



CAMPUS CAPITAL PLANNING
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January 15, 2020

NOTICE OF INTENT TO ADOPT – MITIGATED NEGATIVE DECLARATION

Project Title: Hilgard Faculty Housing Project
Project Location: Northeast of the Hilgard Avenue and Lindbrook Drive Intersection (Lots 6, 7, 8 of Tentative Tract 10690; Assessor Parcel Number 4360-002-021), City of Los Angeles
County: Los Angeles

In accordance with the State California Environmental Quality Act (CEQA) Guidelines and University of California Procedures for Implementation of CEQA, an Initial Study (IS) for the proposed Hilgard Faculty Housing Project (proposed Project) has been prepared. Based upon the analysis presented in the IS, it has been determined that a Mitigated Negative Declaration (MND) is appropriate for the proposed Project.

The proposed Project involves the development of apartment-style units for University of California, Los Angeles (UCLA) faculty housing on the approximately 25,700 square foot (sf) (0.6-acre) Project site located northeast of the intersection of Hilgard Avenue and Lindbrook Drive, in the Westwood Community of the City of Los Angeles. UCLA purchased the Project site in August 2018 from the Twenty-eighth Church of Christ, Scientist (Church). The Church auditorium that previously occupied the Project site was demolished by the Church in 2017, leaving the site vacant. Development of the Project site by UCLA is subject to certain restrictions and covenants outlined in the Grant Deed for the property, which generally include setback requirements, use restrictions (faculty housing), and a maximum height limit of 78 feet. For purposes of analysis in the IS, it is anticipated that the proposed Project would involve the development of one residential structure up to 78-foot high (up to 7-levels). There would be approximately 120,000 gross square feet (gsf) of residential building space to accommodate up to 100 apartment units with an interior landscaped courtyard. Two levels of subterranean parking (up to 50,000 gsf) would also be provided. Access to the lobby and subterranean parking levels would be provided from Hilgard Avenue (in the northwest portion of the Project site), while secondary pedestrian access would be provided from Lindbrook Drive. Utility infrastructure would be installed onsite and would connect to existing utility lines in Hilgard Avenue and Lindbrook Drive to serve the proposed development; landscape and hardscape elements would also be installed. The Project site is not identified on any lists of hazardous waste sites compiled pursuant to California Government Code Section 65962.5.

It has been determined that with incorporation of mitigation measures, the proposed Project will not have a significant effect on the environment. This letter is intended to serve as the Notice of Intent to Adopt an MND for the proposed Project. The proposed Project's anticipated environmental effects are discussed in the enclosed Draft IS/MND. Copies of the Draft IS/MND and document incorporated by reference are available for review at the address below, on campus at the **Charles E. Young Research Library** located at 280 Charles E. Young Drive North, Los Angeles, or on the following website:

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

Pursuant to the requirements of CEQA, the 30-day public review period will extend from **January 16, 2020 to February 14, 2020**. Comments on the Draft IS/MND must be received no later than **5:00 p.m. on February 14, 2020**. Submit your comments to KFitzGer@capnet.ucla.edu or send written comments to:

Kathy FitzGerald
Director, Project Development
UCLA Capital Programs
1060 Veteran Avenue
Los Angeles, CA 90095

Written and oral comments regarding the Draft IS/MND may also be submitted at a **public hearing that will be held at 6:00 p.m. on February 4, 2020, at the Village View Room at Weyburn Terrace, 11020 Weyburn Drive, Los Angeles, CA 90024**. If you have any questions, please contact Ms. FitzGerald via the email address provided above, or call (310) 206-5939. You can also call Mr. Chris Ballentine at (310) 206-3127.