

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS IN CONNECTION WITH THE APPROVAL OF THE 901 LEVERING STUDENT HOUSING PROJECT

State Clearinghouse (SCH) No. 2025110587

I. ADOPTION OF THE MITIGATED NEGATIVE DECLARATION

Pursuant to Title 14, California Code of Regulations, Section 15074(b), The Regents of the University of California (“The Regents”) hereby adopts the Mitigated Negative Declaration (“MND”) prepared for the proposed 901 Levering Student Housing Project (the “Project”). In accordance with California Environmental Quality Act (“CEQA”) Guidelines Section 15074, The Regents, as Lead Agency for the Project, find that:

- (1) The MND and supporting Initial Study (IS), together with all comments received during the public review process and responses to these comments, have been considered by The Regents;
- (2) Based on the whole record before The Regents, there is no substantial evidence that the Project will have a significant effect on the environment;
- (3) The IS/MND reflects The Regents’ independent judgment and analysis.

The documents and other materials that constitute the record of proceedings on which the Project Findings are based are held by the custodian of these documents, which is UCLA Capital Programs, located at 1060 Veteran Avenue, Los Angeles, CA 90095. This information is provided in compliance with CEQA Guidelines Section 15074(c).

In connection with the adoption of the MND and approval of the Project, The Regents also adopt the associated Mitigation Monitoring and Reporting Program (“MMRP”), which details changes that are either required for the Project or made a condition of Project approval to mitigate or avoid significant environmental effects.

II. PROJECT BACKGROUND AND FINDINGS

A. PROJECT DESCRIPTION SUMMARY

The Project is located off campus at 901 Levering Avenue in the City of Los Angeles, Los Angeles County, adjacent to the UCLA campus (east of the Southwest zone and south of the Bridge zone). The Project involves the demolition of five existing University-owned two- and three-level apartment buildings, totaling 23,952 square feet (sf), on the approximately 0.74-acre Project site, and construction of an approximately 310,000-sf, 19-story student housing building for UCLA undergraduate students. The existing buildings include 42 units with a total of 52 beds. The Project would provide up to 1,150 beds within a combination of one-, two-, three-, and four-bedroom units. The Project would include common courtyard and terrace areas oriented towards Levering Avenue, as well as a lobby/lounge, office, laundry facilities, a mail/package room, a vending area, an outdoor covered fitness area, bicycle parking, and study rooms. There would also be spaces for housekeeping and maintenance, mechanical equipment, and trash collection. On-site vehicular parking for residents and guests would not be provided. A loading/parking area accessed from Levering Avenue would provide two parking spaces for service vehicles,

deliveries, and trash removal. Pedestrian access to the building would be provided from a main entry courtyard on Levering Avenue and from a secondary entrance on Level 4 at Weyburn Place. New utilities would be installed onsite and would connect to existing utility infrastructure surrounding the site. The Project would achieve at minimum a LEED Gold rating and strive for a Platinum rating. Earthwork necessary for building construction would require excavation to a maximum depth of approximately 52.5 feet, as measured from the Weyburn Place elevation, and require the net export of approximately 60,900 cubic yards of soil. Construction of Project is anticipated to begin in 2026 with completion in 2030.

B. ENVIRONMENTAL REVIEW PROCESS

The University prepared a Draft IS/MND (State Clearinghouse No. 2025110587) for the Project in accordance with CEQA (Public Resources Code [PRC] Sections 21000 *et seq.*), the CEQA Guidelines (14, California Code of Regulations [CCR], Sections 15000 *et seq.*), and the Amended University Procedures for the Implementation of CEQA, effective March 17, 1989. The Draft IS/MND analyzed the Project's potential impacts with regard to the following environmental topics: (1) aesthetics; (2) agricultural resources; (3) air quality; (4) biological resources; (5) cultural resources; (6) energy; (7) geology and soils; (8) greenhouse gas emissions; (9) hazards and hazardous materials; (10) hydrology and water quality; (11) land use and planning; (12) mineral resources; (13) noise; (14) population and housing; (15) public services; (16) recreation; (17) transportation; (18) tribal cultural resources; (19) utilities and services systems; and (20) wildfire.

Because the Project is located off campus, the Draft IS/MND was not tiered from the UCLA Long Range Development Plan Amendment (2017) and Student Housing Projects Final Subsequent Environmental Impact Report ("LRDP Final SEIR") (State Clearinghouse No. 2017051024), which was certified by The Regents in January 2018. However, pursuant to Section 15150 of the CEQA Guidelines, the LRDP Final SEIR is incorporated by reference. Further, the Project, as analyzed in the Final IS/MND, incorporates all relevant adopted mitigation measures (MMs) and programs, practices, and procedures (PPs) identified in the previously adopted Long Range Development Plan Mitigation Monitoring and Reporting Program (LRDP MMRP) for purposes of determining the environmental impacts resulting from Project implementation. In addition, seven Project-specific MMs are identified in the Final IS/MND related to geology and soils (MM 901 Levering GEO-1) to ensure the incorporation of the site-specific geotechnical recommendations into the final Project design; vibration (MM 901 Levering NSE-1) to reduce vibration impacts to adjacent sensitive receptors during construction; and tribal cultural resources (MMs 901 Levering TCR-1 through TCR-5) to reduce impacts to any resources encountered during construction. Additionally, the Project incorporates project design feature (PDF) 901 Levering AQ-1, which identifies the use of Tier IV construction equipment to reduce construction-related air pollutant emissions. Based on the Project-specific analysis presented in the Final IS/MND, it was determined that the Project would have no impact or a less than significant impact for all environmental issues with the incorporation of the identified Project-specific PDF and MMs and all relevant LRDP MMs and PPs; thus, the Project would not result in any potentially significant impacts.

A Notice of Intent to Adopt an MND (NOI), along with the Draft IS/MND, was released on November 12, 2025, for a 30-day public review period that concluded on December 12, 2025. The NOI and Draft IS/MND were posted on the Governor's Office of Land Use and Climate Innovation (LCI) State Clearinghouse CEQAnet Web Portal for review by state agencies and was circulated to 37 public agencies, community organizations, and interested individuals. The NOI and Draft IS/MND were also made available on the UCLA Capital Programs website and at the Charles E. Young Research Library on the UCLA campus. The NOI was also posted at the Project

site and published in the UCLA Daily Bruin (both print and online editions) on November 12, 2025. Three written comments on the Draft IS/MND were received by the University and are provided in Attachment A of the Final IS/MND. Responses to comments received are provided in Section 2.0 of the Final IS/MND.

A virtual public meeting was held on November 20, 2025, during which the public was given the opportunity to provide comments on the Project and the Draft IS/MND. The public hearing was attended by 12 members of the public plus UCLA staff and other consultants affiliated with the Project; two members of the public provided oral comments at the hearing. The transcript of the public meeting is provided in Attachment B of the Final IS/MND, and responses to comments received at the public meeting are provided in Section 2.0 of the Final IS/MND.

There were no revisions made to the Draft IS/MND in response to comments received during the public comment period; however, the mitigation measures for potential impacts to tribal cultural resources were refined to reflect input from tribes as part of the required Native American consultation process. There would be no new significant effects resulting from the Project and no additional mitigation measures are required or proposed; therefore, recirculation of the Draft IS/MND or preparation of an environmental impact report is not required.

C. FINDINGS

The following sections summarize the environmental evaluation provided in the IS/MND for the Project. The impact conclusions are based on incorporation of the LRDP PPs and MMs, and the Project-specific PDF and MMs, as identified. Based on all evidence in the record, The Regents find that the 901 Levering Student Housing Project would have no impact or a less than significant impact for all environmental issues with the incorporation of the Project-specific PDF and MMs as well as all relevant LRDP PPs and MMs, as described below. It is noted that the relevant LRDP PPs and MMs would be implemented as part of the Project, even for impacts that would be less than significant without such mitigation.

1. Less Than Significant Impacts With Project-Specific Mitigation Measures Incorporated

a. Geology and Soils (Seismic Ground Shaking, Unstable Soils, and Expansive Soils)

Based on the analysis presented in the Draft IS/MND (see pages 79 through 84),¹ with implementation of Project-specific MM 901 Levering GEO-1 (requiring verification of final design and incorporation of recommendations from the site-specific Geotechnical Investigation by a qualified Engineer) and LRDP PP 4.5-1(a), PP 4.5-1(c), and PP 4.5-1(d), the Project would have a less than significant impact related to hazards due to strong seismic ground shaking, unstable geologic units or soils, and expansive soils. Therefore, through implementation of the Project-specific MM, there would be less than significant impacts related to strong seismic ground shaking, unstable geologic units or soils, and expansive soils.

b. Vibration (Construction-Related Vibration)

Based on the analysis presented in the Draft IS/MND (see pages 133 and 135), with implementation of Project-specific MM 901 Levering NSE-1 (requiring incorporation of geotechnical recommendations into the final Project design to reduce vibration impacts during construction) and Project-specific MM 901 Levering GEO-1 (requiring incorporation of

¹ All Draft IS/MND page references that follow refer to the document provided in Attachment C of the Final IS/MND.

geotechnical recommendations into the final Project design, including recommendations related to vibration during the installation of steel soldier piles for shoring), as well as incorporation of LRDP MM 4.9-2, the Project would have a less than significant impact related to groundborne vibration impacts during construction. Therefore, through implementation of the Project-specific MMs, there would be a less than significant impact related to construction-related vibration.

c. Tribal Cultural Resources (Substantial Adverse Change in the Significance of a Tribal Cultural Resource)

Based on the analysis presented in the Draft IS/MND (see pages 156 through 161), with implementation of Project-specific MMs 901 Levering TCR-1 and TCR-2 (requiring Native American Monitors during ground-disturbing activities), MMs 901 Levering TCR-3 and TCR-4 (outlining required actions following an unanticipated discovery of tribal cultural resource objects), and MM 901 Levering TCR-5 (outlining procedures following an unanticipated discovery of human remains and associated funerary or ceremonial objects), the Project would have a less than significant impact related to tribal cultural resources that are determined to be significant pursuant to criteria set forth in PRC Section 5024.1(c). Therefore, through implementation of the Project-specific MMs, there would be a less than significant impact related to any tribal cultural resources determined to be significant pursuant to PRC Section 5024.1(c).

2. Issues for Which the Project Would Have a Less Than Significant Impact or No Impact

a. Aesthetics

Based on the analysis presented in the Draft IS/MND (see page 40) and consistency with Senate Bill 743 criteria, as well as the incorporation of LRDP PP 4.1-1(a) and MM 4.1-3(a) through MM 4.1-3 (c), the Project would have no impact relative to the following aesthetic issues: substantial adverse effect on a scenic vista; degradation of visual character or quality of a public view; creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area; and damage of scenic resources within a state scenic highway.

b. Agriculture and Forestry Resources

Based on the analysis presented in the Draft IS/MND (see page 41), there are no farmland or agricultural resources at or near the Project site, and the Project site is not zoned for such resources. The Project also would not result in the loss of forest land or conversion of forest land to non-forest use. Therefore, the Project would have no impact on agriculture or forestry resources.

c. Air Quality

Based on the analysis presented in the Draft IS/MND (see pages 48 through 67), the Project, which incorporates LRDP PP 4.2-2(a) through PP 4.2-2(d) and MM 4.2-2(a) through MM 4.2-2(c) and Project-specific PDF 901 Levering AQ-1 (use of Tier IV construction equipment), would not conflict with or obstruct implementation of the applicable air quality plan and would have a less than significant impact for the following air quality issues: resulting in a cumulatively considerable net increase of any criteria pollutant for which the Project region is in nonattainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or resulting in other emissions, including odor, affecting a substantial number of people.

d. Biological Resources

Based on the analysis presented in the Draft IS/MND (see pages 59 through 64), the Project would result in no impacts for the following biological resources issues: substantial adverse effect on special status species, riparian habitat, and wetlands; and conflicts with an adopted habitat conservation plan. The Project incorporates LRDP MM 4.3-1(a) through MM 4.3-1(c) and, accordingly, would have less than significant impacts related to migratory species, wildlife corridors, and conflicts with any policies protecting biological resources.

e. Cultural Resources

Based on the analysis presented in the Draft IS/MND (see pages 66 through 70), the Project would result in no impact to historical resources. The Project incorporates LRDP PP 4.4-5 and MM 4.4-2(a) through MM 4.4-2(c) and, accordingly, would have less than significant impacts related to an adverse change in the significance of archaeological resources pursuant to CEQA Guidelines Section 15064.5, and disturbance of human remains.

f. Energy

Based on the analysis presented in the Draft IS/MND (see pages 71 through 76), the Project, which incorporates LRDP MM 4.2-2(a) through MM 4.2-2(c), PP 4.14-2(a) through 4.14-2(d), PP 4.14-3, PP 4.14-9, and PP 4.15-1, would result in a less than significant environmental impact related to the wasteful, inefficient, or unnecessary consumption of energy resources. The Project would have no impact related to conflict with or obstruction of a state or local plan for renewable energy or energy efficiency.

g. Geology and Soils

Based on the analysis presented in the Draft IS/MND (see pages 78, 79, 81, 82, 84 and 85), the Project would have no impacts related to the following geology and soils issues: seismic-related ground failure, landslides, and soils incapable of supporting a septic tank. The Project, which incorporates LRDP PP 4.5-1(a), PP 4.5-1(c), PP 4.5-1(d), PP 4.7-1, MM 4.4-3(a), MM 4.4-3(b), MM 4.7-1, would result in less than significant impacts related to rupture of a known earthquake fault, erosion or loss of topsoil, and unique paleontological resources or geologic features.

h. Greenhouse Gas (GHG) Emissions

Based on the analysis presented in the Draft IS/MND (see pages 94 through 99), the Project, which incorporates LRDP PP 4.15-1, PP 4.14-2(a) through PP 4.14-2(d), PP 4.14-2(g), PP 4.14-3, and PP 4.14-9, would have a less than significant impact related to the to the following GHG emissions issues: generation of GHG emissions, either directly or indirectly, that may have a significant impact on the environment; and conflicts with an applicable plan, policy, or regulation adopted for the purpose of reducing GHG emissions.

i. Hazards and Hazardous Materials

Based on the analysis presented in the Draft IS/MND (see pages 100 through 108), the Project, which incorporates LRDP PP 4.6-1, PP 4.6-4, PP 4.13-6, and PP 4.13-8, would have a less than significant impact related to the following hazards and hazardous materials issues: routine transport, use, and disposal of hazardous materials; release of hazardous materials into the environment; handling hazardous materials within a ¼ mile of a school; safety hazards or

excessive noise from airport operations; and implementation of or physical interference with an adopted emergency response plan or emergency evacuation plan. The Project would have no impact related to inclusion on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and wildland fires.

j. Hydrology and Water Quality

Based on the analysis presented in the Draft IS/MND (see pages 110 through 117), the Project, which incorporates LRDP PP 4.7-1, PP 4.7-5, and MM 4.7-1, would have a less than significant impact for the following hydrology and water quality issues: violation of water quality standards or otherwise substantial degradation of surface water quality; decrease in groundwater supplies or interference with groundwater recharge; substantial erosion or siltation on or off the site; substantial increase in the rate or amount of surface runoff in a manner that would result in flooding on or off the site; creation or contribution to runoff water that would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; and risk of the release of pollutants due to Project inundation. The Project would have no impact related to impeding or redirecting flood flows, and conflict with or obstruction of the implementation of a water quality control plan or sustainable groundwater management plan.

k. Land Use and Planning

Based on the analysis presented in the Draft IS/MND (see pages 117 through 120), which incorporates LRDP PP 4.8-1(c) through PP 4.8-1(e) and PP 4.1-1 (a), the Project would result in a less than significant impact related to conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect. The Project would result in no impact related to physically dividing an established community.

l. Mineral Resources

Based on the analysis presented in the Draft IS/MND (see page 120), the Project would have no impact on mineral resources.

m. Noise

Based on the analysis presented in the Draft IS/MND (see pages 128 through 132 and page 135), the Project, which incorporates LRDP PP 4.9-1, PP 4.9-6(a), PP 4.9-7(a) through PP 4.9-7(c), and PP 4.9-8, would have a less than significant impact related to the following noise topics: generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the Project in excess of standards established in any applicable plan or noise ordinance, or applicable standards of other agencies; and exposure of people residing or working in the Project area to excessive noise level from airport uses.

n. Population and Housing

Based on the analysis presented in the Draft IS/MND (see page 136), the Project, which involves redevelopment of the Project site with additional student housing for undergraduate students, would have a less than significant impact related to inducing substantial unplanned population growth in an area, either directly or indirectly. The Project would have no impact related to displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere.

o. Public Services

Based on the analysis presented in the Draft IS/MND (see pages 138 through 142), the Project, which incorporates LRDP PP 4.11-1, PP 4.11-2(a), PP 4.11-2(b), PP 4.12-1(a), and PP 4.12-1(b), would have no impacts related to schools, parks, and other public facilities, and impacts would be less than significant related to fire protection and police protection.

p. Recreation

Based on the analysis presented in the Draft IS/MND (see pages 143 and 144), the Project, which incorporates LRDP PP 4.12-1(a) and PP 4.12-1(b), would have less than significant impacts related to an increase in the use of existing parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated.

q. Transportation

Based on the analysis presented in the Draft IS/MND (see pages 145 through 154), the Project, which incorporates LRDP PP 4.13-1 (d), PP 4.13-2, PP 4.13-5, PP 4.13-6, and PP 4.13-8, would have a less than significant impact related to conflict with an applicable program, plan, ordinance, or policy addressing the circulation system; a substantial increase in hazards due to a design feature or incompatible uses; and inadequate emergency access. The Project would have no impacts related to conflict with CEQA Guidelines Section 15064.2(b), which addresses vehicle miles traveled (VMT) impacts.

r. Tribal Cultural Resources

Based on the analysis presented in the Draft IS/MND (see page 155), the Project would have no impact related to a tribal cultural resource listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in PRC Section 5020.1(k).

s. Utilities and Service Systems

Based on the analysis presented in the Draft IS/MND (see pages 161 through 168), the Project, which incorporates LRDP PP 4.14-2(a) through PP 4.14-2(d), PP 4.14-2(g), PP 4.14-3, PP 4.14-9, PP 4.7-1, PP 4.7-5, PP 4.15-1, and MM 4.7-1 would have a less than significant impact related to the relocation or construction of water, wastewater conveyance and treatment, storm drain, and dry utility infrastructure; availability of sufficient water supplies; adequate wastewater treatment capacity; solid waste generation in excess of landfill capacity; and compliance with applicable federal, state, and local management and reduction statutes and regulations related to solid waste.

t. Wildfire

Based on the analysis presented in the Draft Initial Study (see pages 168-169), the Project site is not located in or near a state responsibility area or lands classified as very high fire hazard severity zones, and therefore, the Project would have no impacts related to wildfire.

D. OTHER FINDINGS

- (1) These Findings incorporate by reference in their entirety the text of the Draft IS/MND and Final IS/MND prepared for the 901 Levering Student Housing Project, and the LRDP MMRP.
- (2) CEQA Guidelines Section 15074 requires a Lead Agency approving a project to adopt an MMRP that reflects changes to the project which shall be adopted or made a condition of project approval in order to ensure compliance during project implementation. The 901 Levering Student Housing Project requires one Project-specific PDF and seven Project-specific MMs and incorporates the continued implementation of those PPs and MMs contained in the LRDP MMRP that were determined applicable to the Project, as described above. In this regard, the identified Project-specific PDF 901 Levering AQ-1, Project-specific MM 901 Levering GEO-1, MM 901 Levering NSE-1, and MMs 901 Levering TCR-1 through TCR-5, and the applicable LRDP PPs and MMs have been included in the Project-specific MMRP. The MMRP for the proposed Project is included in Section 3.0 of the Final IS/MND.
- (3) Various documents and other materials constitute the record of proceedings upon which The Regents base its findings and decisions contained herein. Documents related to this Project are located at UCLA Capital Programs, located at 1060 Veteran Avenue, Los Angeles, CA 90095.

III. APPROVAL

Based on the foregoing and having considered all of the information in the record, The Regents intend to take the following actions:

- (1) Adopt the MND for the proposed Project as described in Section I, above.
- (2) Adopt the MMRP for the Project and make as a condition of approval the implementation of all applicable PPs, MMs, and PDF identified therein that are within the responsibility and jurisdiction of UCLA.
- (3) Adopt these Findings in their entirety, as set forth herein.
- (4) Having adopted the MND, the MMRP, and the Findings, approve the Project.
- (5) Direct staff to prepare and file a Notice of Determination for the Project.