end of each environmental topic area asking, "Would the project create other impacts?" This question is a placeholder for a campus to insert campus specific questions or information relating to their LRDP or program EIR in that topic.

Response Column Heading Definitions

During the completion of the environmental evaluation, the lead agency should rely on the following categories of impact noted as column headings in the IS checklist:

A) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

B) "Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from earlier analyses may be cross-referenced).

C) "Impact for Which 2004 LRDP EIR is Sufficient" applies where the impacts of the proposed project were adequately addressed and mitigated, to the extent feasible, in the certified 2004 LRDP Program EIR (See also Tiering section below).

D) "Less Than Significant Impact" applies where the project creates no significant impacts, only less than significant impacts. The impacts may or may not have been discussed in the 2004 LRDP Program EIR.

E) "No Impact" applies where a project does not create an impact in that category or the 2004 LRDP Program EIR determined the project would not have an impact. "No Impact" answers do not require an explanation if they are adequately supported by the information sources cited by the lead agency which show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project specific screening analysis).

Tiering

Earlier analyses may be used where, pursuant to the tiering, Program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration (per §15063(c)(3)(D) of the State CEQA Guidelines). The guidance set forth in Guidelines §15152 (Tiering) should also be considered in making this determination. If tiering is appropriate, an explanation of the basis for doing so should be included in the environmental discussion. The discussion should also state briefly why the criteria for supplemental environmental review under CEQA Section 21166 (project changes, changed circumstances and/or new information) have not been triggered. The brief explanation should address the following items:

A) Earlier Analysis Used. Identify and state where they are available for review. The column labeled "Impact for which the 2004 LRDP EIR is Sufficient" is meant to be used in the following situations:

1) The 2004 LRDP EIR found the impact to be less than significant for all projects, including this project, assuming implementation of applicable 2004 LRDP EIR mitigation measures,

2) The 2004 LRDP EIR concluded that the impact would be significant for some projects, but would not be significant for the project under review,

3) The impact is significant on a cumulative but not a project level, and the 2004 LRDP EIR fully addressed the cumulative impact, or

4) The impact is significant and unmitigable even with implementation of applicable 2004 LRDP EIR mitigation measures.

B) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to measures based on the earlier analysis.

C) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

Impact Questions

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
1. AESTHETICS – Would the project:					
a) Have a substantial adverse effect on a scenic vista?	☐	☐	☐	■	☐
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☐	■
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	☐	☐	☐	■	☐
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	■	☐	☐

Discussion

Aesthetics issues are discussed in Section 4.1 of the 2004 LRDP EIR.

a,c) The 2004 LRDP EIR defined several Key Vantage Points (KVP) within three Visual Sensitive Zones on and off campus. The KVPs were developed and numerically identified to indicate areas on campus that, if substantially altered, have the greatest potential to adversely impact visual resources. The KVPs provide representative views for the Visual Sensitive Zones. Some of the off-campus KVPs have been selected based upon their designation as a sensitive visual resource in one of the local community planning documents. Figure 4.1-3 in the 2004 LRDP EIR identifies the locations of the KVPs. Visual Sensitive Zone A corresponds with the SIO portion of campus. KVPs 2 through 7 occur in Zone A, within which the proposed project is located. Specifically, KVP 2 presents the western views of the Pacific Ocean; KVP 3 presents views of the Pacific Ocean and Scripps Pier to the west, La Jolla shoreline to the southwest and Mount Soledad of the south; KVP 4 present unobstructed views of the Pacific Ocean, Scripps Pier and the westerly portion of La Jolla Cove to the southwest; KVP 5 presents views of undeveloped portion of SIO, including the proposed project, the Pacific Ocean and La Jolla to the west; KVP 6 presents views

of the Pacific Ocean to the west; and KVP 7 presents views of the Pacific Ocean and La Jolla shoreline. Views from La Jolla Shores Drive and North Torrey Pines Road (KVPs 5, 6 and 7) are representative of views from off campus areas because these City of San Diego roadways are not part of UCSD. Refer to Figures 4.1-4 through 4.1-7 in the 2004 LRDP EIR for photographs taken from these KVPs. Sensitive views in this zone are those looking north, west, or south from various locations within SIO and the various roads within and around SIO. Sensitive landscapes in Zone A include the Pacific Ocean, Scripps Pier, La Jolla Cove, and/or other elements of the shoreline.

In addition to on campus scenic vistas, scenic resources were identified in the vicinity of the UCSD campus from surrounding community plans. None of the viewsheds identified in the off campus plans encompass the Venter Institute project site, although Viewshed 8 at Allen Field (identified in the *1995 La Jolla Community Plan and LCP*) is directly south of the project site. The 1985 *La Jolla Shores LCP* identifies five vista points, two scenic coastal roadways, and numerous visual access corridors in the SIO and La Jolla Farms areas, while the 1995 *La Jolla Community Plan and LCP* identifies three viewsheds, one intermittent or partial vista, and five scenic overlooks in the La Jolla Farms, SIO, La Jolla Shores Drive, and Torrey Pines Road areas. These two plans identify sensitive visual resources located within the La Jolla Community, including lands owned by UCSD. However, UCSD property is not a formal part of any City of San Diego community plan, and, therefore, while these plans provide guidance for the analysis of impacts to visual resources, they are intended to be used for advisory purposes only. No visual resources are identified in the 1975 *La Jolla Community Plan*, 1976 *La Jolla Shores Precise Plan*, 1981 *North City Local Coastal Program*, or 1987 *University Community Plan*.

The 2004 LRDP EIR identified a potentially significant impact from blocked views in the SIO area (Zone A, which provides views of the Pacific Ocean, La Jolla shoreline and natural landforms). Mitigation measures are outlined in Section 4.1.3.1 of the 2004 LRDP EIR that would apply to any project that has the potential to substantially degrade the character of it site or to projects which could affect specific KVPs. The 2004 LRDP EIR determined that implementation of the 2004 LRDP may contribute considerably to a potentially significant cumulative impact on scenic visual resources within the SIO area of campus, if campus development were not designed sensitively.

The proposed project would be located within Visual Sensitive Zone A and, specifically, KVP 5, which presents views of undeveloped portions of SIO, the Pacific Ocean and La Jolla to the west from North Torrey Pines Road just south of Expedition Way (see Figure 9, *View from KVP 5*). The 2004 LRDP EIR acknowledges that the development of academic land uses on the project site may alter the existing foreground view and obstruct the background ocean and La Jolla view (see page 4.1-33 of the 2004 LRDP EIR). A significant impact due to this view blockage was identified in the 2004 LRDP EIR; however, as shown in Figure 9, the Venter Institute would not block any views from KVP 5 because the proposed structure would be sited at the southern end of the SIO Upper Mesa, would be stepped back (or terraced) from the west and would incorporate a 75-foot setback from the western parcel boundary. The 51-foot tall wind turbine proposed at the southwest edge of the south building wing would not be visible from KVP 5 as it would be situated east of the view and concealed behind the structure which would rise up to 51 feet on its northern edge (see Figures 5a and 9). Thus, sensitive views within KVP 5 would be retained by the proposed project. No impacts to Viewshed 8 identified in the 1995 *La Jolla Community Plan and LCP* are anticipated because the viewshed looks west from Allen Field and

VIEW FROM KVP 5 IN 2004 LRDP EIR - SOUTHEASTERLY VIEW FROM NORTH TORREY PINES ROAD, JUST SOUTH OF EXPEDITION WAY

VIEW FROM KVP 5 WITH PROPOSED PROJECT

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View From KVP 5

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Figure 9

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the proposed project would be located north (and outside of) that viewshed. A Visual simulation of the proposed project on the vacant site (see Figure 10, *Conceptual View – Northeast Elevation*) illustrates that the new structure would be visible from Torrey Pines Road, but it would be partially screened by existing or relocated mature Torrey pine trees that would remain after construction. As shown in Figure 10, some of the existing trees would be relocated and new low-growing shrubs and flowers would be installed. As well, the proposed project would be a maximum of three levels (51 feet) in height, and the bottom level of the parking structure would be located approximately six feet below street level. Terracing of the upper two stories of the structure downward from the east to the west would further alleviate visual impacts of the proposed project.

To avoid a change to the visual character of the project area and because of the sensitivity of views in the area recognized by the 2004 LRDP EIR, UCSD has implemented mitigation measures Aes-1A (i.e., DRB review) and Aes-1B (i.e., project-specific design features) to minimize visual impacts on the surrounding community. Specifically, the proposed project design has been reviewed and approved by the UCSD Design Review Board (DRB) (per Aes-1A) as of April 2007, and recommendations contained in mitigation measure Aes-1B have been incorporated into the project design as follows:

- Taller building elements would be situated toward the east end of the project site, including terracing of the building height down from east to west, to reduce view obstruction toward the west.

- Building color and materials would not create a significant visual contrast to the surrounding environment, using concrete, glass and wood as the main building materials to blend, to the maximum extent possible, with the surrounding character of the project area.

- The structure would incorporate a narrow view corridor through the two building wings that would be enclosed in large expanses of glass and an observation overlook would be constructed on the west end of the proposed boardwalk feature, all of which are included in the project design to maximize public view opportunities within, through and around the proposed structure.

- The landscape palette would include plantings consistent with the project setting, such as Torrey pine trees, and landscape/hardscape improvements would enhance and screen the proposed development along the eastern property line, while landscaping in the western portion of the project site would be lower in stature and similar in type to the nearby natives to complement, but not obstruct, views to the west of the proposed structure.

Incorporation of these measures during schematic design development has minimized the impact of the proposed development on the visual character and setting to less than significant levels, and no substantial adverse impacts on a scenic vista would occur.

b) A "state scenic highway" refers to any interstate, state, or county road that has been officially designated as scenic and thereby requires special scenic conservation treatment. I-5 bisects the campus and State Route 52, a state highway in the vicinity of the campus, is located over one mile south of the center of campus. Neither of these roadways are Officially Designated State Scenic Highways. Both, however, are considered Eligible State Scenic Highways – Not

Designated. If these roadways were designated at some point in the future, it is unlikely that this project would impact scenic resources along these routes because: State Route 52 is located far enough away from campus that there would be no visual line-of-sight between the two; and I-5 passes through the campus in a topographic depression, thereby limiting views onto campus lands and vice versa. There are no unique trees or trees of significant stature, unique rock outcroppings, or historic buildings on campus lands in the vicinity of I-5. Therefore, there is no potential for an impact to such resources from the 2004 LRDP, including this project.

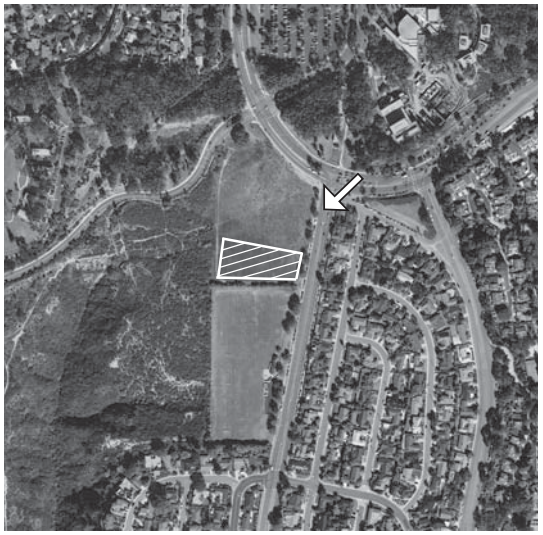
d) Implementation of the proposed 2004 LRDP would result in the development of new structures that would have the potential to increase sources of light and/or glare. New development under the 2004 LRDP would take place in currently developed and undeveloped areas, and potential new sources of light would include exterior building illumination, parking lots or structures, new landscaped areas, new roadway lighting, and lighting for specialized functions such as recreation/athletic fields. New sources of glare could result from reflective building surfaces or the headlights of vehicular traffic. Considering the existing architecture on campus and general practices for design of buildings, the 2004 LRDP EIR concludes there would be a low potential for daytime glare impacts; however, mitigation is recommended in Section 4.1.3.2 of the 2004 LRDP EIR and described below to ensure no significant light impacts would result.

Potential nighttime lighting and glare impacts of most concern would be those that would create a distraction, nuisance, or hazard to people. The addition of new sources of light and glare as a result of implementation of the 2004 LRDP would increase ambient lighting on campus and at the periphery. Due to the highly developed urban nature of the La Jolla and University communities, there is already a substantial amount of ambient light both on-campus and in the immediate surrounding area. The 2004 LRDP EIR concludes that the potential for new light and glare is limited. However, if residential or other light-sensitive uses (on or off-campus) are subject to new sources of night lighting or glare (such as from unshielded lights or from headlights), potentially significant impacts could occur. As part of the campus design review process, all lighting for new campus development projects would be designed in such a way as to comply with the UCSD Outdoor Lighting Policy and the UCSD Outdoor Lighting Design Guidelines. The project design would incorporate low-level lighting for wayfinding, limited lighting for security around the building and inside the parking garage and no overhead light standards, in accordance with the sustainability goals of the LEED program. As a result, spillover onto adjacent residential land uses and the UCSD Park areas would be limited by focusing additional light only on the area to be illuminated. Mitigation measures are recommended in Section 4.1.3.2 of the 2004 LRDP EIR and described below to ensure no significant impacts would result as the final project design is developed.

The proposed project includes large expanses of glass along the north facade of the proposed structure, which could present an opportunity for glare impacts. These impacts, however, would not be significant because architectural concrete would be used on the eastern elevation and the existing row of trees along the southern boundary of the proposed project, in addition to screening provided along North Torrey Pines Road by existing and proposed landscaping, would shield potential reflective glare from the public roadway. In addition, glass curtain walls are proposed along the less visible north elevation of the structure, which is parallel to the sunlight path (east to west). The south-facing photovoltaic panels proposed on the rooftop would be 20 feet above ground elevation at their southerly lowest point and angled, such that they would gradually rise up to 50 feet above grade on the north side of the structure. Sunlight would reflect from the panels during the day but would not produce a substantial amount of glare that would

Proposed view from Torrey Pines Road

Existing view from Torrey Pines Road



Photograph location

Note: Street parking 100 feet north of proposed driveway would be removed.

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Conceptual View - Northeast Elevation

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Figure 10

substantially affect daytime views in the area because the height of the panels above the ground combined with their southern orientation and sloped angle of the rooftop would direct any glare away from nearby homes, Allen Field or the street. Thus, impacts relating to glare would not be significant, and no additional mitigation would be required beyond that found in the 2004 LRDP EIR and reiterated below.

The proposed project intends to take advantage of natural lighting, to the greatest extent possible, in order to minimize energy usage and cost. Any lighting for outdoor/nighttime use would be minimal and only used where needed for security and safety purposes. To ensure that nighttime lighting is not impactive, the proposed project would incorporate mitigation measure Aes-2B from the 2004 LRDP EIR. For the reasons noted above, impacts related to lighting would not be significant, and no additional mitigation would be required.

Aes-2B: *If a proposed project includes outdoor lighting, lighting plans shall be reviewed during the project planning process to ensure that the UCSD Outdoor Lighting Policy and the UCSD Outdoor Lighting Design Guidelines or equivalent measures have been applied in the lighting plan so that:*

- *Direct lighting is shielded from residential areas, sensitive biological habitat, and other light sensitive receptors;*
- *Lighting is directed to the specific location intended for illumination (e.g., roads, walkways, or recreation fields);*
- *Non-essential lighting and stray light spillover is minimized; and*
- *Low intensity lamps are used except when high intensity illumination is required, such as for a recreational field.*

Summary - The proposed project would not result in any new impacts to aesthetics that have not already been evaluated in the 2004 LRDP EIR. The proposed project has been designed to preserve background views of the ocean through the setback, massing and terracing of the building from east to west and away from westerly views with the Visually Sensitive Area and KVP 5. UCSD has implemented mitigation measures Aes-1A and Aes-1B during the DRB review process and the proposed project would incorporate mitigation measure Aes-2B from the 2004 LRDP EIR to minimize outdoor lighting impacts. All related impacts resulting from the proposed project have been or would be reduced to less than significant levels and would be consistent with the impacts identified in the 2004 LRDP EIR. No additional mitigation would be required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
2. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:					
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☐	■
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☐	■
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?	☐	☐	☐	☐	■
d) Create other agriculture resources impacts?	☐	☐	☐	☐	■

Discussion

Agricultural resources are discussed in Section 5.0 of the 2004 LRDP EIR under "Effects Not Found to be Significant." As noted in that section, program-level impacts to agricultural resources are not expected because: 1) there are no soils on campus that are suitable for agricultural use that are not being used for non-agricultural endeavors, 2) UC campus lands are not subject to local zoning or Williamson Act contracts to protect agricultural resources, 3) no existing agricultural land exists or would be converted at UCSD during implementation of the 2004 LRDP and 4) no cumulative loss of agricultural land would occur as a result of campus development under the 2004 LRDP, including the proposed project. Therefore, no impacts associated with agricultural resources would occur from 2004 LRDP implementation, including the proposed project, and no mitigation is required. For additional details on this impact conclusion, refer to Section 5.0 of the 2004 LRDP EIR.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
3. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:					
a) Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☐	■
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	☐	☐	☐	■	☐
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	☐	☐	■	☐	☐
d) Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	■	☐	☐
e) Create objectionable odors affecting a substantial number of people?	☐	☐	☐	☐	■

Discussion

Air quality issues are discussed in Section 4.2 of the 2004 LRDP EIR. The analysis is based on an air quality analysis and air toxics health risk assessment prepared by URS Corporation for the 2004 LRDP EIR (URS Corporation 2004a and 2004b). A project-specific air toxics evaluation was conducted by Scientific Resources Associated (SRA) and is contained in Appendix A to this report.

a) The San Diego Air Pollution Control District (SDAPCD) air quality management plans were developed based on growth assumptions prepared by the San Diego Association of Governments (SANDAG). According to the SDAPCD, the 2004 LRDP is consistent with the growth assumptions in SANDAG's *Regional Transportation Plan*. The 2004 LRDP EIR concludes, therefore, that implementation of the 2004 LRDP, including this project, would not conflict with or obstruct implementation of the applicable air quality plan. No impact would occur.

b) The 2004 LRDP EIR evaluated operational and construction-related air quality impacts associated with implementation of the 2004 LRDP. Table 4.2-9 of the LRDP EIR summarizes the air quality impacts of various pollutants resulting from campus development through LRDP build out year 2020. Five criteria pollutants were targeted: nitrogen oxides (NO_x), volatile organic compounds (VOC), CO, PM_{10}, and sulfur oxides (SO_x). The LRDP EIR concluded that for any development consistent with the LRDP, such as the proposed project, the potential to cause or contribute to a violation of an air quality standard is less than significant. The proposed project would contribute new sources of criteria pollutants during the operation of the facility, including traffic exhaust, and during construction. However, the project design extensively minimizes the amount of new criteria pollutants caused by regional energy production because the building rooftop would feature an array of photovoltaic panels that would allow the facility to be primarily independent from regional energy sources that produce operational emissions. Standard construction methods would be used and short-term emissions would be produced. Therefore, the proposed project would likely produce less pollutant emissions than other similar facilities and is adequately addressed in the LRDP EIR. No project-level impacts would occur.

c) Cumulative impacts of the 2004 LRDP on air quality plans, sensitive receptors and odors would be less than significant, as discussed in Section 4.2.4 of the 2004 LRDP EIR. However, the LRDP EIR estimated that air pollutant emission of PM_{10} resulting from implementation of the 2004 LRDP would cumulatively contribute to an existing and projected air quality violation for this non-attainment air pollutant. The predominant operational PM_{10} emissions would be associated with vehicular sources. Implementation of mitigation measure Tra-1B would partially reduce vehicular trips and associated emissions (see Section IV.15 of this IS). As discussed, in Section 4.13 of the LRDP EIR, UCSD also implements a number of energy saving projects and programs that partially reduce its operational air pollutant emissions including PM_{10} (see LRDP EIR page 4.2-30). The proposed project would reduce the campus' contribution to cumulative air pollutant emissions by implementing elements of mitigation measure Air-CA, such as constructing a highly sustainable design and incorporating the project-specific transportation management plan into its daily operations, including such vehicle reduction measures as carpools, telecommuting, bike facilities, pedestrian connections and alternative fuel vehicles. In addition, the contractor specification would incorporate mitigation measure Air-CB to reduce the project's contribution to cumulative PM_{10}emissions during construction.

Air-CB: *Any development on the UCSD campus shall include in all construction contracts the measures specified below to reduce PM_{10} air pollutant emissions:*

- *All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or other stabilization techniques.*
- *All land clearing and grading and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking.*
- *Street sweeping shall be performed regularly on roads surrounding the construction site that carry construction traffic or collect construction related dust or dirt.*
- *Revegetate exposed earth surface following construction.*
- *Limit traffic speeds on unpaved roads to 15 mph.*
- *To the extent that equipment is available and cost effective, the campus shall encourage contractors to use alternate fuels and retrofit existing engines in construction equipment.*

- *Minimize idling time to a maximum of 10 minutes when construction equipment is not in use.*
- *To the extent practicable, manage operation of heavy-duty equipment (e.g., restrict operations, operate only when necessary) to reduce emissions.*

Despite implementation of the above design features and mitigation measure from the 2004 LRDP EIR, no feasible mitigation exists to reduce PM_{10} emissions due to campus buildout, including the proposed project, to a level that is not cumulatively considerable. Therefore, the 2004 LRDP EIR concludes that cumulatively significant impacts from PM_{10} emissions resulting from implementation of the 2004 LRDP, including the proposed project, would be unavoidable. No conditions have changed and no new information is available since the certification of the 2004 LRDP EIR that would alter the previous analysis.

d) Toxic air contaminants (TACs) are a category of air pollutants with the potential to have an adverse impact on human health and are generated by a number of stationary, mobile and area sources, such as laboratories, automobiles or construction sites. A health risk assessment (HRA) was conducted for the whole campus in conjunction with the 2004 LRDP EIR to identify potential health risks associated with 2004 LRDP development (URS Corporation 2004b). In order to assess potential health risks associated with buildout of the 2004 LRDP, total health risks for the academic year 2020-2021 were evaluated for existing campus operations combined with future development. The HRA included TAC emissions associated with laboratory operations, cogeneration operations, natural gas and diesel operation of medium and large boilers, emergency generators, crematories, the gas chiller, and the Environmental Management Facility. Based on the campus-wide HRA, the 2004 LRDP EIR concludes that the estimated cancer (and non-cancer) risks from current and future campus operations from these sources for the academic year 2020–2021 would not exceed applicable significance thresholds. In addition, the 2004 LRDP EIR concludes that implementation of the 2004 LRDP would not violate federal or state air quality standards for CO or expose receptors to substantial CO concentrations associated with vehicular traffic on area roadways.

The proposed project would store and use hazardous chemicals as part of laboratory and research activities. As such, air emissions would be expected from laboratory and research activities. In addition, an emergency generator is proposed as part of the project design; diesel generators were analyzed as part of the campus-wide sources of TACs.

A project-specific air toxics evaluation was conducted to analyze cancer and non-cancer risks from the laboratory and research operations on sensitive land uses (e.g., residences and soccer field users) in the vicinity of the proposed project (SRA 2007). The HRA was prepared with guidance from the California Office of Environmental Health Hazard Assessment (OEHHA), South Coast Air Quality Management District (SCAQMD) and CARB. As recommended by the CARB guidance, the Hotspots Analysis and Reporting Program (HARP) was used to conduct the air toxics evaluation. Details on the program are contained in SRA's air toxics evaluation (Appendix A). The primary objective of the air toxics evaluation was to estimate the incremental excess cancer risks and non-cancer health hazards associated with the proposed research operations.

The Venter Institute provided SRA a list of chemicals and quantities, along with maximum anticipated inventories and containers, based on actual chemicals used at their current facility in Maryland. SRA reviewed the list and determined which chemicals are classified TACs; all the

proposed TACs were identified and evaluated in the prior HRA conducted for the 2004 LRDP EIR. Air dispersion modeling was conducted for the Venter Institute project to predict the downwind concentrations of TACs to which receptors could be exposed. The air dispersion modeling was performed in accordance with the Environmental Protection Agency (EPA) and CARB modeling guidelines. The results of the air dispersion analysis were used in conjunction with the TAC emission rates from the chemical list to calculate maximum TAC concentrations for nearby sensitive receptors. Model input and assumptions, including emissions of TAC, locations of sources and receptors and site-specific meteorological conditions, are contained in Appendix A.

Based on the projected risk associated with exposure to proposed TACs from the Venter Institute, it was determined that the maximally exposed adult and child residential receptor would occur on the western property boundary where no sensitive receptors exist. The incremental cancer risk predicted for the maximally exposed adult resident off site is predicted to be 0.107 in a million, which is below the 10 in a million risk threshold identified in the HRA for the 2004 LRDP EIR. For off-site children that reside in the area, the maximal exposure would be an incremental cancer risk of 0.0264 in a million (as compared to the 10 in a million risk threshold). The chronic hazard index (0.00193) and acute cancer risk (0.316) for off-site adult and child residents would be the same and both would be below the threshold of 1.0 from the 2004 LRDP HRA. Therefore, emissions of TACs from the proposed project would be well below significance thresholds and would not result in adverse health effects, which is consistent with the HRA conclusions reached in the 2004 LRDP EIR.

e) Odors would be generated from vehicles and/or equipment exhaust emissions during construction and operation of campus development, including construction of the proposed project. Odors produced during construction would be attributable to concentrations of unburned hydrocarbons from tailpipes of construction equipment. Such odors are temporary and generally occur at magnitudes that would not affect substantial numbers of people. Although the wastewater treatment system proposed on site would produce odor-causing compounds, it would not emit odors because the compounds would be produced in an enclosed system during primary treatment and be water soluble and naturally converted by microbial processes to non-odorous compounds when the vegetation in the constructed wetlands filters the wastewater. As compared to large-scale wastewater treatment systems, which are operated by municipalities; the larger systems have a need to process wastewater quickly and often generate odors because they rely on aeration equipment that bubbles odor-causing compounds to the surface of the water to release them to the atmosphere. Wastewater is actively processed over an average 8-hour period at municipal treatment facilities. In contrast, the proposed wastewater system is a passive system that is much smaller capacity (i.e., only for the proposed building). The process time anticipated for the proposed wastewater system is 6 to 19 times longer than a municipal system, which would allow the microbial processes to capture and metabolize the odor-causing gases preventing them from being released to the atmosphere (Natural Systems International 2007a, 2007b). Therefore, no odor impacts would occur upon operation of the proposed wastewater system.

Summary - The proposed project would not result in any new air quality impacts that have not already been previously examined in the 2004 LRDP EIR. The proposed project design features elements of mitigation measure Air-CA and would incorporate mitigation measure Air-CB from Section 4.2.4 of the 2004 LRDP EIR to reduce cumulatively significant impacts to air quality from fugitive dust, but such impacts would remain cumulatively considerable. In terms of emissions of

TACs, the proposed project would not result in adverse health effects on adult or child receptors living or using the soccer field in the vicinity of the proposed project. The health risks identified for the proposed project are consistent with levels identified in the HRA conducted for the 2004 LRDP EIR. No odors would be produced because the wastewater treatment system has been designed to remove them naturally in the constructed wetlands. No conditions have changed and no new information is available since the certification of the 2004 LRDP EIR that would alter the previous analysis. No additional mitigation would be required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
4. BIOLOGICAL RESOURCES -- Would the project:					
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?	☐	☐	■	☐	☐
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or US Fish and Wildlife Service?	☐	☐	■	☐	☐
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☐	■
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☐	■
e) Conflict with any applicable policies protecting biological resources?	☐	☐	☐	☐	■
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other applicable habitat conservation plan?	☐	☐	☐	☐	■

Discussion

Biological resource issues are discussed in Section 4.3 of the 2004 LRDP EIR. The following analysis is based on the biological technical report for the 2004 LRDP EIR and a biological resources letter report prepared by HELIX Environmental Planning, Inc. (HELIX) for the 2004 LRDP EIR (HELIX 2007). The letter report is contained in Appendix B to this report.

a) Sensitive habitat was mapped on site in 2001 as part of the 2004 LRDP EIR. Pursuant to mitigation measure Bio-1A, which requires supplemental mapping after five years, a project-specific biological letter report was prepared to update the prior mapping and evaluate project-specific impacts of the proposed project (HELIX 2007). The letter report mapped the entire 7.5-acre SIO Upper Mesa, including the 1.9-acre project site. The project site contains non-native grassland, although areas in the study area feature Diegan coastal sage scrub, eucalyptus woodland and disturbed habitat. Off-site areas support southern maritime chaparral, Diegan coastal sage scrub, non-native grassland, eucalyptus woodland and developed land. The report concluded that only one sensitive plant, Torrey pine (*Pinus torreyana* ssp. *torreyana*), was observed along the eastern border of the project site. According to UCSD personnel, however, this species was planted as a landscape ornamental in the roadway setback to Torrey Pines Road and does not occur naturally on the project site. For this reason, the report concluded that this species would not be considered sensitive at this location.

   No sensitive animal species were observed within the study area or onsite, and their potential to occur on site is low; however, coastal California gnatcatchers were observed within 800 feet of the project site in 2001 and the letter report concluded that there is the potential for sensitive species, including nesting raptors in eucalyptus woodland and coastal California gnatcatchers in Diegan coastal sage scrub, to occur off site. Additional surveys were not recommended for the proposed project because the potential for sensitive plant and animal species to occur onsite is low, and the analysis assumes the species could occur offsite.

   The proposed project would not have a direct impact to coastal California gnatcatchers or nesting raptors; rather, the proposed project would potentially present an indirect impact relating to noise and human activity effects as part of construction activities on adjacent habitats that could affect animal behavior. Incorporation of mitigation measures Bio-2A, Bio-2Bii, and Bio-2D from the 2004 LRDP EIR into the ground lease and implementation of the measures prior to and during construction would reduce potentially significant indirect impacts to nesting raptors and coastal California gnatcatchers to below a level of significance.

   Bio-2A: *During the project planning process, when a project is proposed that would directly or indirectly impact Diegan coastal sage scrub habitat, three surveys (seven to 10 days apart) shall be conducted to determine the presence of absence of the coastal California gnatcatcher. Surveys shall be conducted on a project-specific basis. The permittee shall submit the 10-day pre-survey notification to the USFWS Carlsbad Permits Division, including an explanation that three surveys will be conducted on UCSD property and all impacts to Diegan coastal sage scrub would be mitigated at a 2:1 ratio, regardless of whether or not it is occupied, through on-site preservation in the UCSD Park. Documentation of the survey results shall be provided to USFWS and UCSD Physical Planning office.*

   Bio-2Bii: *If construction activities for the building or off-site utilities are proposed during the gnatcatcher breeding season or operational noise would exceed noise thresholds suggested by the USFWS and gnatcatchers*

are found within 500 feet of the grading limits based on the survey to determine presence/absence in Bio-2A, an acoustical technician shall be consulted to identify appropriate measures for reducing construction or operational noise levels to 60 dB(A) hourly L_{eq} during the part of the breeding season when active nests are most likely. If ambient noise levels currently exceed this level, then noise attenuation measures shall be implemented to prevent construction or operational noise from exceeding ambient levels during this period. If noise reduction measures are determined to be necessary, the acoustical technician shall confirm, through noise measurements, that noise attenuation measures are effective at maintaining noise at or below the specified threshold.

Bio-2D: *Prior to initiation of project construction or installation of off-site utilities, during the raptor nesting season (generally February through July) where suitable trees for raptor nesting occur on site or within 500 feet of the site, preconstruction surveys for raptor nests shall be performed by a qualified biologist. Major construction activities within 500 feet of active nests shall not be allowed to resume during the breeding season until a qualified biologist determines that the nest is no longer active. Any tree removal prior to construction must occur outside the raptor nesting season.*

b) The UCSD campus contains a number of native and non-native habitats based on vegetation mapping conducted in 2001 for the 2004 LRDP EIR (HELIX 2004) as discussed in Section 4.3.1.2 of the 2004 LRDP EIR. Over 66 percent of the campus contains urbanized land that consists of developed areas. Some of the native habitats on campus are considered important to the regulatory agencies and/or support listed species. Direct impacts to sensitive habitats would result in significant impacts as discussed in the 2004 LRDP EIR.

Direct impacts to habitat as a result of the proposed project would result in the permanent removal of approximately 2.2 acres of non-native grassland. During construction, 0.8 additional acres of non-native grassland would be temporarily disturbed on the vacant parcel of land north of the project site, which would be used for construction staging. In addition, less than 0.1 additional acre of non-native grassland and eucalyptus woodland would be temporarily disturbed by trenching and micro-tunnel pits associated with off site utility installation. All areas temporarily disturbed by construction would be backfilled and/or regraded to pre-existing contours and revegetated for erosion control.

To mitigate for permanent and temporary direct impacts to 3.1 acres of non-native grassland, the proposed project would comply with mitigation measure Bio-3B from the 2004 LRDP EIR by preserving replacement habitat at a 0.5:1 ratio on campus, for a total mitigation requirement of 1.6 acres. Because the Ecological Reserve has limited non-native grassland, the campus would set aside 1.6 acres of Diegan coastal sage scrub, a higher quality habitat within the nearby Skeleton Canyon in the SIO area, to compensate for direct impacts caused by the proposed project. The mitigation area would be managed in accordance with the open space management program described in the 2004 LRDP. Incorporation of this measure into the proposed project would reduce direct impacts to less than significant levels.

Bio-3B: *On a project specific basis, impacts to less than 0.1 acre for all upland habitats and 0.01 acre for all wetland habitats would not require mitigation. Prior to individual project construction, all direct impacts to riparian habitat and sensitive natural communities greater than 0.01 acre and 0.1 acre, respectively, shall be mitigated in accordance with the mitigation ratios listed in Table 4.3-5{d1} from the 2004 LRDP EIR. This mitigation shall also be implemented in accordance with the following conditions.*

Mitigation for upland community impacts shall consist of preservation of habitat on campus combined with habitat creation and/or enhancement on-campus lands. All on-campus mitigation shall occur in the Park, particularly in the Ecological Reserve. This may require reclassifying at least some Restoration Lands and/or Grove Reserve as Ecological Reserve if they contain appropriate habitat to satisfy the mitigation requirement(s). Restoration activities could occur within portions of the Park that are currently disturbed, or in areas disturbed by project impacts, if they occur adjacent to other habitat in the Park. Mitigation credit should be given only where the habitat would be considered to be viable in the long-term, given the other surrounding uses planned by the 2004 LRDP.

Potential indirect impacts to habitat resulting from construction of the proposed project would include the potential for runoff/water quality effects, fugitive dust, noise, and errant construction impacts as discussed in the 2004 LRDP EIR. Potential post-construction impacts could include the introduction of non-native plant species, edge effects/human activity, increased potential for roadkill, and night lighting as discussed in the 2004 LRDP EIR. Many of these indirect impacts are anticipated for the proposed project. Unlike other campus construction, the project design also features a landscaped setback from the Ecological Reserve containing a wastewater treatment area and two stormwater retention pools. The marginal wetlands that would retain on-site stormwater proposed on site would not increase infiltration rates as they would be designed to maintain the pre-development conditions, as described in this report. The constructed wetlands would be lined to prevent excess infiltration. Therefore, based on a review of the project design, HELIX determined that indirect impacts associated with the proposed project would be potentially significant, expect for increased wildlife roadkill which would be less than significant.

Indirect construction impacts related to runoff and water quality would be mitigated through compliance with NPDES requirements on water quality, as well as mitigation measure Bio-3Dii from the 2004 LRDP EIR (refer to item 8 below for further discussion of water quality impacts and associated mitigation). Indirect impacts related to post-construction runoff and water quality as a result of the presence of the proposed project would be reduced to below a level of significance through implementation of mitigation measures Bio-3Ei and Bio-3Eii from the 2004 LRDP EIR. Fugitive dust impacts would be reduced to below a level of significance through implementation of air quality mitigation aimed at cumulative construction emissions contained in the 2004 LRDP EIR (see item 3.c above for discussion of project-related air quality impacts and associated mitigation). Errant construction impacts would be reduced below a level of significance through implementation of 2004 LRDP EIR mitigation measures Bio-3Di and Bio-3Dv.

The landscape concept presented herein has low potential for invasive species. However, the adjacent habitat is highly sensitive and, therefore, mitigation measures Bio-3Eiv and Bio-3Ev from the 2004 LRDP EIR and project-specific mitigation measure B-1 (landscape plan review) would be implemented to ensure that post-construction impacts related to non-native plant species introduction would remain below a level of significance. Although the adjacent native habitat is dense and no existing trails enter from the site (see Figure 3), project-specific mitigation measure B-2 would require signage along the proposed trail to prevent human intrusion into the Ecological Reserve. Indirect impacts related to night lighting of the native habitat would be mitigated to below a level of significance through implementation of 2004 LRDP EIR mitigation measures Bio-3Div and Bio-3Evi. All impacts would be reduced to below significant levels by these measures.

Project-specific Measure B-1: *The final landscape plans for the proposed project, staging areas and utility construction areas shall be reviewed by a qualified biologist to verify that no invasive species would be planted in the vicinity of the Ecological Reserve.*

Project-specific Measure B-2*: Signage shall be installed between the proposed trail and the Ecological Reserve to notify trail users of the sensitivity of the adjacent habitat and prohibit entry into the open space from the trail.*

Bio-3D: *All projects proposed adjacent to natural habitats in the UCSD Park shall be required to comply with the mitigation measures described below (or alternative measures that provide equivalent or superior protection of resources), air quality mitigation measures listed in Section 4.2 and NPDES requirements on water quality control to reduce potential indirect construction impacts to riparian habitat and sensitive natural communities to below a level of significance.*

i. A pre-construction meeting shall be held to ensure that construction crews are informed of the sensitivity of habitat in the Park. Prior to commencement of clearing or grading activities near natural habitats, the approved limits of disturbance shall be delimited by a biologist (or other qualified person), and silt or orange fencing shall be installed to prevent errant disturbance by construction vehicles or personnel. All movement of construction contractors, including ingress and egress of equipment and personnel, shall be limited to designated construction zones. This fencing shall be removed upon completion of all construction activities.

ii. No temporary storage or stockpiling of construction materials shall be allowed within the Ecological Reserve or Restoration Lands, and all staging areas for equipment and materials shall be located at least 50 feet from the edge of natural habitats in the Park. This prohibition shall not be applied to facilities that are planned to traverse Ecological Reserve or Restoration Lands (e.g., trails). Staging areas and construction sites in proximity to the Ecological Reserve or Restoration Lands shall be kept free of trash, refuse, and other waste; no waste dirt, rubble, or trash shall be deposited in these portions of the Park. During and after construction, the proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances shall be enforced.

iii. Equipment to extinguish small brush fires (such as from trucks or other vehicles) shall be present on site during all phases of project construction activities, along with personnel trained in the use of such equipment. Smoking shall be prohibited in construction areas adjacent to flammable vegetation.

iv. Natural habitats are considered light sensitive during the night. Night lighting shall not be used during the course of construction unless determined to be absolutely necessary. If necessary, the lights shall be shielded to minimize temporary lighting of the surrounding habitat.

v. A biological monitor shall be present on site on at least a weekly basis during rough grading to ensure that the limits of construction have been properly staked and are readily identifiable, and that the approved limits are not exceeded. The monitor also shall be responsible for ensuring that the contractor adheres to the other provisions described above. The monitor, in cooperation with the on-site construction manager, shall have the authority to halt construction activities in the event that these provisions are not met. Monitors shall submit a report to UCSD Physical Planning at the end of March, June, September, and December each year during construction documenting the implementation of all grading and construction minimization measures.

Bio-3E: *All projects proposed adjacent to natural habitats in the UCSD Park shall be required to comply with the mitigation measures described below (or alternative measures that provide equivalent or superior protection of resources) to reduce potential indirect post-construction impacts to riparian habitat and sensitive natural communities to below a level of significance.*

i. Irrigation for project landscaping shall be minimized and controlled in areas in and adjacent to the Park 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 drop in water pressure from broken sprinkler heads or pipes. To the extent practicable, drainage from development areas shall not be directed to the Park if detrimental to the Park vegetation. If runoff directed to the Park would result in a substantial increase in flow velocities, appropriate energy dissipation measures shall be employed.

ii. Integrated Pest Management principles shall be implemented to the extent practicable for areas in and adjacent to the Park for chemical pesticides, herbicides and fertilizers, through alternative weed/pest control measures (e.g., hand removal) and proper application techniques (e.g., conformance to manufacturer specifications and legal requirements).

~~*iii.Storm water treatment and control measures or facilities may be necessary in some portions of the Park. To the extent practicable, such facilities shall be maintained outside of the bird breeding season, particularly if the area near the facility is known or considered to have high potential to support sensitive bird populations. Maintenance shall be conducted in a manner to minimize impacts to adjacent sensitive habitats. In areas that have been set aside as mitigation for project impacts or are known to support species listed as threatened or endangered, the work shall be overseen by a qualified biologist.*~~

~~*iv.Brush management shall be accomplished by thinning and litter removal, rather than by complete clearing of native vegetation.*~~

~~*v.In areas supporting native (or disturbed native) habitats, revegetation of manufactured slopes shall be with appropriate native plant materials. Fire management considerations also shall be incorporated into the landscape palette selection process (e.g., fire resistive plants closest to structures). Invasive species such as giant reed and pampas grass shall not be used in landscaped areas in the immediate vicinity of any portion of the Park.*~~

~~*vi*~~*iii. Lighting within or adjacent to the Park shall be selectively placed, shielded and directed to minimize potential impacts to sensitive animal species. In addition, lighting from buildings or parking lots abutting the Park shall be screened by vegetation to the extent practicable.*

c) The proposed project would not be located within or adjacent to mapped wetlands or unmapped jurisdictional areas. As such, no impact would occur.

d) There are four important wildlife areas located on campus consisting of the Ecological Reserve south of Genesee Avenue, the canyons on East Campus, Skeleton Canyon at SIO and the coastal properties overlooking the Pacific Ocean. Three of these four areas are located within the UCSD Park, while the coastal properties are contiguous with the UC Scripps Coastal Reserve and City Multiple Habitat Preserve Area (MHPA). Although these areas provide habitat for wildlife on campus, they provide very limited connections with off-site wildlife habitat, with the exception of the coastal properties (HELIX 2004). Development of the 2004 LRDP, including the proposed project, would not preclude wildlife movement within these areas or to off campus habitat since

no new roads or other impediments to wildlife movement are proposed in these areas. No impact would occur.

e,f) UCSD is a part of the UC, a constitutionally created unit of the State of California. As a state entity, UC is not subject to municipal plans, policies, and regulations, such as County and City General Plans or local ordinances. The 2004 LRDP is the guiding land use document and it includes development in accordance with environmental sustainability and stewardship principles. During preparation of the 2004 LRDP EIR, the University voluntarily reviewed the LRDP for consistency with local policies and ordinances found in the City of San Diego's Land Development Code (2000), including the Environmentally Sensitive Lands (ESL) regulations and the City of San Diego Biology Guidelines (2002), and determined that there are no specific policies that address biological resources on the UCSD campus. No local policy conflicts would arise.

The UCSD campus is not included within the City's Multiple Species Conservation Program (MSCP; City of San Diego 1997) nor is UCSD an enrolled agency in the Natural Communities Conservation Plan (NCCP) Program. Preserve areas designated by the City's MSCP (i.e., in the MHPA) are generally not located on UCSD lands; however, the MHPA does occur north and northeast of Genesee Avenue and west of North Torrey Pines Road near campus. The portion of the MHPA west of North Torrey Pines Road appears to include the Chancellor's House and beach properties of the UCSD campus and the Scripps Coastal Reserve. The proposed project site is not located within or immediately adjacent to land that is included in the MHPA. Because UCSD is not an enrolled agency, inclusion of these lands in the City's MHPA does not constitute any obligation on the part of UCSD to comply with the City's MSCP preservation goals or objectives. However, the LRDP is not proposing development that would directly or indirectly affect the resources preserved on those properties. No impacts to the City's MSCP or the NCCP Program would occur from LRDP or proposed project implementation.

Summary - The proposed project would not result in any new impacts to biological resources that have not already been previously examined in the 2004 LRDP EIR. Pursuant to 2004 LRDP EIR mitigation measure Bio-1A, a project-specific biological letter report was prepared, and as concluded in that report, mitigation measures from the 2004 LRDP EIR and project-specific mitigation measures would be required for proposed project implementation. No direct impacts to sensitive plant or animal species would occur. Mitigation measure Bio-3B from Section 4.3.3.3 of the 2004 LRDP EIR would be implemented to reduce direct project impacts to habitat. Mitigation measures Bio-2A, Bio-2Bii, and Bio-2D from Section 4.3.3.2 of the 2004 LRDP EIR would be implemented to reduce potential indirect impacts to sensitive species within the project area to below a level of significance. Project-specific Mitigation B-1 and B-2 and mitigation measures Bio-3Di through Bio-3Dv, and Bio-3Ei, 3Eii, and 3Eiv ~~through Bio-3Evi~~ from Section 4.3.3.3 of the 2004 LRDP EIR would be implemented to reduce indirect impacts to habitat within and adjacent to the project site to below a level of significance.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
5. CULTURAL RESOURCES -- Would the project:					
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	☐	☐	☐	☐	■
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	☐	☐	■	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☐	■
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☐	☐	■

Discussion

Cultural resource issues are discussed in Section 4.4 of the 2004 LRDP EIR. The analysis is based partly on a cultural resources inventory update prepared by Kyle Consulting (2004) for the 2004 LRDP EIR. In addition, a cultural resource test report was prepared by Gallegos and Associates in March 1998, which provided test results from a portion of prehistoric site CA-SDI-7952/8469, as outlined in the 2004 LRDP EIR (refer to Appendix C to this document).

a) A variety of recorded or potential historical resources exist on the UCSD campus, as discussed in Section 4.4.1 of the 2004 LRDP EIR. No historic resources have been identified within the project's area of construction. Therefore, no impacts to historical resources would occur from project implementation, and no mitigation would be required.

b,d) An archival records search of archaeological site maps, records and files was conducted for the UCSD campus and a field check of all known cultural resources was performed in March 2001 by Kyle Consulting (2004), as discussed in Section 4.4 of the 2004 LRDP EIR and summarized in Table 4.4-2 of that document. Several sites are located in the project vicinity; however, only two identified archaeological sites were located within and adjacent to the project site, CA-SDI-7952/8469 (prehistoric habitation) and CA-SDI-525/SDM-W-9E (prehistoric habitation).

Gallegos and Associates conducted testing on site and prepared a Cultural Resource Test report that presented the testing results for the portion of CA-SDI-7952/8469 within the project area (Kyle, Phillips and Gallegos 1998). The test concluded that, based on the lack of an intact subsurface deposit and previous site disturbance, the portion of the archaeological site located on the Venter Institute project site is not identified as culturally significant pursuant to CEQA guidelines, and no additional work would be necessary. Further, no impacts to human remains

would occur since there is no evidence from the site information in the area that burials may have occurred on site. As such, substantial adverse change to an archaeological resource or burial sites would not occur on site, and no mitigation would be required.

KEA Environmental (Pigniolo and Wahoff 1998) conducted testing of CA-SDI-525/SDM-W-9E off site, in the Coast Apartments area where the off-site water line is proposed. Based on shovel test pit results conducted for that study, sandstone substrate was encountered at a depth of 16 inches (40 cm) in the northern portion of CA-SDI-7952/8469 area. The testing revealed evidence of mixing and disturbance with no shell or midden present. For this reason, the northern portion of the site was determined disturbed (not significant) and was reflected as such in the 2004 LRDP EIR Cultural Resources Technical Report (Kyle 2004). All proposed utility work east of Coast Apartments is proposed outside of the site. This area is undeveloped but the natural landform was disturbed at some point in the past. A review of historic aerial photography and prior topography for the area was conducted by UCSD to determine the potential for cultural resources in the route for the proposed water and sewer lines; the review revealed that fill material had been placed in a natural canyon feature (i.e., Skeleton Canyon) that formerly extended north of Expedition Way. Therefore, the area where micro-tunneling is proposed features non-native fill material. Finally, RECON (Davis and Cheever 1990) conducted a survey along the proposed route for Expedition Way where several micro-tunnel pits and an electrical line are proposed in or north of the road; that survey was negative.

Based on these data, UCSD concluded the proposed building would not impact cultural resources. The off-site utility lines would be micro-tunneled through areas between recorded sites or in areas of recorded sites that (based on prior testing) were determined to be negative for cultural resources. Nonetheless, the proposed project would incorporate mitigation measures Cul-2D and Cul-2E (cultural resources monitoring) for the off-site utility construction in the unexpected chance that unknown buried cultural resources are encountered during project construction.

Cul-2D: *For areas in between recorded sites ("unexpected resources") the following shall apply:*

a. ***SIO and University House.*** *If a project is proposed in:*
   - *a previously developed site, the prior grading plans shall be viewed to determine if prior grading activity has removed two or more feet of soil.*
     - *If two or more feet have been previously removed, no further work is required.*
     - *If not, a qualified archaeologist shall monitor grading activities during the removal of the top two to three feet.*
     - *If the project site is within an area of natural deposition, then a qualified archaeologist shall monitor all grading activities.*
   - *a previously undeveloped area, a qualified archaeologist shall monitor grading activities during the removal of the top two to three feet on mesas, cliffs and other flat areas, and during all grading activities within areas of natural deposition.*

Cul-2E:

i. *Prior to beginning any work that requires monitoring:*
   - *a preconstruction meeting shall be held that includes the Archaeologist, Construction Manager and/or Grading Contractor, and other appropriate personnel so the archaeologist can make*

comments and/or suggestions concerning the Archaeological Monitoring program to the Construction Manager and/or Grading Contractor.

- *the Archaeologist shall (at that meeting or subsequently) submit to the 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.*
- *the Archaeologist shall also coordinate with the Project Manager on the construction schedule to identify when and where monitoring is to begin and including the start date for monitoring.*

ii. The qualified Archaeologist shall be present during grading/excavation as detailed in Cul-2D and shall document such activity on a standardized form. A record of activity shall be sent to the Environmental Planner and FD&C Project Manager each month.

iii. Discoveries

a. Discovery Process - In the event of a discovery, and when requested by the Archaeologist, or the Archaeological Principal Investigator (PI) if the Archaeological monitor is not qualified as a PI, the Environmental Planner and FD&C 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 Environmental Planning of such findings at the time of discovery.

b. Determination of Significance - The significance of the discovered resources shall be determined by the PI in consultation with Environmental Planning and the Native American Community, as appropriate. Environmental 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 Environmental Planning and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume.

iv. If human remains are discovered, work shall halt in that area and the procedures detailed in "Memorandum on Procedures for the Discovery of Human Remains at UCSD" (PBS&J 2004) will be followed.

v. Notification of Completion - The Archaeologist shall notify Environmental Planning, as appropriate, in writing of the end date of monitoring.

vi. Handling and Curation of Significant Artifacts and Letter of Acceptance

a. The Archaeologist shall ensure that all significant cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance from the curation institution has been submitted to Environmental 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.

b. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with Environmental Planning and the Native American representative, as applicable.

vii. Final Results Reports (Monitoring and Research Design and Data Recovery Program) – Prior to completion of the project, 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 Environmental 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.

viii. Recording Sites with State of California Department of Park and Recreation - The 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.

c) Geologic formations in the San Diego region are rated by the San Diego Natural History Museum, Department of Paleontology according to their potential for yielding paleontological resources. The campus is located in an area where the Ardath Shale and Scripps formations are overlain by the Lindavista Formation. Upper Pleistocene marine terrace deposits have also been mapped in the vicinity of the project area. Each of these geologic units are generally known to have moderate to high paleontological sensitivity. As part of the 2004 LRDP EIR, UCSD conducted an analysis of the paleontological monitoring records and reports produced for construction projects on campus from 1998 through 2003. From that review, it was determined that numerous excavations into formational materials on a campus-wide basis have not yielded significant paleontological resources. Therefore, the 2004 LRDP EIR concluded that in this geographic area, these formations have not and will not yield significant paleontological resources as a result of implementation of the 2004 LRDP, including this proposed project. Therefore, based on the 2004 LRDP EIR analysis, the project would not impact significant paleontological resources during construction activities.

Summary - The proposed project would not result in any new archaeological, historic or paleontological resource impacts that have not already been examined in the 2004 LRDP EIR. The proposed project site is located within a previously identified archaeological site; however, the portion of the site within the project area is not considered significant due to a lack of intact subsurface deposit and previous site disturbance. The off-site utility lines are proposed in areas between known archaeological sites or in a recorded site where the likelihood of impacts to cultural resources is very low. Although impacts are not expected, mitigation measures Cul-2D and Cul-2E would be incorporated into the proposed project in the unlikely event that unknown buried resources are encountered during construction.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
6. GEOLOGY AND SOILS -- Would the project:					
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:					
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	■	☐
ii) Strong seismic ground shaking?	☐	☐	☐	■	☐
iii) Seismic-related ground failure, including liquefaction?	☐	☐	☐	■	☐
iv) Landslides?	☐	☐	☐	■	☐
b) Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	■	☐
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?	☐	☐	☐	■	☐
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	☐	☐	☐	■	☐
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☐	■

Discussion

Geology and soils issues are discussed in Section 4.5 of the 2004 LRDP EIR. Portions of the analysis are based on a geotechnical report prepared for the 2004 LRDP EIR by Ninyo and Moore (2003). The results, conclusions and recommendations contained in this study are summarized herein.

a) Seismic shaking on the UCSD campus and the proposed project site could be generated by events on any number of known active and potentially active faults in the region. Faulting in the region generally consists of a number of northwest trending, predominantly right-lateral strike-slip faults at the boundary between the Pacific and North American tectonic plates. In the general area of UCSD, these include the Rose Canyon fault, the Elsinore fault zone, and the "off-shore zone of deformation." There are no Alquist-Priolo (A-P) Study Zones (active faults) located on the campus. Several faults have been mapped at various locations on the campus as shown in Figure 4.5-1 in the 2004 LRDP EIR. None of these faults are considered active or significant sources of seismic activity; however, the UCSD campus is in a seismically active area as is much of southern California. Ground surface rupture is not likely to occur as a result of an earthquake or seismic event because none of the faults on the campus are considered active; however, one fault is considered potentially active. Although no active faults are located on campus, a significant seismic event could affect the campus. The Rose Canyon Fault is the closest active fault capable of producing a major earthquake since it is located one mile south of SIO and the proposed project site. The building plans for the Venter Institute would comply with the California Building Code (CBC) which addresses the structural requirements of building in a seismically-active region.

   Ground shaking during seismic events has the potential to dislodge objects from walls, ceilings and shelves, and to damage and destroy buildings and other structures on the UCSD campus. UCSD minimizes hazards associated with damage or destruction to buildings and other structures through a number of methods, which in the case of the Venter Institute involves reviewing and approving all building plans for compliance with the CBC.

   Liquefaction is another seismic-related ground failure hazard that was identified as relevant to the UCSD campus. Soil liquefaction occurs within relatively loose, cohesionless sands located below the water table (60 to 200 ft below ground) that are subjected to ground accelerations from earthquakes. Due to the dense nature of the underlying formational materials (Lindavista Formation) and lack of near surface groundwater over the majority of the campus, the potential for liquefaction occurring on campus is considered very low. Furthermore, geotechnical investigations that address the potential for liquefaction, lateral spreading and other types of ground failure are routinely performed for applicable projects, and the project's compliance with CBC would reduce hazards associated with liquefaction if there were a potential for it to occur at a given site. The project site is located in a generally stable area, although a fault designated as Potentially Active, Inactive, Presumed Inactive, or Activity Unknown is located to the south and west of the project site. Despite this, the project site is located in a stable area that is not susceptible to liquefaction, landslides or slope instability.

   Areas having the potential for earthquake-induced landslides generally occur within areas of previous landslide movement, or where local topographic, geological, geotechnical, and subsurface water conditions indicate a potential for permanent ground displacements. Figure 4.5-1 in the 2004 LRDP EIR includes the limits of landslide areas known on campus. Areas

having potential for landslides are mainly restricted to steep slopes and hillsides. As noted previously, the proposed project site is located in a generally stable area (see Figure 4.5-2 in the 2004 LRDP EIR), but it is adjacent to descending slopes on the western edge of the property. Despite this, the project site is located in a stable area that is not susceptible to liquefaction, landslides or slope instability.

b) The undisturbed areas of campus contain a relatively thin mantle of topsoils that cover much of the underlying formational units. The on-site topsoils consist predominantly of portions of three soil series: the Carlsbad, Chesterson and Gaviota series. The Carlsbad and Chesterson soils are the most common on the campus, with widespread exposure in undeveloped portions of east and West Campus and SIO; Gaviota soils are generally limited to smaller exposures in the southern part of SIO. (U.S. Soil Conservation Service [SCS] 1973) Carlsbad soils are composed of gravelly loamy sands, whereas Chesterson and Gaviota soils consist chiefly of fine sandy loams. Portions of the Chesterson soils contain clayey subsoils, which may be subject to expansion effects due to the water holding capacity of clay materials. Native soils have been replaced with construction fill throughout the developed portions of the campus.

   Earth-disturbing activities associated with project construction would produce temporary erosion effects. As discussed in Section 4.5 of the 2004 LRDP EIR, construction activities would comply with Chapters 29 and 70 of the California Building Code (CBC). The proposed project would also comply with the National Pollutant Discharge Elimination System (NPDES) general permit for construction activities which requires implementation of an erosion control plan. Further, UCSD would continue to implement the campus wide runoff management program to comply with the applicable provisions of NPDES Phase II, which includes erosion and sedimentation BMPs. Erosion can also occur from increased surface runoff associated with the increase of impermeable surfaces following construction of the proposed project. Project construction could potentially increase erosion in on- and off-site drainage courses as discussed under item 8.a under Hydrology/Water Quality. With the implementation of required erosion control measures, including Hydrology and Water Quality mitigation outlined in Section 4.7.3.2 from the 2004 LRDP EIR, erosion or topsoil loss is unlikely to occur during project construction.

c) As discussed in item 6.a, above, the proposed project site is located in a generally stable area (see Figure 4.5-2 in the 2004 LRDP EIR); therefore, the potential for landslides, collapse, liquefaction, and other seismic-related soils hazards is anticipated to be low. Impacts would be less than significant.

d) Soil located within the project site includes quaternary Lindavista formation. The Venter Institute is required to comply with the CBC, which includes provisions for construction on expansive soils and requires a geotechnical investigation be performed during the design phase of a project. Continued compliance with the CBC would ensure that this impact would be less than significant during implementation of the 2004 LRDP, including this project.

e) The UCSD campus is provided sanitary sewer service by the City of San Diego, and no septic tanks would be used on site. An alternative wastewater treatment system is proposed on-site, as described in Chapter II of this report; however, no raw wastewater would be applied directly to the native soil. Treated wastewater from the primary treatment tank would be discharged into the constructed wetland for additional filtering before entering the recirculating sand filter and recycled water storage tank (cistern) on site. The constructed wetland, where the recycled water would flow, would be lined to prevent an increase in infiltration above pre-development levels.

Any recycled water used for landscape irrigation would be treated to acceptable quality before being re-used on site. Approval from the County DEH would be required for the proposed wastewater treatment system prior to its operation on site. Therefore, the soils on site would not be expected to accommodate any wastewater disposal and less than significant impacts would arise.

Summary – The proposed project would not result in any new impacts to geology and soils that have not already been previously examined in the 2004 LRDP EIR. The proposed project is anticipated to result in less than significant impacts with regard to geology and soils due to lack of site-specific geologic hazards and compliance with CBC and other requirements, including County DEH approval of the wastewater treatment system. No mitigation would be required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
7. HAZARDS AND HAZARDOUS MATERIALS – Would the project:					
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	■	☐	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	■	☐	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	■	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	■	☐	☐

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
7. HAZARDS AND HAZARDOUS MATERIALS (cont.) – Would the project:					
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■	☐
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	☐	☐	☐	■	☐
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	■	☐	☐
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	☐	☐	■	☐	☐

Discussion

Hazards and hazardous materials are discussed in Section 4.6 of the 2004 LRDP EIR. The following discussion is based on that analysis and is supplemented by project-specific analysis conducted for the historic burn ash site formerly thought to be onsite (see Appendix C).

a,b) A detailed discussion of the types and quantities of hazardous materials and wastes used at and generated by UCSD is provided in Section 4.6.1.1 in the 2004 LRDP EIR (specifically Tables 4.6-1 and 4.6-2). In addition, the section discusses the comprehensive environmental health and safety programs implemented by the campus to safely manage these materials according to applied laws and regulations. The campus contracts with licensed hazardous waste transporters to ensure that all hazardous wastes generated by the campus are transported off campus for treatment or disposal at licensed hazardous waste facilities.

The proposed project would involve the transport, use and/or disposal of regulated hazardous materials. Hazardous materials that could be used for laboratory and research uses onsite include solvents (e.g., ethyl alcohol), oxidizers (e.g., nitric acid), compressed gases (e.g., nitrogen), and corrosives (e.g., hydrochloric acid, nitric acid, acetic acid, sodium hydroxide, ammonium hydroxide) (Venter Institute 2006). The ground lease agreement would require the proposed project to comply with County of San Diego Hazardous Materials Division safety regulations and

NIH biosafety principles, guidelines and policies applicable to the use, storage and transport of hazardous materials. Requirements for the submittal of certificates of compliance; medical waste plans; biosafety management plans; risk management/accidental release prevention; chemical inventories; applicable permits and other information to UCSD EH&S would be detailed in the project's ground lease with UCSD. Therefore, the impact of the increased transport of hazardous materials to and from campus as a result of this project would be less than significant because these activities would be comprehensively managed by the Venter Institute pursuant to local, state and federal law, as required by its lease agreement with UCSD.

c) Existing schools within one-quarter mile of the UCSD campus include the Preuss Charter School located on UCSD property on East Campus and La Jolla Country Day School located east of Regents Road. Childcare centers are also currently located on the campus and development under the 2004 LRDP could include construction of additional childcare facilities. While hazardous materials and waste could be handled on campus within one-quarter mile of an existing or proposed school or childcare facility as a result of implementation of the 2004 LRDP, these materials would not exist in quantities significant enough to pose a risk to occupants of the school or the campus community. The project site is more than one mile from the closest existing school or childcare center. Finally, project compliance with federal and state regulations pertaining to hazardous wastes, including the CEQA Guidelines Section 15186, via enforcement of the lease agreement with the Venter Institute requiring project compliance with regulations would ensure that risks associated with hazardous emissions or materials to existing or proposed schools located one-quarter mile from the campus would remain less that significant.

d) A records search of federal, state, and county hazardous waste lists and databases was conducted for the campus as part of the 2004 LRDP EIR (Ninyo & Moore 2003b). The proposed project site is located on or within the immediate vicinity of an historic burn ash site identified in that search.

The burn ash site is a five-acre site known as "City Farm", which was used as a dump for the City of San Diego and the public between 1923 and 1938. During that time, the dumpsite accepted all types of garbage that was burned regularly. Soil samples taken in 1999 were analyzed for copper, lead and zinc concentrations, and the test results indicated that the soil samples contained lead and zinc; a visual assessment at the time of the soil sampling indicated that no evidence of burn ash was found onsite. The 2004 LRDP EIR noted that the samples taken in 1999 might not necessarily reflect the actual levels of the metals at different locations and/or greater depths. For this reason, the 2004 LRDP EIR noted that, prior to future development onsite, further testing would be required to characterize the site and determine the extent of potential contamination. In November 2006, additional sampling occurred in accordance with LRDP mitigation measure Haz-4B and the results of the survey showed that none of the samples taken were contaminated. No signs of dumping or fill were noted. Additional soils testing and site observations were performed in January 2007, and the results of this study indicated that there is no fill on the project site, no observed burn ash debris, and no lead or zinc concentrations above background levels. The University communicated these results in February 2007 to the City of San Diego Solid Waste Local Enforcement Agency (LEA), which is responsible for this issue. The LEA concluded that no contamination exists on site and no remediation is needed (see Appendix C; City of San Diego 2007). Therefore, no impacts to a listed hazardous materials site would occur as a result of proposed project.

e,f) The campus is not located within two miles of a public airport, public use airport, or private airstrip, but it is located within two miles of MCAS Miramar and is adjacent to the Torrey Pines Gliderport. The federal Department of Defense (DOD) has established Aircrash Potential Zones (APZs) for the air station, and UCSD is not located within any APZs for MCAS Miramar. Therefore, development of the campus under the 2004 LRDP, including this project, is not anticipated to increase aircraft safety hazards.

g) Under current campus procedures, multiple emergency access or evacuation routes are provided to ensure emergency response services are not impaired or interfered in the event of a temporary roadway closure and/or changes in campus traffic patterns. Lane closure(s) would likely be necessary along Torrey Pines Road, and possibly Expedition Way, in order to construct the proposed project and its utility connections; therefore, incorporation of mitigation measure Haz-6A into the proposed project would ensure that associated impacts would not be significant.

Haz-6A: *In the event that the construction of a project requires a lane or roadway closure, prior to construction the contractor and/or Facilities Design and Construction (FD&C) shall ensure that the UCSD Fire Marshal is notified. If determined necessary by the UCSD Fire Marshal, local emergency services will be notified by the Fire Marshal of the closure.*

h) The UCSD campus features open space containing vegetation that could be susceptible to wildland fires. Studies of the campus fire risk determined that there are very few areas on campus exposed to a moderate or high life safety or property loss risk due to wildfires. The proposed project, like all new buildings on campus, would include sprinklers and appropriate access/egress routes for fire fighting and evacuation. In addition, the structure would be constructed of concrete and feature concrete walls and constructed wetlands west of the structure that would improve its defensibility. The project site plan also features a 75-foot fire break between the building and the adjacent native habitat that would be planted with wetland and/or low-fuel species. In addition, a fire lane is proposed from the driveway along the northern boundary of the site. The campus Fire Marshal is responsible for campus-wide fire prevention and provision of services such as plan review and construction inspections to ensure conformance with California building and fire codes, and would be responsible for reviewing and approving plans for this project. The UCSD Fire Marshal meets regularly with the City of San Diego Deputy Fire Chief to maintain a site plan/access plan that will adequately serve the campus. The Venter Institute site plan was reviewed and approved by the UCSD Fire Marshall and City of San Diego Deputy Fire Chief during the project design process with UCSD. The proposed project would comply with all fire safety regulations and code requirements to ensure the potential for wildland fires is less than significant.

Summary – UCSD would require in its lease with the Venter Institute that the proposed project comply with local, state and federal regulations governing the use, storage and transport that are enforced by the County of San Diego Hazardous Materials Division. The burn ash site previously thought to occupy the project site was determined to not be present; therefore, any prior concern for encountering a known hazardous materials site has been eliminated by testing conducted for the proposed project. Therefore, the proposed project would not result in any new impacts from hazards or hazardous materials that have not already been previously examined in the 2004 LRDP EIR. Mitigation measure Haz-6A from Section 4.6.3.6 of the 2004 LRDP EIR would be implemented to reduce emergency access impacts caused by lane/roadway closures along Torrey Pines Road to a less

than significant level. The project design has been reviewed by the UCSD Fire Marshall and City of San Diego Deputy Fire Chief to ensure safety related to wildlife fires. No additional mitigation would be required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
8. HYDROLOGY AND WATER QUALITY -- Would the project:					
a) Violate any water quality standards or waste discharge requirements?	☐	☐	■	☐	☐
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	☐	☐	☐	☐	■
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	☐	☐	☐	■	☐
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	☐	☐	☐	■	☐
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	☐	☐	■	☐	☐
f) Otherwise substantially degrade water quality?	☐	☐	☐	■	☐

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
8. HYDROLOGY AND WATER QUALITY (cont.) -- Would the project:					
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	☐	☐	☐	☐	■
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	☐	☐	☐	☐	■
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	☐	☐	☐	☐	■
j) Inundation by seiche, tsunami, or mudflow?	☐	☐	☐	■	☐

Discussion

Hydrology/water quality issues are discussed in Section 4.7 of the 2004 LRDP EIR. A portion of that section was based on a technical hydrology study prepared by PBS&J (2004). A project-specific Hydrology Report dated February 2007 was prepared for the proposed project by KPFF Consulting Engineers (refer to Appendix D to this document).

a,f) Water quality standards developed by the SWRCB or RWQCB for stormwater are set forth in applicable stormwater permits (which also serve as waste discharge requirements). Stormwater permits that are applicable to UCSD and the 2004 LRDP include the General Construction Storm Water Permit, the General Industrial Storm Water Permit, the General Small MS4s Storm Water Permit; and an individual permit for discharges from SIO. All of these permits control pollutants in runoff from campus properties and would apply to the Venter Institute project. The campus would continue to comply with these permits during implementation of the 2004 LRDP; therefore, no impact would occur with regard to violation of stormwater standards or waste discharge requirements.

With regard to general water quality impacts from stormwater and other runoff, the various pollutants potentially generated at UCSD can adversely affect water quality in a variety of ways. Pollutants that could be produced by construction and operation of UCSD facilities include: sediments, nutrients, metals, organic compounds, trash and debris, oxygen-demanding substances, oil and grease, bacteria and viruses, and pesticides. A description of how each of these pollutants can affect humans and the environment during and after project construction is provided in Section 4.7.3.2 of the 2004 LRDP EIR.

During project construction the potential for short-term impacts on surface water quality exists through activities such as demolition, clearing and grading, stockpiling of soils and materials, concrete pouring, painting, and asphalt surfacing. Pollutants associated with construction activities that could result in water quality impacts include soils, debris, other materials generated during demolition and clearing, fuels and other fluids associated with the equipment used for construction, paints, other hazardous materials, concrete slurries, and asphalt materials. These pollutants could impact water quality if they are washed off site by stormwater or non-stormwater, or are blown or tracked off site to areas susceptible to wash off by stormwater or non-stormwater.

Due to the extent of construction that is anticipated under the 2004 LRDP, the 2004 LRDP EIR concludes that potentially significant short-term impacts to water quality from uncontrolled sediment and pollutants from construction sites could result. However, the campus would continue to comply with General Construction Storm Water Permit in order to minimize or avoid potential water quality impacts on construction sites of one acre and more. The General Construction Storm Water Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). The SWPPP must list BMPs that would be used to protect stormwater runoff and identify the locations of those BMPs. Adherence to the water permit requirements, including the SWPPP, for all projects greater than one acre would avoid potentially significant impacts to water quality during project construction. The proposed project would be required by the State Regional Water Quality Control Board (RWQCB) to prepare a SWPPP and implement the BMPs for the entire approximately 2.9-acre limits of work and related staging area shown in Figure 3 of this report. UCSD would implement similar requirements when its constructs the off-site utility connections to the site.

Following construction, development of individual project areas with structures, concrete, asphalt, and landscaping would reduce the potential for erosion on the campus and sediment discharges. However, use and operation of the projects, including the proposed project, would generate pollutants that could impact water quality in other ways. Table 4.7-5 in the 2004 LRDP EIR provides a summary of the different pollutants that could be generated by various land uses on campus. The 2004 LRDP EIR concludes that the generation of pollutants from activities associated with new development and redevelopment projects on campus would result in potentially significant impacts on water quality. Mitigation recommended in Section 4.7.3.2 of the 2004 LRDP EIR would be required to reduce the impacts to less than significant levels. Implementation of the 2004 LRDP would also result in increased development on the campus, which could result in non-stormwater discharges, non-stormwater connections to the storm drainage system, and accidental spills.

The undeveloped portions of the proposed project site, the staging area and the utility connection points (i.e., micro-tunneling pits and trenches) would be landscaped or revegetated after construction. The project design includes an extensive stormwater retention and treatment system to allow the reuse of treated rooftop runoff and the retention of non-rooftop runoff. The stormwater would be collected onsite via roof drains, area drains, trench drains, catch basins, stormwater retention pools, subsurface water storage system and gravel layers below pervious pavement. Retained rooftop runoff would be collected in a below-grade storage area, filtered and treated inside the building footprint as described in Chapter II of this document, under *Grading/Drainage*. Overflow from the rooftop system and non-rooftop rainfall would be collected and placed in the stormwater retention pools west of the building (see Figure 4), as described in

Chapter II of this report. In addition, the proposed project would feature an extensive wastewater treatment system whereby both primary and secondary treatment would occur on site and treated wastewater would be integrated into the non-potable building systems, as described under *Utility Requirements* in Chapter II of this report. Treated wastewater would be directed through the constructed wetlands on site where it would flow subsurface through a gravel base and vegetation. At no point would the treated water be allowed to flow uncontrolled on native soils or into adjacent native habitat. The proposed wastewater treatment system has been reviewed by UCSD EH&S and would be reviewed and approved by the County Department of Environmental Health (DEH), and possibly RWQCB, prior to its operation to ensure no impacts to water quality and other issues would arise.

Implementation of the stormwater system described in this document and compliance with the County DEH approval of the wastewater treatment system, combined with the incorporation of mitigation measures Hyd-2B (pollutant reduction design measures) and Bio-3Eiii (use of integrated pest management to reduce pesticides/herbicides) from the 2004 LRDP EIR would ensure that impacts to water quality would not be significant.

***Hyd-2B**: For each development or redevelopment project that would include 100,000 square feet of development or parking lots greater than 5,000 square feet potentially exposed to precipitation or runoff, the following design standards or their equivalent shall be applied in addition to those conditions in Hyd-1A. Equivalent design standards may be less restrictive if consistent with the applicable MS4 permit at that time. Design measures and other recommendations used to comply with these standards shall be incorporated into project development plans and construction documents. Design measures shall be consistent with UCSD's storm water management plan, shall be operational within a reasonable time from project occupancy, and shall be maintained by the Applicant.*

i. All new storm drain inlets and catch basins within the project site shall be marked with prohibitive language and/or graphical icons to discourage illegal dumping.

ii. Outdoor areas for storage of materials that may contribute pollutants to the storm water conveyance system shall be covered and protected by secondary containment.

iii. All trash container areas shall be enclosed to prevent off-site transport of trash and drainage shall be directed to the sanitary sewer system or the containers shall be covered to prevent exposure of trash to precipitation.

b) No removal of groundwater is proposed at UCSD, as the campus would use potable water supplied by the City of San Diego Water Department via existing lines on UCSD's campus. The City receives deliveries of imported water from the San Diego County Water Authority (SDCWA) to satisfy potable water demand. No impacts to groundwater supplies would occur as a result of 2004 LRDP, including the proposed project.

c,d,e) Implementation of the 2004 LRDP, including the proposed project, would result in the construction of new buildings and redevelopment, landscaping and other features on the UCSD campus. Those improvements would result in minor alterations to existing drainage patterns of individual sites within the campus, but not substantial alterations to the drainage courses of the campus as a whole. Implementation of the 2004 LRDP would also convert some areas of the

campus from softscape (i.e., lawns, landscaping, dirt) to hardscape (i.e., pavement and buildings), which could increase runoff from certain areas due to increased impervious surfaces.

Although the proposed project would convert much of the project site from vacant land to hardscape, consisting of building, patios and sidewalks, an increase in stormwater runoff would not occur in off-site drainages because of the stormwater collection, retention and treatment system proposed on site and the use of pervious pavement (overlain on gravel bases) to capture runoff on site. The proposed system is designed to capture and store flows from a 100-year, 6-hour storm event and prevent them from leaving the site. The project Hydrology Report calculated peak flow and volume quantities for both a 10-year and 100-year storm event under both existing and proposed conditions. Proposed conditions included the use of conventional materials, such as asphalt and concrete, as well as a combination of sustainable materials, such as green roofs and permeable paving (i.e., stone), which the proposed project intends to use. Existing peak flows for the 10-year and 100-year storm events are 4,430 cubic feet (c.f.) and 5,977 c.f., respectively (KPFF 2007). For the baseline (conventional materials) condition, the 10-year and 100-year storm event peak flows would be 7,829 c.f. and 12,170 c.f., respectively. Use of sustainable materials would create peak flows for the 10-year and 100-year storm events equivalent to 7,370 c.f. and 11,170 c.f., respectively. With sustainable materials in place peak runoff would be reduced by 459 c.f. under a 10-year storm event and 1,000 c.f. under a 100-year storm event.

As required by the 2004 LRDP EIR, excess runoff associated with the 10-year, 6-hour storm events would need to be captured and detained onsite pursuant to mitigation measure Hyd-1A. The proposed stormwater retention system would comply with mitigation measure Hyd-1A by retaining all on-site runoff (i.e. a 100-year, 6-hour storm event) in the stormwater retention system, including gravel beds and stormwater retention pools, described in Chapter II of this report. A new storm drain to the City stormwater collection system in Torrey Pines Road would be constructed as a back-up to the proposed retention system. Should several 100-year storm events occur close together, the stormwater retention pools would collect the overflow or excess water could be conveyed to the City's system. Given that, under normal conditions, the proposed project would retain all runoff generated by up to two, back-to-back, 100-year storm events and the project is designed to maintain pre-development conditions, the proposed project would not constitute a significant impact to site drainage and runoff capacity. Thus, impacts to existing storm drain capacity and drainage patterns would be less than significant, and no mitigation would be required.

g, h) Development under the 2004 LRDP would not place structures within the 100-year flood hazard area, as the entire campus is located in Flood Zone X which is outside of the 100- and 500-year floodplains (FEMA 1997). Therefore the proposed project, as part of the 2004 LRDP, would not impede or redirect flood flows. No impact would occur.

i) The project development is located on the SIO portion of the UCSD campus, at an average elevation between 300 to 400 feet above mean sea level. Dam or levee failure occurring at remote inland San Diego County locations would not have any effect on elevated campus lands located at the Pacific Coast. Flood flows emanating from inland areas would more likely travel to the coast via Los Peñasquitos Lagoon to the north or Rose Canyon to the south of campus lands. No impact would occur.

j) The campus is not subject to inundation by seiche, as this phenomenon is typically associated with land locked bodies of water, none of which occur near the campus. A tsunami (or seismic sea wave) is the secondary effect of a major earthquake. In the rare event that a particularly destructive tsunami occurred, the southwest portion of the SIO campus could be at risk of inundation. However, the project site is on the SIO Upper Mesa above the portion of the campus that could be at risk for such phenomenon. Inundation by mudflows across the developed portion of the campus is also unlikely because of the urbanized and vegetated character of the campus. Less than significant impacts from seiche, tsunami or mudflow would occur upon implementation the proposed project.

Summary - The proposed project would not result in any new hydrology and water quality impacts that have not been previously examined in the 2004 LDRP EIR. The proposed project has been designed with sustainable materials and would feature a complex rainfall/stormwater retention system that would detain and reduce stormwater runoff, which would control drainage volumes and prevent excess runoff from entering the adjacent open space pursuant to the 2004 LRDP EIR requirements (i.e., mitigation measure Hyd-1A). The proposed project would also comply with County requirements on the wastewater treatment system and incorporate mitigation measure Hyd-2B from Section 4.7.3.2 of the 2004 LRDP EIR to ensure impacts relating to water quality would be less than significant. No additional mitigation would be required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
9. LAND USE AND PLANNING -- Would the project:					
a) Physically divide an established community?	☐	☐	☐	☐	■
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the LRDP, general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	■	☐
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	☐	☐	☐	☐	■
d) Create other land use impacts?	☐	☐	■	☐	☐

Discussion

Planning and land use issues are discussed in Section 4.8 of the 2004 LRDP EIR.

a) The San Diego community has developed around and in response to the campus. The proposed project site is a vacant parcel located in the UCSD SIO Upper Mesa neighborhood of the SIO

campus and would be an integral part of that portion of campus. Therefore, the proposed project would not physically divide an established community, and no impact would occur.

b) With regard to local plans and policies, UCSD is part of the University of California (UC), a constitutionally created entity of the State of California. As a constitutional entity, UC is not subject to municipal regulations, such as the City's General Plan or the surrounding community plans. The applicable land use plan for the project site is the campus' 2004 LRDP. As discussed in Section III of this IS, the project is consistent with the 2004 LRDP. UC is the only agency with local land use jurisdiction over campus projects. Therefore, all development occurring consistent with the 2004 LRDP would have no land use impact.

The project site is located within the Coastal Zone and adjacent to off-campus uses that are subject to City of San Diego land use plans, including the City's General Plan, the La Jolla Community Plan and Local Coastal Program (LCP), and the La Jolla Shores Precise Plan and LCP. As noted previously, the project site is located on vacant campus land that is subject to regulations within the 2004 LRDP and its EIR. The proposed project is consistent with the academic land use designation in the 2004 LRDP and, as such, impacts would not be significant.

c) As stated in the Biological Resources section above (see item 4.e,f), the UCSD campus is not included within the City's MSCP (City of San Diego 1997) nor is UCSD an enrolled agency in the NCCP Program. The 2004 LRDP does not propose development that would directly or indirectly effect the resources preserved on portions of campus that are designated as preserve areas by the City's MSCP (i.e., in the MHPA). The proposed project site is not located within or immediately adjacent to land that is included in the MHPA. No impacts to the City's MSCP or the NCCP Program would occur from 2004 LRDP or proposed project implementation. The project site is adjacent to the UCSD Park, and more specifically, the Ecological Reserve. All applicable mitigation from the 2004 LRDP EIR intended to avoid impacts to the Ecological Reserve and mitigate for habitat loss would be incorporated into the proposed project as discussed under the Biological Resources discussion in this document. In addition, resources within the Ecological Reserve would be managed in accordance with the open space management program in the 2004 LRDP. Therefore, no conflicts with the 2004 LRDP policy related to habitat conservation would occur.

d) Implementation of the 2004 LRDP could result in minor incompatibilities between campus development and adjacent community land uses. Most of the development proposed for the 2004 LRDP would take place as infill or redevelopment. Consequently, land use compatibility issues would primarily arise between proposed and existing campus facilities, rather than with the off-campus community. UCSD staff and committees evaluate the land use compatibility of each project proposed under the 2004 LRDP during the project planning process for consistency with campus planning goals and the acceptability of adjacent land uses. For areas on the periphery of the campus that adjoin the La Jolla or University communities such as the proposed project, there is a greater possibility that land use incompatibilities could occur from the implementation of the 2004 LRDP because the land uses are inherently different.

The project site is located near the intersection of North Torrey Pines Road/La Jolla Village Drive and Torrey Pines Road on the SIO Upper Mesa of the SIO campus and is adjacent to off-campus residential and recreational uses. As discussed in the 2004 LRDP EIR, UCSD recognizes the unique setting of the SIO campus and has developed planning studies, such as the SIO Upper Mesa Neighborhood Planning Study, that guide development for this portion of the campus.

While these studies are not legally binding, they are considered to represent the general nature and type of development that could be expected in these areas of the campus. Recommendations within the studies include reinforcing and clarifying the unique qualities of the neighborhood's open space with new buildings and landscape, enhancing ocean and hillside views by inducing dramatic and scenic appeal, and avoiding overwhelming the natural topography (the bluffs in particular) with new buildings. Despite these efforts, UCSD recognized that changes to the physical setting in this portion of campus, while not anticipated to represent a significant incompatibility, would still be considered significant. For this reason, the 2004 LRDP EIR included mitigation measures to address this impact, and the campus has incorporated those measures into the proposed project. In particular, design review was conducted by UCSD staff and DRB during the design development phase of the proposed project in accordance with mitigation measures Aes-1A and Lan-2A from the 2004 LRDP EIR to ensure that potential impacts to neighborhood compatibility would not be significant.

Summary - The proposed project would not result in any new impacts to land use and planning that have not been previously examined in the 2004 LRDP EIR. No significant planning and land use impacts would result from the proposed project. No mitigation would be required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
10. MINERAL RESOURCES -- Would the project:					
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☐	■
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☐	■
c) Create other impacts?	☐	☐	☐	☐	■

Discussion

a-c) Mineral resources are discussed in Section 5.0 of the 2004 LRDP EIR under "Effects Not Found to be Significant." As noted in that section, program-level impacts to mineral resources are not expected because: 1) mineral resources do not occur on UCSD property, 2) the predominant formational materials sedimentary deposits that do not contain mineral resources and 3) no known locally or regionally valuable resources occur on campus. Therefore, no impacts would occur during implementation of the 2004 LRDP, including the proposed project, and no mitigation is required. For additional details on this impact conclusion, refer to Section 5.0 of the 2004 LRDP EIR.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
11. NOISE -- Would the project result in:					
a) Exposure of persons to or generation of noise levels in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☐	■	☐
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☐	■
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	☐	☐	☐	■	☐
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project (including construction)?	☐	☐	■	☐	☐
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	■	☐
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☐	■

Discussion

Noise issues are addressed in Section 4.9 of the 2004 LRDP EIR. The analysis is based in part on a noise and vibration technical report prepared by URS (2004c) for the 2004 LRDP EIR.

a,c) Implementation of the 2004 LRDP, including the proposed project, could result in permanent noise impacts by increasing noise at existing sensitive receptors or by developing new or modified sensitive receptors in areas that would expose them to substantial noise. According to the 2004 LRDP EIR (Table 4.9-4), fixed noise sources should not expose the edges of contemplative spaces to noise levels in excess of 55 dBA CNEL or the building facades of dormitories, classrooms or libraries to a CNEL of 65 dBA or greater. In addition, the interior of dormitories and other noise sensitive rooms should be kept to 45 dBA CNEL. See Section 4.9 of the 2004 LRDP EIR for additional detail. The primary sources of permanent noise are vehicular traffic and stationary

sources, such as utility plants, major heating ventilation and air conditioning (HVAC) systems, and parking structures.

Stationary noise sources have the potential to generate significant noise levels and can be a concern if they are located in proximity to noise-sensitive receptors such as residences, dormitories, classrooms, and libraries. New or modified major mechanical HVAC equipment located on the ground or on rooftops of new buildings have the potential to generate noise levels which average 69 to 73 dBA CNEL at 50 feet. New parking garages and utility plants have the potential to significantly impact existing noise-sensitive land uses up to 250 and 500 feet away, respectively. Therefore, the 2004 LRDP concludes that potentially significant impacts to ambient noise levels could result from new stationary sources on campus.

Significant noise impacts were also identified in the 2004 LRDP EIR where construction of new or modified noise-sensitive receptors, such as dormitories/residential/lodging, contemplative spaces, libraries, inpatient medical care facilities (beds present), and on-campus classrooms would occur in areas where substantial noise already occurs or is projected to occur in the future. The proposed project would not involve the construction of a new noise-sensitive land use; however, it would include the construction and operation of an emergency generator at the southwest corner of the site and mechanical equipment would be situated on the second floor mezzanine level of the south building wing. In both cases, these new stationary sources of noise would be enclosed entirely and/or screened to prevent excessive noise from being generated off site. The wind turbine proposed at the southwest corner of the property would not produce noise. As such, impacts from the proposed project on off-site residences would not be significant, and no mitigation is required.

b) Construction activities that would occur under the 2004 LRDP have the potential to generate low levels of groundborne vibration through the use of construction equipment. The level of vibration would depend on the type of soils and the energy-generating capability of the construction equipment; however, pile driving has been singled out as particularly problematic. As a guide, the 2004 LRDP EIR determined that any major construction activity within 200 feet of vibration-sensitive equipment and operations or pile driving within 600 feet may be potentially disruptive to sensitive operations and result in significant impacts. The proposed project would not require major construction activity, such as pile driving, and no operations with vibration-sensitive equipment are located within 200 feet of the project site. No significant impacts from ground-borne vibration would occur, and no mitigation is required.

d) Construction activities associated with development occurring under the 2004 LRDP would result in temporary increases in ambient noise levels above levels existing without the project. Construction of campus buildings and facilities would generate noise that could expose nearby receptors to elevated noise levels that may disrupt communication and routine activities. As discussed in the 2004 LRDP EIR, elevated noise levels would be primarily experienced close to the noise source and the magnitude of the impact would depend on the type of construction activity, noise level generated by various pieces of construction equipment, duration of the construction phase, distance between the noise source and receiver, and intervening structures. Sound levels of typical construction equipment range from 60 dBA to 90 dBA at 50 feet from the source.

Noise-sensitive receptors in the project area include off-campus residences and on-campus student housing; no classrooms occur in the project vicinity. Standard construction methods

would be used on site, while micro-tunneling is proposed for the UCSD off-site utility work. Micro-tunneling would produce less noise than traditional open trench and backfill methods of utility construction because little pavement cutting would be required and the staging pits would conceal the tunnel equipment below grade reducing its affect on ambient noise levels. Construction activities associated with the proposed project would result in temporary increases to the ambient noise level near the project site. This would expose the off-campus residences across the street from the project site and on-campus Coast Apartments to temporary construction noise impacts. Implementation of mitigation measure Noi-2A from the 2004 LRDP EIR would ensure that associated construction noise impacts would be less than significant.

Noi-2A *UCSD and the Venter Institute shall implement the following measures to minimize short-term noise levels caused by construction activities. Measures to reduce construction/demolition noise to the maximum extent feasible shall be included in contractor specifications and shall include, but not be limited to, the following:*

i. The construction contractor shall be required to work in such a manner so as not to exceed a 12-hour average sound level of 75 dBA at any noise-sensitive land use (dormitories/ residential/ lodging, contemplative spaces, libraries, inpatient medical care facility {beds present}, and on-campus classrooms) between 7:00 a.m. and 7:00 p.m. Monday through Saturday.

ii. Construction equipment shall be properly outfitted and maintained with manufacturer recommended noise-reduction devices to minimize construction-generated noise.

iii. Stationary construction noise sources such as generators or pumps shall be located at least 100 feet from noise-sensitive land uses as feasible.

iv. Laydown and construction vehicle staging areas shall be located as far from noise-sensitive land uses as feasible.

v. All neighboring land uses that would be subject to construction noise shall be informed at least two weeks prior to the start of each construction project, whenever possible.

vi. Loud construction activity such as jackhammering, concrete sawing, asphalt removal, pile driving, and large-scale grading operations occurring within 100 feet of a residential or academic building shall not be scheduled during any finals week of classes to the extent feasible or consider adjusting the hours or days of construction.

vii. Loud construction activity, such as jackhammering, concrete sawing, asphalt removal, pile driving, and large-scale grading operations, occurring within 100 feet of an academic or residential use shall be scheduled during holidays, class breaks, and/or summer session, to the extent feasible.

viii. Loud construction activity located within 100 feet of a residential building or inpatient medical care facility shall be restricted to occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday.

e) The UCSD campus is not located within two miles of a public airport or public use airport; however, the center of campus is located approximately 2.5 miles west of Marine Corps Air Station (MCAS) Miramar, and the major flight corridor for both helicopters and planes in proximity to campus is Seawolf/Beach/Fairway, located approximately one-half mile north of the campus over the Carmel Valley/Del Mar area. The other flight corridors associated with MCAS

operations (i.e. Julian, I-15, GCA Box, etc) are located east of the I-805, and therefore do not affect campus lands located along the I-5.

Flights near campus are not low enough or frequent enough to create significant vibration impacts. As disclosed in the 2004 LRDP EIR, MCAS Miramar operations constitute a periodic noise nuisance. The nuisance level is proportional to how well the overflights stay within the designated flight corridor.

UCSD recognizes that the Seawolf/Beach/Fairway flight corridor is located to the north of the campus, and overflights sometimes stray from this flight corridor and enter into airspace over the campus. UCSD would like to encourage flight patterns to remain within the designated flight corridor and avoid airspace over the campus, to the extent possible, per the commitment made when the campus site was initially selected and as documented in an August 1958 letter to then U.C. President Clark Kerr from C.C. Hartman, Rear Admiral, U.S. Navy.

Currently no helicopter landing/take-off facilities are located on campus. However, an existing helicopter pad is located on the north side of Scripps Memorial Hospital, which is north of the East Campus between Voigt Drive and Genesee Avenue. The UCSD campus is currently subject to periodic overflights by commercial, general aviation and military aircraft and this condition is expected to continue in the future. The campus is, however, not located within the 60 dBA CNEL contour of any airport and is not subject to aircraft noise or vibration in excess of the regulatory limits. Implementation of the 2004 LRDP, including the proposed project, would not affect current or future air traffic patterns or result in increased airport operations and activities that may cause additional noise. Although people residing or working on campus would be exposed to periodic noise from aircraft, the impacts would be considered nuisance level in nature and less than significant. No mitigation would be required.

f) There are no private airstrips located in the vicinity of the UCSD campus. Therefore, no impacts would occur, and no mitigation would be required.

Summary - The proposed project would not result in any new impacts to noise that have not already been examined in the 2004 LRDP EIR. The UCSD campus and the proposed project would implement mitigation measure Noi-2A from Section 4.9.3.2 of the 2004 LRDP EIR to reduce construction noise impacts from utility work and project construction to less than significant levels. No additional mitigation would be required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
12. POPULATION AND HOUSING -- Would the project:					
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	■	☐
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■	☐
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	■	☐

Discussion

Population and housing issues are discussed in Section 4.10 of the 2004 LRDP EIR. The analysis is based on a population and housing report on the 2004 LRDP prepared by Keyser Marston and Associates (2004).

a) The 2004 LRDP, including the proposed project, would contribute to the UC's ability to serve the growing population in the State of California and, therefore, on a statewide scale is not considered population inducing but rather responding to the demand of an increased population. Implementation of the 2004 LRDP would result in population growth on the campus because it assumes an increase in the numbers of students, faculty, researchers, and staff, but this growth is anticipated by the *University Community Plan* (City of San Diego 2000) in its vehicle trip projections. Implementation of the 2004 LRDP would contribute a population increase of 16,500 persons to the region, which is expected to increase by approximately 714,775 persons by the year 2020. Therefore, the direct increase in student enrollment would not be substantial (two percent of the regional total) and is anticipated to have a less than significant effect locally and regionally. This student enrollment increase would also trigger an increase in employment of 9,700 faculty and staff by 2020-21 and could result in a demand for 7,462 housing units in the region. A portion of the housing demand would be offset by increases in student housing opportunities planned on campus by the 2004 LRDP.

   As stated in the 2004 LRDP EIR, while the growth of UCSD is consistent with locally-adopted plans, the environmental effects associated with campus growth, such as those resulting from increased traffic and increased demands on services and utilities, may be significant as addressed in the respective sections of the 2004 LRDP EIR. The proposed project would employ a total of 125 persons on the project site, which is within, and was accounted for as part of, the estimated increase in faculty and staff positions included in the 2004 LRDP EIR. No new student

enrollment would be triggered by the proposed project, as it would be a private research facility affiliated with UCSD that would not contain standard classrooms. Although vacant, the project site is surrounded by urban infrastructure, such as roads and utilities. Implementation of the 2004 LRDP (including this project) is not expected to indirectly induce growth by expanding infrastructure or removing an obstacle to growth. Impacts related to direct and indirect inducement of population growth are considered less than significant. No mitigation would be required.

b,c) Implementation of the proposed 2004 LRDP, including the proposed project, is not likely to result in the displacement of existing off-campus housing, as development under the 2004 LRDP is limited to UC-owned property. Further, the 2004 LRDP EIR concluded that impacts related to potential for housing replacement as part of development under the 2004 LRDP, would be less than significant, and no mitigation would be required.

Summary - The proposed project would not result in any new population and housing impacts that have not been previously examined in the 2004 LDRP EIR. The proposed project would not contribute to a substantial population and housing change in the region. All direct and indirect growth effects of the 2004 LRDP, including the proposed project, are considered less than significant and not cumulatively considerable pursuant to the 2004 LRDP EIR. No mitigation would be required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
13. PUBLIC SERVICES					
Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:					
a) Fire protection?	☐	☐	☐	■	☐
b) Police protection?	☐	☐	☐	■	☐
c) Schools?	☐	☐	☐	■	☐
d) Parks?	☐	☐	☐	■	☐
e) Other public facilities?	☐	☐	☐	☐	■
f) Create other public service impacts?	☐	☐	☐	☐	■

Discussion

Public service issues are discussed in Section 4.11 of the 2004 LRDP EIR.

a) UCSD does not have its own fire department and relies on the City of San Diego Fire Department (SDFD) to respond to all applicable emergencies. However, the campus does employ a Fire Marshal and staff who are responsible for campus-wide fire prevention. The Fire Marshal and staff provide services such as plan review and construction inspections of new construction as well as alterations or renovations to existing buildings and facilities. Plan review and construction inspections are performed in accordance with current California building and fire codes. The Fire Marshal also issues permits for special events, such as concerts, or activities involving large groups. Implementation of the 2004 LRDP, including the proposed project, would not increase demand at the multiple fire stations that serve the campus to a level that would require new facilities or substantial alterations to existing facilities. In addition, the campus intends to equip all new on-campus academic, residential, medical, research, and support facilities, with emergency fire sprinkler systems and to retrofit existing buildings with fire sprinklers, as necessary. The campus would also continue to implement the UCSD Emergency Management Plan and campus-wide fire prevention programs, which are mandated by state and federal law. Although not required to comply with campus emergency management programs, the proposed project would feature an emergency fire sprinkler system and a fire setback from adjacent native habitat, among other measures, that would afford defensibility to the site. The control of on-campus demand for fire services would reduce the need for new off-campus fire facilities or expansions of existing facilities. The increased demand for fire protection services triggered by off-campus population growth would not be substantial since that growth would be in line with locally-adopted plans for the area. The 2004 LRDP EIR concludes that the physical impacts of providing fire service would be less than significant; this conclusion applies to this project, and no mitigation would be required.

b) UCSD provides its own police service for the UCSD campus as well as other UCSD properties, including the proposed project site. Pursuant to California Education Code Section 67381, the UCSD Police Department and the San Diego Police Department (SDPD) have adopted a written and signed agreement that clarifies and affixes operational responsibilities for the investigation of violent and non-violent crimes occurring on UCSD property. The agreement recognizes the UCSD Police Department as the primary reporting and investigating law enforcement agency for all crimes occurring on campus, over all UCSD-administered properties up to one-mile of campus, with the exception of homicide/manslaughter. Both UCSD Police Department and SDPD provide mutual aid assistance as appropriate, when requested (UCSD 2002). The SDPD rarely responds to on-campus calls for police services.

   Under the 2004 LRDP, the UCSD Police Department would continue to have primary jurisdiction over all UCSD-administered properties, including leased property such as the Venter Institute, and have enforcement capabilities within a one-mile radius of campus. Increases in campus population and activities associated with the implementation of the 2004 LRDP, including the proposed project, could result in an increased demand on police. The UCSD Police Department has a general goal for police services of one employed UCSD police officer for every 1,000 persons in the population and the campus police force falls short of this general goal. The University recently completed the expansion of its police facility within the Campus Services Complex. Expansion of police facilities was anticipated under the 2004 LRDP and EIR and was

addressed in a project-specific environmental analysis. The new facility was designed to accommodate the demand associated with future campus growth and no additional facilities would be required to service the campus. Off-campus demand for police protection would incrementally increase with campus population, however, police facilities would be funded through property taxes, developer agreements and other general funding sources. In addition, the increased demand for police protection services triggered by off-campus population growth would not be substantial since that growth would be in line with locally-adopted plans for the area. The 2004 LRDP, including this project, would not trigger a great enough demand for new off-campus police protection facilities and service to cause a significant impact.

c) The demand for kindergarten through 12th grade public education facilities generated by the UCSD on-campus population is associated primarily with married students, faculty, and staff households. Based on Fall 2003 numbers, approximately 300 children were living on the UCSD campus in family housing and enrolled in the San Diego Unified School District (SDUSD) system. It is not known how many students, faculty and staff that live off campus have children; however, the ratio of children per household is likely to be lower for the UCSD-related off-campus student population because it is primarily comprised of single students without children. The 2004 LRDP EIR concludes that implementation of the 2004 LRDP would result in an increase in the number of children living on campus in 2020-21 (by approximately 152 children). There are no existing plans to increase the number of family living quarters on the campus under the 2004 LRDP. The increase in student demand attributable to UCSD would not result in a significant impact to public schools because: the number of new students is relatively small when spread out over the SDUSD system; capacity exists in the public schools near the campus; and there is funding available (via Proposition MM bond measure, property taxes and developer agreements) to construct new and rebuilt schools to serve regional growth over the next 20 years. In addition, UCSD operates Pruess School, which does not specifically serve the UCSD campus but would be considered fair compensation for the campus' demand for public school services elsewhere in the district. Implementation of the 2004 LRDP, including the proposed project, would not result in a significant physical adverse affect with respect to the provision of adequate school facilities.

d) As discussed under Recreation (item 14.a), impacts to on- and off-campus recreational facilities, including parks, are anticipated to be less than significant.

e,f) No other impacts to schools, parks or other public facilities are expected.

Summary - The proposed project would not result in any new public services impacts that were not already examined in the 2004 LRDP EIR. The proposed project would result in less than significant impacts to fire protection, police protection, schools, and parks. No mitigation would be required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
14. RECREATION --					
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	■	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment?	☐	☐	■	☐	☐

Discussion

a) The UCSD campus contains many types of recreational facilities distributed throughout the campus. The majority of the facilities are grouped together in three areas identified as the North Campus Recreation Area (NCRA), Main Gym Complex, and Canyonview/East Campus Recreation Area. The NCRA is located in the northwestern portion of the West Campus and includes tennis courts, play fields, a track and field, a training facility, and the large RIMAC facility, which contains play fields, an arena, an auxiliary gym, a weightroom, activity rooms, and racquetball courts. The Main Gym Complex is located in the west-central portion of the campus at Muir College. This recreation area contains play fields, tennis courts, basketball courts, a natatorium, a main gym, courts for badminton and squash, and a recreational gym. Lastly, the Canyonview/East Campus Recreation Area is located south of Voigt Drive on both sides of I-5. This recreation area contains a pool, spa, weightroom, racquetball courts, play fields, tennis courts, a basketball court, and a baseball field. Other smaller facilities such as basketball courts, tennis courts, and play fields, can be found in varying locations throughout the campus but primarily in residential colleges. In addition, students living off campus, as well as faculty and staff, may also use facilities provided in off-campus locations. The City of San Diego Department of Park and Recreation manages several public parks and recreational facilities within approximately one mile of UCSD including Torrey Pines City Park, Torrey Pines Golf Course, Mandell Weiss Eastgate City Park, Doyle Community Park, La Jolla Shores Park, and Cliffridge Park. Doyle Park is the only City park located within one mile of the UCSD campus that operates a recreation center. In addition, soccer fields associated with the City of San Diego owned Allen Field are situated adjacent to the project site.

The increase in campus population resulting from the implementation of the 2004 LRDP, including the proposed project, could increase demand on campus recreation facilities by 50 percent. This increase in demand could result in accelerated deterioration if the recreation facilities are not properly managed. UCSD has two departments to manage and maintain its facilities and although some facilities are currently over-utilized, substantial deterioration of those facilities is not apparent. It is assumed that the same level of management and maintenance of campus facilities would be provided throughout the implementation of the 2004 LRDP. In addition to maintaining existing facilities, a 70 percent increase in the public venue and sports

facilities space is proposed as part of the 2004 LRDP. The increase in campus population associated with the 2004 LRDP is also likely to result in increased usage of off-campus recreational facilities. The City of San Diego would be responsible for maintaining existing off-campus and building new facilities based on projected population demands in the region. Funding for City facilities would arise from developer agreements and property taxes/assessments. In addition, the UCSD campus provides recreation opportunities for non-UCSD residents in the area, which balances the demand that UCSD may place on nearby public recreational facilities.

The proposed project does not negatively change or affect this balance because the Venter Institute would feature a fitness facility for its employees along with any informal recreation (e.g., biking, swimming or walking/running) its employees may participate in while at work. Therefore, impacts to on- and off-campus recreational facilities are anticipated to be less than significant.

b) The 2004 LRDP projects an increase of 578,000 square feet in public venue and sports facilities during its implementation. These facilities could include multi-purpose playing fields; a golf driving range; fitness course(s); an expanded ropes course; miscellaneous courts for basketball, volleyball, tennis; relocation of the archery range; replacement of bleacher seating at the baseball field; a new events arena; and new gymnasiums, pools, ballfields, soccer fields, driving ranges and shared-use fields with the community. The construction of future recreational projects, including those projects listed above, would have the potential to cause additional secondary environmental effects. Any future recreational projects under the 2004 LRDP would require review pursuant to CEQA prior to approval. Applicable mitigation measures from the 2004 LRDP EIR would be integrated into any future recreation projects to reduce the environmental effects to below a level of significance. Therefore, it is anticipated that physical impacts from new or expanded recreation facilities would be less than significant on the UCSD campus.

Summary - The proposed project would not result in any significant impacts on recreational facilities that have not already been examined in the 2004 LRDP EIR. The proposed project would not result in any significant impacts on recreational facilities. No mitigation would be required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
15. TRANSPORTATION/TRAFFIC -- Would the project:					
a) Cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	☐	☐	■	☐	☐

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
15. TRANSPORTATION/TRAFFIC (cont.) -- Would the project:					
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	☐	☐	■	☐	☐
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	☐	☐	☐	☐	■
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	■	☐	☐	☐
e) Result in inadequate emergency access?	☐	☐	☐	☐	■
f) Result in inadequate parking capacity?	☐	☐	■	☐	☐
g) Conflict with applicable policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	☐	☐	☐	■	☐

Discussion

Transportation, traffic and parking issues are discussed in Section 4.13 of the 2004 LRDP EIR. The following analysis is based on information contained in the 2004 LRDP EIR and a project-specific site access study prepared by Fehr & Peers (2007). The study is appended to this document (Appendix E).

a,b) Planned growth and subsequent traffic impacts associated with this growth were addressed in the 2004 LRDP EIR. Trips associated with the implementation of the 2004 LRDP could result in adverse traffic and circulation impacts to certain off campus roadways, intersections, freeway segments and freeway ramps within the University City community. Thus, the 2004 LRDP EIR concludes that the increase in traffic due to the LRDP implementation is substantial at the plan and cumulative level and would exceed, in some cases, level of service standards. Section 4.13.3.1 of the 2004 LRDP EIR recommends mitigation measures to reduce LRDP and cumulatively significant traffic impacts to the off-campus roadway network. Many of these mitigation measures, however, are addressed by a community Facilities Benefit Assessment (FBA). Thus, all significant off-campus traffic impacts are considered significant and unavoidable on a project and cumulative level. While UCSD is not part of the

FBA, UCSD has demonstrated and will continue to demonstrate its commitment to the University City community and the City of San Diego to support transportation improvements and reduce traffic impacts throughout the community. For example, since 2002, UCSD has paid for or contributed to the design and installation of three traffic signals at intersections on City streets near campus lands. A fourth signal at Health Science Drive/Regents Road will be installed soon using University funds ($150,000) in conjunction with City's Regents Road Widening project. Since 1993, UCSD has also contributed approximately two acres of campus land for right-of-way to support City street projects and UCSD anticipates contributing an additional acreage on campus land for right-of-way for the proposed Light Rail Transit system (at an estimated [2005] value of $7.5 million). UCSD also anticipates having to contribute additional campus land in the future to facilitate expansion of the I-5 freeway and its interchanges near the campus. Finally, UCSD subsidizes a local bus pass program (with an 2006 annual operating cost of $235,400) and operates the highly successful City Shuttle program (with an 2006 annual operating cost of $1,050,000). Collectively, these efforts have and will continue to assist in reducing congestion around the UCSD campus. The proposed project would implement its own transportation management plan as required by the lease agreement with UCSD, which would involve vehicle reduction measures such as carpools, telecommuting, bike facilities, and pedestrian connections (see item 15f.).

The proposed project has the potential to substantially affect traffic/circulation, therefore, a project-specific traffic study was prepared for the proposed project as required by mitigation measure Tra-1A from the 2004 LRDP EIR. The Venter Institute Site Access Study (Fehr & Peers 2007) addresses impacts of the proposed project on existing traffic conditions and evaluates the adequacy of a new proposed project access to a City street (i.e. Torrey Pines Road). The proposed project would produce 360 daily trips, including 58 AM peak hour trips and 50 PM peak hour trips, based on trip generation rates used in the 2004 LRDP EIR by the University for research and development uses. All traffic produced by the proposed project would access the site and adjacent roadway network via a new driveway along Torrey Pines Road between its intersections with La Jolla Village Drive (to the north) and Glenbrook Way (to the south). In the future, development of the three remaining parcels on the UCSD SIO Upper Mesa with research and development buildings (as planned in the 2004 LRDP) could also contribute traffic to the new driveway; however, at such time as the development of the other three parcels would occur, the construction of a second driveway that would provide access off-site via Expedition Way would be constructed. There are no immediate plans to build out any of the other three Upper Mesa parcels at this time.

The site access study evaluated the impacts of the project traffic on level of service (LOS) and intersection turn pocket queues under four scenarios: 1) Venter Institute project with left-in access 2) Venter Institute project with right-in/right-out access, 3) Venter Institute plus the three future parcels with left-in access, and 4) Venter Institute plus three future parcels with right-in/right-out access. The latter two scenarios are worst-case because, in actuality, the second driveway connection point to Expedition Way would shift traffic from the other parcels away from the proposed driveway. The results of the analysis are presented below.

Currently, the Torrey Pines Road/La Jolla Village Drive intersection operates at a LOS B during the morning (AM) peak hour and LOS C during the afternoon (PM) peak hour. The intersection of Torrey Pines Road/Glenbrook Way operates at LOS A during the AM peak hour and LOS B during the PM peak hour. These intersection operations are comparable to those reported in the

2004 LRDP EIR. The proposed project would add through and u-turn traffic to both studied intersections. With project traffic added, existing LOS would not change at either of the study intersections under all four analysis scenarios listed above. Therefore, adding project traffic to the local intersections would not impact LOS or substantially change delays. With the addition of future traffic from the other three SIO Upper Mesa parcels, delays would increase by less than 1 second during both the AM and PM peak hours and no change in existing LOS would occur. According to the study, the type of access into the driveway (i.e., right- turn in/out versus left-turn in) would have no affect on intersection LOS, although the City of San Diego has indicated it would not be supportive of a left-turn in access to the proposed driveway because it would conflict with the City's Street Design Manual.

In terms of queue lengths within turn pockets at the two studied intersections, the site access study evaluated the effects of the proposed project traffic (and traffic from the other three SIO Upper Mesa parcels) on existing queues. Currently, traffic stored in the westbound left-turn pocket at the Torrey Pines Road/La Jolla Village Drive intersection extends beyond the 330-foot long turn pocket (i.e., to beyond the adjacent intersection with La Jolla Scenic Drive) for a calculated distance of ~~490~~ 580 feet. With project traffic using the intersection during peak hour, the queue would not measurably increase in length nor would the queue increase with traffic from the project and the other three parcels added. Existing traffic in the northbound left-turn pocket at the same intersection currently creates a 100-foot queue. The queue would increase to 130 feet with all four SIO Upper Mesa parcels contributing traffic and only a right-in/out driveway for access. There is adequate storage capacity in the northbound left-turn lane to accommodate the projected queue as described above because a second access to the Upper Mesa would be constructed at some point in the future. At Torrey Pines Road/Glenbrook Way, the southbound left-turn pocket currently has a 50-foot queue, which would increase to 70 feet with project traffic added. The study found that queue distances would not be affected by the type of access into the Venter Institute driveway (i.e., right-turn in/out versus left-turn in). As shown in the site access study, there is adequate turn-pocket storage capacity at both intersections to accommodate traffic increases associated with the proposed project.

Therefore, based on the project-specific analysis summarized above, the proposed project would not cause an increase in traffic, which is substantial in relation to the existing traffic load and capacity of the street system.

c) Development pursuant to the 2004 LRDP would not change existing air traffic volumes, nor would it affect existing air traffic patterns in any way.

d) The campus is located in an urbanized area with no farming, rural or other non-compatible uses. The campus roadway system is largely in place with the exception of a second bridge crossing over I-5 to complete the campus loop road system. There are no plans to substantially change the campus circulation system or to change off-site circulation. Therefore, implementation of the 2004 LRDP would not substantially increase hazards due to design features or incompatible uses. However, during project construction, a temporary lane closure along Torrey Pines Road would be required during driveway construction and implementation of the median required as part of Project-specific Measure T-1. In addition, utility construction could temporarily affect lanes on Expedition Way. The closure could be considered a temporary road hazard, thus the proposed project would be required to implement LRDP mitigation measure Tra-1B to prevent significant impacts to off-campus roadways. No additional mitigation is required.

Tra-1B: *In the event that the construction of a project or a specific campus event requires a lane or roadway closure, or could otherwise substantially interfere with campus traffic circulation, the contractor shall provide a traffic control plan for review and approval by UCSD. The traffic control plan shall ensure that adequate emergency access and egress is maintained and that traffic is allowed to move efficiently and safely in and around the campus. The traffic control plan may include measures such as signage, detours, a temporary traffic signal, signal cameras (i.e., flag persons), or other appropriate traffic controls.*

During project operation, the new driveway along Torrey Pines Road would be the site access, as described above under item 15.a. An evaluation of the sight distances and potential traffic hazards of the proposed driveway was conducted by Fehr & Peers (2007). Through that evaluation it was determined that trees planted along the road and cars parked along Torrey Pines Road north of the driveway could obscure visibility and site distances for motorists turning right out of the project site. In addition, since the existing median along Torrey Pines Road is painted, it would not discourage motorists from entering or exiting the site using a left-turn movement. Since this turn movement is not supported by the City of San Diego, a raised median was recommended by the project traffic engineer to prevent traffic from crossing the southbound lanes of Torrey Pines Road to enter/exit the site. Therefore, the following project-specific measures would be implemented by the proposed project to avoid significant traffic hazards.

Project-specific Measure T-1*: Prior to building occupancy, the Venter Institute shall install a center median on Torrey Pines Road to prevent left-turn movements in/out of the project driveway.*

Project-specific Measure T-2*: Prior to building occupancy, the Venter Institute shall coordinate with the City Transportation Planning Division to remove through curb painting street parking along Torrey Pines Road for a distance of ~~100~~ 210 feet north of the project driveway.*

~~***Project-specific Measure T-3****: Prior to building occupancy and throughout the life of the building, all street trees within 100 feet north of the project driveway shall be trimmed annually to ensure there is a minimum of 5-feet ground clearance between the lowest branch and the ground.*~~

e) Development pursuant to the 2004 LRDP, including development of the proposed project, is subject to review by the UCSD Fire Marshal. Prior to final plan approval, the Fire Marshal would review all project plans to ensure among other things, that adequate fire and emergency access is provided. Therefore, no associated traffic impacts would occur.

f) Implementation of the 2004 LRDP would result in an increase in student enrollment, additional faculty and staff, and campus visitors, which would create an increased demand for parking. Development under the 2004 LRDP, however, would also increase the campus parking supply. Currently, the campus provides 15,400 on-campus parking spaces and according to the 2004 LRDP, a total of 27,200 spaces would be provided by the 2020-2021 academic year. The corresponding parking ratio would not exceed the target parking ratio of 0.41 spaces per capita during both the regular and summer sessions. However, because projects implemented under the 2004 LRDP have the potential to temporarily reduce the parking ratio below 0.41 (e.g., if population were substantially increased, or if redevelopment of an existing parking lot were to occur prior to provision of replacement parking), impacts to on-campus parking are considered potentially significant. The 2004 LRDP EIR identifies mitigation in Section 4.13.3.2 to ensure that the parking demand from permit holders is met. In addition, the 2004 LRDP EIR concludes that impacts related to off-campus parking would be less than significant.

The proposed project design features a parking garage on site, which would house 112 spaces for Venter Institute employees and visitors. UCSD visitors with cars could park at campus lots on the main campus (the closest of which are parking lots P102 through P105) and walk to the new facility or take the UCSD Shuttle to the Coast Apartment stop on Expedition Way and walk to the new facility. As space allows, UCSD visitors might be able to park in the Venter Institute parking garage. To minimize its demand for parking, the Venter Institute would adopt a transportation management plan as part of its lease agreement with UCSD that would include all transportation reduction measures currently employed by the University and several measures specific to the building. As described in the Project Description, the Venter Institute would offer subsidies to its employees who commute daily by bus, Coaster train, or by carpool. The Venter Institute has requested offset UCSD's costs for allowing Venter Institute employees to participate in UCSD's vanpool program or for participating in the UCSD/Metropolitan Transit System Free Bus Program. Bicycle racks and showers would be available for bicycle commuters. Telecommuting and flexible work arrangements would be allowed. To eliminate the inconvenience of not having a personal vehicle available at work (thereby encouraging use of alternative transportation modes), the Venter Institute would explore guaranteeing minimum usage for Flex Car (and an above ground parking space) so that a vehicle would be available at the site, would purchase electric bikes and/or carts, and may purchase a van for various transit needs. In addition, the Venter Institute may explore with the University the feasibility of adding a campus shuttle stop on site in the future. For special events, the Venter Institute may arrange with UCSD Transportation Parking Services to rent parking spaces in campus lots or structures and shuttle visitors to the site. Therefore, adequate parking would be provided on site when combined with the proposed transportation demand measures to reduce the need.

To maintain adequate driver visibility from the Venter Institute driveway, street parking would be removed for a distance of ~~100~~ 210 feet north of the entrance, resulting in a loss of approximately ~~nine~~ 16 on-street parking spaces along Torrey Pines Road (see Project-specific Measure T-2)~~; less parking spaces may ultimately be removed since some red curbing currently exists within 100 feet of the project driveway~~. As noted in the 2004 LRDP EIR, Torrey Pines Road is one of several streets that have been affected by parking associated with UCSD. Removal of the spaces would not significantly impact City streets since the spaces are adjacent to undeveloped land owned by UCSD. In addition to street parking, the adjacent Allen Field has a parking lot and there are current plans to expand that lot in the future. UCSD will continue to monitor parking demand for the whole campus in accordance with mitigation measure Tra-2A from the 2004 LRDP EIR to address parking needs in and around the campus.

g) UCSD operates one of the largest alternative transportation programs in the County, which focuses on the use of transit, ridesharing, shuttles and bicycles to encourage and assist UCSD commuters in utilizing alternatives to the single-occupancy vehicle (see Sections 4.13.1.1 through 4.13.1.3 in the 2004 LRDP EIR for detailed discussions). UCSD will continue to operate and expand its alternative transportation program. Any development occurring under the 2004 LRDP, including the proposed project, would be consistent with policies, plans or programs supporting alternative transportation.

As noted above under item 15.f, the Venter Institute has indicated that they would adopt a transportation management plan as part of its lease agreement with UCSD in an effort to minimize the project's parking demand. In addition, they would adopt any additional measures that may be added to the campus alternative transportation program. Further, the Venter

Institute would explore with the University the feasibility of adding a campus shuttle stop on site in the future. Therefore, no significant alternative transportation impacts would occur.

Summary - The proposed project would not result in any new transportation/traffic impacts that have not been previously examined in the 2004 LDRP EIR. The campus would continue to implement mitigation measures Tra-1A and Tra-2B from Section 4.13.3.1 of the 2004 LRDP EIR to reduce traffic and parking impacts from the 2004 LRDP implementation, in general, to less than significant levels. The proposed project would also implement its own transportation management program. No conditions have changed and no new information is available since the certification of the 2004 LRDP EIR that would alter the previous analysis. Project-specific Measures T-1 ~~through~~ and T-~~3~~ 2 would be incorporated into the proposed project to prevent traffic hazards associated with the new driveway along Torrey Pines Road. In addition, Tra-1B would be implemented to prevent traffic hazards while driveway and median construction are conducted along Torrey Pines Road. Impacts to traffic from the proposed project would, therefore, be less than significant.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
16. UTILITIES AND SERVICE SYSTEMS -- Would the project:					
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	☐	☐	☐	■	☐
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	■	☐	☐
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	☐	☐	■	☐	☐
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	☐	☐	☐	■	☐
e) Result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	■	☐

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
16. UTILITIES AND SERVICE SYSTEMS (cont.) -- Would the project:					
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	☐	☐	☐	■	☐
g) Comply with applicable federal, state, and local statutes and regulations related to solid waste?	☐	☐	☐	☐	■
h) Create other utility and service system impacts?	☐	☐	☐	☐	■

Discussion

Utilities, service systems and energy are discussed in Section 4.14 of the 2004 LRDP EIR. The analysis is based on a variety of information sources, including a water supply assessment report prepared for the 2004 LRDP by PBS&J (2004).

a) Implementation of the proposed 2004 LRDP would increase the amount of on-campus building space and the on-campus residential population, which would result in increased wastewater generation and discharge at the Point Loma Wastewater Treatment Plant (PLWTP) operated by the City of San Diego. The PLWTP currently treats approximately 180 million gallons of wastewater per day from a 450 square mile area, which includes UCSD. The PLWTP has the capacity to treat up to 240 mgd. According to the City of San Diego, it is anticipated that the PLWTP will have the capacity to receive and treat wastewater from UCSD and the City is planning to meet wastewater treatment capacity in the region through the year 2050.

Development under the 2004 LRDP also has the potential to affect compliance with the waste discharge requirements that are placed on discharges from the PLWTP, either by increasing wastewater discharge to a point that is above the capacity of the plant or by discharging types or quantities of constituents that cannot be adequately treated by the plant. The project is proposing to have systems in place to treat wastewater on site and reuse the treated water for irrigation and plumbing. If those systems are not implemented, all wastewater produced by the Venter Institute would be conveyed to the City's sewer system in Torrey Pines Road and conveyed to the PLWTP for treatment discharge. As noted above, adequate plant capacity exists. Discharges to the City's sewer system from the campus are regulated under two permits: UCSD Industrial User Discharge Permit and SIO Industrial User Discharge Permit. If the Venter Institute uses a local sewer connection, they would get their own Industrial User Discharge Permit. In the future, UCSD would continue to comply with City Industrial User Discharge Permit regulations regarding sewage generation quantities and constituents. Therefore, implementation of the 2004 LRDP, including the proposed project, would not result in a potentially significant impact with regard to wastewater discharge requirements.

b,e) UCSD is dependent upon water for drinking, sanitation, fire protection, heating, cooling, air conditioning, conducting research, and landscape irrigation. Overall, the campus' water demand is expected to increase by approximately 610 acre-feet by the year 2020-21 resulting in a total projected water demand of 1,810 acre-feet per year. The campus water system is divided into two separate systems, a City pressure system and a high-pressure system. Both the City pressure system and the high-pressure system have a network with large, looped pipelines that are situated throughout the UCSD campus. The projected increase in demand for potable water would have the potential to require the construction of new or expanded water facilities. A number of improvements to the campus water supply service system are planned by UCSD as discussed in Section 4.14.3.2 of the 2004 LRDP EIR, including the construction of a new 2.5-million gallon (7.67-acre-foot) potable water storage tank on campus. Additional water supply facilities, including reclaimed water pipelines, may also be required in the future for development occurring under the 2004 LRDP. Upon expansion of the existing campus system, sufficient capacity would exist on- and off-campus to accommodate water demand associated with the 2004 LRDP implementation.

The proposed project's non-potable water requirements are anticipated to be substantially lower than a typical research and development building because of the extensive rainfall and wastewater treatment and reuse system and the high-efficiency fixtures, such as waterless urinals, dual flush toilets and low-flow sensor faucets, proposed on site. Both rainfall and wastewater would be treated and reused for irrigation and plumbing systems. Potable water, including water for laboratories, would be drawn from the UCSD distribution system or the City of San Diego distribution system in Torrey Pines Road. Nonetheless, the proposed project is not anticipated to cause a substantial increase in demand for potable water.

The UCSD wastewater system connects to the City sewer system with an ultimate disposal to the PLWTP. All wastewater generated on the campus flows south towards the Rose Canyon Trunk Sewer through three sewer connections, one at Gilman Drive and two at La Jolla Village Drive. As discussed above under item 16.a, the campus would generate and discharge additional wastewater above levels currently produced as a result of the 2004 LRDP. The anticipated year 2020-21 average daily wastewater flow would be approximately 1,123 gpm and the future peak hour flow would be approximately 3,151 gpm. Wastewater generated by the campus would continue to be treated at the PLWTP, which the City has indicated has the capacity to receive and treat wastewater from UCSD (refer to item 16.a). The current wastewater system at UCSD is capable of supporting present-day peak flows. However, future flows from LRDP development would require improvements and additions to expand the existing sewage service system on campus, as discussed in Section 4.14.3.2 and identified in the UCSD *Sewer System Analysis* (May 1991) report and updated by UCSD. Because the project site is not currently served by the campus or City wastewater system, new connections would have to be constructed as described above under *Utility Requirements*.

As described above under item 16.a, the proposed project would produce substantially less wastewater flows than anticipated with a typical research and development building of its size because of the extensive wastewater treatment and recycled water reuse system. If the proposed systems are not constructed, the wastewater flows would be conveyed to the UCSD or City systems. Upon construction of the connection to the campus or local sewer system, there would be sufficient capacity to convey and treat future wastewater flows from the proposed project. As the proposed project was considered as part of the 2004 LRDP EIR, which determined that

impacts to water and wastewater facilities would not be significant, associated project impacts would be less than significant.

c) As discussed under item 8.d, development under the 2004 LRDP would increase impervious surfaces, which could increase the volume of stormwater discharged from project sites or the campus as a whole. These increases may overflow capacities of existing stormwater facilities requiring construction of detention basins or larger conveyance facilities. In addition, in order to properly treat stormwater from new developments to achieve water quality standards, new facilities may need to be developed that possess the chemical, physical, and/or biological characteristics that facilitate removal of pollutants from stormwater.

As discussed above under item 8.a and 8.f, however, the proposed project would provide a system of stormwater treatment and reuse wherein runoff would be collected onsite via roof drains, area drains, trench drains, catch basins, gravel layers, stormwater retention pools and other collection mechanisms. The system would be sized to retain a 100-year, 6-hour storm event, which is much greater than UCSD requirements to retain a 10-year, 6-hour event. The runoff would be filtered and treated to remove pollutants and bacteria, then stored (i.e., retained) on site to be distributed to the building's plumbing, mechanical, and irrigation systems for non-potable uses after further treatment. Due to the need to retain stormwater on site, no significant impacts to the capacity of stormwater systems would occur.

d) UCSD currently uses over one million gallons of water per day. Water consumption for the year 2002-03 was approximately 1,200 acre-feet for UCSD. Of this total, approximately 1,101 acre-feet per year is potable/domestic water demand, while 99 acre-feet per year are reclaimed water sources, primarily for landscaping irrigation uses. Approximately 92 percent of the total campus water consumption is attributed to indoor use, including air conditioning, cooling, and hygienic uses, with approximately 8 percent used for landscape irrigation. Campus annual water consumption is projected to increase to 1,800 acre-feet per year under the 2004 LRDP. The UCSD campus practices water conservation through several campus policies and programs. The LEED certification program that the Venter Institute design is based on promotes water conservation technology in new and existing buildings. This type of technology, which would be applied to the proposed project, includes motion-sensor operated faucets, low-flow toilets and showerheads and drip systems or timer-controlled systems for landscaping irrigation. The campus also utilizes reclaimed water for landscaping and other appropriate uses. These water conservation measures would be implemented by the proposed project to reduce water demand and impacts would be less than significant.

The City of San Diego Water Utilities Service Department provides the water supply for UCSD. The City is a member agency of the San Diego County Water Authority (SDCWA), which purchases Colorado River water from the Metropolitan Water District of Southern California (MWD). SDCWA imports approximately 90 percent of its water from the MWD with the balance derived from local resources, including surface and groundwater. Total water demand for the SDCWA service area is projected to reach 911,700 acre-feet per year by the year 2020. In response to this projected demand, SDCWA has begun and will continue developing new sources of water supply. Based on the water supply assessment report prepared for the 2004 LRDP EIR, the increased water demand calculated for the 2004 LRDP has been included in forecasts of the water supply agencies and the City's Urban Water Management Plan (UWMP) and in the water supply planning documents for the region. Therefore, the City's total projected water supplies

during the next 20 years would be sufficient to meet the demand resulting from the implementation of the 2004 LRDP.

As described above, the project design includes capturing all stormwater and wastewater produced by the Venter Institute and treating the water for reuse on site for non-potable irrigation and plumbing. These design features would substantially minimize the amount of potable water needed to operate the facility. Impacts to water supply availability as a result of implementation of the 2004 LRDP, including the proposed project, would be less than significant.

f) UCSD Recycling and Waste Management Services support all campus departments in managing the UCSD waste stream; handles special departmental refuse problems; and advises on, and properly disposes of, excess refuse. Solid waste is collected in dumpsters located throughout campus and removed by a private refuse collection service for off site disposal at the Miramar Landfill operated by the City of San Diego. This facility is the primary disposal site for solid waste in the City of San Diego. UCSD disposed of approximately 5,670 tons of solid non-hazardous waste at the landfill in 2002. The Miramar Landfill has a current remaining capacity of approximately 23 million cubic yards and is expected to accept refuse through the year 2011. The City of San Diego has an agreement with Allied, Inc., the owner/operators of Sycamore Landfill in East Elliott, to provide San Diego preferred customer status if the capacity exists to accept waste after Miramar closes. Sycamore Landfill is also anticipated to be at capacity in the year 2011; however, it is in the process of obtaining more land to expand the facility.

UCSD implements and promotes a comprehensive campus-wide waste prevention and recycling program and will continue to do so in the future. UCSD also follows the UC Policy on Sustainability Practices which promotes the recycling of construction wastes in order to divert as much as 75 percent of wastes from sanitary landfills and on-site recycling of aluminum, plastics, and glass. It is likely that with its recycling program, UCSD would control the volume of refuse generated to a manageable amount and that adequate disposal options would be available in the future, including the expansion of Sycamore Canyon landfill and the permitting of the new Gregory Canyon landfill. In accordance with the spirit of the UC Policy on Sustainable Practices, the proposed project designers intend to achieve LEED certification for the Venter Institute building, and one of the prerequisites to the Materials and Resources categories of the LEED requirements is to "provide space for the collection and storage of paper, cardboard, glass, plastic, and metals." Recycling receptacles would be placed throughout the building and a central collection place would be built near the loading dock to allow a waste hauler to remove them from the site. Any waste and recyclables produced by the project would either be hauled by a private waste contractor under an agreement with the Venter Institute or by the same waste hauler the campus uses under an agreement with UCSD. Therefore, solid waste generated by UCSD, including the proposed project, would not be expected to result in a significant impact with regard to landfill capacity.

g) As an entity created by the State Constitution, the UC is not subject to AB 939 or other local regulations pertaining to solid waste. As discussed above under item 16.f and in more detail on page 4.14-22 of the 2004 LRDP EIR, UCSD implements a campus-wide comprehensive waste prevention and recycling program and adopted the UC Policy on Sustainability Practices in 2007, which applies to all facilities under the jurisdiction of UCSD, including the proposed project. Measures included in the campus-wide comprehensive waste prevention and recycling program include, but are not limited to, reducing waste at the source; increasing the total volume of waste

materials diverted from landfills to recycling processes and complying with federal and state mandates. Active implementation of these measures ensures that solid waste generated by UCSD, including the proposed project, would not create a significant impact with regard to applicable regulations. As noted previously, the proposed project intends to achieve LEED certification for its sustainable design, and one of the prerequisites to the Materials and Resources categories is to "provide space for the collection and storage of paper, cardboard, glass, plastic, and metals." For the above-stated reasons, associated impacts would be less than significant, and no mitigation would be required.

h) Development of additional building space on UCSD would result in the consumption of additional energy, including electricity, natural gas and other fossil fuels with the implementation of the 2004 LRDP. This additional consumption may require the expansion of energy facilities on campus. As with the other utilities that may require construction under the 2004 LRDP, these improvements would be subject to project-specific CEQA review prior to their approval and it is likely that most significant impacts could be mitigated to a level that is less than significant using mitigation measures identified in various sections of the 2004 LRDP EIR. Therefore, secondary physical impacts associated with the construction of energy facilities associated with the 2004 LRDP are expected to be less than significant. Temporary construction impacts associated with lane closures and construction noise may occur, which are considered to be potentially significant impacts of 2004 LRDP implementation and measures in the 2004 LRDP EIR would be used to mitigate the potential construction effects.

With regard to minimizing energy consumption, UCSD would continue to incorporate programs and techniques that create buildings and systems that are environmentally friendly and would implement energy-saving projects that conserve energy, improve efficiency, and reduce energy costs through a variety of programs. The UC Policy on Sustainability Practices would also continue to be implemented. The continued implementation of these energy-efficient programs and policies would ensure that the UCSD campus would not result in wasteful, inefficient or unnecessary use of energy. No significant impact would occur.

As discussed in Section II under *Project Characteristics* above, the proposed project has been designed to be a highly self-sustaining facility with extremely low utility demands. The Venter Institute would produce electrical energy onsite through the rooftop photovoltaic system and a wind turbine. Sustainability strategies to be incorporated into the proposed project may include: generating 100 percent of electrical load onsite from renewable resources (e.g., sun and wind); incorporating high-efficiency appliances and load shedding features to minimize plug loads; providing a complete monitoring system to analyze electrical consumption and production of key systems; installing high-efficiency servers to reduce electrical consumption and demand on mechanical cooling; explore direct (DC) distribution to a data center as a more efficient means of power delivery; and providing high-efficiency transformers and UPS systems. If required, any energy that would need to be supplied from an external source would be provided to the project site via a new connection to the UCSD campus or a new local connection to the system in Torrey Pines Road. For the above reasons, project impacts to utility systems would not be significant, and no mitigation is required.

Summary - The proposed project would not result in any new utility and service system impacts that have not already been examined in the 2004 LDRP EIR. Whether the proposed project makes its utility connections directly with service providers or connects through UCSD utility network, the demands and usage are accounted for under the 2004 LRDP EIR projections. The proposed project

would be a highly efficient facility resulting in much less electricity, water and sewage demand due to its LEED design features and would not significantly impact utilities or service systems serving the campus or surrounding community. No mitigation is required.

Issues	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Impact for which 2004 LRDP EIR is Sufficient	Less Than Significant Impact	No Impact
17. MANDATORY FINDINGS OF SIGNIFICANCE – The lead agency shall find that a project may have a significant effect on the environment and thereby require an EIR to be prepared for the project where there is substantial evidence, in light of the whole record, that any of the following conditions may occur. Where prior to commencement of the environmental analysis a project proponent agrees to mitigation measures or project modifications that would avoid any significant effect on the environment or would mitigate the significant environmental effect, a lead agency need not prepare an EIR solely because without mitigation the environmental effects would have been significant (per Section 15065 of the State CEQA Guidelines):					
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	■	☐
b) Does the project have the potential to achieve short-term environmental goals to the disadvantage of long-term environmental goals?	☐	☐	☐	☐	■
c) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are significant when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of past, present and probable future projects)?	☐	☐	■	☐	☐
d) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	■	☐

18. FISH AND GAME DETERMINATION --

Based on the information above, there is no evidence that the project has a potential for a change that would adversely affect wildlife resources or the habitat upon which the wildlife depends. The presumption of adverse effect set forth in 14 CCR 753.5 (d) has been rebutted by substantial evidence.

_____ Yes (Certificate of Fee Exemption)

__X__ No (Pay fee)

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VIII. INITIAL STUDY PREPARERS

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APPENDIX A

AIR TOXICS EVALUATION

(BOUND UNDER SEPARATE COVER)

APPENDIX B

BIOLOGICAL LETTER REPORT

(BOUND UNDER SEPARATE COVER)

APPENDIX C

CITY LETTER REGARDING HISTORIC BURN ASH SITE

(BOUND UNDER SEPARATE COVER)

APPENDIX D

HYDROLOGY REPORT

(BOUND UNDER SEPARATE COVER)

APPENDIX E

SITE ACCESS STUDY

(BOUND UNDER SEPARATE COVER)

APPENDIX F

MITIGATION MONITORING AND REPORTING PROGRAM

(NOT BOUND UNDER SEPARATE COVER)

INTRODUCTION

The California Environmental Quality Act (CEQA) requires the adoption of feasible mitigation measures to reduce the severity and magnitude of potentially significant environmental impacts associated with project development. In order to ensure that the mitigation measures and project revisions identified in the Environmental Impact Report (EIR) or Mitigated Negative Declaration (MND) are implemented, the public agency shall adopt a program for monitoring and reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant effects [Section 15097 (a)]. The State CEQA Guidelines require that a mitigation monitoring and reporting program be adopted upon certification of an EIR or MND to ensure mitigation measures identified in the EIR or MND are implemented. The Mitigation Monitoring and Reporting Program (MMRP) for the J. Craig Venter Institute (Project) is under the jurisdiction of the University of California, San Diego (UCSD).

According to Section 15097 (c) of the State CEQA Guidelines, "reporting" generally consists of a written compliance review that is presented to the decision making body or authorized staff person. A report may be required at various stages during project implementation or upon completion of the mitigation measure. "Monitoring" is generally an ongoing or periodic process of project oversight. This program identifies, at a minimum, the entity responsible for the monitoring, what is to be monitored, how the monitoring shall be accomplished, and the monitoring and reporting schedule.

The MMRP assigns responsibility for monitoring mitigation measures incorporated into the project. Under this program, the Project Manager within Facilities, Design and Construction (FD&C) and Construction Inspector would be responsible for the implementation and monitoring of these measures during design and construction (including landscaping) phases of the project unless otherwise stated herein. The Venter Institute is responsible for ensuring that mitigation associated with the proposed structure and non-UCSD utilities is implemented, while UCSD is responsible for implementing mitigation for all utility connections on the UCSD campus. Physical Planning is responsible for reporting on the implementation of the mitigation measures discussed in this MMRP, in accordance with Section 15097 of CEQA. Reporting consists of establishing and maintaining a record that a mitigation measure is being or has been implemented and involves the following steps:

1. Physical Planning distributes MMRP forms to the Venter Institute and any appropriate campus offices (as indicated in the attached documentation).

2. Responsible parties provide Physical Planning with verification that monitoring has been conducted and ensure, as applicable, that mitigation measures have been implemented.

A record of the MMRP will be maintained at UCSD Physical Planning, 9500 Gilman Drive, Pepper Canyon Hall, Suite 464, La Jolla, California 92093-0074.

PROJECT SUMMARY

The proposed J. Craig Venter Institute (Venter Institute) would be built on an approximately 1.9-acre site in the Upper Mesa neighborhood of the Scripps Institute of Oceanography (SIO) portion of the UCSD campus, approximately 350 feet south of the intersection of North Torrey Pines Road/La Jolla Village Drive and Torrey Pines Road, and north of Allen Field, a City of San Diego recreation field.

The Venter Institute is a private, not-for-profit research institute founded in September 2004 by J. Craig Venter, Ph.D. The institute is one of the largest independent biological research institutes in the United States. The proposed project would provide a west coast research facility to promote collaborative research between the Venter Institute and SIO, the California Institute for Telecommunication and Information Technology (Cal-IT2), UCSD Health Sciences, and the General Campus. The proposed facilities would be developed and occupied on UCSD property by the Venter Institute under a proposed long-term ground lease with The Regents of the University of California. At the end of the ground lease, ownership of the project improvements would revert to The Regents on behalf of the UCSD campus.

The proposed project would consist of a 45,000-gross-square-foot (gsf) research facility that would house an approximately 27,500-gsf laboratory/research space, 9,500-gsf support space and 8,000-gsf dining, fitness and conference facilities. Approximately 125 employees would staff the Venter Institute. On-site parking (112 spaces) would be provided beneath the research facility. The structure would be located approximately 25 feet west of the eastern property line adjacent to Torrey Pines Road, 10 feet north of the southern property line adjacent to Allen Field, and 75 feet east of the edge of the UCSD Park (Ecological Reserve).

The proposed project intends to be a facility that would achieve a high degree of sustainability through the use of high performance architecture, low energy systems, renewable power generation onsite, sustainable landscape, and water conservation. The proposed project intends to achieve a high certification within the Leadership in Energy and Environmental Design (LEED) Green Building Rating System, which is the nationally accepted benchmark for the design, construction, and operation of high performance green buildings.

The Venter Institute structure would be organized into two linear wings over a single-level parking area depressed partially below existing grade. A private courtyard would be located between the north and south wings, and a central water garden may be created in the courtyard between the two wings of the building and under the photovoltaic (solar) canopy structure. Spanning the buildings and courtyard would be an approximately 25,000-gsf photovoltaic canopy structure that would provide the majority of electrical power necessary for site operations; a 650- to 700-kilowatt wind turbine would also be located to supplement the solar system. A public roof garden/terrace would also be located at the northwest corner of the structure and connected to a boardwalk-type walkway that could provide visual and functional connections with future academic/research buildings on the UCSD SIO Upper Mesa. At the west end of the boardwalk, an overlook would be provided for public observation of scenic views to the west, including views of the constructed wetlands on site. Exterior building materials, finishes and colors would include glass, wood, and exposed architectural concrete; no painted exterior finishes would be used.

As part of its sustainability goals for the project, the project design would contain an on-site wastewater treatment system and stormwater retention system on site. Wastewater produced by the building would be routed to an underground primary treatment tank for treatment then directed through constructed wetlands where it would flow subsurface through a gravel base and vegetation to remove nitrates and suspended solids. The filtered wastewater would be directed into a recirculating sand filter area inside the building for further treatment and then stored as recycled water and drawn upon when the need for non-potable water arises. Non-potable water demands for the proposed project would also be met via the retention and treatment of all stormwater that is produced on site. Treated stormwater would be retained in gravel layers and collection pools on site.

The proposed project would incorporate native vegetation and naturalized species into the proposed landscape palette. In general, the landscape concept for the project involves creating a landscape buffer treatment along the frontage of Torrey Pines Road as well as a landscaped firebreak west of the structure and general plantings throughout the site. Existing trees and shrubs along the common fence-line with Allen Field would remain and be maintained while new plantings would be installed along the south perimeter of the building to provide low-growing cover. Rooftops on the lower terraces of the north wing would be developed with roof gardens for stormwater retention purposes and aesthetic enjoyment and social interaction. Roof terraces would include paving and landscaping. The rooftop gardens may feature a variety of grasses, flowering shrubs and other flowering natives. A public trail is planned along the western edge of the site, connecting the site with other undeveloped parcels on the Upper Mesa.

The planted area in the western portion of the parcel between the building and adjacent Ecological Reserve would serve to treat wastewater for reuse on site; slow stormwater runoff in the stormwater retention pools; provide a rustic transition edge with the natural habitat; and provide a fire break for the building. As described above, wastewater would be pretreated and enter the constructed wetlands area for additional treatment. The constructed wetlands would be lined to prevent changes in pre-development infiltration rates and feature plantings that would naturally cleanse the treated wastewater. Low walls would be integrated in both the marginal and constructed wetland areas to create landscaped terraces to slow flows down and facilitate the natural filtration process.

The UCSD campus would provide off-site infrastructure for standard utility connections to water, sewer, electrical and telecommunications; alternatively, the project could connect to the non-UCSD utilities that are locally available in the vicinity of North Torrey Pines Road. Connections to the UCSD infrastructure in some cases would be constructed using the non-invasive micro-tunneling method, which involves the creation of several staging pits (approximately 200 square feet in size) at key junctures along the route where equipment is lowered in place for tunneling, to avoid disturbance of sensitive resources and campus roads. Excavated material would be hauled out from the pits and hauled off for disposal. Open trench and backfill methods would only be employed by UCSD in a few areas where sensitive habitat or resources are not present. All local utility connections would use open trench and backfill methods.

Site improvements and building construction by the Venter Institute are scheduled to begin in January 2008 and would take approximately 18 months to complete. UCSD would construct the off-site utility connections during the same period. It is anticipated that the Venter Institute would occupy the proposed project by September 2009.

Project Design Features

The following features have been incorporated into the proposed project design in order to minimize potentially significant impacts relating to various environmental issues. For this reason, additional mitigation measures are not required.

Aesthetics

- UCSD Design Review Board (DRB) reviewed schematic design during the design development process to address aesthetics and views.

- Taller building elements would be situated toward the east end of the project site, including terracing of the building height down from east to west, to reduce view obstruction toward the west.
- Building color and materials would not create a significant visual contrast to the surrounding environment, using concrete, glass and wood as the main building materials to blend, to the maximum extent possible, with the surrounding character of the project area.
- The structure would incorporate a narrow view corridor through the two building wings that would be enclosed in large expanses of glass and an observation overlook would be constructed on the west end of the proposed boardwalk feature, all of which are included in the project design to maximize public view opportunities within, through and around the proposed structure.
- The landscape palette would include plantings consistent with the project setting, such as Torrey pine trees, and landscape/hardscape improvements would enhance and screen the proposed development along the eastern property line, while landscaping in the western portion of the project site would be lower in stature and similar in type to the nearby natives to complement, but not obstruct, views to the west of the proposed structure.
- On-site lighting would not use overhead light standards and would feature low-level lighting for wayfinding and limited lighting for security around building and inside parking area.

Air Quality

- The proposed project would minimize area pollutants and energy usage through passive solar and the use of a rooftop photovoltaic system and wind, thereby allowing the facility to be primarily independent from regional energy sources.
- The proposed project would be LEED certified for its highly sustainable design, which minimizes its use of traditional electrical energy.
- A Transportation Management Plan would be employed to reduce vehicle trips to/from the site.
- Odors would be minimized by the wastewater treatment system design.

Biological Resources

- The construction staging area would be greater than 50 feet from the Ecological Reserve
- The stormwater retention and wastewater treatment system has been designed to maintain pre-development conditions and not increase infiltration of runoff.
- The Landscape Concept Plan features native or naturalized species with low potential for invasive species.
- Microtunneling of off-site utility connections would avoid sensitive habitats in the Ecological Reserves and minimize indirect impacts to species.
- All temporary construction areas (e.g., staging/micro tunneling areas access pits) would be re-graded and seeded with non-invasive species for erosion control.

Cultural Resources

- Microtunneling of off-site utility connections would minimize potential disturbance of known and unknown cultural resources.

Geology/Soils

- The project design would comply with the California Building Code (CBC) for seismic design standards and other geotechnical hazards.
- No raw wastewater would be applied to native soils.

Hazards and Hazardous Materials

- Laboratories would comply with County of San Diego Hazardous Materials Division safety regulations and National Institute of Health biosafety principles, etc.
- UCSD/City Fire Marshalls would review and approve of site plan as regards fire hazards.
- Firebreak would be maintained between structure and open space to minimize wildfire hazard.

Hydrology and Water Quality

- Permeable pavement/roof drains/etc. would be used to retain stormwater and minimize runoff
- The proposed project would include a landscaped setback from the Ecological Reserve containing two stormwater retention pools that would naturally cleanse stormwater using vegetation.
- The extensive stormwater retention and treatment system would allow reuse of treated rooftop runoff and retention of non-rooftop runoff. Reuse of stormwater and treated wastewater for irrigation onsite would minimize site runoff as compared to a typical facility.
- Drainage from stormwater retention ponds would cross an energy-dissipating device (such as rock) prior to flowing off site.
- Water conservation features include motion-sensor operated faucets, low-flow toilets and showerheads, and a drip system or timer-controlled landscape irrigation system.
- Wastewater treatment system would be lined to prevent infiltration of primary treated recycled water.
- All temporary construction areas (e.g., staging/micro tunneling areas access pits) would be re-graded and seeded with non-invasive species for erosion control.
- Any treated recycled water would be treated to acceptable quality before used for irrigation or disposal.
- The proposed project would comply with (National Pollutant Discharge Elimination System (NPDES) requirements, including preparation/ implementation of a Storm Water Pollution Prevention Plan (SWPPP) and Best Management Practices (BMPs).

Noise

- Microtunneling, rather than open trench/backfill method for utilities construction, would limit construction noise associated with utilities to a smaller area.

Public Services and Utilities

- The proposed project would be LEED certified for its highly sustainable design, which minimizes its use of public utilities.
- The proposed project design would include emergency fire sprinklers and a 75-foot setback from the edge of the Ecological Reserve/vegetation to minimize fire hazard.

Transportation/Parking Features

- On-site parking would minimize the need for off-site/on-street parking.
- The proposed project would implement a Transportation Management Plan that would include vehicle and parking reduction measures such as carpools, telecommuting, bike facilities, pedestrian connections, and alternative fuel vehicles.

In addition to the above design features, the proposed project would comply with the following regulations and UCSD requirements which would also assist in impact avoidance/mitigation:

- Americans with Disabilities Act
- California Building Code (Part 2 of the 2001 Triennial Edition of Title 24 of the California Code of Regulations)
- State Fire Guide (as implemented by the UCSD Fire Marshal who will perform the same services for the proposed project that he would otherwise for a UCSD project)
- SIO Upper Mesa Neighborhood Planning Study (Design Guidelines, including DRB approval of Schematic Design)
- UCSD Signage Policy
- UCSD Outdoor Lighting Policy/UCSD Outdoor Lighting Design Guidelines
- UCSD Police (first responder for all calls)
- UCSD Industrial User Discharge Permit/SIO Industrial User Discharge Permit (sewer)
- UCSD Antenna Policy

Project Permits/Approvals

Beyond design approval from The Regents, the following approvals are needed from agencies outside of UCSD. The Venter Institute would be responsible for obtaining these permits and notifying various UCSD departments of their receipt:

- California Coastal Commission (compliance with Coastal Development Permit conditions) with coordination from/notification of UCSD Community Relations
- City of San Diego Fire Department (approval of fire break setback and first responder on all calls)
- City of San Diego Transportation Planning Division (encroachment permit/approvals for driveway and median improvements in Torrey Pines Road, including notification of any lane closures) and UCSD Community Planning with coordination from UCSD FD&C and UCSD Fire Marshall (lane closures)
- County of San Diego Department of Environmental Health (wastewater treatment system approval/monitoring requirements) with written notification to UCSD Environment, Health and Safety Office (EH&S)
- County of San Diego Hazardous Materials Division (such as chemical inventories, business plans, lab director qualifications, certificate of compliance with National Institute of Health (NIH) biosafety requirements, Risk Management Plan/California accidental release prevention, if needed, and any applicable documentation regarding storage and transport of hazardous waste/materials) with written notification to UCSD EH&S
- San Diego Air Pollution Control District (any air permits, if needed) with written notification to UCSD EH&S

- San Diego Regional Water Quality Control Board – NPDES (permitting for project construction, including Notice of Intent (NOI) and SWPPP) and possible review of wastewater treatment system with notification to UCSD FD&C and EH&S
- United State Fish and Wildlife Service (10-day notification on any surveys for California coastal gnatcatcher; submittal of post-survey report; informal consultation if any noise mitigation needed for construction during gnatcatcher breeding season) with coordination from/notification to UCSD Physical Planning

ENVIRONMENTAL REVIEW SUMMARY

In accordance with Section 15385 of the State CEQA Guidelines, the MND (SCH No. 2006091033) is tiered from the 2004 LRDP EIR (SCH No. 2003081023), which was certified by The Regents on September 23, 2004. The 2004 LRDP EIR analyzed the potential environmental effects of campus development (of which this project is part) through the academic year 2020-2021, and identified measures to mitigate potentially significant impacts associated with that growth. The cumulative impacts of all campus development were analyzed in the Final EIR for the 2004 LRDP. The 2004 LRDP EIR Mitigation Monitoring Program was developed and adopted to implement mitigation related to anticipated campus development. Subsequently, this tiered MND addresses project-specific impacts in the context of the discussion and findings presented in the 2004 LRDP EIR. This MMRP incorporates project-specific measures and applicable measures from the 2004 LRDP EIR into a comprehensive program for the J. Craig Venter Institute and the UCSD off-site utility connections. Because the Venter Institute would be responsible for implementing some of the mitigation measures, and UCSD would be responsible for other measures related to off-site utility connections, two separate MMRP tables have been prepared (see Tables F-1 and F-2) for (1) the proposed project and (2) off-site utility connections. This MMRP will be appended to the Final MND for the project, as well as the Venter Institute ground lease as part of the project's conditions of approval.

Subsequent to public review, several components of LRDP mitigation measure Bio-3E were deleted from the MMRP since it was determined they would be redundant with project-specific measures and/or no longer applicable to the proposed project because they were satisfied during design development. Specifically, Bio-3E iii, regarding maintenance of stormwater treatment and control facilities in the UCSD Park, Bio-3Eiv, regarding brush management, Bio-3Ev, regarding revegetation with native species, were eliminated because there are no stormwater management facilities proposed in the UCSD Park, a brush management zone would be constructed rather than thinning of existing habitat and the landscape concept plan features non-invasive species and Project-specific Mitigation Measure B-1 requires the final landscape plans be reviewed for consistency with this requirement.

In addition, coordination between UCSD's traffic consultant and the City of San Diego Transportation Planning Division determined that the red-curbing along Torrey Pines Road referenced in Project-specific Measure T-2 should be extended from 100 to 210 feet north of the project access driveway and that tree trimming along the roadside frontage, described in Project-specific Measure T-3, would no longer be needed due to the increased parking removal. Therefore, Project-specific Measure T-2 has been modified to reflect the longer distance and Project-specific Measure T-3 has been deleted.

All of the above-described changes to mitigation language are reflected this MMRP.

TABLE F-1
MMRP SUMMARY – J. CRAIG VENTER INSTITUTE

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
	AESTHETICS				
LRDP MM Aes-2B	If a proposed project includes outdoor lighting, lighting plans shall be reviewed during the project planning process to ensure that the UCSD Outdoor Lighting Policy and the UCSD Outdoor Lighting Design Guidelines or equivalent measures have been applied in the lighting plan so that: • Direct lighting is shielded from residential areas, sensitive biological habitat, and other light sensitive receptors; • Lighting is directed to the specific location intended for illumination (e.g., roads, walkways, or recreation fields); • Non-essential lighting and stray light spillover is minimized; and • Low intensity lamps are used except when high intensity illumination is required, such as for a recreational field.	Review lighting plans and incorporate any additional applicable light reduction measures in project plans	Venter Institute	Prior to project design approval[1] and during final design	EP to document policy and guideline compliance in the environmental analysis Venter Institute to incorporate in project plans and to confirm with EP that plans have implemented measure
	AIR QUALITY				
LRDP MM Air-CB	Any development on the UCSD campus shall include in all construction contracts the measures specified below to reduce PM10 air pollutant emissions:	Incorporate air pollutant reduction measures into contractor's bid package	Venter Institute	Prior to construction	EP to confirm measure is in bid package
	• All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or other stabilization techniques. • All land clearing and grading and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. • Street sweeping shall be performed regularly on roads surrounding the construction site that carry construction traffic or collect construction related dust or dirt. • Revegetate exposed earth surface following construction. • Limit traffic speeds on unpaved roads to 15 mph.	Implement applicable air pollutant controls	Contractor	During construction	Venter Institute to confirm implementation of measures by contractor

TABLE F-1 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
		AIR QUALITY (cont.)			
LRDP MM Air-CB (cont.)	• To the extent that equipment is available and cost effective, the campus shall encourage contractors to use alternate fuels and retrofit existing engines in construction equipment. • Minimize idling time to a maximum of 10 minutes when construction equipment is not in use. • To the extent practicable, manage operation of heavy-duty equipment (e.g., restrict operations, operate only when necessary) to reduce emissions.				
		BIOLOGICAL RESOURCES			
LRDP MM Bio-2A	During the project planning process, when a project is proposed that would directly or indirectly impact Diegan coastal sage scrub habitat, three surveys (seven to 10 days apart) shall be conducted to determine the presence or absence of the coastal California gnatcatcher. Surveys shall be conducted either on a project-specific basis, or on a programmatic level in portions of the campus that are likely to be subject to disturbance in the relatively near future. The permittee shall submit the 10-day pre-survey notification to the USFWS Carlsbad Permits Division, including an explanation that three surveys will be conducted and that UCSD will mitigate all impacts to Diegan coastal sage scrub at a 2:1 ratio, regardless of whether or not it is occupied, through on-site preservation in the UCSD Park. Documentation of the survey results shall be provided to USFWS and UCSD Physical Planning Office.	Conduct protocol surveys for gnatcatcher if construction is scheduled during breeding season (February 15 through August 30) Provide USFWS with survey results	Qualified Consultant Qualified Consultant	Prior to construction At completion of survey work	EP to confirm that protocol surveys were conducted by Qualified Consultant EP to confirm that consultant provides survey results to USFWS and to UCSD concurrently

TABLE F-1 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
	BIOLOGICAL RESOURCES (cont.)				
LRDP MM Bio-2B	ii. If construction activities are proposed during the gnatcatcher breeding season or operational noise would exceed noise thresholds suggested by the USFWS and gnatcatchers are found within 500 feet of the grading limits based on the survey to determine presence/absence in Bio-2A, an acoustical technician shall be consulted to identify appropriate measures for reducing construction or operational noise levels to 60 dB(A) hourly Leq during the part of the breeding season when active nests are most likely. If ambient noise levels currently exceed this level, then noise attenuation measures shall be implemented to prevent construction or operational noise from exceeding ambient levels during this period. If noise reduction measures are determined to be necessary, the acoustical technician shall confirm, through noise measurements, that noise attenuation measures are effective at maintaining noise at or below the specified threshold.	Consult with acoustical technician to identify noise attenuation measures, if needed Implement required noise reduction measures Confirm effectiveness of attenuation measures	Venter Institute to incorporate into bid package Contractor Qualified consultant	Prior to construction During construction During construction	EP to confirm measures in contractor bid package Venter Institute to confirm implementation by contractor EP to retain consultant monitoring results
LRDP MM Bio-2D	Prior to initiation of project construction, during the raptor nesting season (generally February through July) where suitable trees for raptor nesting occur on site or within 500 feet of the site, preconstruction surveys for raptor nests shall be performed by a qualified biologist. Construction activities within 500 feet of active nests shall not be allowed to resume during the breeding season until a qualified biologist determines that the nest is no longer active. Any tree removal prior to construction must occur outside the raptor nesting season.	Incorporate restrictions into contractor's bid package Notify EP in writing if construction will occur within 500 feet of eucalyptus trees between February and July Conduct raptor nest survey	Venter Institute Contractor Qualified consultant	Prior to construction as part of plan review Prior to and/or during construction Prior to construction	EP to confirm measure in bid package Venter Institute to confirm that written notification has occurred EP to confirm completion of surveys
LRDP MM Bio-3B	On a project-specific basis, impacts to less than 0.1 acre for all upland habitats and 0.01 acre for all wetland habitats would not require mitigation. Prior to individual project construction, all direct impacts to riparian habitat and sensitive natural communities greater than 0.01 acre and 0.1 acre, respectively, shall be mitigated in accordance with the mitigation ratios listed in Table 4.3-5 from the 2004 LRDP EIR. This mitigation shall also be implemented in accordance with the following conditions:	Specify appropriate mitigation, location, and steps required to ensure habitat preservation	EP	Prior to project design approval(1)	EP to confirm mitigation in environmental analysis

TABLE F-1 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
	BIOLOGICAL RESOURCES (cont.)				
LRDP MM Bio-3B (cont.)	Mitigation for upland community impacts shall consist of preservation of habitat on campus combined with habitat creation and/or enhancement on-campus lands. All on-campus mitigation shall occur in the Park, particularly in the Ecological Reserve. This may require reclassifying at least some Restoration Lands and/or Grove Reserve as Ecological Reserve if they contain appropriate habitat to satisfy the mitigation requirement(s). Restoration activities could occur within portions of the Park that are currently disturbed, or in areas disturbed by project impacts, if they occur adjacent to other habitat in the Park. Mitigation credit should be given only where the habitat would be considered to be viable in the long-term, given the other surrounding uses planned by the 2004 LRDP.	Secure mitigation in Ecological Reserve	EP	Prior to construction	EP to confirm and document project mitigation size and location in electronic database/mitigation map
LRDP MM Bio-3D	All projects proposed adjacent to natural habitats in the UCSD Park shall be required to comply with the mitigation measures described below (or alternative measures that provide equivalent or superior protection of resources) to reduce potential indirection construction impacts to riparian habitat and sensitive natural communities to below a level of significance.	Incorporate the following mitigation measures into contractor's bid package:	Venter Institute	Prior to construction	EP to confirm measure incorporated into bid package
	i. A pre-construction meeting shall be held to ensure that construction crews are informed of the sensitivity of habitat in the Park. Prior to commencement of clearing or grading activities near natural habitats, the approved limits of disturbance shall be delimited by a biologist (or other qualified person), and silt or orange fencing shall be installed to prevent errant disturbance by construction vehicles or personnel. All movement of construction contractors, including ingress and egress of equipment and personnel, shall be limited to designated construction zones. This fencing shall be removed upon completion of all construction activities.	• Include EP and Qualified Biologist in pre-construction meeting • Demarcate construction limits and install/remove protective fencing	Contractor, Qualified Biologist Contractor	Prior to construction Prior to and post-construction	Venter Institute to confirm EP and Qualified Biologist at pre-construction meeting EP confirm proper placement/installation of protective fencing by biologist; Venter Institute to confirm adherence to measures by contractor

TABLE F-1 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
	BIOLOGICAL RESOURCES (cont.)				
LRDP MM Bio-3D (cont.)	ii. No temporary storage or stockpiling of construction materials shall be allowed within the Ecological Reserve or Restoration Lands, and all staging areas for equipment and materials shall be located at least 50 feet from the edge of natural habitats in the Park. This prohibition shall not be applied to facilities that are planned to traverse Ecological Reserve or Restoration Lands (e.g., trails). Staging areas and construction sites in proximity to the Ecological Reserve or Restoration Lands shall be kept free of trash, refuse, and other waste; no waste dirt, rubble, or trash shall be deposited in these portions of the Park. During and after construction, the proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances shall be enforced.	• Properly handle and manage stockpiled materials, debris, and hazardous materials	Contractor	During construction	Venter Institute to confirm adherence to measures by Contractor
	iii. Equipment to extinguish small brush fires (such as from trucks or other vehicles) shall be present on site during all phases of project construction activities, along with personnel trained in the use of such equipment. Smoking shall be prohibited in construction areas adjacent to flammable vegetation.	• Include fire protection measures in contractor bid package and implement fire protective measures	Venter Institute/ Contractor	Prior to and during construction	Venter Institute to confirm adherence to measures by Contractor
	iv. Natural habitats are considered light sensitive during the night. Night lighting shall not be used during the course of construction unless determined to be absolutely necessary. If necessary, the lights shall be shielded to minimize temporary lighting of the surrounding habitat.	• Avoid or limit night lighting	Contractor	During construction	Venter Institute to confirm adherence to measures by contractor
	v. A biological monitor shall be present on site on at least a weekly basis during rough grading to ensure that the limits of construction have been properly staked and are readily identifiable, and that the approved limits are not exceeded. The monitor also shall be responsible for ensuring that the contractor adheres to the other provisions described above. The monitor, in cooperation with the on-site construction manager, shall have the authority to halt construction activities in the event that these provisions are not met. Monitors shall submit a report to UCSD Physical Planning at a timeframe to be agreed upon during construction documenting the implementation of all grading and construction minimization measures.	• Monitor regularly, document compliance, and submit monthly reports	Qualified Biologist	During construction	Qualified Biologist to monitor (especially during grading); EP to review reports submitted by biologist

TABLE F-1 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
	BIOLOGICAL RESOURCES (cont.)				
LRDP MM Bio-3E	All projects proposed adjacent to natural habitats in the UCSD Park shall be required to comply with the mitigation measures described below (or alternative measures that provide equivalent or superior protection of resources) to reduce potential indirect post-construction impacts to riparian habitat and sensitive natural communities to below a level of significance.	Ongoing implementation of applicable measures Protect adjacent sensitive habitat when building near UCSD Park land by:	Venter Institute/ Qualified Contractor	On-going	Venter Institute to retain service logs and provide annual report of compliance with operational mitigation measures to EP.
		• Incorporate applicable measures into project design	Venter Institute/EP	During final design	EP to confirm incorporation into design via plan review
	i. Irrigation for project landscaping shall be minimized and controlled in areas in and adjacent to the Park 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 drop in water pressure from broken sprinkler heads or pipes. To the extent practicable, drainage from development areas shall not be diverted to the Park if detrimental to the Park vegetation. If runoff directed to the Park would result in a substantial increase in flow velocities, appropriate energy dissipation measures shall be employed.	• Minimize and control irrigation; avoid or minimize irrigation runoff	Venter Institute	During project design and operations	Venter Institute to confirm irrigation system operating properly
	ii. Integrated Pest Management principles shall be implemented to the extent practicable for areas in and adjacent to the Park for chemical pesticides, herbicides and fertilizers, through alternative weed/pest control measures (e.g., hand removal) and proper application techniques (e.g., conformance to manufacturer specifications and legal requirements.	• Use alternative weed/pest control and proper application techniques	Venter Institute	During project design and operations	Venter Institute to confirm that alternative weed/pest control is being implemented

TABLE F-1 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
BIOLOGICAL RESOURCES (cont.)					
LRDP MM Bio-3E (cont.)	vi. Lighting within or adjacent to the Park shall be selectively placed, shielded and directed to minimize potential impacts to sensitive animal species. In addition, lighting from buildings or parking lots abutting the Park shall be screened by vegetation to the extent practicable.	• Control lighting placement and screening	Venter Institute	Prior to project design approval[(1)]	Venter Institute to provide EP written confirmation that lighting is shielded
Project-Specific Measure B-1	The final landscape plans for the proposed project, staging areas and utility construction areas shall be reviewed by a qualified biologist to verify that no invasive species would be planted in the vicinity of the Ecological Reserve.	Review final landscape plans for consistency with measure and incorporate any additional measures as necessary	Venter Institute and Qualified Biologist	Prior to approval of final landscape plans	Venter Institute to ensure plans incorporate mitigation measure; Qualified Biologist to review plans; EP to confirm adherence to measure
Project-Specific Measure B-2	Signage shall be installed between the proposed trail and the Ecological Reserve to notify trail users of the sensitivity of the adjacent habitat and prohibit entry into the open space from the trail.	Install signage along western edge of trail	Contractor, EP	During and post-construction	EP to confirm that signage was installed and Venter Institute to provide annual report of compliance to EP showing signage is being maintained
GEOLOGY AND SOILS – No mitigation measures required					
HAZARDS AND HAZARDOUS MATERIALS					
LRDP MM Haz-6A	In the event that the construction of a project requires a lane or roadway closure, prior to construction the contractor and/or FD&C shall ensure that the UCSD Fire Marshal is notified. If determined necessary by the UCSD Fire Marshal, local emergency services will be notified by the Fire Marshal of the closure.	Notify UCSD Fire Marshal of lane or roadway closure	Venter Institute	Prior to lane closure	Venter Institute to notify Fire Marshal

TABLE F-1 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
	HYDROLOGY AND WATER QUALITY				
LRDP MM Hyd-2B	For each development or redevelopment project that would include 100,000 square feet of development or parking lots greater than 5,000 square feet potentially exposed to precipitation or runoff, the following design standards or their equivalent shall be applied in addition to those conditions in Hyd-1A. Equivalent design standards may be less restrictive if consistent with the applicable MS4 permit at that time. Design measures and other recommendations used to comply with these standards shall be incorporated into project development plans and construction documents. Design measures shall be consistent with UCSD's storm water management plan, shall be operational within a reasonable time from project occupancy, and shall be maintained by the Applicant.	Incorporate appropriate design measures into contractor's bid package	Venter Institute	Prior to construction during plan review	EP to confirm incorporation of applicable mitigation in contractor's bid package
	i. All new storm drain inlets and catch basins within the project site shall be marked with prohibitive language and/or graphical icons to discourage illegal dumping.	• Mark inlets/basins	Venter Institute/Contractor	As part of storm drain installation	Venter Institute to provide records of installation to EH&S
	ii. Outdoor areas for storage of materials that may contribute pollutants to the storm water conveyance system shall be covered and protected by secondary containment.	• Properly store materials	Venter Institute	During operation	Venter Institute to provide annual report of compliance with operational mitigation measures to EP
	iii. All trash container areas shall be enclosed to prevent off-site transport of trash, and drainage shall be directed to the sanitary sewer system, or the containers shall be covered to prevent exposure of trash to precipitation.	• Enclose trash containers	Venter Institute	During operation	Venter Institute to provide annual report of compliance with operational mitigation measures to EP

TABLE F-1 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
LAND USE AND PLANNING – No mitigation measures required					
NOISE					
LRDP MM Noi-2A	UCSD shall implement the following measures to minimize short-term noise levels caused by construction activities. Measures to reduce construction/demolition noise to the maximum extent feasible shall be included in contractor specifications and shall include, but not be limited to, the following:	Incorporate construction noise minimization measures into contractor's bid package	Venter Institute	Prior to construction during plan review	EP to confirm incorporation in bid package; Venter Institute to confirm adherence to measures by contractor and provide EP documentation of compliance
	i. The construction contractor shall be required to work in such a manner so as not to exceed a 12-hour average sound level of 75 dBA at any noise-sensitive land use (dormitories/residential/lodging, contemplative spaces, libraries, inpatient medical care facility (beds present), and on-campus classrooms) between 7:00 a.m. and 7:00 p.m. Monday through Saturday.	Ensure that measure is followed	Contractor	During construction	
	ii. Construction equipment shall be properly outfitted and maintained with manufacturer-recommended noise-reduction devices to minimize construction-generated noise.	Ensure that measure is followed	Contractor	During construction	
	iii. Stationary construction noise sources such as generators or pumps shall be located at least 100 feet from noise-sensitive land uses as feasible.	Ensure that measure is followed	Contractor	During construction	
	iv. Laydown and construction vehicle staging areas shall be located as far from noise-sensitive land uses as feasible.	Ensure that measure is followed	Contractor	During construction	
	v. All neighboring land uses that would be subject to construction noise shall be informed at least two weeks prior to the start of each construction project, whenever possible.	Ensure that measure is followed	Contractor	During construction	
	vi. Loud construction activity such a jackhammering, concrete sawing, asphalt removal, pile driving, and large-scale grading operations occurring within 100 feet of a residential or academic building shall not be scheduled during any finals week of classes to the extent feasible or consider adjusting the hours or days of construction.	Ensure that measure is followed	Contractor	During construction	

TABLE F-1 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
NOISE (cont.)					
LRDP MM Noi-2A (cont.)	vii. Loud construction activity, such as jackhammering, concrete sawing, asphalt removal, pile driving, and large-scale grading operations, occurring within 100 feet of an academic or residential use shall be scheduled during holidays, class breaks, and/or summer session, to the extent feasible.	Ensure that measure is followed	Contractor	During construction	
	viii. Loud construction activity located within 100 feet of a residential building or inpatient medical care facility shall be restricted to occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday.	Ensure that measure is followed	Contractor	During construction	
POPULATION AND HOUSING – No mitigation measures required					
PUBLIC SERVICES – No mitigation measures required					
RECREATION – No mitigation measures required					
TRANSPORTATION, TRAFFIC, AND PARKING					
LRDP MM Tra-1B	In the event that the construction of a project or a specific campus event requires a lane or roadway closure, or could otherwise substantially interfere with campus traffic circulation, the contractor shall provide a traffic control plan for review and approval by UCSD. The traffic control plan shall ensure that adequate emergency access and egress is maintained and that traffic is allowed to move efficiently and safely in and around the campus. The traffic control plan may include measures such as signage, detours, a temporary traffic signal, signal cameras (i.e., flag persons), or other appropriate traffic controls.	Incorporate traffic control plan requirements into contractor's bid package Ensure that emergency access is maintained and traffic modifications are identified in field	Venter Institute Contractor	Prior to construction During construction	EP to confirm incorporation in bid package Venter Institute to confirm adherence to measures by contractor
Project-Specific Measure T-1	Prior to building occupancy, the Venter Institute shall install a center median on Torrey Pines Road to prevent left-turn movements in/out of the project driveway.	Incorporate median into contractor's bid package and install center median	FD&C/ Contractor	Prior to building occupancy	FD&C to confirm incorporation in bid package and installation by Contractor

TABLE F-1 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
TRANSPORTATION, TRAFFIC, AND PARKING (cont.)					
Project-Specific Measure T-2	Prior to building occupancy, the Venter Institute shall coordinate with the City Transportation Planning Division to remove through curb painting street parking along Torrey Pines Road for a distance of 210 feet north of the project driveway.	Coordinate with/contact City Transportation Planning to ensure that curb painting is implemented	FD&C/ Contractor	Prior to building occupancy	FD&C to confirm incorporation in bid package and confirm curb painting was implemented
UTILITIES AND SERVICE SYSTEMS – No mitigation measures required					

DRB = Design Review Board
EH&S = Environmental Health and Safety, Environmental Affairs
EP = Environmental Planning
FD&C = Facilities Design and Construction

(1) "Design approval" is the approval of project design by The Regents (or their delegates, per Regents policy)

TABLE F-2
UCSD OFF-SITE UTILITIES FOR J. CRAIG VENTER INSTITUTE

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
AESTHETICS – No mitigation measures required					
AIR QUALITY					
LRDP MM Air-CB	Any development on the UCSD campus shall include in all construction contracts the measures specified below to reduce PM10 air pollutant emissions:	Incorporate air pollutant reduction measures into contractor's bid package	FD&C	Prior to construction	EP to confirm measure is in bid package
	• All on-site unpaved roads and off-site unpaved access roads shall be effectively stabilized of dust emissions using water, chemical stabilizer/suppressant, or other stabilization techniques. • All land clearing and grading and demolition activities shall be effectively controlled of fugitive dust emissions utilizing application of water or by presoaking. • Street sweeping shall be performed regularly on roads surrounding the construction site that carry construction traffic or collect construction related dust or dirt. • Revegetate exposed earth surface following construction. • Limit traffic speeds on unpaved roads to 15 mph. • To the extent that equipment is available and cost effective, the campus shall encourage contractors to use alternate fuels and retrofit existing engines in construction equipment. • Minimize idling time to a maximum of 10 minutes when construction equipment is not in use. • To the extent practicable, manage operation of heavy-duty equipment (e.g., restrict operations, operate only when necessary) to reduce emissions.	Implement applicable air pollutant controls	Contractor	During construction	FD&C to confirm implementation of measures by contractor

TABLE F-2 (CONT.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
		BIOLOGICAL RESOURCES			
LRDP MM Bio-2D	Prior to initiation of project construction, during the raptor nesting season (generally February through July) where suitable trees for raptor nesting occur on site or within 500 feet of the site, preconstruction surveys for raptor nests shall be performed by a qualified biologist. Construction activities within 500 feet of active nests shall not be allowed to resume during the breeding season until a qualified biologist determines that the nest is no longer active. Any tree removal prior to construction must occur outside the raptor nesting season.	Incorporate restrictions into contractor's bid package	FD&C	Prior to construction as part of plan review	EP to confirm measure in bid package
		Notify EP in writing if construction will occur within 500 feet of eucalyptus trees between February and July	Contractor	Prior to and/or during construction	FD&C to confirm that written notification has occurred
		Conduct raptor nest survey	Qualified Consultant	Prior to construction	EP to confirm completion of surveys
LRDP MM Bio-3D	All projects proposed adjacent to natural habitats in the UCSD Park shall be required to comply with the mitigation measures described below (or alternative measures that provide equivalent or superior protection of resources) to reduce potential indirection construction impacts to riparian habitat and sensitive natural communities to below a level of significance.	Incorporate the following mitigation measures into contractor's bid package:	FD&C/EP	Prior to construction	FD&C to incorporate measures into bid package and EP to confirm measure in bid package
	vi. A pre-construction meeting shall be held to ensure that construction crews are informed of the sensitivity of habitat in the Park. Prior to commencement of clearing or grading activities near natural habitats, the approved limits of disturbance shall be delimited by a biologist (or other qualified person), and silt or orange fencing shall be installed to prevent errant disturbance by construction vehicles or personnel. All movement of construction contractors, including ingress and egress of equipment and personnel, shall be limited to designated construction zones. This fencing shall be removed upon completion of all construction activities.	• Include EP and Qualified Biologist in pre-construction meeting	FD&C, EP, Contractor, Qualified Biologist	Prior to construction of sewer and water utility connections adjacent to UCSD Park	FD&C to confirm EP and Qualified Biologist at pre-construction meeting
		• Demarcate construction limits and install/remove protective fencing	FD&C/ Contractor	Prior to and post-construction	EP confirm proper placement/installation of protective fencing by biologist; FD&C to confirm adherence to measure by Contractor

TABLE F-2 (CONT.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
BIOLOGICAL RESOURCES (cont.)					
LRDP MM Bio-3D (cont.)	vii. No temporary storage or stockpiling of construction materials shall be allowed within the Ecological Reserve or Restoration Lands, and all staging areas for equipment and materials shall be located at least 50 feet from the edge of natural habitats in the Park. This prohibition shall not be applied to facilities that are planned to traverse Ecological Reserve or Restoration Lands (e.g., trails). Staging areas and construction sites in proximity to the Ecological Reserve or Restoration Lands shall be kept free of trash, refuse, and other waste; no waste dirt, rubble, or trash shall be deposited in these portions of the Park. During and after construction, the proper use and disposal of oil, gasoline, diesel fuel, antifreeze, and other toxic substances shall be enforced.	• Properly handle and manage stockpiled materials, debris, and hazardous materials	FD&C Contractor	During construction	FD&C to confirm adherence to measure by Contractor
	viii. Equipment to extinguish small brush fires (such as from trucks or other vehicles) shall be present on site during all phases of project construction activities, along with personnel trained in the use of such equipment. Smoking shall be prohibited in construction areas adjacent to flammable vegetation.	• Include fire protection measures in contractor bid package and implement fire protective measures	FD&C/ Contractor	Prior to and during construction	FD&C to confirm adherence to measure by Contractor
	ix. Natural habitats are considered light sensitive during the night. Night lighting shall not be used during the course of construction unless determined to be absolutely necessary. If necessary, the lights shall be shielded to minimize temporary lighting of the surrounding habitat.	• Avoid or limit night lighting	FD&C/ Contractor	During construction	FD&C to confirm adherence to measure by Contractor

TABLE F-2 (CONT.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
	CULTURAL RESOURCES				
LRDP MM Cul-2D	For areas in between recorded sites ("unexpected resources") the following shall apply: a. **SIO and University House**. If a project is proposed in: • a previously developed site, the prior grading plans shall be viewed to determine if prior grading activity has removed two or more feet of soil. — If two or more feet have been previously removed, no further work is required. — If not, a qualified archaeologist shall monitor grading activities during the removal of the top tow to three feet. — If the project site is within an area of natural deposition, then a qualified archaeologist shall monitor all grading activities. • a previously undeveloped area, a qualified archaeologist shall monitor grading activities during the removal of the top two to three feet on mesas, cliffs and other flat areas, and during all grading activities within areas of natural deposition.	Determine if monitoring is necessary Monitor	Qualified Consultant Qualified Consultant	Prior to design approval[1] Prior to and during construction	EP to document need in environmental analysis or equivalent EP to confirm the monitoring was conducted
LRDP MM Cul-2E	i. Prior to beginning any work that requires monitoring: • a preconstruction meeting shall be held that includes the Archaeologist, Construction Manager and-or Grading Contractor, and other appropriate personnel so the archaeologist can make comments and-or suggestions concerning the Archaeological Monitoring program to the Construction Manager and/or Grading Contractor. • the Archaeologist shall (at that meeting or subsequently) submit to the 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. • the archaeologist shall also coordinate with the Project Manager on the construction schedule to identify when and where monitoring is to begin and including the start date for monitoring.	Coordination between Archaeologist, FD&C, Construction Manager, Contractor and other appropriate personnel	FD&C/EP/ Qualified Consultant	Prior to and during construction	FD&C to ensure coordination with Archaeologist; invite EP to preconstruction meeting

TABLE F-2 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
	CULTURAL RESOURCES (cont.)				
LRDP MM Cul-2E (cont.)	ii. The qualified Archaeologist shall be present during grading/excavation as detailed in Cul-2D and shall document such activity on a standardized form. A record of activity shall be sent to the Environmental Planner and FD&C Project Manager each month.	Monitor grading/ excavation and document per Cul-2D	Qualified Consultant	During construction	Consultant to monitor and provide monthly reports to EP
	iii. Discoveries a. Discover Process – In the event of a discovery, and when requested by the Archaeologist, or the Archaeological Principal Investigator (PI) if the Archaeological monitor is not qualified as a PI, the Environmental Planner and FD&C 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 Environmental Planning of such findings at the time of discovery.	If a resource is discovered, divert or stop work	FD&C/EP/ Contractor/ Qualified Consultant	During construction	Consultant to notify EP and FD&C who will stop/redirect Contractor's work
	b. Determination of Significance – The significance of the discovered resources shall be determined by the PI in consultation with Environmental Planning and the Native American Community, as appropriate. Environmental 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 Environmental Planning and carried out to mitigate impacts before ground disturbing activities in the area of discovery will be allowed to resume.	Prepare and carry out recovery program	EP	At time of discovery	EP to retain documentation that procedures were followed
	iv. If human remains are discovered, work shall halt in that area and the procedures detailed in "Memorandum of Procedures for the Discovery of Human Remains at UCSD" (PBS&J 2004) will be followed.	Review procedures against CEQA Guideline 15064.5(e) or as subsequently revised	EP	At time of discovery	EP to retain documentation that procedures were followed
	v. Notification of Completion –- The Archaeologist shall notify Environmental Planning, as appropriate, in writing of the end date of monitoring.	Notify EP when monitoring is complete	Qualified Consultant	During construction	EP to retain notification

Table F-2 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
CULTURAL RESOURCES (cont.)					
LRDP MM Cul-2E (cont.)	vi. Handling and Curation of Significant Artifacts and Letter of Acceptance a. The Archaeologist shall ensure that all significant cultural remains collected are cleaned, catalogued, and permanently curated with an appropriate institution; that a letter of acceptance form the curation institution has been submitted to Environmental 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. b. Curation of artifacts associated with the survey, testing and/or data recovery for this project shall be completed in consultation with Environmental Planning and the Native American representative, as applicable.	Prepare all artifacts for curation under current standards	Qualified Consultant	At conclusion of data recovery field work	EP to coordinate with Consultant to transmit artifacts to repository
	vii. Final Results Reports (Monitoring and Research Design and Data Recovery Program) – Prior to completion of the project, 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 Environmental 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.	Prepare final reports	Qualified Consultant	At conclusion of all field work	Consultant to provide reports to EP
	viii. Recording Sites with State of California Department of Park and Recreation – The 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.	Records results with California Department of Park and Recreation	Qualified Consultant	At conclusion of all field work	EP to retain documentation that records were filed
GEOLOGY AND SOILS – No mitigation measures required					
HAZARDS AND HAZARDOUS MATERIALS					
LRDP MM Haz-6A	In the event that the construction of a project requires a lane or roadway closure, prior to construction the contractor and/or FD&C shall ensure that the UCSD Fire Marshal is notified. If determined necessary by the UCSD Fire Marshal, local emergency services will be notified by the Fire Marshal of the closure.	Notify UCSD Fire Marshal of lane or roadway closure	FD&C	Prior to construction	FD&C to notify Fire Marshal

Table F-2 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
HYDROLOGY AND WATER QUALITY – No mitigation measures required					
LAND USE AND PLANNING – No mitigation measures required					
NOISE					
LRDP MM Noi-2A	UCSD shall implement the following measures to minimize short-term noise levels caused by construction activities. Measures to reduce construction/demolition noise to the maximum extent feasible shall be included in contractor specifications and shall include, but not be limited to, the following:	Incorporate construction noise minimization measures into contractor's bid package	FC&C/EP	Prior to construction and during plan review	EP to confirm incorporation in bid package; FD&C to confirm adherence to measures by contractor and provide EP documentation of compliance
	i. The construction contractor shall be required to work in such a manner so as not to exceed a 12-hour average sound level of 75 dBA at any noise-sensitive land use (dormitories/residential/lodging, contemplative spaces, libraries, inpatient medical care facility (beds present), and on-campus classrooms) between 7:00 a.m. and 7:00 p.m. Monday through Saturday.	Ensure that applicable measure is followed	Contractor	During construction	
	ii. Construction equipment shall be properly outfitted and maintained with manufacturer-recommended noise-reduction devices to minimize construction-generated noise.	Ensure that applicable measure is followed	Contractor	During construction	
	iii. Stationary construction noise sources such as generators or pumps shall be located at least 100 feet from noise-sensitive land uses as feasible.	Ensure that applicable measure is followed	Contractor	During construction	
	iv. Laydown and construction vehicle staging areas shall be located as far from noise-sensitive land uses as feasible.	Ensure that applicable measure is followed	Contractor	During construction	
	v. All neighboring land uses that would be subject to construction noise shall be informed at least two weeks prior to the start of each construction project, whenever possible.	Ensure that applicable measure is followed	Contractor	During construction	
	vi. Loud construction activity such a jackhammering, concrete sawing, asphalt removal, pile driving, and large-scale grading operations occurring within 100 feet of a residential or academic building shall not be scheduled during any finals week of classes to the extent feasible or consider adjusting the hours or days of construction.	Ensure that applicable measure is followed	Contractor	During construction	

TABLE F-2 (cont.)

Number	Mitigation Measure	Mitigation Procedure	Responsible Party	Mitigation Timing	Monitoring and Reporting Procedure
NOISE (cont.)					
	vii. Loud construction activity, such as jackhammering, concrete sawing, asphalt removal, pile driving, and large-scale grading operations, occurring within 100 feet of an academic or residential use shall be scheduled during holidays, class breaks, and/or summer session, to the extent feasible.	Ensure that applicable measure is followed	Contractor	During construction	
	viii. Loud construction activity located within 100 feet of a residential building or inpatient medical care facility shall be restricted to occur between the hours of 7:00 a.m. and 7:00 p.m. Monday through Friday.	Ensure that applicable measure is followed	Contractor	During construction	
POPULATION AND HOUSING – No mitigation measures required					
PUBLIC SERVICES – No mitigation measures required					
RECREATION – No mitigation measures required					
TRANSPORTATION, TRAFFIC, AND PARKING					
LRDP MM Tra-1B	In the event that the construction of a project or a specific campus event requires a lane or roadway closure, or could otherwise substantially interfere with campus traffic circulation, the contractor shall provide a traffic control plan for review and approval by UCSD. The traffic control plan shall ensure that adequate emergency access and egress is maintained and that traffic is allowed to move efficiently and safely in and around the campus. The traffic control plan may include measures such as signage, detours, a temporary traffic signal, signal cameras (i.e., flag persons), or other appropriate traffic controls.	Incorporate traffic control plan requirements into contractor's bid package Ensure that emergency access is maintained and traffic modifications are identified in field	FD&C FD&C/ Contractor	Prior to construction during plan review During construction	FD&C to incorporate in bid package, EP to confirm FD&C to confirm adherence to measure by Contractor
UTILITIES AND SERVICE SYSTEMS – No mitigation measures required					

DRB = Design Review Board
EH&S = Environmental Health and Safety, Environmental Affairs
EP = Environmental Planning
FD&C = Facilities Design and Construction

(1) "Design approval" is the approval of project design by the Regents (or their delegates, per Regents policy).