

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS IN CONNECTION WITH THE APPROVAL OF THE UCLA RESEARCH PARK PROJECT

State Clearinghouse (SCH) No. 2026050140

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 (“University”) hereby adopts the Mitigated Negative Declaration (“MND”) prepared for the proposed UCLA Research Park Project (“Project”). In accordance with California Environmental Quality Act (“CEQA”) Guidelines Section 15074, the University, as Lead Agency for the Project, finds 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 University;
- (2) Based on the whole record before the University, there is no substantial evidence that the Project will have a significant effect on the environment;
- (3) The IS/MND reflects the University’s 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 University also adopts 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 proposed Project involves the development and operation of a state-of-the-art, multidisciplinary research and innovation hub, referred to as UCLA Research Park, located on the site formerly occupied by the Westside Pavilion shopping center. The approximately 9.3-acre Project site includes Research Park East, located at 10800 W. Pico Boulevard, and Research Park West, located at 10850 W. Pico Boulevard, in the City of Los Angeles (City). Research Park East and West are connected by an existing enclosed pedestrian bridge across Westwood Boulevard. The proposed Project involves reuse of the approximately 744,400 gross square feet (GSF) of existing occupiable floor area within Research Park East and West via interior improvements to the existing buildings and limited new construction to provide over 800,000 GSF of scientific program space, plus approximately 29,000 square feet (SF) of open space and outdoor amenity areas and approximately 1,100 parking spaces on-site, for a total of up to approximately 1.35 million GSF of research park uses. The range of such uses would include wet and dry laboratories; office space; meeting and assembly spaces, including instructional spaces; food service; common and circulation areas, including amenities; existing

subterranean parking; and outdoor open space. The proposed Project also includes improvements to the on-site building systems, accessibility, and utility infrastructure, as well as structural and seismic upgrades. The proposed Project would achieve a minimum LEED BD+C Gold rating. Limited excavation would be required. The maximum depth of excavation would be approximately 10 feet for most Project components, and a depth of approximately 3.75 feet below the finished floor of parking Level P5 for seismic retrofits at Research Park West. There would be a net export of approximately 8,645 cubic yards of soil.

Construction of the proposed Project would occur in phases beginning in 2026, with the Research Park East Core and Shell Improvements, and Phase 1 Tenant Improvements anticipated to be complete in late 2027. Full buildout is anticipated by 2035. The Research Park East Core and Shell Improvements are before the University for consideration and approval.

B. ENVIRONMENTAL REVIEW PROCESS

The University prepared a Draft IS/MND (State Clearinghouse No. 2026050140) 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 University 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, five Project-specific MMs are identified in the Final IS/MND related to tribal cultural resources (MMs RP TCR-1, TCR-2, TCR-3, TCR-4, and TCR-5) 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 was released on May 4, 2026, for a 30-day public review period that concluded on June 3, 2026. 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 41 public agencies, community organizations, and interested individuals. The NOI and Draft IS/MND were 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 several publicly visible locations on the Project

site and e-mailed to an additional 319 individuals who requested notification about the Project. Additionally, the NOI was published in the UCLA Daily Bruin (both print and online editions) on May 4, 2026.

Eight written comment letters on the Draft IS/MND were received by the University from individuals and local homeowners associations. 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 May 20, 2026, 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 25 members of the public, plus UCLA and UC staff and other consultants and partners affiliated with the Project. There were eight commenters at the meeting, and transcripts of the public meeting and the associated Zoom chat are provided in Attachment B of the Final IS/MND.

It should be noted that subsequent to preparation of the Draft IS/MND, there was a Project refinement to the roof plan for Research Park East. The roof plan evaluated in the Draft IS/MND anticipated that the Block 1 rooftop would accommodate new mechanical equipment areas, solar panels, and landscaped open space areas, with portions of the rooftop level to be screened with up to 18-foot-tall screen walls. With the proposed refinements, portions of the Block 1 rooftop would be reconfigured to accommodate an enclosed approximately 1,680-square-foot fitness amenity for employees, which would include weight machines, cardio equipment, a locker room, showers, restrooms, and supporting circulation areas. This square footage would be accommodated within the defined program, specifically the common/circulation floor area at Research Park East (171,000 square feet), which is identified in Table 1, UCLA Research Park Program Summary, of the Draft IS/MND and evaluated therein. The height of the enclosed fitness center would be a maximum of 18 feet tall, consistent with the mechanical equipment screenwall evaluated in the Draft IS/MND. With the proposed refinement, the rooftop open space would include areas for light fitness, but the overall square footage for this open space area would not change. These Project refinements are further addressed in Section 3.0 of the Final IS/MND. As identified in the Final IS/MND, 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 University finds that the UCLA Research Park 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 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. 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 168 through 174), with the incorporation of LRDP PP 4.4-5, MM 4.4-2(a), and MM 4.4-2(b) into the Project as well as implementation of Project-specific MMs RP TCR-1 and TCR-2 (requiring Native American Monitors during ground-disturbing activities), MMs RP TCR-3 and TCR-4 (outlining required actions following an unanticipated discovery of tribal cultural resource objects), and MM RP 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, the impact would be less than significant with mitigation.

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 50 and 51) and consistency with Senate Bill 743 criteria, as well as the incorporation of LRDP MM 4.1-2(c), MM 4.1-3(a), and MM 4.1-3 (b), 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 52), 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 58 through 71), 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 72 through 78), the Project would result in no impacts related to the following biological resources issues: substantial adverse effect on special status species, riparian habitat, wetlands, and conflict with an adopted habitat conservation plan. The Project incorporates LRDP PP 4.3-1(a) through PP 4.3-1(e), MM 4.3-1(a) through MM 4.3-1(c), and MM 4.3-4 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 80 through 82), 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) 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 83 through 88), the Project, which incorporates LRDP PP 4.14-2(a) through PP 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 90 through 95), 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(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), 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 97 through 109), 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 111 through 119), 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 120 through 126), 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; substantial erosion or siltation on or off the site; impeding or redirecting flood flows; and risk of the release of pollutants due to Project inundation. 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 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 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 126 through 128), 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 page 129), the Project would have no impact on mineral resources.

m. Noise

Based on the analysis presented in the Draft IS/MND (see pages 135 through 151), with the incorporation of LRDP PP 4.9-6(a), PP 4.9-7(a) through PP 4.9-7(c), PP 4.9-8, MM 4.9-2, and MM 4.9-7, the Project would have a less than significant impact related to generation of a substantial increase in ambient noise levels and generation of excessive groundborne vibration. The Project would have no impact related to the 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 151 through 153), the Project 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 153 through 157), 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 157 and 158), the Project 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, and physical impacts associated with the construction of recreational facilities.

q. Transportation

Based on the analysis presented in the Draft IS/MND (see pages 160 through 168), the Project, which incorporates LRDP PP 4.13-1(d), PP 4.13-5, PP 4.13-6, and PP 4.13-8, 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 (Listed or Eligible Historical Resources)

Based on the analysis presented in the Draft IS/MND (see pages 168 and 169), 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 175 through 181), 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 page 181), 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 impact 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 Research Park 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 Research Park Project includes five 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 MMs RP TCR-1, TCR-2, TCR-3, TCR-4, and TCR-5 and all

applicable LRDP PPs and MMs have been included in the Project's 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 University bases 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 University intends 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 UCLA Research Park East Core and Shell Improvements project.
- (5) Direct staff to prepare and file a Notice of Determination for the UCLA Research Park East Core and Shell Improvements project.