May 5, 2017

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

NOTICE OF PREPARATION OF A
DRAFT SUBSEQUENT ENVIRONMENTAL IMPACT REPORT AND
NOTICE OF SCOPING MEETING

Project Title: Long Range Development Plan Amendment (2017) and Student Housing Projects
Project Location: University of California, Los Angeles Campus (various locations at the main campus), Los Angeles, California
Lead Agency: The Regents of the University of California
County: Los Angeles

The Regents of the University of California is the Lead Agency and will prepare a Draft Subsequent Environmental Impact Report (Subsequent EIR) tiered from the University of California, Los Angeles (UCLA) 2008 Northwest Housing Infill Project and Long Range Development Plan (LRDP) Amendment Final Environmental Impact Report (State Clearinghouse [SCH] No. 2008051121) (LRDP Final EIR), which was certified by The Regents in March 2009. As described in more detail below, the Subsequent EIR will analyze, at a programmatic level, the addition of 1,500,000 gross square feet of new development allocation to the 2002 UCLA LRDP, as amended in 2009, to accommodate up to 6,900 new student beds on five sites. The Subsequent EIR will also analyze, at a project level, the construction of approximately 4,500 beds to meet graduate and undergraduate demand as soon as 2020–2021. The Subsequent EIR will also address modifying use restrictions within a portion of the LRDP’s Northwest zone.

Project Description: The proposed amendment to the UCLA Long Range Development Plan adopted by The Regents of the University of California in 2002, as amended in 2009 (hereinafter referred to as the Existing LRDP), will add 1,500,000 gross square feet (gsf) of developable space allocated to student housing at 5 sites on the UCLA main campus (referred to hereafter as the LRDP Amendment (2017)). Located in the community of Westwood in the City of Los Angeles, the UCLA campus is approximately 12 miles northwest of downtown Los Angeles and 6 miles from the Pacific Ocean. The main campus is generally bound by Le Conte Avenue to the south, Gayley Avenue and Veteran Avenue to the west, Sunset Boulevard to the north, and Hilgard Avenue to the east. The Southwest zone, also part of the main campus, is located immediately north of Wilshire Boulevard generally between Gayley Avenue and Veteran Avenue. Figure 1 depicts the regional location and local vicinity of the main campus.
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.

UCLA currently accommodates approximately 14,300 undergraduate students in on-campus housing and University-owned apartments close to campus. Campus housing options offer students relative affordability compared with housing available in the community. UCLA provides a three-year housing guarantee to all incoming first-year students and a one-year guarantee to incoming transfer students; it has a goal of increasing this guarantee to four years and two years, respectively. UCLA began enrolling 750 more undergraduate students in fall 2016 as part of the University’s commitment to enroll more California residents through fall 2020. This increase in enrollment presents challenges when coupled with the increasing demand for campus housing. The current solution is to temporarily add to the number of triple occupancy rooms, which is approaching 80 percent, and defer the goal of achieving an increased housing guarantee.

The campus also provides housing to more than 5,500 graduate students, faculty and staff, and their families. Approximately 3,400 graduate students (24 percent of the graduate population) currently live on campus or in off-campus University-owned housing. For graduate students, UCLA does not currently offer a guarantee beyond spaces allocated for 1,000 students nominated by their departments. The remaining graduate inventory is filled based on lottery applications and is insufficient to provide a guarantee to all incoming students or meet current demand.

The campus has identified a potential to develop up to 6,900 beds, by adding 1,500,000 gsf of development allocation to the LRDP, on 5 campus sites. From this potential capacity, the campus will pursue development of approximately 4,500 beds that could be available as soon as 2020–2021 to partially accommodate the increased enrollment; to increase the housing guarantee for entering first-year students from 3 to 4 years; to increase the guarantee for transfer students from 1 year to 2 years; to reduce the triple occupancy percentage closer to the 60 percent target identified in the Student Housing Master Plan; and to meet existing unmet graduate housing demand.

Five housing sites have been identified, which are described below and shown on the map of the UCLA campus provided in Figure 1.

- **Lot 15.** This site is located in the Northwest zone generally west of De Neve Drive, south of the existing Hitch Suites, and north of the existing Saxon Suites. The site currently includes surface Parking Lot 15 and two storage/maintenance buildings; the buildings would be removed and relocated to accommodate development of housing at this site. A 1978 Stipulated Agreement of Compromise and Order (Order) entered by the Los Angeles Superior Court resolving litigation filed by the Westwood Hills Property Owners Association against The Regents of the University of California (The Regents) limits development on Lot 151 to uses including, but not limited to, open green space; landscape buffers; pre-existing ornamental horticultural buildings and parking facilities; and low intensity, non-spectator, recreational and athletic spaces. The Order requires the use restriction to remain in effect until “there has been a substantial change of circumstances within the University as to warrant a modification . . .”.

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1 The land covered by the Order is bordered by Veteran Avenue on the west side of campus; by Sunset Boulevard to Bellagio Road on the north; by Bellagio Road and De Neve Drive and the line running south to Gayley Avenue from the intersection of De Neve Drive to then existing Lot 13 on the east; and on the south by Gayley Avenue west to Veteran Avenue.
• **Warren Hall.** This site is located in the Southwest zone at 900 Weyburn Place North, west of Weyburn Place and north of Weyburn Avenue. This site is currently developed with Warren Hall, which houses various research facilities, including the Hillblom Islet Research Center. The existing building and surface parking areas would be removed to accommodate development of the proposed housing.

• **University Extension (UNEX).** This site is located in the Bridge zone at 10995 Le Conte Avenue, in the northwest quadrant of the Le Conte Avenue/Gayley Avenue intersection and east of Levering Avenue. This site is currently developed with the UNEX building, which is seismically deficient and would be removed to accommodate development of the proposed housing.

• **Bradley.** This site is located in the Northwest zone and consists of the undeveloped sloped area adjacent to and north of the intersection of Gayley Avenue and Strathmore Drive, south of the Bradley International Hall.

• **Drake Stadium.** This site is located in the Central zone at Drake Stadium, located south of Sunset Boulevard and east of Charles E. Young Drive West. The proposed housing structure would be developed over the existing concourse.

In addition to the proposed LRDP Amendment (2017) and the development of up to 6,900 new student beds at the above-referenced 5 locations, The Regents will consider modifying the Order’s use restriction on the Lot 15 site. Design approval may be requested for development of housing on one or more of the five housing sites. The City of Los Angeles may be a Responsible Agency for coordination and compliance for construction activities within City rights-of-way, including staging and utility connections.

**Environmental Review and Comment:** In compliance with the State and University of California guidelines for implementing the California Environmental Quality Act (CEQA), this Notice of Preparation (NOP) is hereby sent to inform you that UCLA is preparing a tiered Draft Subsequent EIR for the proposed LRDP Amendment (2017) and Housing Projects.

UCLA has determined that an EIR is required and no Initial Study will be prepared (see State CEQA Guidelines, Sections 15060 and 15081). With the exception of agricultural/forestry resources and mineral resources, which do not exist on campus (per the LRDP Final EIR), the proposed Project could have potentially significant impacts for each of the remaining topical environmental issues identified in the environmental checklist included in Appendix G to the State CEQA Guidelines, and these issues will be addressed in the Draft EIR: 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, Population and Housing, Public Services, Recreation, Transportation/Traffic, and Utilities and Services Systems.

As the Lead Agency, we request the views of your agency as to the scope and content of the environmental information that is germane to your agency’s statutory responsibilities in connection with the proposed Project. Responses to this NOP are requested to identify (1) the significant environmental issues, reasonable alternatives, and mitigation measures that should be explored in the Draft Subsequent EIR and (2) whether your agency will be a responsible or trustee agency for the project. Your agency will need to use the Draft Subsequent EIR prepared by UCLA when considering your permit or other approval for the project.
This NOP has been forwarded to the agencies and other groups and individuals listed below, and is also available at:
http://www.capitalprograms.ucla.edu/EnvironmentalReview/ProjectsUnderEnvironmentalReview.

Due to the time limits mandated by State law, responses to this NOP must be sent at the earliest possible date, but not later than 30 days after receipt of this notice. The NOP’s 30-day review period will extend from **Friday, May 5, 2017 to Monday June 5, 2017**. Comments regarding the scope of the UCLA LRDP Amendment (2017) and Housing Project Draft EIR must be received no later than 5:00 PM on **June 5, 2017**. They may be mailed or emailed to the following address:

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.

A Public Information and **EIR Scoping Meeting** will be conducted at **UCLA’s Carnesale Commons**, located at 251 Charles E. Young Drive West, on **Wednesday, May 31, 2017 at 6:00 PM**. Interested individuals may offer written or oral comments on the proposed scope of the environmental analysis at the public scoping meeting. The Scoping Meeting will be advertised on the UCLA Capital Programs webpage and in direct mailings to interested individuals, organizations, and associations. Courtesy parking will be available at Parking Structure SV.

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: City of Los Angeles, Planning Department  
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  
Los Angeles Unified School District  
Local Associations, Groups, and Individuals  
University of California and UCLA Administrators
Regional and Local Vicinity Map

UCLA LRDP Amendment (2017) and Student Housing Projects

Source: UCLA 2014

Regional Location

UCLA Basketball Practice Facility Project

Figure 1

(Central Zone, Northwest Zone, Southwest Zone, Campus Student Zone, Bridge Zone, Botanical Gardens Zone, Health Sciences Zone)

Proposed Housing Sites

Lot 15
Warren Hall
Bradley
UNEX

Source: UCLA 2014