



August 25, 2017

State of California
Office of Planning and Research
1400 Tenth Street, Room 222
Sacramento, California 95814

**NOTICE OF AVAILABILITY
DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT
*REVISED PUBLIC HEARING DATE***

Project Title: UCLA Long Range Development Plan Amendment (2017) and Student Housing Projects
Lead Agency: The Regents of the University of California (The Regents)
County: Los Angeles
SCH No.: 2017051024
Project Location: University of California, Los Angeles Campus

The proposed student housing projects would be developed at five sites on the main campus; the locations of these sites is provided below.

- **Lot 15 Site.** This approximate 3.1-acre site is located in the campus Northwest zone west of and adjacent to De Neve Drive, generally east of Veteran Avenue, south of the existing Hitch Suites, and north of the existing Saxon Suites.
- **Warren Hall Site.** This approximate 3.9-acre site is located in the campus Southwest zone at 900 Weyburn Place North, west of Weyburn Place and north of Weyburn Avenue.
- **University Extension (UNEX) Site.** This approximate 1.0-acre site is located in the campus Bridge zone at 10995 Le Conte Avenue in the northwest quadrant of the Le Conte Avenue/Gayley Avenue intersection and east of Levering Avenue.
- **Bradley Site.** This approximate 1.1-acre site is located in the campus Northwest zone and consists of the undeveloped sloped area adjacent to and north of the intersection of Gayley Avenue and Strathmore Drive
- **Drake Stadium Site.** This approximate 1.3-acre site is located in the campus Central zone generally over the Drake Stadium concourse, south of Sunset Boulevard, east of and adjacent to Charles E. Young Drive West, and west of Drake Stadium.

The proposed housing sites are not on a list of sites enumerated under Section 65962.5 of the California Government Code.

Project Description

The University of California, Los Angeles (UCLA) proposes to develop on-campus undergraduate and graduate student housing (up to 6,900 beds) at the five on campus sites list above. Because the proposed housing development was not contemplated in the 2002 Long Range Development Plan (LRDP), as amended in March 2009 (Existing LRDP), an amendment to add 1,500,000 gross square feet (gsf) is proposed. The proposed amendment to the Existing LRDP would add 1,500,000 gsf of developable space allocated to student housing on the UCLA campus (hereinafter referred to as the "LRDP Amendment [2017]"). The remaining development allocation in the Existing LRDP is approximately 174,615 gsf. The proposed LRDP Amendment (2017) would retain the remaining 174,615 gsf of development allocation with no change in assigned use. The additional 1,500,000 gsf under the proposed LRDP Amendment (2017) would be designated for student housing to meet the housing guarantees identified in the *Student Housing Master Plan 2016-2026* (SHMP).

The proposed development at each site would consist of residential and associated support uses (e.g., laundry facilities, study and meeting spaces, mail rooms). With the exception of the Warren Hall site, which would also provide graduate student beds, each of the proposed housing projects would provide undergraduate beds. It is assumed that the first three sites to be developed include the Lot 15, Warren Hall, and UNEX sites, which is based on the ability to maximize the use of limited land resources and develop the proposed housing in timely manner. Development at these sites is estimated to be complete between fall 2021 and fall 2022. It is estimated that development at the Bradley and Drake Stadium sites would be complete by 2025. The proposed Project would also generate approximately 145 new staff positions.

The proposed housing development would total approximately 1,715,000 gsf of new building space for up to 6,900 beds and various residential support uses. Development of the proposed student housing projects would require demolition of the existing buildings at the Lot 15, Warren Hall, and UNEX sites, totaling approximately 215,000 gsf, resulting in a potential net increase of 1,500,000 gsf of housing on campus. Following is a description of the proposed development at each of the proposed housing sites:

- **Lot 15 Site.** Existing structures at this site would be removed, and the operations would be accommodated as part of the proposed housing project or elsewhere in the Northwest zone. This site would accommodate up to 1,800 undergraduate beds. Two mid-rise buildings totaling approximately 353,000 gsf would be constructed; the buildings would be 8 and 10 levels.
- **Warren Hall Site.** Existing uses at this site would be demolished. This site would accommodate up to 2,350 beds (approximately 488 beds for graduate students and 1,862 beds for undergraduate students). Three mid-rise buildings totaling approximately 650,000 gsf would be constructed; the buildings would be 8 and 10 levels.
- **UNEX Site.** The existing UNEX building would be demolished and existing occupants at this building would be relocated to leased space adjacent to the campus as part of a long-term plan to consolidate the University Extension Program into a new facility. The UNEX site would accommodate up to 1,350 upper-division undergraduate beds. The proposed building would be 350,000 gsf and configured with 9 and 20 levels (medium- and high-rise, respectively).
- **Bradley Site.** This site would accommodate up to 600 undergraduate beds. Two mid-rise buildings totaling approximately 122,000 gsf would be constructed; the buildings would be 7 and 8 levels (with 1 partial subterranean level). A dining facility is also proposed at this site.
- **Drake Stadium Site.** The proposed housing structure would be developed in the area over and surrounding the existing Drake Stadium concourse. This site would accommodate up to 800 undergraduate beds. The proposed mid-rise building would be approximately 240,000 gsf and up to 9 levels. Development of this site would also provide an opportunity to accommodate additional space for athletic programs associated with the stadium and nearby athletic facilities. The track and field of Drake Stadium would remain in use during the building construction for both recreation and National Collegiate

Athletic Association (NCAA) Athletic team uses. Spectator events would be facilitated with mobile bleachers that are currently used on the east side of the field.

No student or staff parking would be provided at the housing sites, only limited parking for Americans with Disabilities Act (ADA) compliance, service and delivery vehicles, and pick-up/drop-offs would be provided. Bicycle storage and parking facilities would be provided. Landscape/hardscape, lighting, access, and streetscape improvements would be completed at each site as necessary to serve the proposed housing projects. Additionally, on-site infrastructure would be installed to serve the planned land uses (water, wastewater, storm drains, and dry utilities). The on-site utilities would be connected to existing off-site utilities. Additionally, existing sewer lines in portions of Gayley Avenue and Veteran Avenue would be upgraded.

The actions to be considered by The Regents for the proposed Project include (1) budget approval, (2) certification of the Final Subsequent EIR, (3) modification to the 1978 Stipulated Agreement of Compromise and Order (entered by the Los Angeles Superior Court and resolving litigation filed by the Westwood Hills Property Owners Association against The Regents) to allow for residential development on the Lot 15 site, and (4) design approval for one or more of the proposed housing developments at the following sites: Lot 15, Warren Hall, and/or UNEX sites.

Environmental Review

In compliance with the State and University of California guidelines for implementing the California Environmental Quality Act (CEQA), this Notice of Availability (NOA) and Draft Subsequent Environmental Impact Report (SEIR) are hereby sent to inform you of the environmental analyses of the proposed LRDP Amendment (2017) and Student Housing Projects.

The analysis for the proposed Project has been tiered from the program-level analysis in the Final EIR for the 2002 Long Range Development Plan (LRDP), as Amended in March 2009 (LRDP Final EIR). It was determined that the program-level analysis in the LRDP Final EIR did not adequately address all of the impacts of the proposed Project. Analysis of the following topical environmental issues for which the proposed Project has a potential to result in environmental effects is presented in the Draft SEIR: Aesthetics, Air Quality, Biological Resources, Cultural Resources, Tribal Cultural Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Hydrology and Water Quality, Land Use and Planning, Noise and Vibration, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Services Systems. Based upon the analysis contained in the Draft SEIR, the proposed Project, which includes applicable March 2009 LRDP Amendment Final EIR campus programs, practices, and procedures (PPs) and mitigation measures (MMs), as modified in the Draft SEIR, would result in no impact or a less than significant impact for each topical issue, with the exception of Air Quality (interim combined operational and construction emissions, cumulative construction-related and operational emissions), Cultural Resources (historic resources), Hazardous and Hazardous Materials (potential contamination at the Lot 15 site), Noise (construction-related project and cumulative noise impacts), and Transportation and Traffic (construction-related project and cumulative traffic impacts).

With implementation of project-specific MMs, the potential impacts related to interim combined operational and construction air quality emissions, potential hazardous materials at the Lot 15 site, and project-related construction traffic would be reduced to a less than significant level. However, even with implementation of project-specific MMs, the proposed Project would result in the following significant and unavoidable impacts: cumulative construction-related and operational air quality emissions, historic resource impact (due to the demolition of Warren Hall), project-related and cumulative construction-related noise impacts, and cumulative construction-related traffic impacts.

Copies of this NOA and Draft SEIR have been forwarded to the agencies and other groups and individuals listed below, which is also available at:

<http://www.capitalprograms.ucla.edu/EnvironmentalReview/ProjectsUnderEnvironmentalReview>.

A hard copy of the Draft SEIR is also available for review at UCLA Capital Programs at 1060 Veteran Avenue, Los Angeles, California 90095, and at the UCLA Charles E. Young Research Library. Documents referenced in the Draft SEIR are also available at the UCLA Capital Programs office.

Due to the time limits mandated by State law, comments on the Draft SEIR must be sent at the earliest possible date, but not later than 45 days after receipt of this notice. The Draft SEIR 45-day review period will extend from **August 24, 2017, to October 9, 2017.**

Comments regarding the LRDP Amendment (2017) and Student Housing Projects tiered Draft SEIR must be received no later than 5:00 PM on October 9, 2017. They may be mailed or emailed to:

Tracy Dudman, Senior Planner
Campus and Environmental Planning
UCLA Capital Programs
1060 Veteran Avenue
Los Angeles, California 90095-1365
t.dudman@capnet.ucla.edu

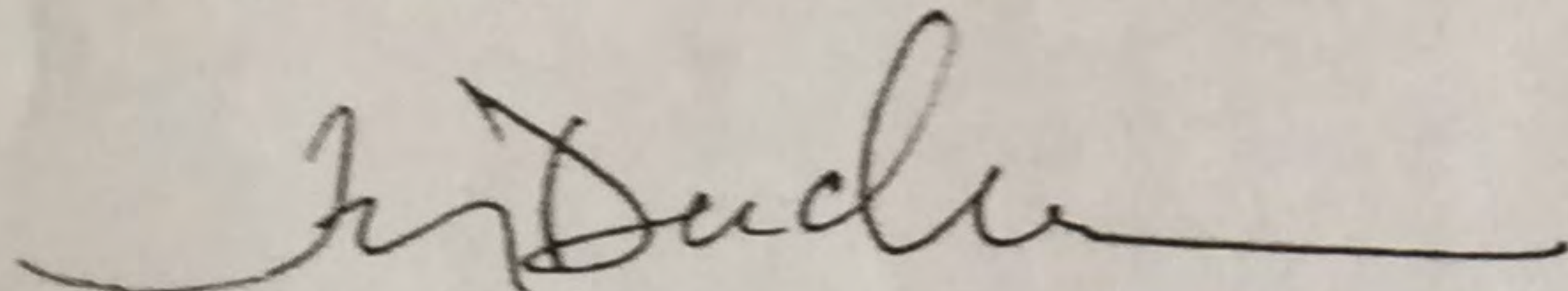
Please designate a contact person in your agency and send responses to the address above.

REVISED PUBLIC HEARING DATE

A **Public Hearing** will be conducted at **UCLA's Meyer and Renee Luskin Conference Center**, located at 425 Westwood Plaza, on Tuesday, **September 26, 2017, from 5:00 PM to 7:00 PM.** Interested individuals may offer written or oral comments on the Draft SEIR. The Public Hearing will be advertised on the Capital Programs main webpage and in direct mailings to interested individuals, organizations, and associations. Courtesy parking will be available for Valet parking at the Luskin Center.

If you have any questions about the environmental review for the proposed Project, please contact Tracy Dudman at (310) 206-9255.

Sincerely,



Tracy Dudman
Senior Planner
UCLA Capital Programs

Attachments: Document Transmittal Form (Notice of Completion)

cc: California Department of Transportation, District 7
California Native American Heritage Commission
City of Los Angeles, Planning Department
City of Los Angeles, Department of Water and Power
Councilmember, 5th District
County of Los Angeles, Regional Planning, Environmental Section
Los Angeles Department of Transportation
Southern California Association of Governments
South Coast Air Quality Management District
Local Associations, Groups, and Individuals
University of California and UCLA Administrators



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Regional Location and Local Vicinity

Figure 3-1

UCLA LRDP Amendment (2017) and Student Housing Projects

