

**CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS
IN CONNECTION WITH THE APPROVAL OF THE
UCLA HEALTH SPORTS MEDICINE INSTITUTE PROJECT
(5210 Pacific Concourse Tenant Improvements)**

State Clearinghouse (SCH) No. 2025111040

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 UCLA Health Sports Medicine Institute Project (the “Project;” also known as the 5210 Pacific Concourse Tenant Improvements). 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 involves the adaptive reuse of an existing approximately 170,000-gross-square-foot (gsf) two-story life sciences building located off campus at 5210 Pacific Concourse Drive in unincorporated Los Angeles County. The Project would create a new Sports Medicine Institute, relocate an off-campus UCLA Health Clinical Microbiology Laboratory, and include a community fill pharmacy, specialty pharmacy, cafe, conference room, administrative offices, storage, and other support spaces. In addition to the tenant improvements for these uses, the Project includes improvements to the building mechanical and utility systems, accessibility improvements, safety and security upgrades, new electric vehicle chargers, and minor modifications to the existing landscaping and surface parking. The Project would achieve at minimum a LEED ID+C Certified rating and would strive to achieve a LEED Gold rating. Earthwork necessary for utility trenching

and limited grading would generally be on the order of a few inches to a few feet, but not be deeper than approximately 7 feet, and would require the net export of approximately 150 cubic yards of soil. Construction of the Project is anticipated to begin in 2026 with completion in 2028.

B. ENVIRONMENTAL REVIEW PROCESS

The University prepared a Draft IS/MND (State Clearinghouse No. 2025111040) 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 of California 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, four Project-specific MMs are identified in the Final IS/MND related to: noise (MM SMI NSE-1) to reduce operational noise levels associated with roof-mounted mechanical equipment; and tribal cultural resources (MMs SMI TCR-1, TCR-2 and TCR-3) to reduce potential, but unanticipated impacts to any resources, if encountered during construction. 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 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 were released on November 21, 2025 for a 30-day public review period that concluded on December 22, 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, and the NOI was distributed directly to 22 public agencies, community organizations, and interested individuals. The NOI and Draft IS/MND were made available on the UCLA Capital Programs website, and hard copies were available for review at the Project site. The NOI was also posted at several publicly visible locations on the Project site and mailed to 611 property owners and occupants located within a 500-foot radius of the Project site. Additionally, the NOI was published in the UCLA Daily Bruin (both print and online editions) on November 21, 2025.

Two written comment letters on the Draft IS/MND were received by the University from the California Department of Transportation (Caltrans) and the County of Los Angeles (County)

Department of Public Works. The comment letters are provided in Attachment A of the Final IS/MND and responses to the comments are provided in Section 2.0 of the Final IS/MND.

A virtual public meeting was held on December 10, 2025, during which the public was given the opportunity to provide comments on the Project and the Draft IS/MND. The public meeting was attended by one member of the public, plus UCLA and UC staff and other consultants affiliated with the Project. No public comments were provided at the meeting. A transcript of the public meeting is provided in Attachment A of the Final IS/MND.

It should be noted that subsequent to preparation of the Draft IS/MND, the following refinements to the Project were made: (1) the construction schedule (start and end dates) was adjusted slightly, with construction expected to begin in July 2026 rather than March 2026 and end in July 2028 rather than January 2028; (2) minor revisions to the exterior limits of disturbance were made in the southern and eastern portions of the Project site due to a change in the location for a proposed oxygen tank and the addition of a sewer line; (3) limited seismic upgrades were added to the scope of work based on an updated seismic evaluation of the existing building; and (4) building facade signage was added for Project identification. Additionally, a decision to proceed with full electrification of the building mechanical systems was made consistent with the all-electric option presented and evaluated in the Draft IS/MND. These Project refinements are further discussed in Section 3.0 of the Final IS/MND. As identified, there would be no new significant impacts associated with these refinements, and no additional mitigation measures are required or proposed; therefore, these refinements do not constitute substantial revisions as defined in CEQA Guidelines Section 15073.5, and 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 previously adopted LRDP PPs and MMs and the Project-specific MMs, as identified. Based on all evidence in the record, The Regents find that the UCLA Health Sports Medicine Institute Project would have no impact or a less than significant impact for all environmental issues with the incorporation of the Project-specific MMs as well as all relevant LRDP PPs and MMs, as described below. It is noted that the relevant LRDP 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. Noise (Operational)

Based on the analysis presented in the Draft IS/MND (see page 115), with implementation of Project-specific MM SMI NOI-1 (requiring roof-mounted mechanical equipment to be provided with sound attenuation to reduce noise levels at nearby receptors), as well as incorporation of LRDP PP 4.9-6(a), which requires shielding of mechanical equipment, the Project would have a less than significant impact related to generation of a substantial permanent increase in ambient noise levels. Therefore, through implementation of Project-specific mitigation, operational noise impacts would be less than significant.

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 pages 30 through 33) as well as clarifying information presented in Section 3, Project Refinements, of the Final IS/MND, with the incorporation of LRDP MM 4.1-3(a) and MM 4.1-3 (b), the Project would have a less than significant impact related to the following aesthetics issues: degradation of visual character or quality of a public view; and creation of a new source of substantial light or glare which would adversely affect day or nighttime views in the area. The Project would not have substantial adverse effect on a scenic vista and would not damage scenic resources within a state scenic highway.

b. Agriculture and Forestry Resources

Based on the analysis presented in the Draft IS/MND (see pages 33 and 34), 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 page 40 through 51) as well as clarifying information presented in Section 3, Project Refinements, of the Final IS/MND, the Project, which incorporates LRDP PP 4.2-2(a) through PP 4.2-2(d), PP 4.15-1, and MM 4.2-2(a) through MM 4.2-2(c), would have a less than significant impact related to the following air quality issues: conflict with or obstruction of implementation of the applicable air quality plan; 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; and other emissions, including odors, affecting a substantial number of people.

d. Biological Resources

Based on the analysis presented in the Draft IS/MND (see pages 53 through 59) as well as clarifying information presented in Section 3, Project Refinements, of the Final IS/MND, the Project would result in no impacts related to the following biological resources issues: substantial adverse effect on special status species, riparian habitat, and wetlands; and conflict with an adopted habitat conservation plan. The Project incorporates LRDP PP 4.3-1(a) through PP 4.3-1(e) and 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 60 through 62) as well as clarifying information presented in Section 3, Project Refinements, of the Final IS/MND, the Project would result in no impacts related to historical resources. The Project incorporates LRDP PP 4.4-5 and MM 4.4-2(a) and MM 4.4-2(b) 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 63 through 68), the Project, which incorporates LRDP PP 4.14-2(a) through 4.14-2(e), PP 4.14-3, PP 4.14-9, PP 4.15-1, and MM 4.2-2(a) through MM 4.2-2(c), 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 69 through 73) as well as clarifying information presented in Section 3, Project Refinements, of the Final IS/MND, the Project would have no impacts related to the following geology and soils issues: rupture of a known earthquake fault, seismic-related ground failure, landslides, soil erosion or loss of topsoil, and soils incapable of supporting a septic tank. The Project, which incorporates LRDP PP 4.5-1(c), PP 4.5-1(d), PP 4.7-1, and MM 4.7-1, would result in less than significant impacts related to strong seismic ground shaking, unstable geologic units or soil, expansive soil, and unique paleontological resources or geologic features.

h. Greenhouse Gas (GHG) Emissions

Based on the analysis presented in the Draft IS/MND (see pages 75 through 89) as well as clarifying information presented in Section 3, Project Refinements, of the Final IS/MND, 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, and PP 4.15-1, would have a less than significant impact related to the 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 90 through 97), the Project, which incorporates LRDP PP 4.6-1 and PP 4.6-4, 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 98 through 102) as well as clarifying information presented in Section 3, Project Refinements, of the Final IS/MND, the Project, which incorporates LRDP PP 4.7-1 and MM 4.7-1, would have a less than significant

impact related to the violation of water quality standards or otherwise substantial degradation of surface water quality. The Project would have no impact for the following hydrology and water quality issues: substantial decrease of 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; impeding or redirecting flood flows; risk of the release of pollutants due to Project inundation; 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 page 103 through 105), the Project would result in a less than significant impact related to conflicts 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 pages 105 and 106), the Project would have no impact on mineral resources.

m. Noise

Based on the analysis presented in the Draft IS/MND (see pages 111 through 122) as well as clarifying information presented in Section 3, Project Refinements, of the Final IS/MND, with the incorporation of LRDP PP 4.9-7(a) through PP 4.9-7(c), PP 4.9-8, and LRDP MM 4.9-2 and MM 4.9-7, the Project would have a less than significant impact related to generation of a substantial temporary increase in ambient noise levels; generation of excessive groundborne vibration; 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 pages 122 and 123), the Project, which involves interior and exterior improvements to an existing building, 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 124 through 127), the Project would have no impacts related to fire protection, police protection, schools, parks, and other public facilities.

p. Recreation

Based on the analysis presented in the Draft IS/MND (see pages 126 and 127), the Project would have no 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, and physical impacts associated with the construction of recreational facilities.

q. Transportation

Based on the analysis presented in the Draft IS/MND (see pages 129 through 136), the Project, which incorporates LRDP PP 4.13-1(d), PP 4.13-5, and PP 4.13-6, would have a less than significant impact for the following transportation issues: conflict with CEQA Guidelines Section 15064.2(b); 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 an applicable program, plan, ordinance, or policy addressing the circulation system.

r. Tribal Cultural Resources

Based on the analysis presented in the Draft IS/MND (see pages 137 through 141) as well as clarifying information presented in Section 3, Project Refinements, of the Final IS/MND, since the proposed grading and utility trenching would occur entirely within previously developed and paved areas and would not extend into native soils, potential impacts to tribal cultural resources are anticipated to be less than significant. Nonetheless, in light of the importance of the Project area to local tribes and based on input received from the Gabrieleno Band of Mission Indians—Kizh Nation (Kizh Nation) during the required Assembly Bill (AB) 52 Native American consultation process, Project-specific MM SMI TCR-1 (requiring a Native American Monitor during ground-disturbing activities), and MM SMI TCR-2 (outlining procedures following an unanticipated discovery of tribal cultural resource objects) are proposed to minimize the potential for Project activities to cause a substantial adverse change in the significance of a tribal cultural resource. Additionally, MM SMI TCR-3 regarding the unanticipated discovery of human remains is also provided and expands on the requirements identified in LRDP PP 4.4-5 included in Section V.5, Cultural Resources, of the Draft IS/MND. Additionally, LRDP PP 4.4-5, MM 4.4-2(a), and MM 4.4-2(b) are incorporated into the Project. Therefore, there would be a less than significant impact related to tribal cultural resources determined to be significant pursuant to criteria set forth in Public Resources Code Section 5024.1(c). Additionally, 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 Public Resources Code Section 5020.1(k).

s. Utilities and Service Systems

Based on the analysis presented in the Draft IS/MND (see pages 142 through 148), 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, and PP 4.15-1, would have a less than significant impact for the following utilities and service systems issues: 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 IS/MND (see pages 148 and 149), 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 UCLA Health Sports Medicine Institute 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 UCLA Health Sports Medicine Institute Project requires four 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 MM SMI NOI-1, MM SMI TCR-1, MM SMI TCR-2, and MM SMI TCR-3, and all applicable LRDP PPs and MMs have been included in the Project-specific MMRP. The MMRP for the Project is included in Section 4.0 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 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 and MMs 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.